

# OFFICE SPACE FOR LEASE

8616 LA TIJERA BOULEVARD  
LOS ANGELES • CALIFORNIA • 90045



FOR MORE INFORMATION, PLEASE CONTACT:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TOM TORABI** T: 310.965.1754  
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## BUILDING HIGHLIGHTS:

- 5 - Story, Class "B" Office Building
- Updated Lobby & Common Areas
- Excellent Airport & L.A. Basin Views
- Convenient Access to the 405 & 105 Freeways
- 24 - Hour Access
- On - Site Property Management
- On - Site Security
- Walking Distance to Several Restaurants & Retail Amenities
- Shared Building Conference Facility
- Shared Building Kitchen & Lounge Facility
- 3/1000 Free Surface Parking

ASKING RATE: \$2.50 / PSF FSG

## EASY ACCESS TO MAJOR BUSINESS CENTERS:

San Diego (405) & Century (105) Freeways	1 Mile
Marina Del Rey	4 Miles
Downtown LA	13 Miles
Westwood / Beverly Hills	9 Miles
South Bay Beach Cities	4-6 Miles

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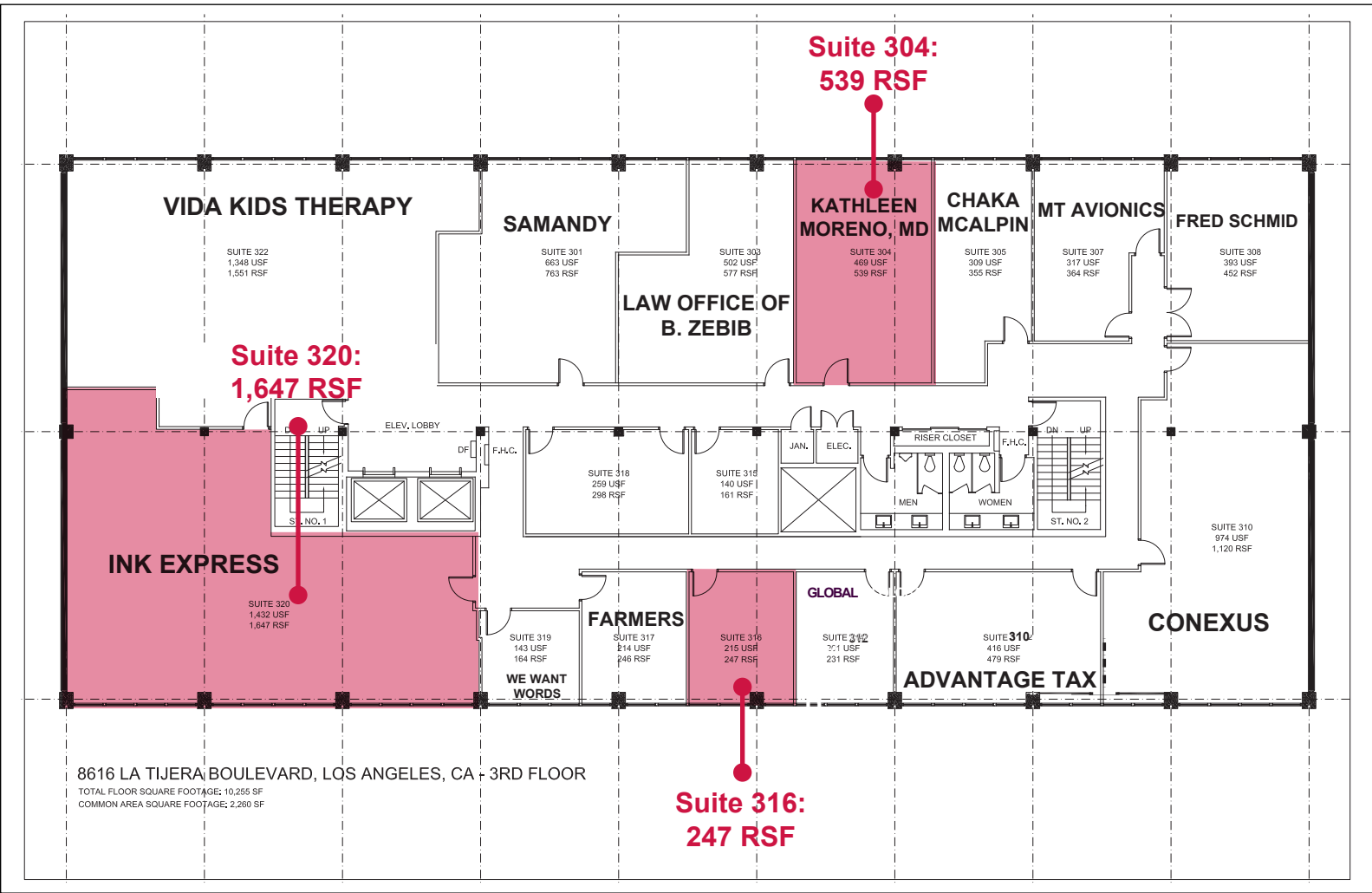
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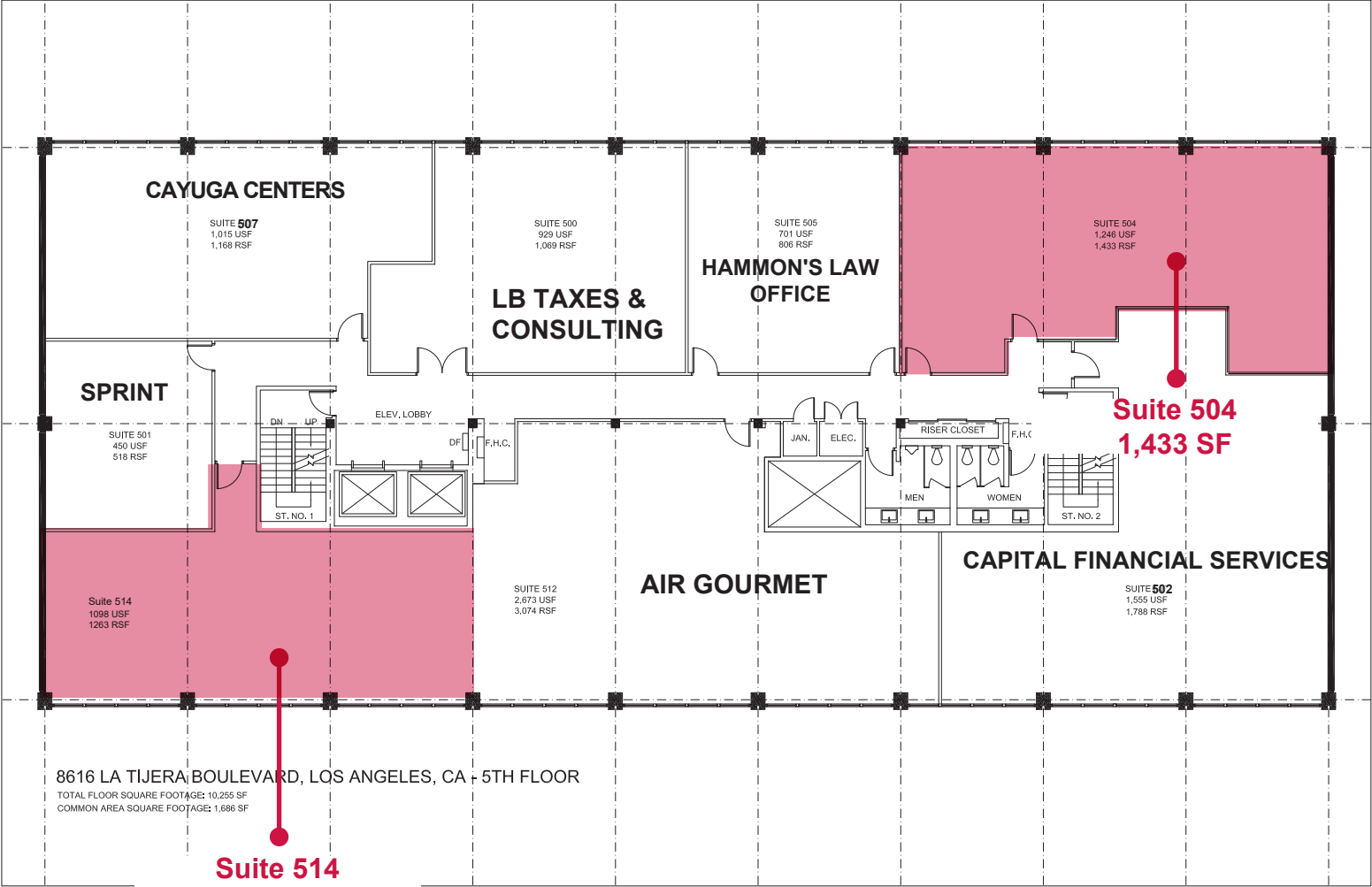
FLOOR/SUITE	SIZE	RATE / SF	DESCRIPTION
211	808 RSF	\$2.50 FSG	2 window offices , 1 office with no window , lobby and reception
304	539 RSF	\$2.50 FSG	One window office , one office without window , lobby and reception
316	247 RSF	\$2.50 FSG	Office Space
320	1,647 RSF	\$2.50 FSG	One window office, one office without window , large open area , lobby and reception
504	1,433 RSF	\$2.50 FSG	Office Space
514	1,263 RSF	\$2.50 FSG	Interior office & open area

\*Rental rates are subject to change without prior notice

**3rd Floor - Floor Plan**



5th Floor - Floor Plan



8616 LA TIJERA BOULEVARD, LOS ANGELES, CA - 5TH FLOOR  
TOTAL FLOOR SQUARE FOOTAGE: 10,255 SF  
COMMON AREA SQUARE FOOTAGE: 1,686 SF