



2069 W. SLAUSON AVENUE
LOS ANGELES, CA 90047

HIGHLIGHTS

- 3-Story Office Building consisting of 18,379 SF of improvements situated on 17,681 SF of land.
- This property is the Premier office property in the area Class B property.
- Excellent city views
- Large wrap-around balconies with remarkable views of the city.
- Plenty of natural light
- Elevator serviced
- Secure and gated building
- HVAC system
- Platform style building with ground level parking for 36 cars.
- High end upgrades and improvements in private offices and private showers.



2069 W. SLAUSON AVENUE

\$4,450,000

Price:	\$4,450,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment of Owner User
Cap Rate:	7.49%
Lot Size:	0.41 AC
Gross Building Area:	18,379 SF
Rentable Building Area	18,379 SF
No. Stories:	3
Year Built:	2010
Tenancy	Multi
Parking Ratio:	1.96/1,000 SF
Zoning Description:	LAC2
APN/Parcel ID:	5005-012-028
Walk Score:	60 (Moderately friendly)





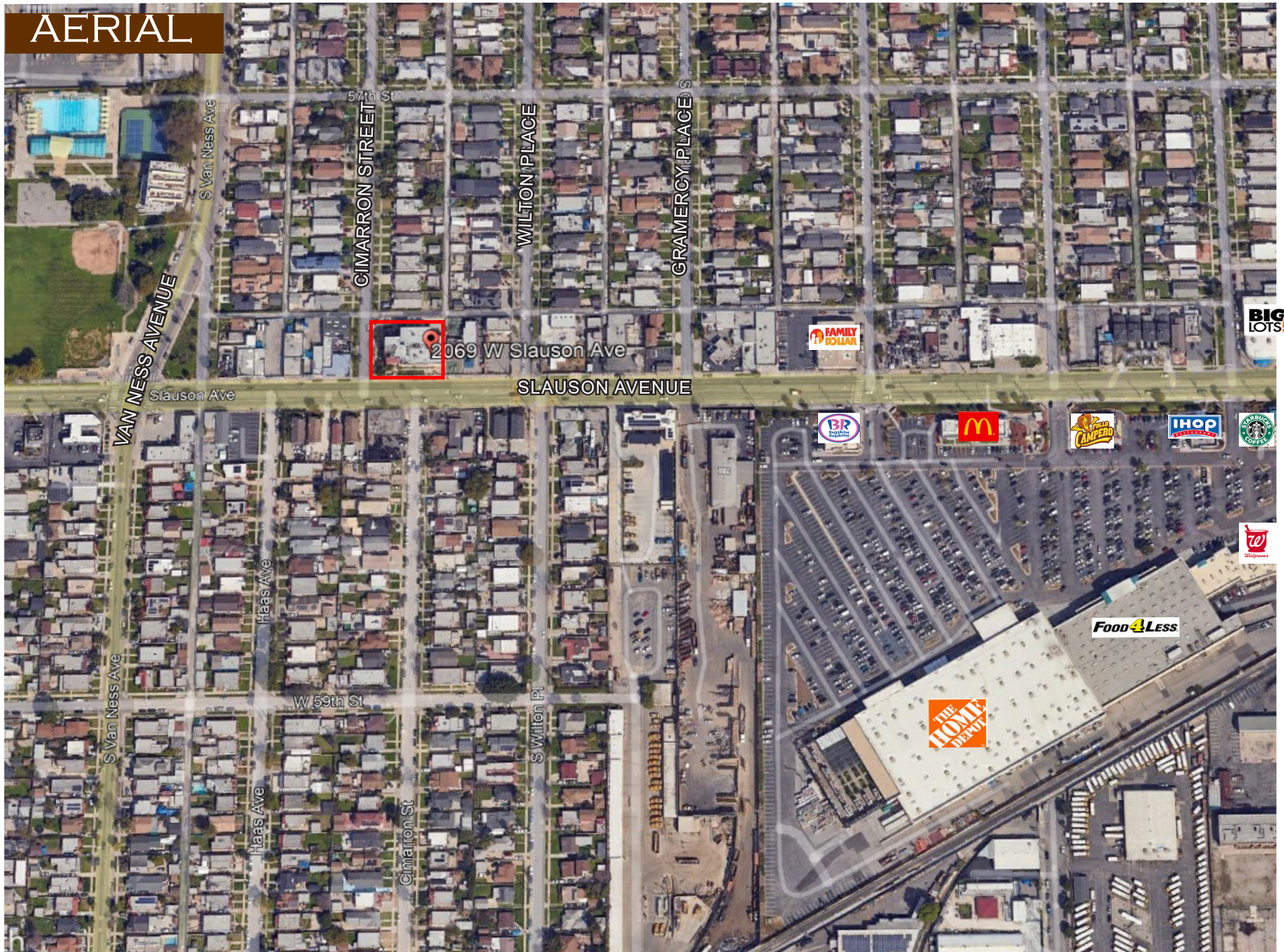




AREA MAP



AERIAL





For more information contact:

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