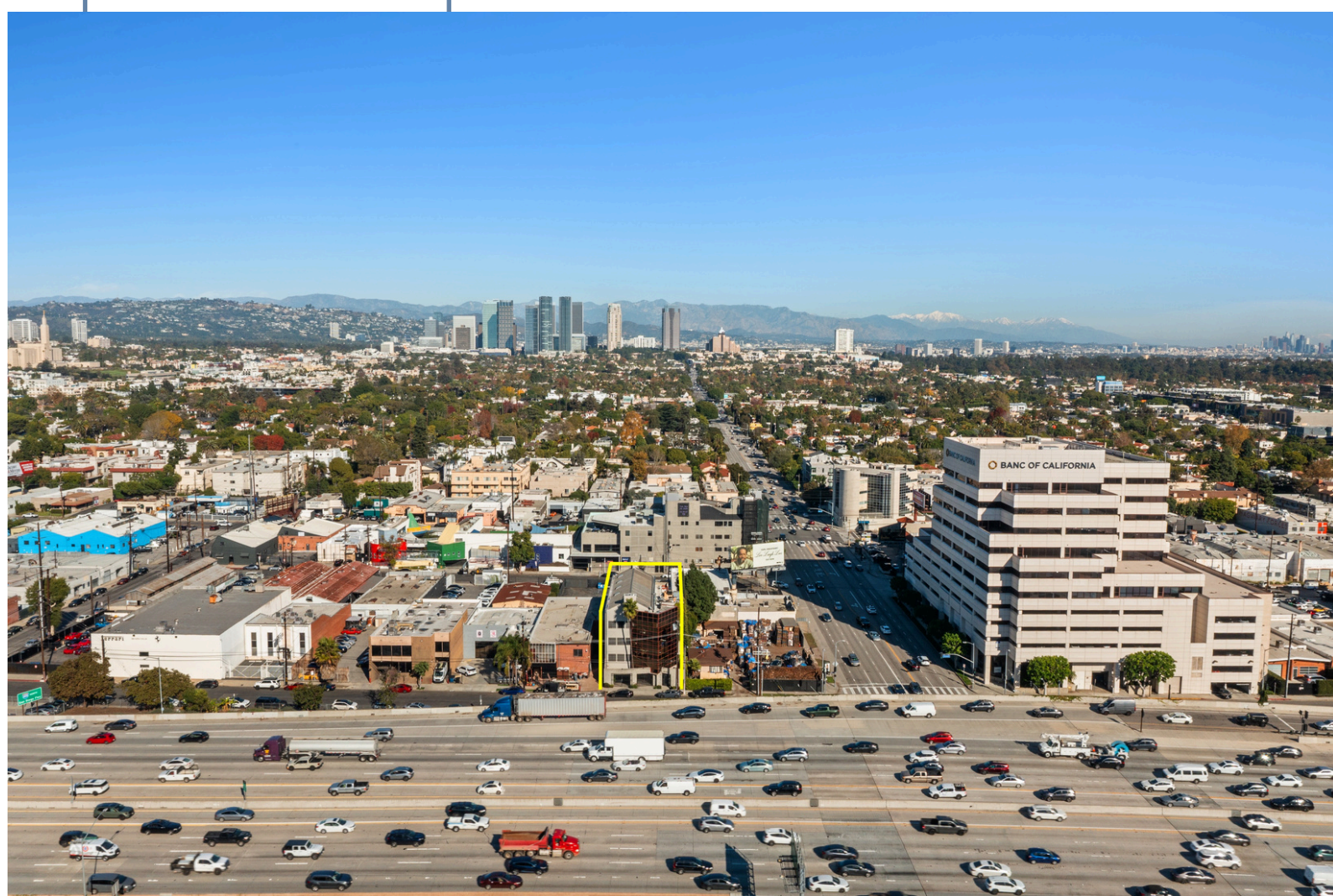


FOR SALE



2140 COTNER AVE, LOS ANGELES, CA 90025
PREMIUM WESTSIDE COMMERCIAL BUILDING - M2 INDUSTRIAL ZONE



OFFERING MEMORANDUM
PRIME LOCATION AND VISIBILITY AT THE CROSSROADS OF OLYMPIC AND 405



◎ SITE DESCRIPTION

Incredible opportunity for owner/users, developers, and investors with premium West Side LA location, M2 Zoning, and direct visibility from one of the nation's busiest freeways, I-405. Located at the corner of Olympic and Cotner (running parallel and directly adjacent to the freeway). 15,923 SF Office Building with 4 stories (3 floors + mezzanine) of existing build out and 2 levels of subterranean parking with 34 spaces. There is an existing cell tower lease included with significant monthly income and sizable valuation. High profile visibility opens the value for owner/user to brand with signage or investor to sell sign space. 2 adjacent lots may also be considered for sale. So many ideas and possibilities to mention. Bring all buyers and their creativity.

2140 COTNER

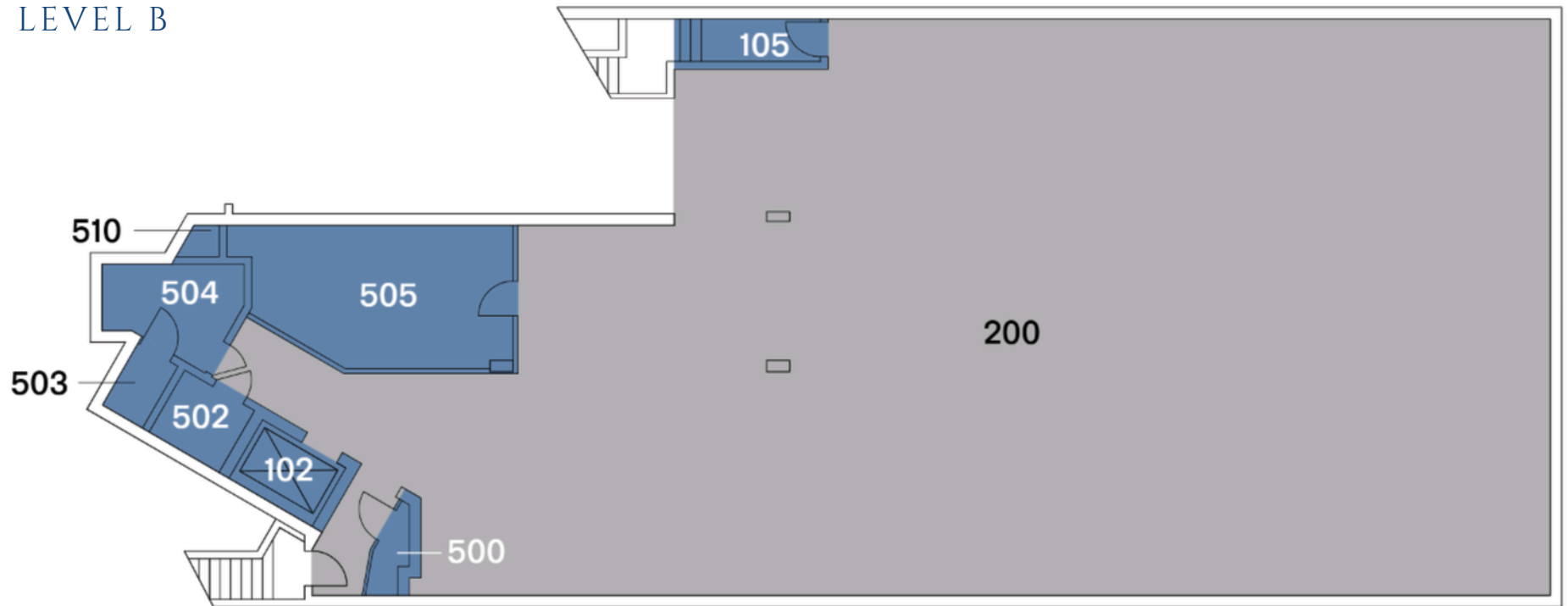
PROPERTY HIGHLIGHTS

- APN: 4322-025-037
- Building Class: B
- Zoning: M2
- Stories: 4 (3 Office Floors + Mezzanine)
2 Subterranean: 2 Parking Levels
- Cell Tower Lease Income: \$53,567/year
- Year Built: 1990
- Property Type: Office
- Building Size: 15,923 SF (BOMA 2017)
- Parking: 34 Subterranean Parking Stalls
- Lot Size: 6,761 SF



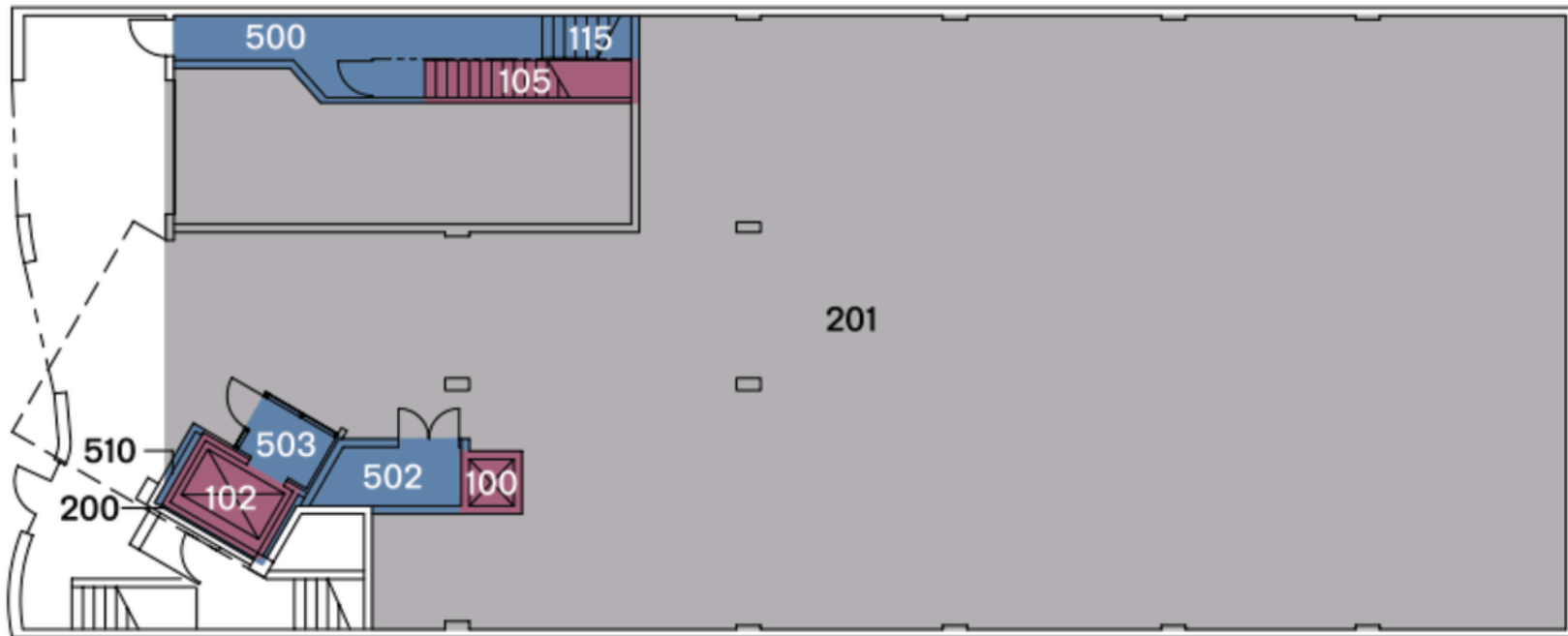
2140 COTNER - FLOORPLAN

LEVEL B



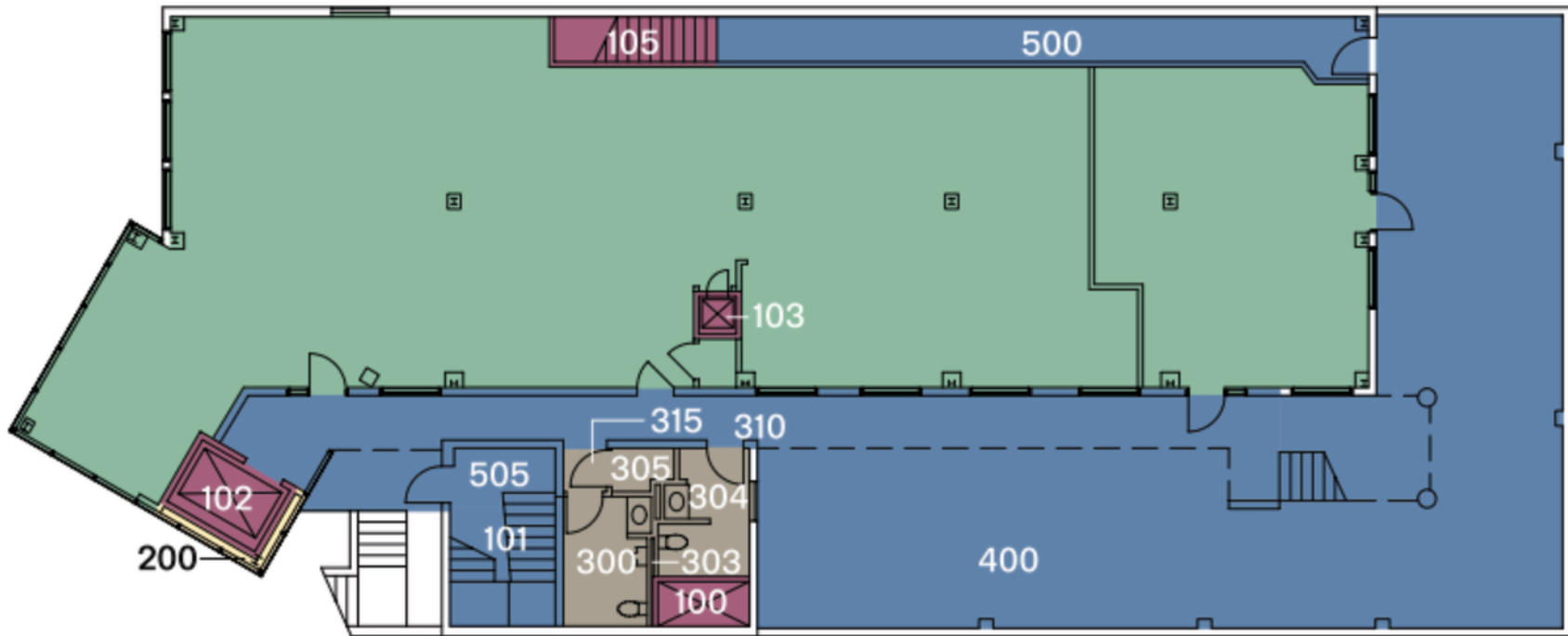
2140 COTNER - FLOORPLAN

LEVEL G



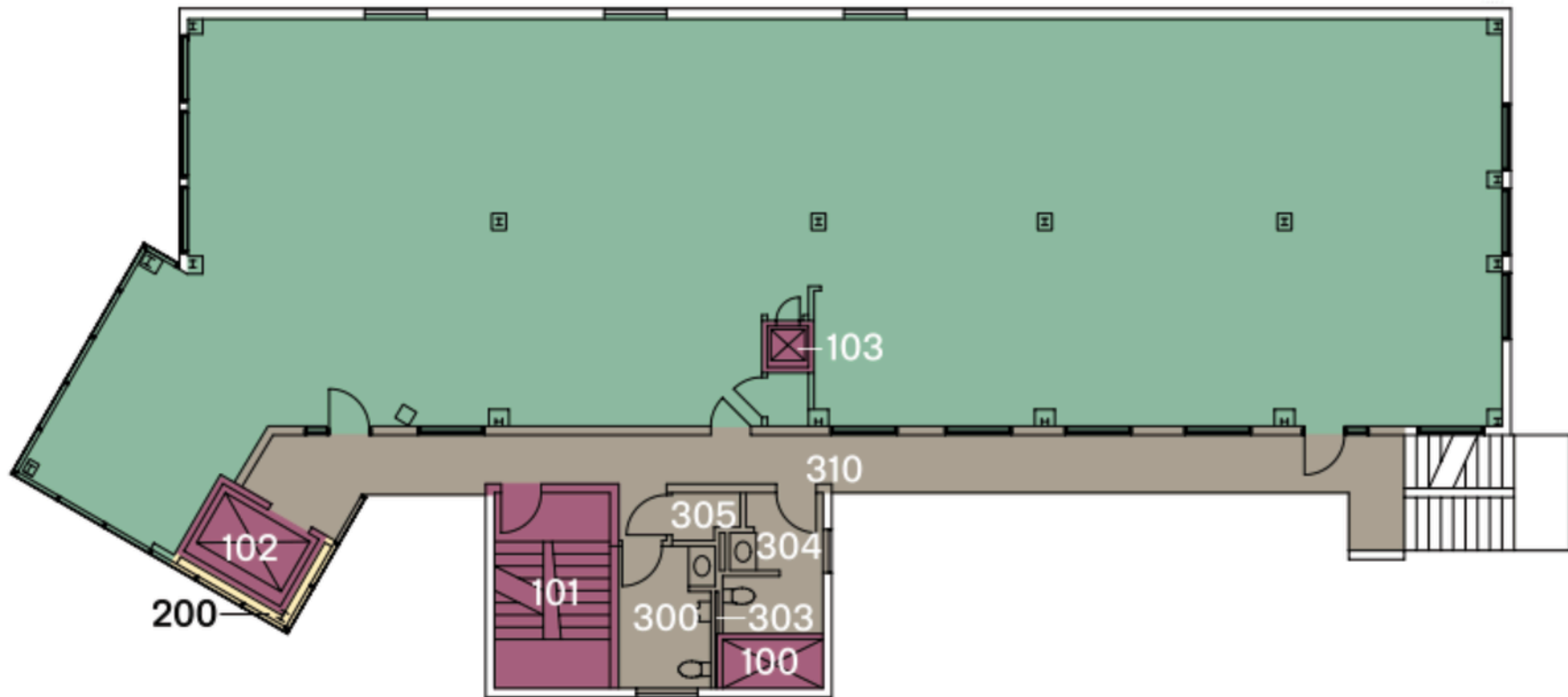
2140 COTNER - FLOORPLAN

LEVEL 1



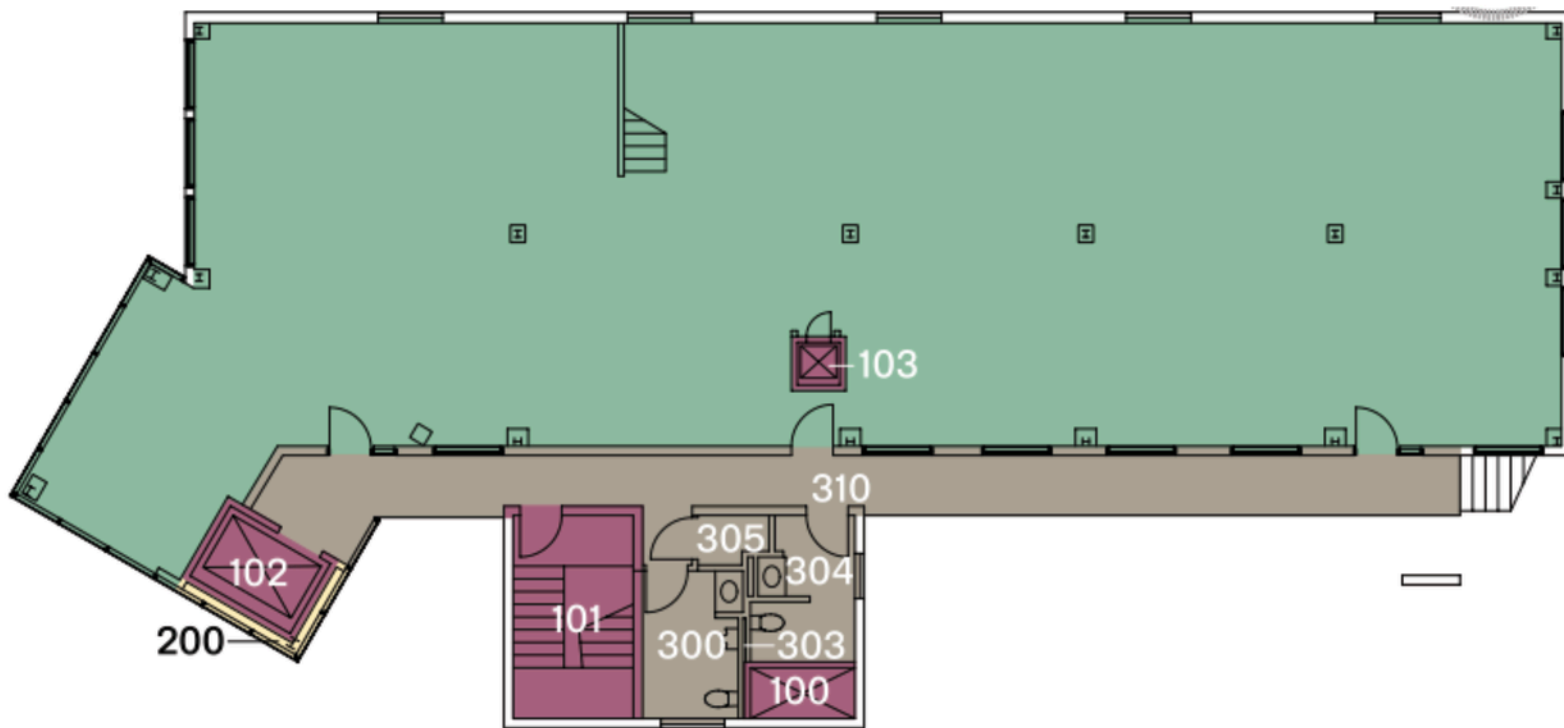
2140 COTNER - FLOORPLAN

LEVEL 2



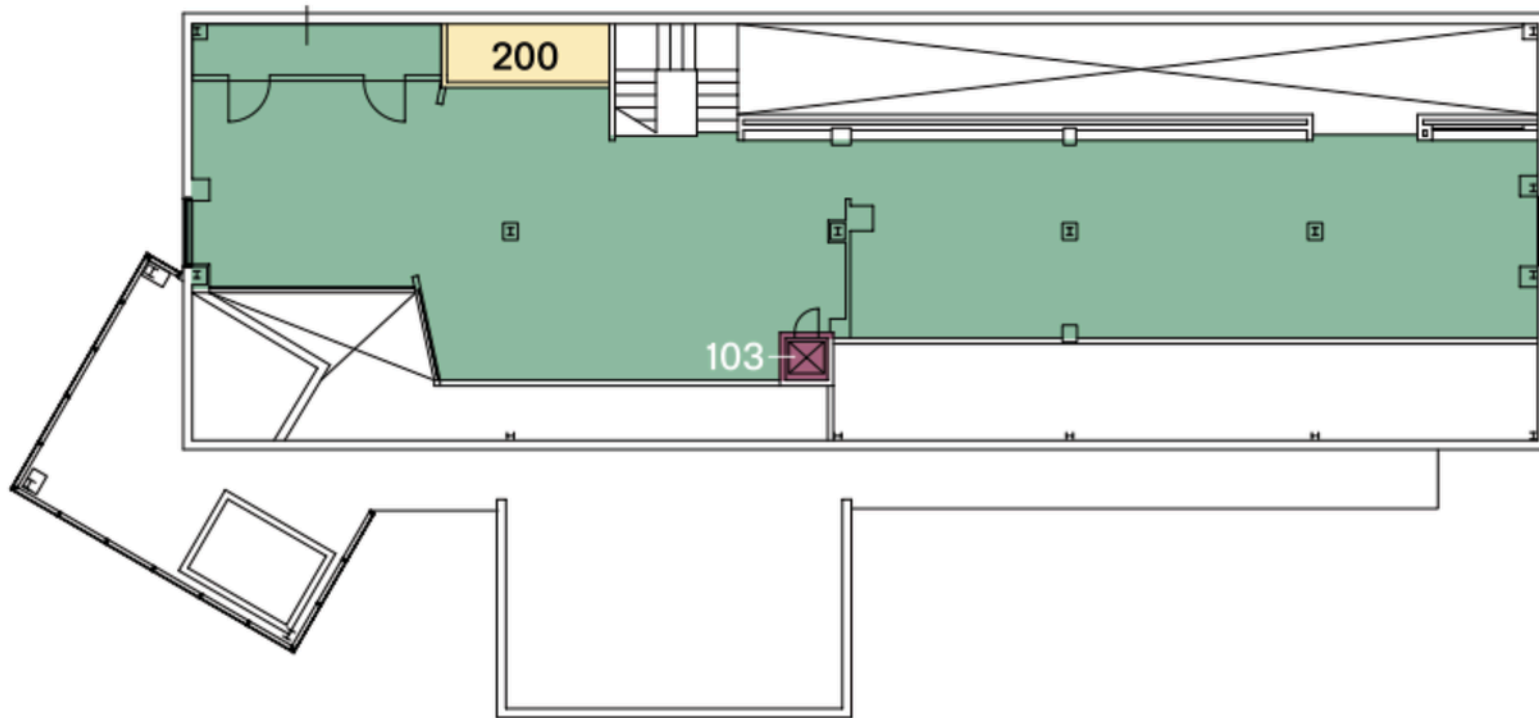
2140 COTNER - FLOORPLAN

LEVEL 3

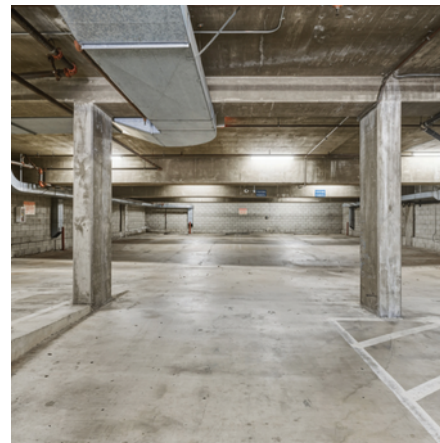


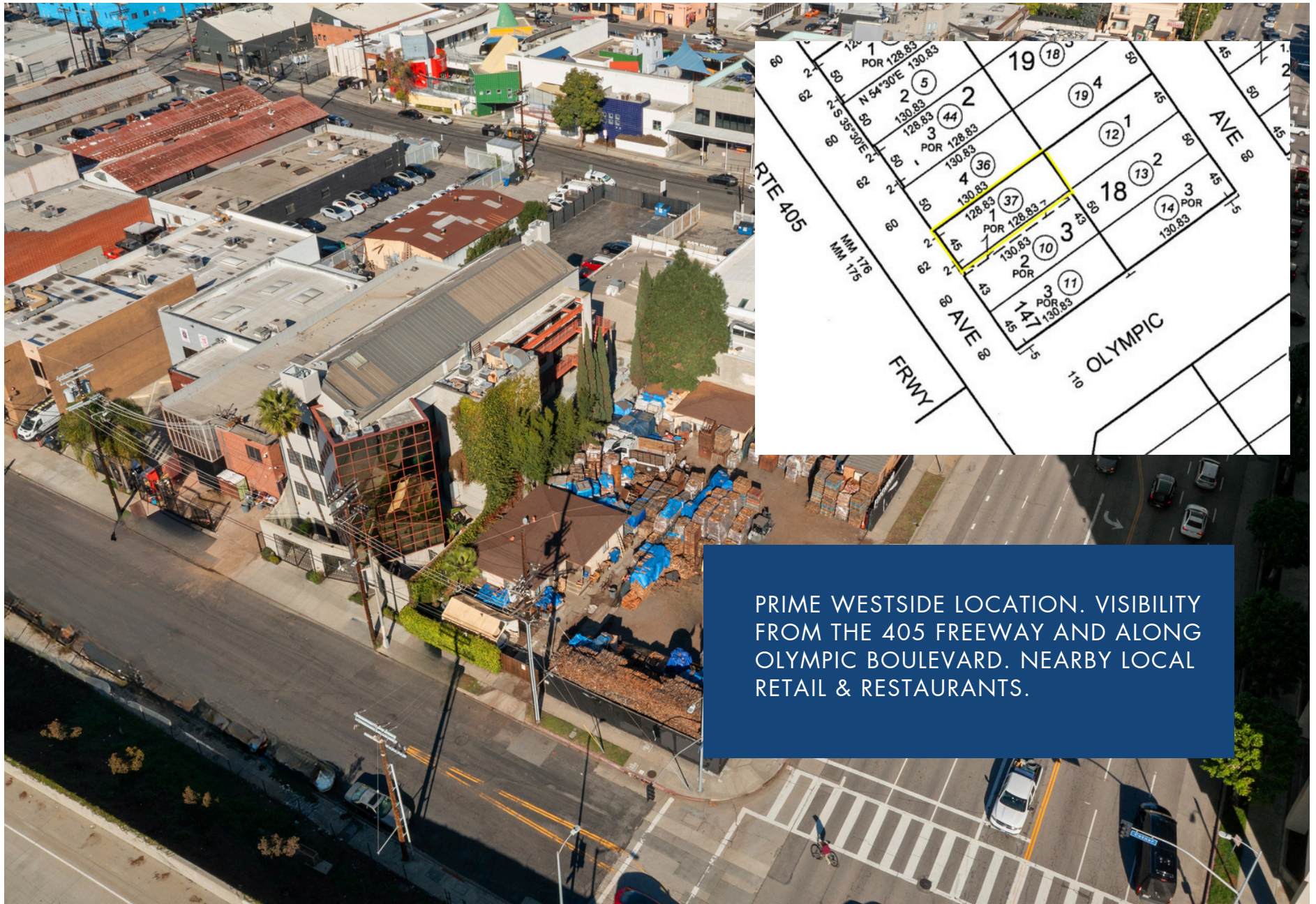
2140 COTNER - FLOORPLAN

LEVEL M



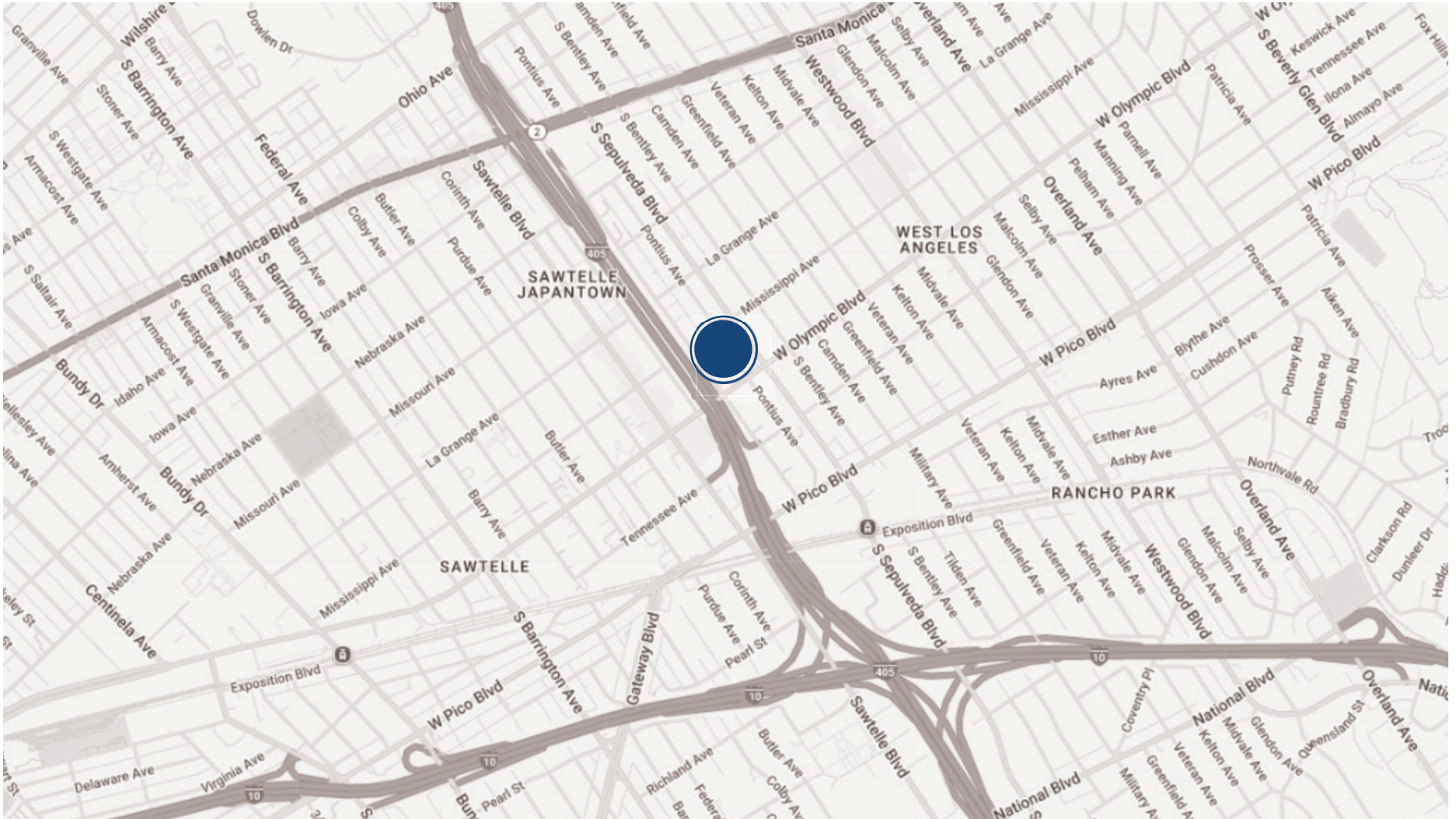
2140 COTNER PROPERTY PHOTOS





PRIME WESTSIDE LOCATION. VISIBILITY FROM THE 405 FREEWAY AND ALONG OLYMPIC BOULEVARD. NEARBY LOCAL RETAIL & RESTAURANTS.

LOCATION MAP





W. SCOTT MULLEN

DIRECTOR, COMMERCIAL INVESTMENTS

EMAIL: WSCOTTMULLEN@KW.COM

PHONE: 818.231.1230

DRE #: 02030393