



11461 W Washington Blvd, Suite #1

Mar Vista / Culver City Adjacent | Los Angeles, CA 90066

SIZE

1,750 SF

TYPE

Office / Flex

LEASE

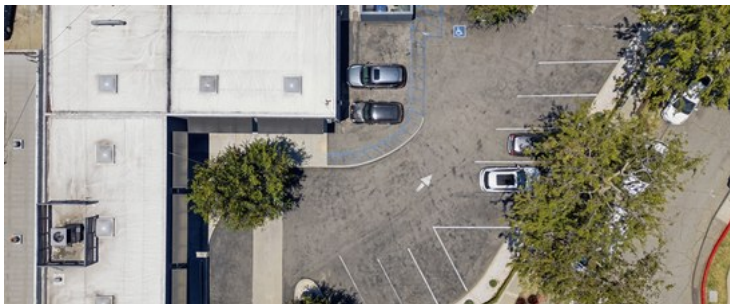
Modified Gross

PARKING

On-Site Available

SIGNAGE

Monument



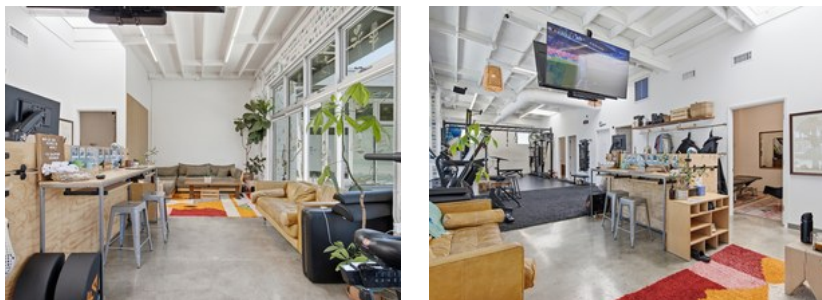
On-site surface parking and building footprint — non-exclusive parking available to tenants

PROPERTY DESCRIPTION

Suite #1 at 11461 W Washington Blvd offers 1,750 square feet of fully built out professional office and flex space on one of West LA's most active commercial corridors. The space is move-in ready with high-quality finishes throughout, an in-suite shower, and in-unit laundry hookups, making it a strong fit for wellness, medical, creative, or professional services tenants who need more than a standard office.

The building sits on a generous surface lot with on-site parking available to tenants on a non-exclusive basis, which is a notable advantage in this part of West LA where parking is at a premium. Access is easy from both the 405 and the 10.

The property has direct frontage on Washington Blvd with monument signage and approximately 23,000 vehicles per day passing by, giving tenants strong visibility without paying for it separately. Available on a modified gross lease structure with a well-maintained turnkey buildout, this space lets a tenant move in and focus on their business without the typical time and cost of a new buildout.



Open plan main floor — high ceilings and natural light throughout

PROPERTY DETAILS

ADDRESS

11461 W Washington Blvd, Ste #1

CITY / STATE

Los Angeles, CA 90066

SIZE

1,750 SF

TYPE

Office / Flex

LEASE TYPE

Modified Gross

AVAILABILITY

November 2027 (or sooner)

ZONING

Commercial

PARKING

On-Site (Non-Exclusive)

SHOWER

In Suite

LAUNDRY

Washer / Dryer

KITCHENETTE

Yes

PRIVATE ROOMS

Multiple

SIGNAGE

Exterior / Monument

TRAFFIC COUNT

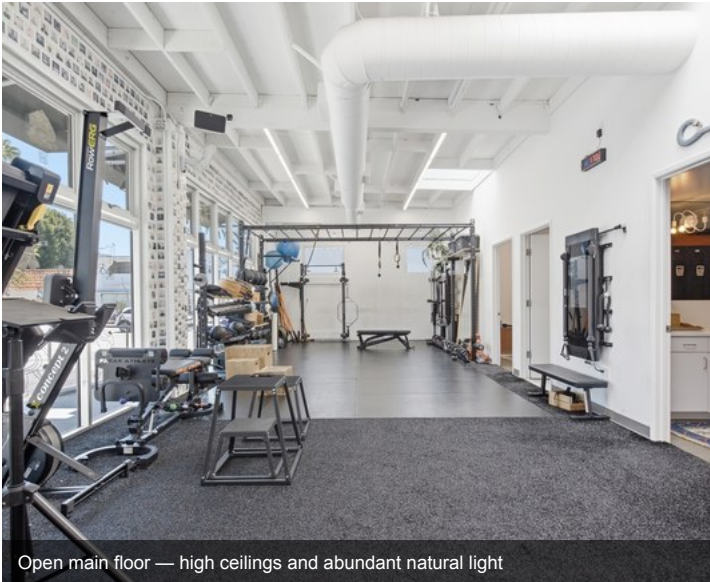
~23,000 VPD

FREEWAY ACCESS

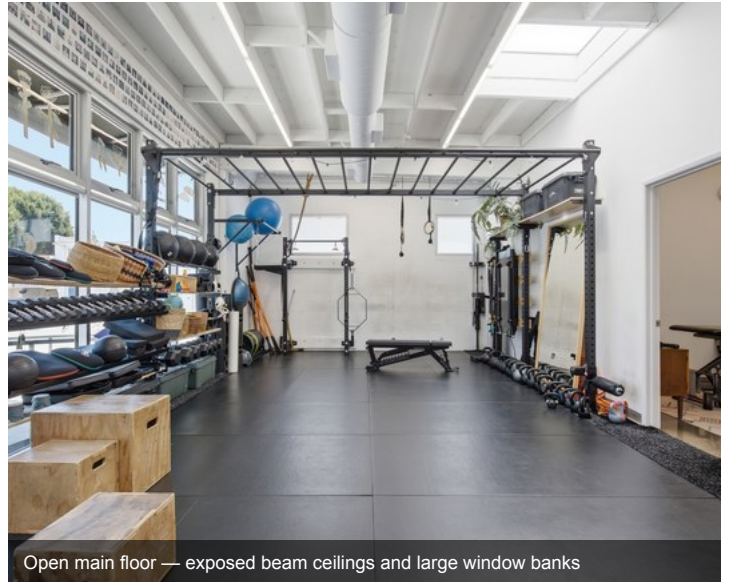
405 & 10

HIGHLIGHTS

- Turnkey Office / Flex
- Ample Parking
- Monument Signage
- High Daytime Traffic
- Freeway Access
- Move-In Ready



Open main floor — high ceilings and abundant natural light



Open main floor — exposed beam ceilings and large window banks



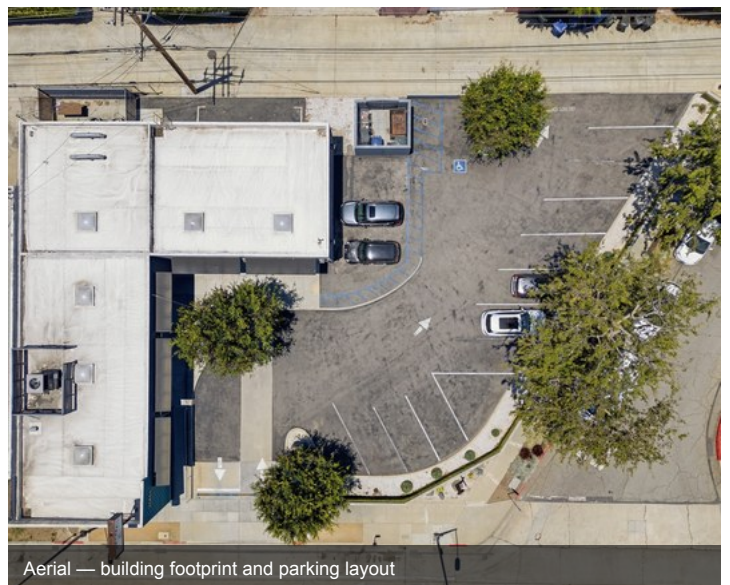
In-suite kitchenette with washer and dryer



Full bathroom with vanity



On-site surface parking lot — non-exclusive, available to tenants



Aerial — building footprint and parking layout

WHAT'S INCLUDED

Open Plan Main Floor

High ceilings, concrete floors, and abundant natural light through large window banks. The open layout works equally well as a creative studio, active wellness space, or professional services floor.

Full Bathroom with Shower

A full private bathroom with ADA-accessible vanity, in-suite shower, and adjacent locker area. A meaningful differentiator for wellness, fitness, or active-use tenants.

Kitchenette

Full kitchen counter with sink and open shelving. Ready for a coffee station, break room, or client hospitality setup.

Monument Signage

Direct Washington Blvd frontage with monument sign visibility. Approximately 23,000 vehicles per day provide passive brand exposure at no additional cost.

Freeway Access

Easy access to both the 405 and the 10 freeways, making this a practical location for staff and clients coming from across the west side and beyond.

Multiple Private Rooms

Several enclosed rooms configurable as private offices, treatment rooms, consultation suites, or meeting space — giving tenants flexibility without a full buildout.

In-Suite Laundry

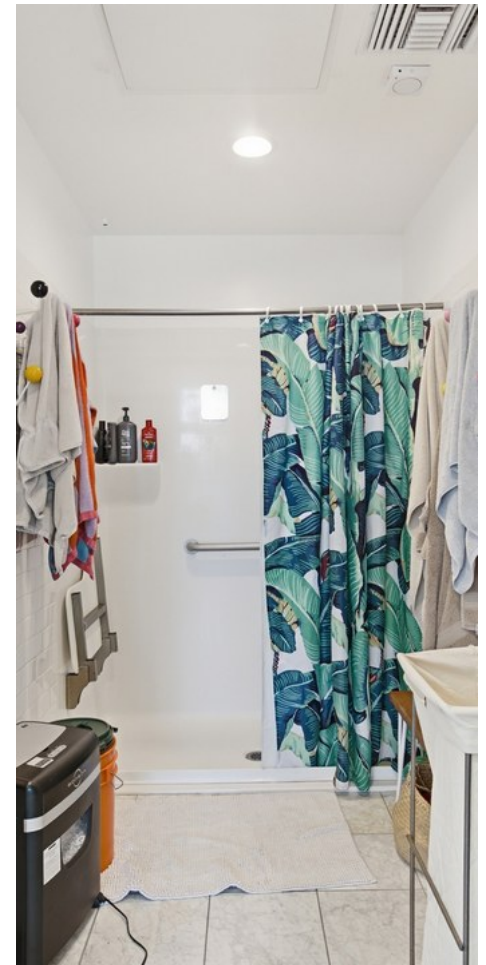
Stacked washer and dryer with a dedicated laundry area already plumbed and installed. Rare for commercial space at this size.

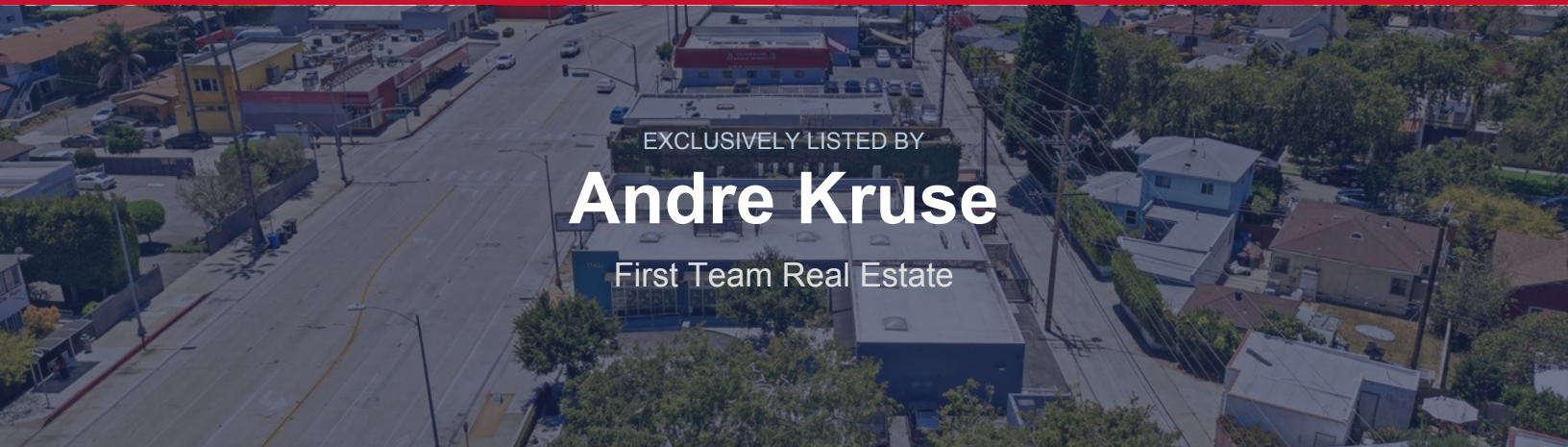
On-Site Parking

Surface lot parking available to tenants on a non-exclusive basis — a genuine premium in this part of West LA where street parking and garage costs add up quickly.

Turnkey Condition

Fully built-out with high-quality finishes throughout. Move-in ready — no tenant improvement budget or extended buildout timeline required.





CONTACT

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Response within 24 hours

PROPERTY

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1,750 SF | Office / Flex | Modified Gross | Turnkey Move-In Ready
Shower | Washer/Dryer | Kitchenette | On-Site Parking | Monument Signage

All information deemed reliable but not guaranteed. Tenant to verify all information.