

OFFICE | MEDICAL | RETAIL

10951 W. PICO BOULEVARD LOS ANGELES, 90064



YEAR 1 TEASER RATE: \$1.95/SF, FSG

±1,620 - 4,566 RSF FOR LEASE



PREMISES

Suite 120 ± 4,566 RSF (Demisable)
Suite 204 ± 2,100 RSF
Suite 205 ± 1,620 RSF (Demisable)

OCCUPANCY

Suite 120: Available Now
Suite 204: Available Now
Suite 205: Available Now

PARKING

Suite 120: 11 Spaces - \$150/Space
Suite 204: 6 Spaces - \$150/Space
Suite 205: 5 Spaces - \$150/Space

FEATURES

- Drywall and Acoustical Ceiling for Better Acoustics, Sustainability, and Temperature Control
- Private Patios
- Operable Windows (in some suites)
- Easy access to Santa Monica 10 Freeway and Pacific Coast Highway
- ½ Mile (8 Minute Walk) from Sepulveda Expo Stations
- Walking Distance to Many Popular Restaurants
- Walking Distance to UCLA's Research Park

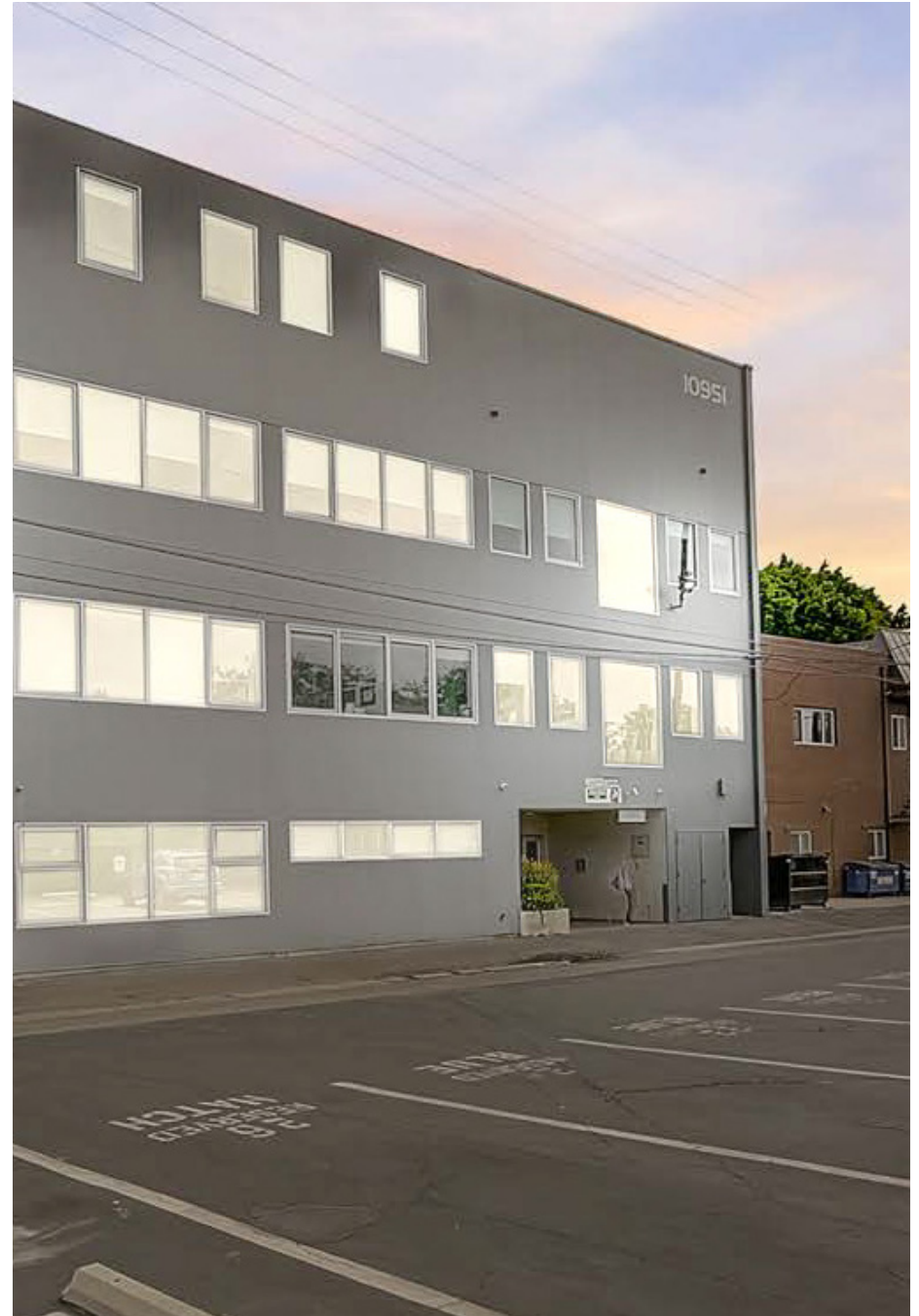
RENT

Office:
\$1.95/SF FSG Year 1 Teaser Rate
for Qualified Tenants

Medical & Retail:
Rate Dependant on TI Scope

TERM

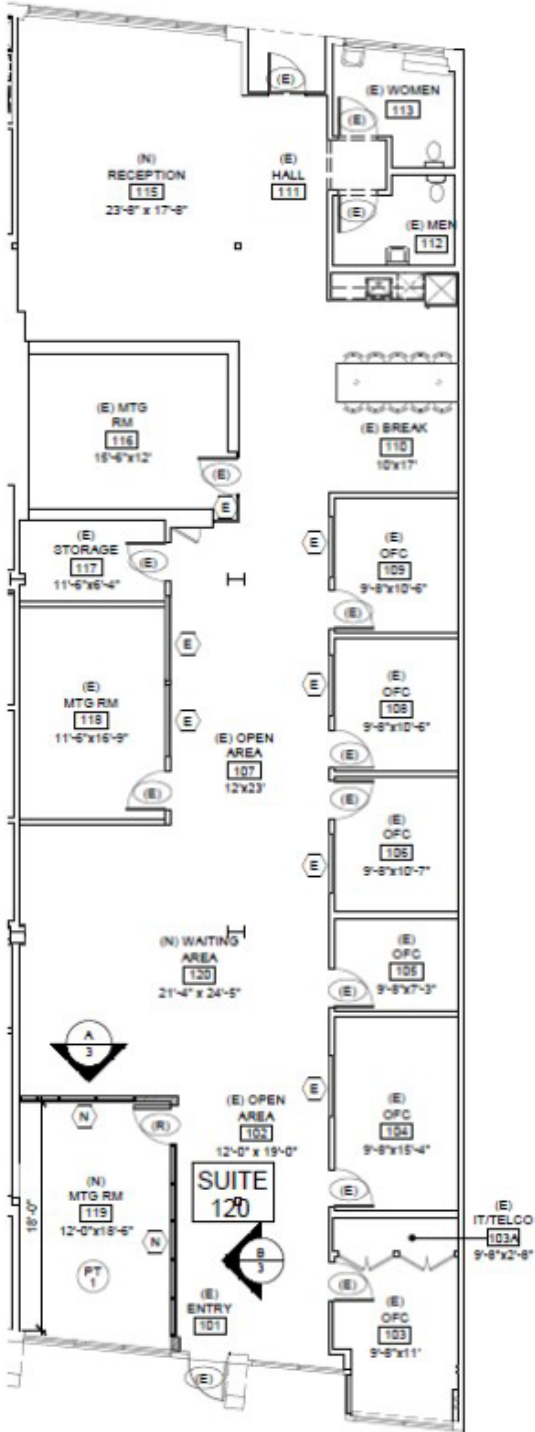
Minimum 1 Year

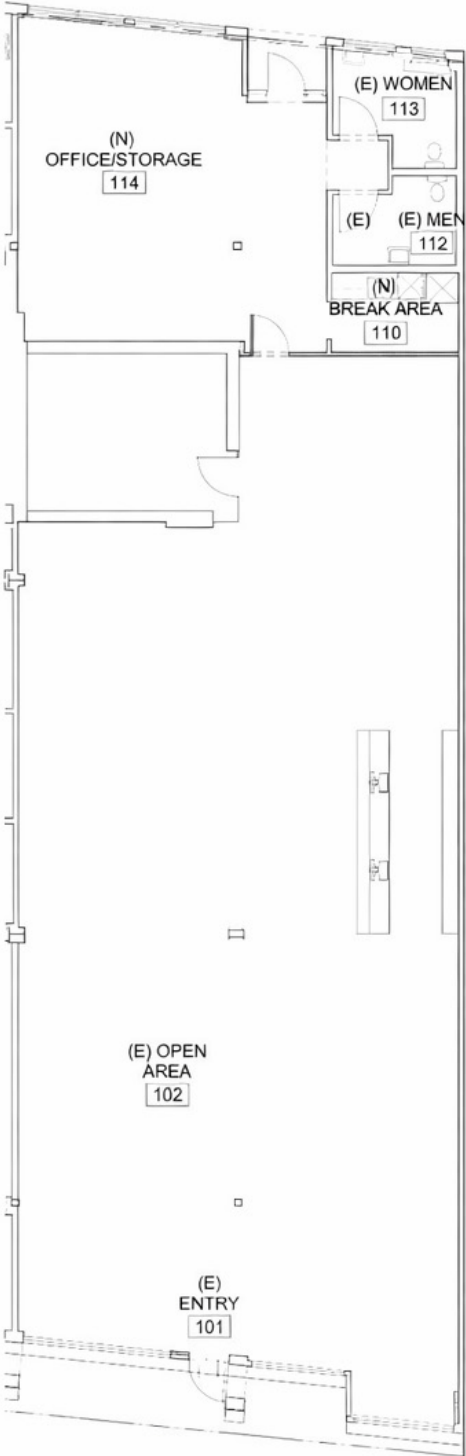


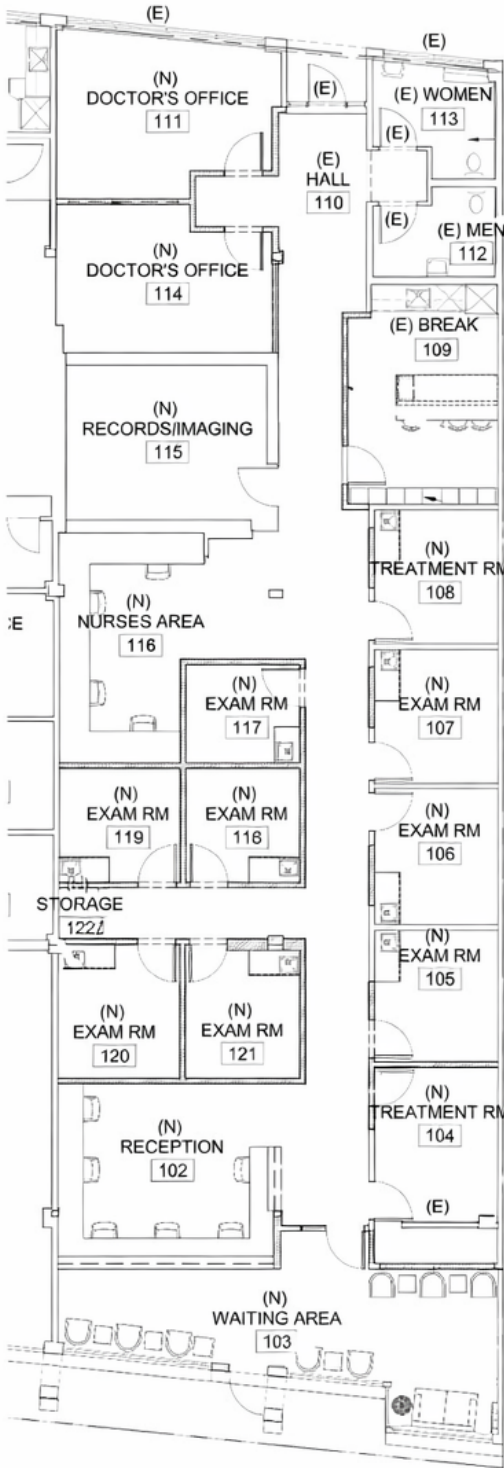


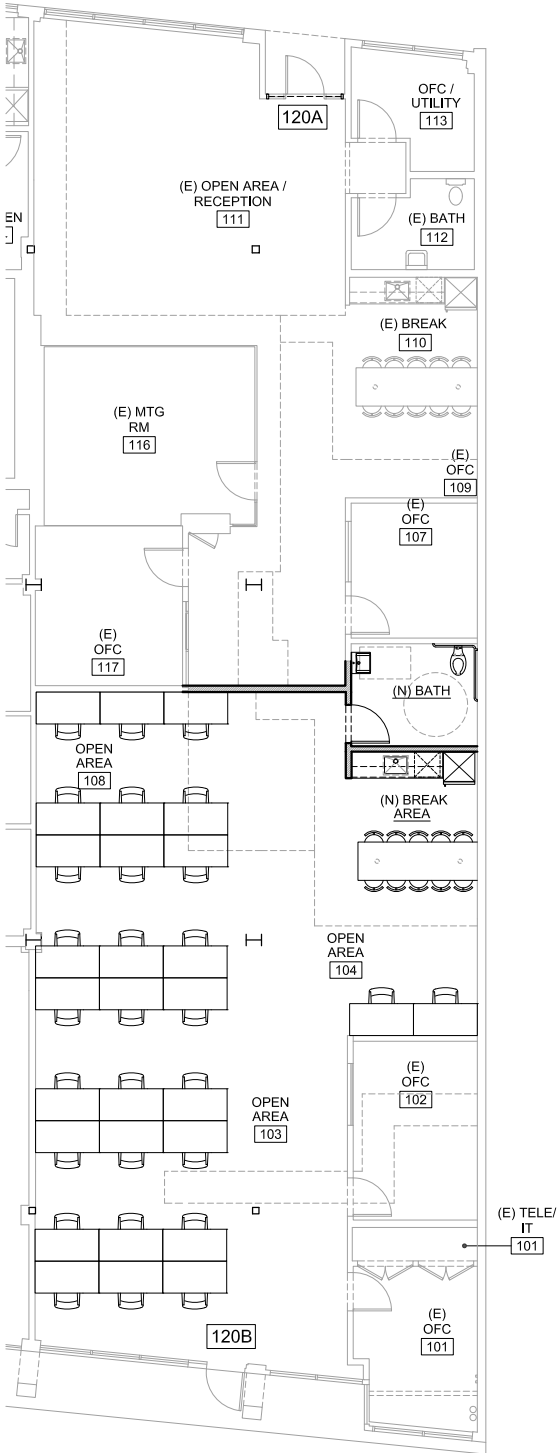


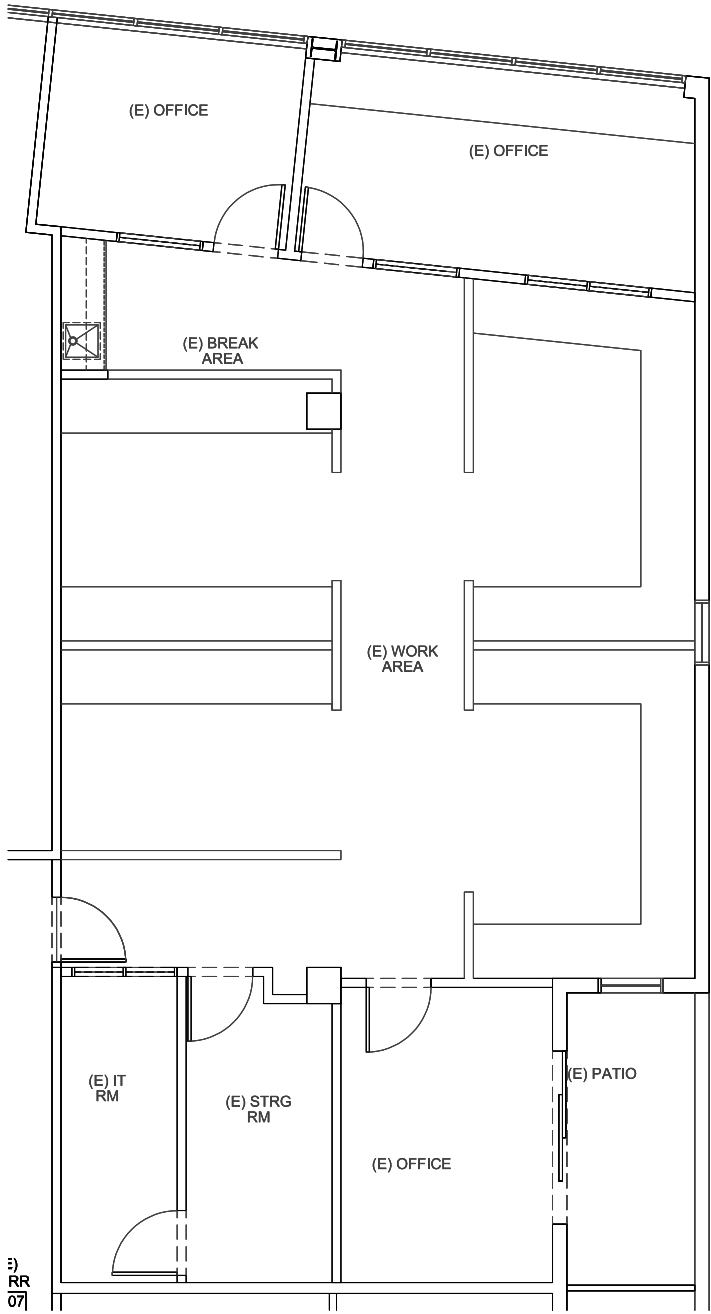




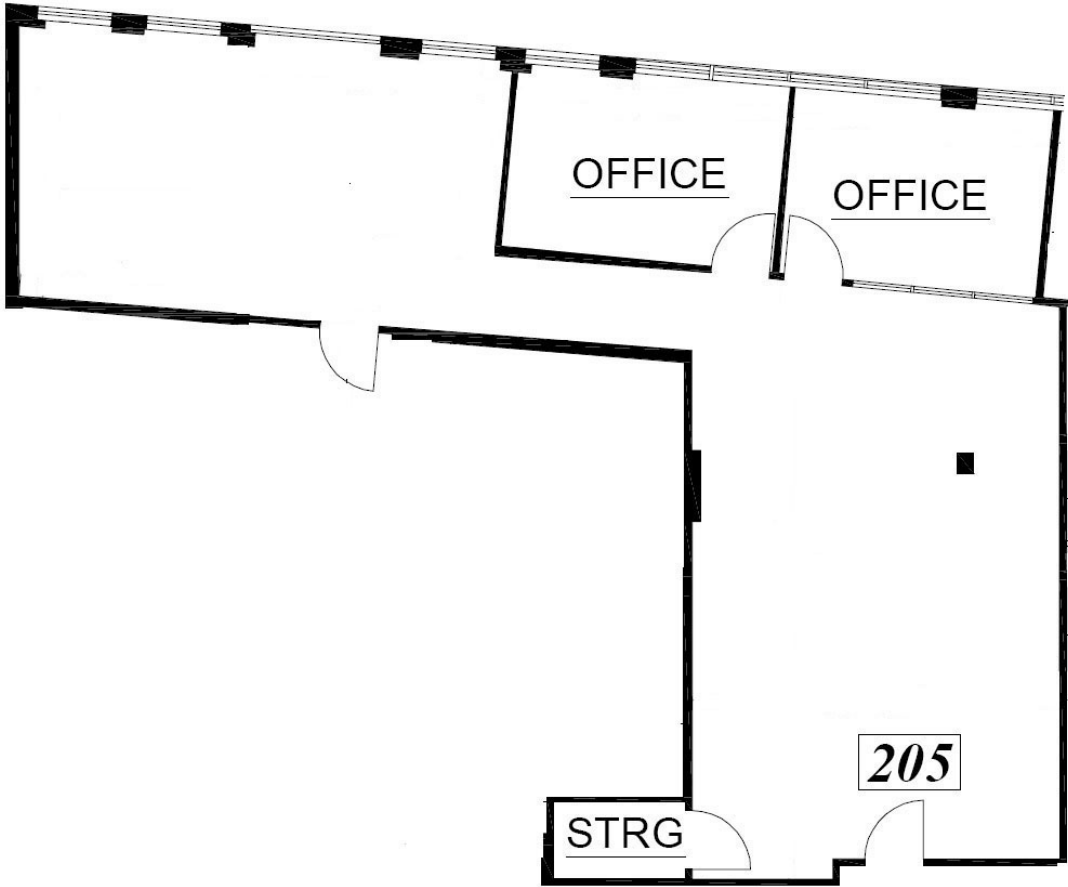


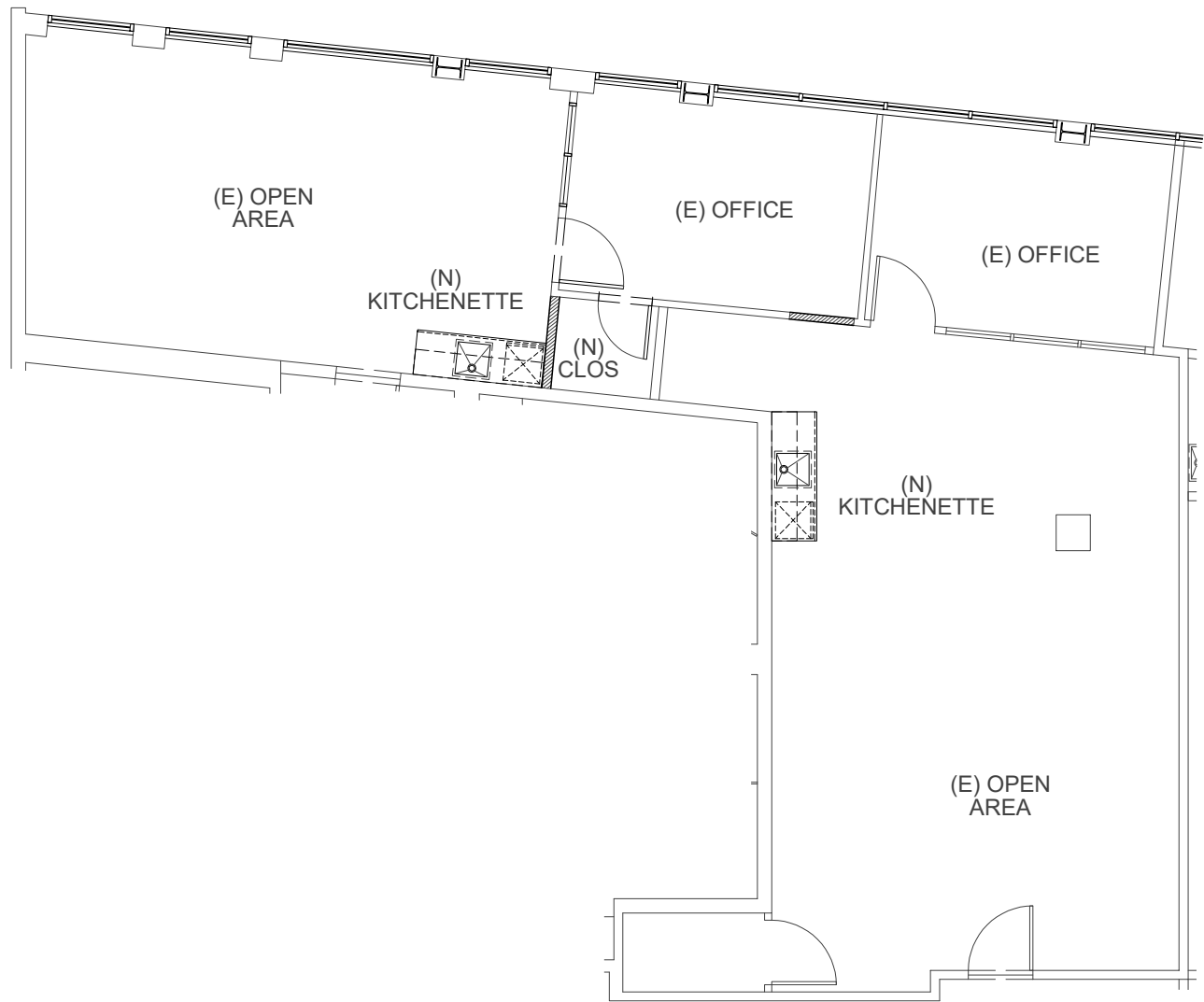




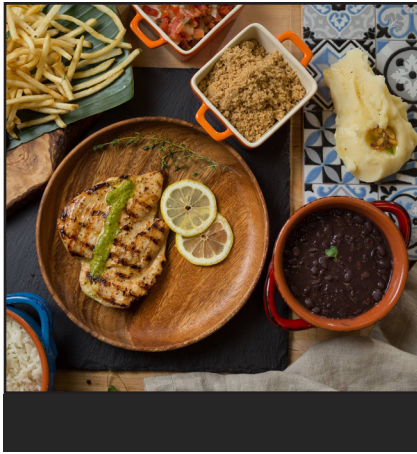


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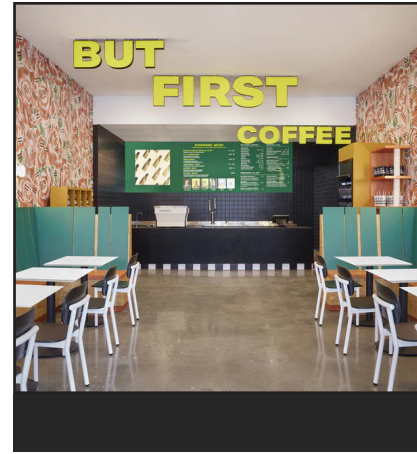




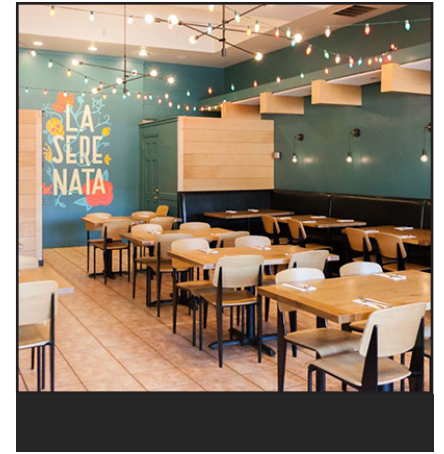
Bossa Nova is a lively, neighborhood favorite serving classic Brazilian dishes and comfort food in a relaxed, energetic setting.



Bakery LA is a local bakery known for freshly baked breads, pastries, and European-inspired sweets made daily.



Alfred Coffee is a stylish café known for craft coffee, house-made beverages, and a relaxed yet polished atmosphere.



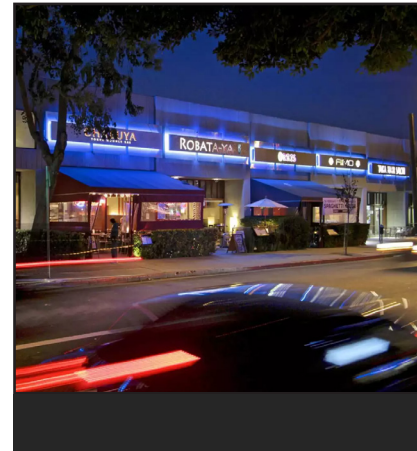
La Serenata Cantina is a charming neighborhood spot offering elevated Mexican cuisine, handcrafted cocktails, and a warm, inviting ambiance.



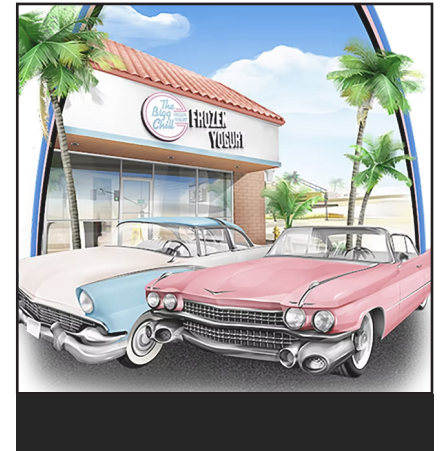
Trader Joe's is a go-to specialty grocer offering curated everyday essentials, unique finds, and exceptional value.



Motoring Coffee is a design-forward café blending specialty coffee with a laid-back, automotive-inspired aesthetic.



Sawtelle Japantown is a lively cultural district known for its diverse food scene, eclectic shops, and a vibrant blend of traditions and modern urban culture.



The Big Chill frozen yogurt is a beloved dessert destination serving classic frozen yogurt and nostalgic treats in a casual, family-friendly atmosphere.



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