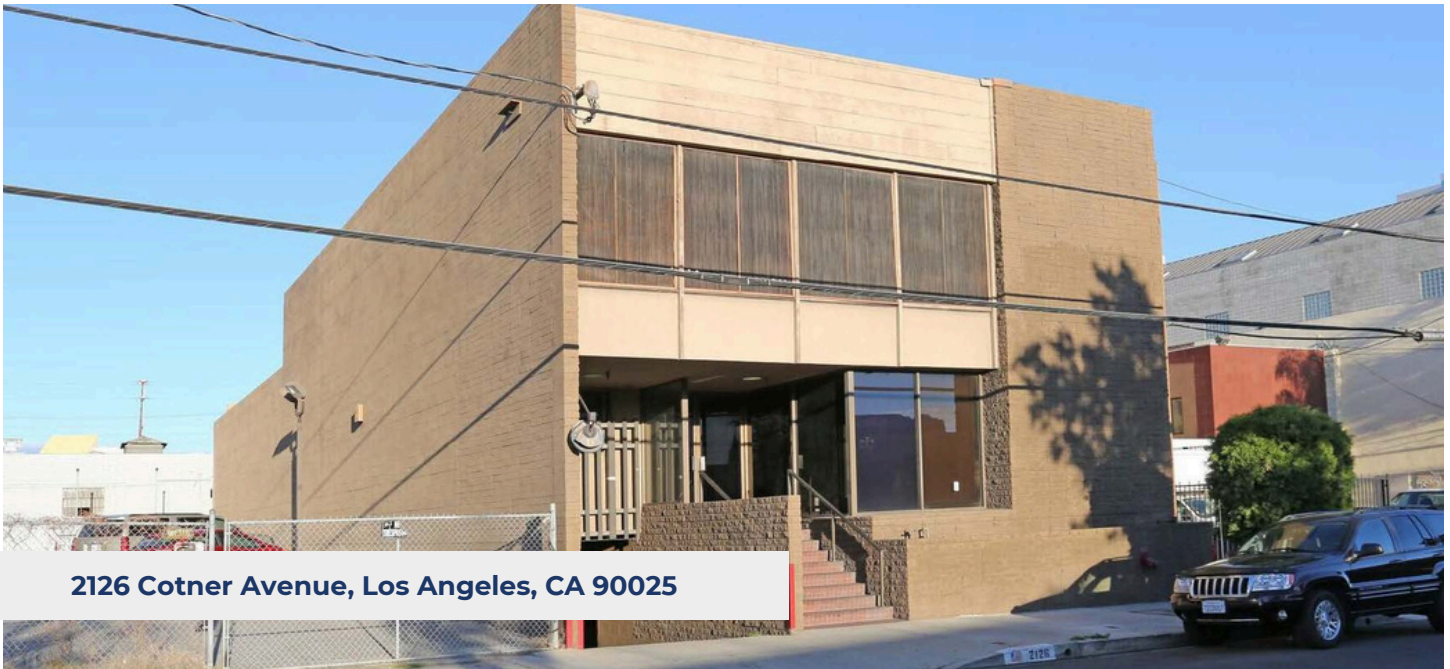


FOR LEASE

WEST LOS ANGELES OFFICE/FLEX/WAREHOUSE

±3,100–6,200 SF AVAILABLE | DOCK-HIGH LOADING | COVERED PARKING



Located in the desirable Westwood submarket, **2126 Cotner Avenue** offers a flexible leasing opportunity for businesses seeking a well-positioned office, flex, or warehouse property in West Los Angeles. With spaces ranging from **approximately ±3,100 to ±6,200 SF**, the property features functional office and warehouse areas, dock-high loading, covered subterranean parking, and convenient access to the I-405 Freeway and major Westside thoroughfares.

PROPERTY HIGHLIGHTS:

- **Offering:** For Lease
- **Available Space:** ±3,100–6,200 SF
- **Lease Rate:** \$2.75/SF NNN
- **Building Size:** ±6,200 SF
- **Property Type:** Office/Flex/Warehouse
- **Loading:** One Dock-High Loading Door
- **Layout:** Functional Office and Warehouse Areas
- **Parking:** 2.6 Spaces per 1,000 SF
- **Parking Type:** Covered Subterranean Parking
- **Zoning:** M2
- **Lot Size:** ±6,534 SF
- **Year Built:** 1973
- **Location:** West Los Angeles/Westwood Submarket
- **Freeway Access:** Convenient Access to the I-405 Freeway
- **Nearby Thoroughfares:** Olympic and Sepulveda Boulevards
- **Public Transportation:** Near the Expo/Sepulveda Metro Station
- **Visibility:** Strong Visibility from the I-405 Freeway

Strategic Westside Location

Positioned near the I-405 Freeway and major Westside thoroughfares, the property offers convenient access throughout West Los Angeles, including Westwood, Century City, Santa Monica, Culver City, and the surrounding business districts. Nearby public transportation and freeway access make the location well suited for businesses seeking accessibility and a central Westside presence.



Exclusively Marketed By

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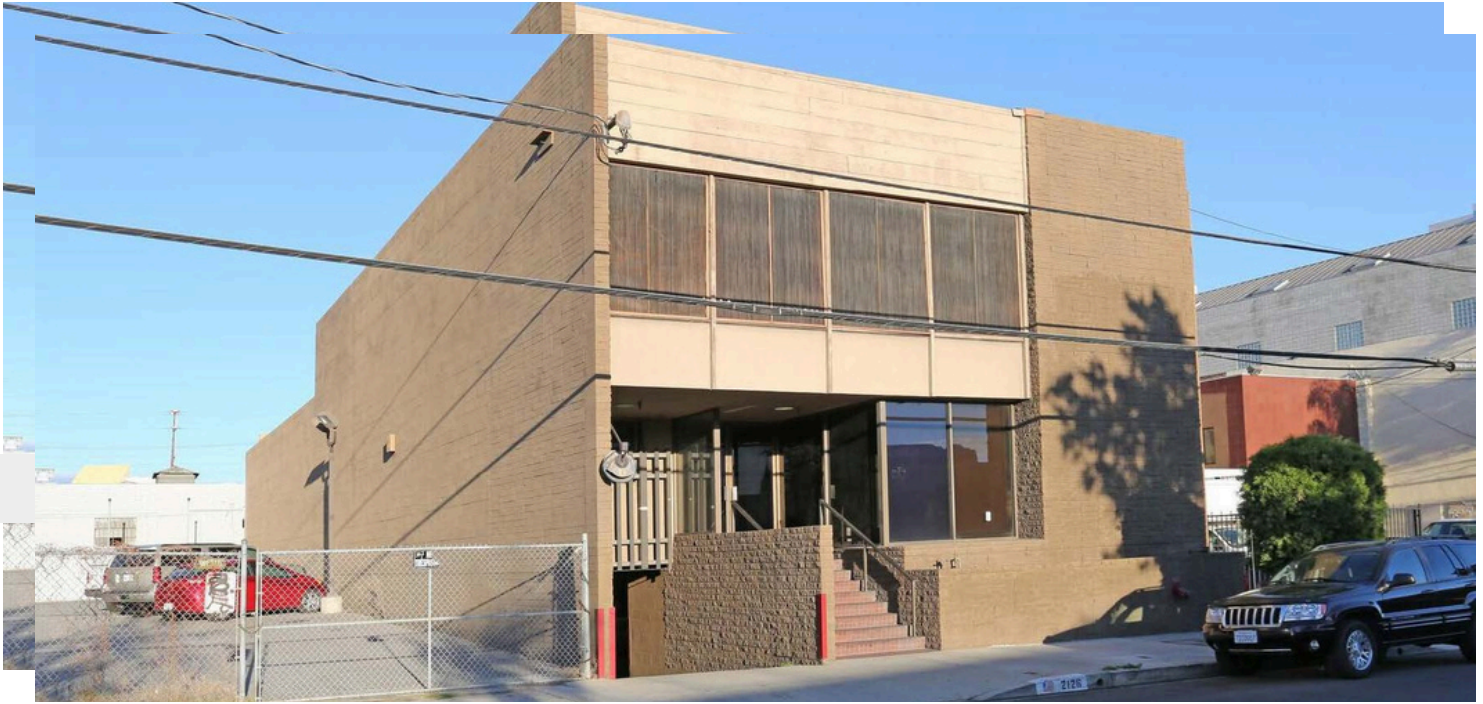
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FOR SALE OR LEASE

WEST LOS ANGELES OFFICE / FLEX PROPERTY

±3,100–6,200 SF AVAILABLE | DOCK-HIGH LOADING | COVERED PARKING



Located in the desirable Westwood submarket, **2126 Cotner Avenue** offers a flexible opportunity for an owner-user, investor, or tenant seeking a well-positioned **West Los Angeles property**. The ±6,200 SF building can accommodate users requiring approximately **±3,100 SF or the entire ±6,200 SF**.

The property features functional office space, a dock-high loading door, and 16 covered subterranean parking spaces. Its M2 zoning provides flexibility for a variety of office, creative, light industrial, showroom, and related business uses. The property also benefits from excellent proximity to the I-405 Freeway, Olympic Boulevard, Sepulveda Boulevard, and the Expo/Sepulveda Metro station.

PROPERTY HIGHLIGHTS:

- **Offering:** Available for Sale or Lease
- **Available Space:** ±3,100–6,200 SF
- **Lease Rate:** \$2.75/SF NNN
- **Building Size:** ±6,200 SF
- **Loading:** One Dock-High Loading Door
- **Layout:** Functional Office and Warehouse Areas
- **Parking:** 16 Covered Subterranean Parking Spaces
- **Zoning:** M2
- **Lot Size:** ±6,534 SF
- **Year Built:** 1973
- **Location:** Excellent West Los Angeles Location
- **Freeway Access:** Convenient Access to the I-405 Freeway
- **Nearby Thoroughfares:** Olympic and Sepulveda Boulevards
- **Public Transportation:** Near the Expo/Sepulveda Metro Station
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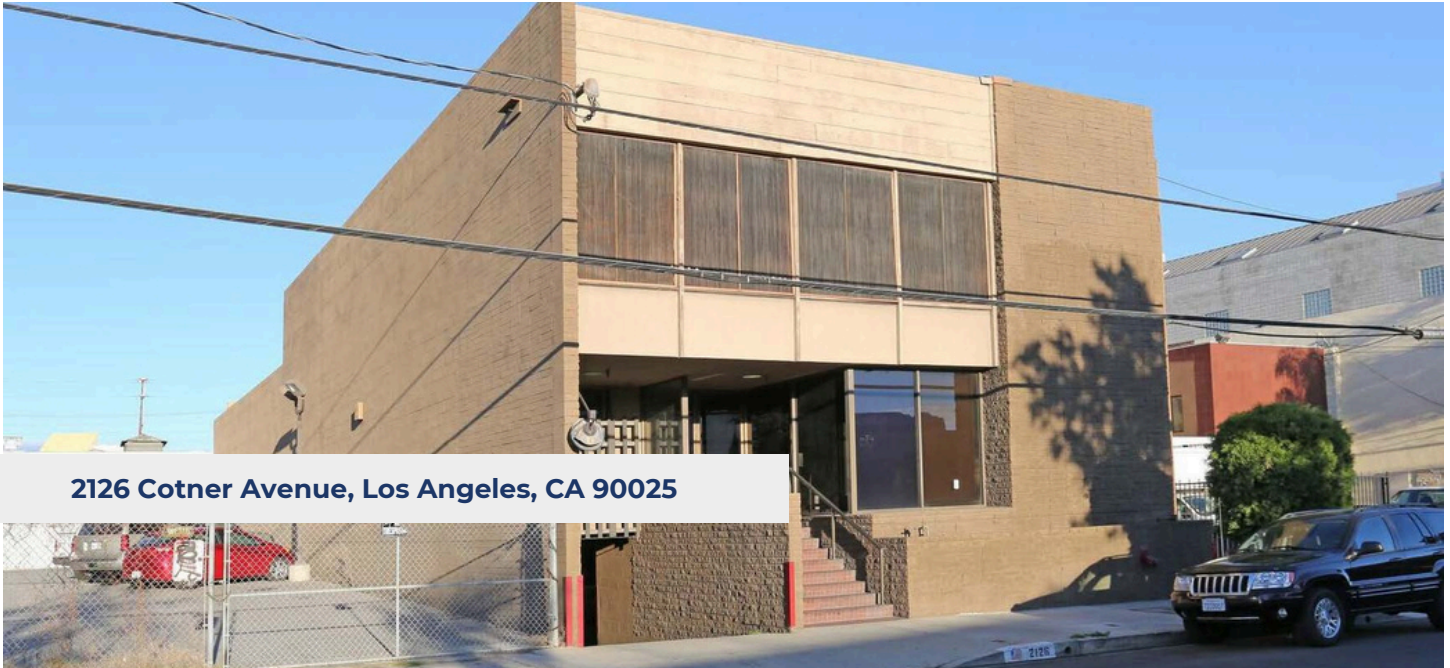
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WEST LOS ANGELES OFFICE / FLEX PROPERTY

±3,100–6,200 SF AVAILABLE | DOCK-HIGH LOADING | COVERED PARKING



2126 Cotner Avenue, Los Angeles, CA 90025

Located in the desirable Westwood submarket, **2126 Cotner Avenue** offers a flexible opportunity for an owner-user, investor, or tenant seeking a well-positioned **West Los Angeles property**. The ±6,200 SF building can accommodate users requiring approximately **±3,100 SF or the entire ±6,200 SF**.

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PROPERTY HIGHLIGHTS:

- **Offering:** Available for Sale or Lease
- **Available Space:** ±3,100–6,200 SF
- **Lease Rate:** \$2.75/SF NNN
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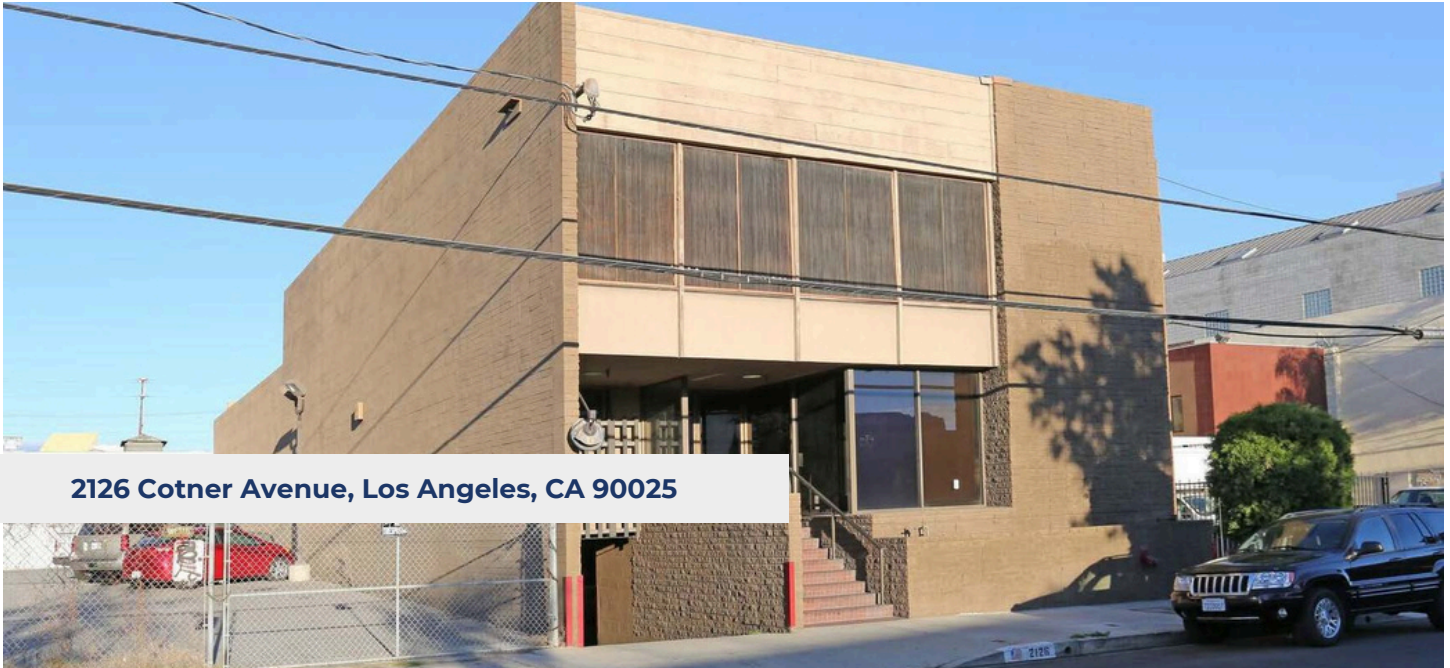
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WEST LOS ANGELES OFFICE / FLEX PROPERTY

±3,100–6,200 SF AVAILABLE | DOCK-HIGH LOADING | COVERED PARKING



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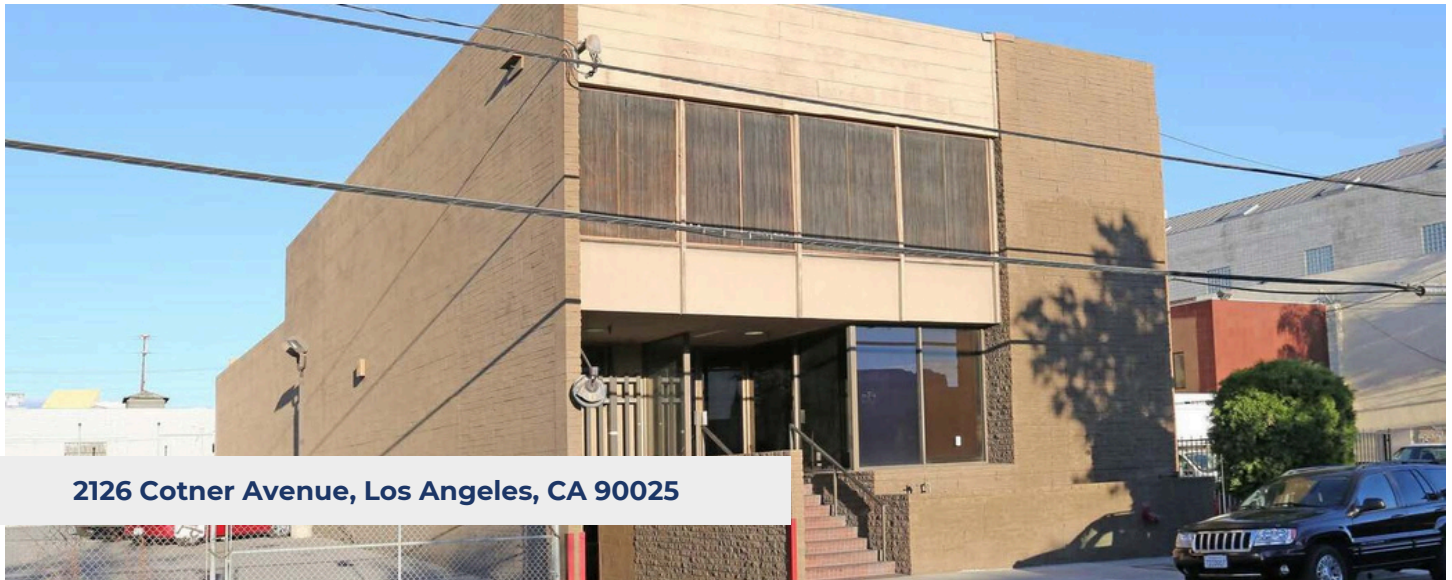
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WEST LOS ANGELES OFFICE / FLEX PROPERTY

±3,100–6,200 SF AVAILABLE | DOCK-HIGH LOADING | COVERED PARKING



2126 Cotner Avenue, Los Angeles, CA 90025

Positioned in the heart of Warner Center, **21340 W. Oxnard St.** offers a rare opportunity to acquire a fully entitled development site or lease a custom-built retail, office or restaurant space in one of the San Fernando Valley's most active growth corridors. With plans and permits in place for a **±5,842 SF commercial development**, the property is ideally located adjacent to the **LA Rams Training Facility** and surrounded by major residential, retail, office, and mixed-use development.

PROPERTY HIGHLIGHTS:

- **Development:** Plans & Permits in Place **READY TO BUILD** for ±5,842 SF Commercial Building
- **Location:** Prime Warner Center / Woodland Hills Location
- **Zoning:** LAWC
- **Lease Type:** NNN
- **Pricing:** TBD — Sale & Lease
- **Visibility:** Located along W. Oxnard St. near Canoga Ave.
- **Nearby Demand Drivers:** LA Rams Training Facility, Westfield Topanga, The Village, Warner Center Towers, Topanga Village, and major new multifamily developments

SURROUNDED BY GROWTH & DEVELOPMENT

Nearby projects and area drivers include:

- **LA Rams Training Facility** adjacent to the property
- **The Alcove** — 301 affordable units
- **The Variel of Woodland Hills** — 276 units + 4,000 SF retail
- **Vela on Ox** apartments
- **The Q Variel** apartments
- **6464 Canoga** — 376 units + office
- **6109 N. De Soto** — new residential development
- Warner Center 2035 Plan supporting future mixed-use, walkable growth

Premier Warner Center Location

Warner Center is widely recognized as the central business district of the San Fernando Valley, offering a dynamic mix of office, retail, residential, hospitality, entertainment, and mixed-use development. The area benefits from strong demographics, dense surrounding population, significant employment centers, and immediate access to the Ventura 101 Freeway.

The subject property is surrounded by major new residential projects and high-traffic destinations, creating a compelling opportunity for retail, restaurant, service, or lifestyle-oriented uses.

Why This Opportunity Stands Out

This offering provides flexibility for both investors and operators: purchase a strategically located entitled development site or pursue a build-to-suit retail lease opportunity in a rapidly evolving Warner Center location. With nearby residential density, strong daytime employment, and prominent regional amenities, 21340 W. Oxnard St. is well positioned to serve the growing demand for neighborhood-serving retail and service uses.

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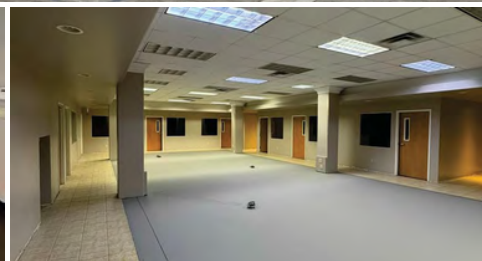
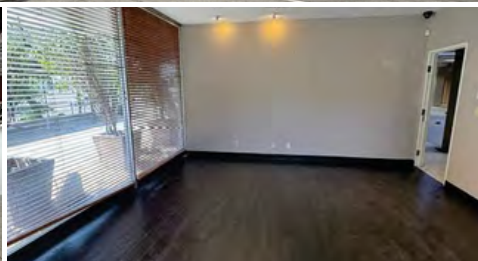
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FLEXIBLE INDUSTRIAL LEASE OFFERING IN PRIME CHATSWORTH LOCATION



8964 OSO AVE. | ±17,420 SF

Freestanding Building | Secured Parking | Renovated Office Build-Out

Versatile and newly upgraded, **8964 Oso Ave** offers industrial users the flexibility to choose between three layout options—all designed to accommodate evolving operational needs. This well-located facility in the heart of the Chatsworth business corridor features a high-end office build-out, 200A 240V power, and two ground-level loading doors. Now offered with a **PRICE REDUCTION** and the option to reduce office square footage.

PROPERTY HIGHLIGHTS:

- ±17,420 SF Total Building Area
- Newly Renovated Office Interiors
- Two Ground-Level Loading Doors
- Secured & Gated On-Site Parking
- 1,200A 240V Electrical Service
- Flexible Layouts to Suit User Needs
- Excellent Access to 118 Freeway
- Located in a High-Demand Chatsworth Industrial Hub

Plan As-Is

- **Office Space:** ±7,420 SF
- **Warehouse Space:** 17,420 SF
- **Lease Rate:** \$1.29/SF MG
- **Condition:** Fully improved, high-end office space



Plan A

- **Office Space:** ±6,020 SF
- **Warehouse Space:** 11,400 SF
- **Lease Rate:** \$1.35/SF MG
- **Condition:** Modified layout to reduce office footprint while maintaining functionality



Plan B

- **Office Space:** ±3,880 SF
- **Warehouse Space:** 13,540 SF
- **Lease Rate:** \$1.35/SF MG
- **Condition:** Balance of office and warehouse space



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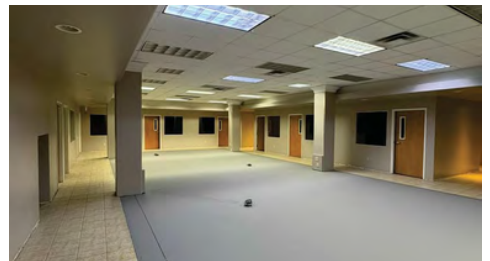
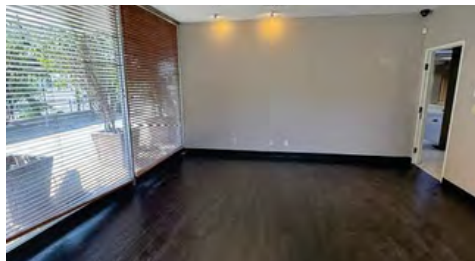
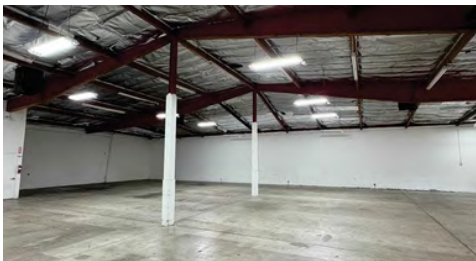
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FLEXIBLE INDUSTRIAL LEASE OFFERING IN PRIME CHATSWORTH LOCATION



8964 OSO AVE. | ±17,420 SF

Freestanding Building | Secured Parking | Renovated Office Build-Out

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PROPERTY HIGHLIGHTS:

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- 200A 240V Electrical Service
- Flexible Layouts to Suit User Needs
- Excellent Access to 118 Freeway
- Located in a High-Demand Chatsworth Industrial Hub

Plan As-Is

- **Office Space:** ±7,420 SF
- **Warehouse Space:** 17,420 SF
- **Lease Rate:** \$1.29/SF MG
- **Condition:** Fully improved, high-end office space throughout

Plan A

- **Office Space:** ±6,020 SF
- **Warehouse Space:** 17,420 SF
- **Lease Rate:** \$1.35/SF MG
- **Condition:** Modified layout to reduce office footprint while maintaining functionality

Plan B

- **Office Space:** ±3,880 SF
- **Warehouse Space:** 17,420 SF
- **Lease Rate:** \$1.35/SF MG
- **Condition:** Ideal balance of office and warehouse space

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