

11751

MISSISSIPPI AVENUE, LOS ANGELES CA 90025

CREATIVE / FLEX BUILDING FOR SALE

OWNER USER / INVESTMENT



THE OFFERING



Lee & Associates, Los Angeles West, Inc. is pleased to present the opportunity to acquire the real property and all improvements thereon located at 11751 Mississippi Avenue, Los Angeles, CA 90025 (the "Property"). This property consists of a multi-unit, approximately +/-10,094 SF of creative/flex building on +/-15,682 SF of land including the surface parking lot which has 14 parking spaces. The property was originally constructed in the late 1940's and has most recently been occupied as creative office and flex space. The key features of the Property are the combination mid-century elements with factory style elements, creating a tremendous sense of volume throughout.

11751 Mississippi Avenue is conveniently located between Riot Games headquarters and the Olympic Corridor minutes from freeway access and walking distance to the Bundy Expo Line station. The Property creates an opportunity for both owner-users and investors to acquire a premier property for occupancy, partial occupancy or for a straightforward investment with fully updated units. The proximity to premier West Los Angeles and Sawtelle amenities, restaurants and nightlife, and multiple light rail stops, makes this a long-term value add opportunity for an investor or owner-user.

PREMISES ± 10,094 SF

LOT SIZE ± 15,682 SF (0.36 AC)

PRICE \$5,950,000 (\$589/SF)

* Rent Roll Available with Signed NDA

ZONING M2-2

PARKING Complimentary (14) in Private Secure Onsite Lot

FEATURES

- Creative Office / Flex
- Building Located in the Heart of West Los Angeles
- 5,322 SF Can be Delivered Vacant
- In Place Cash Flow
- Exposed Wood Beam Ceilings
- Polished Concrete Floors
- Offices and Open Work Space
- Ample Natural Light
- Private Back Unit Creative Space
- Private Outdoor Patio Space
- Close to a Variety of World Class Eateries Along Sawtelle Boulevard
- Easy Access to 10 and 405 Freeways
- Walking Distance to Metro Expo Line



EXTERIOR



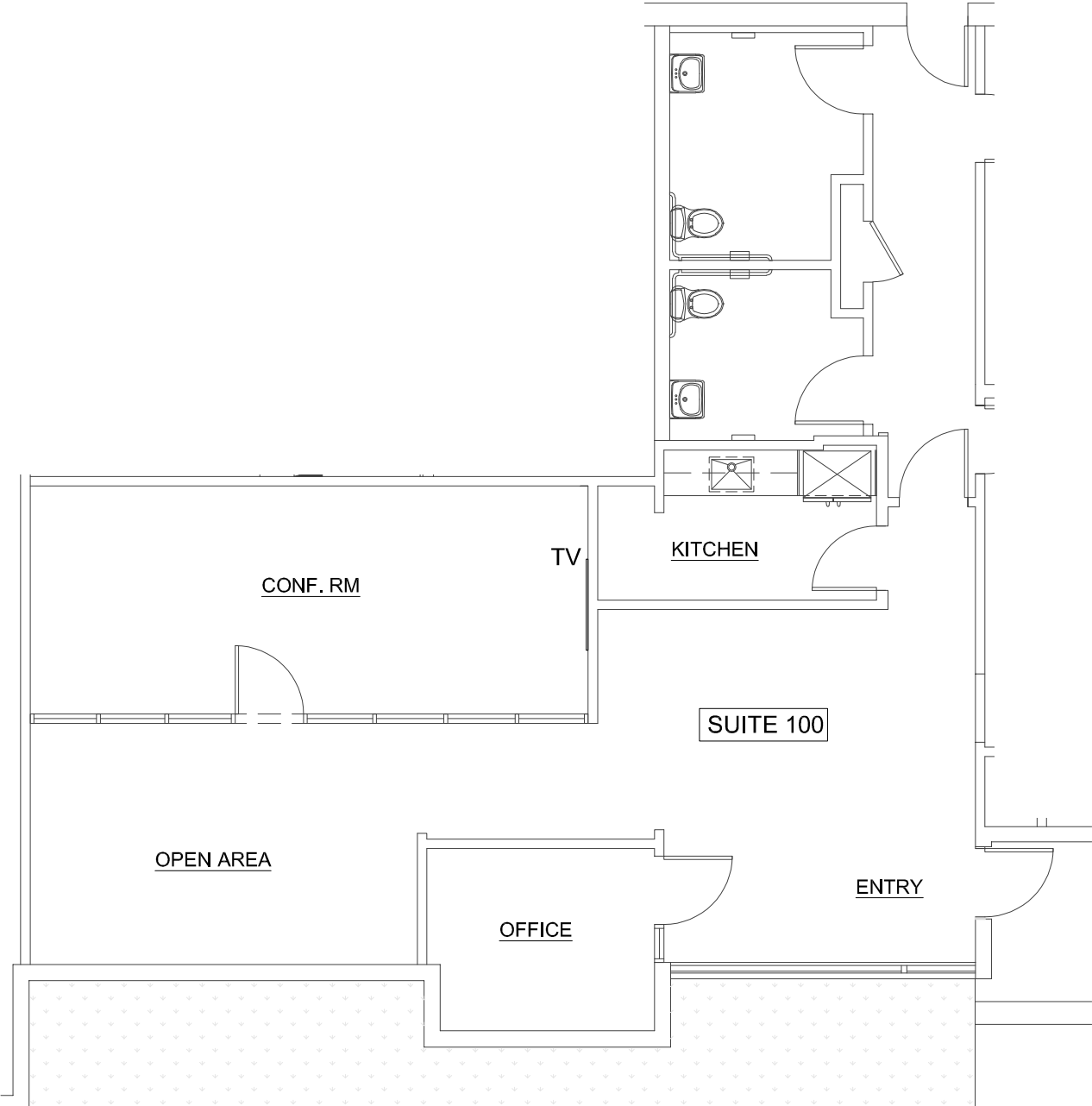
SITE PLAN



SUITE 100 - PHOTOS



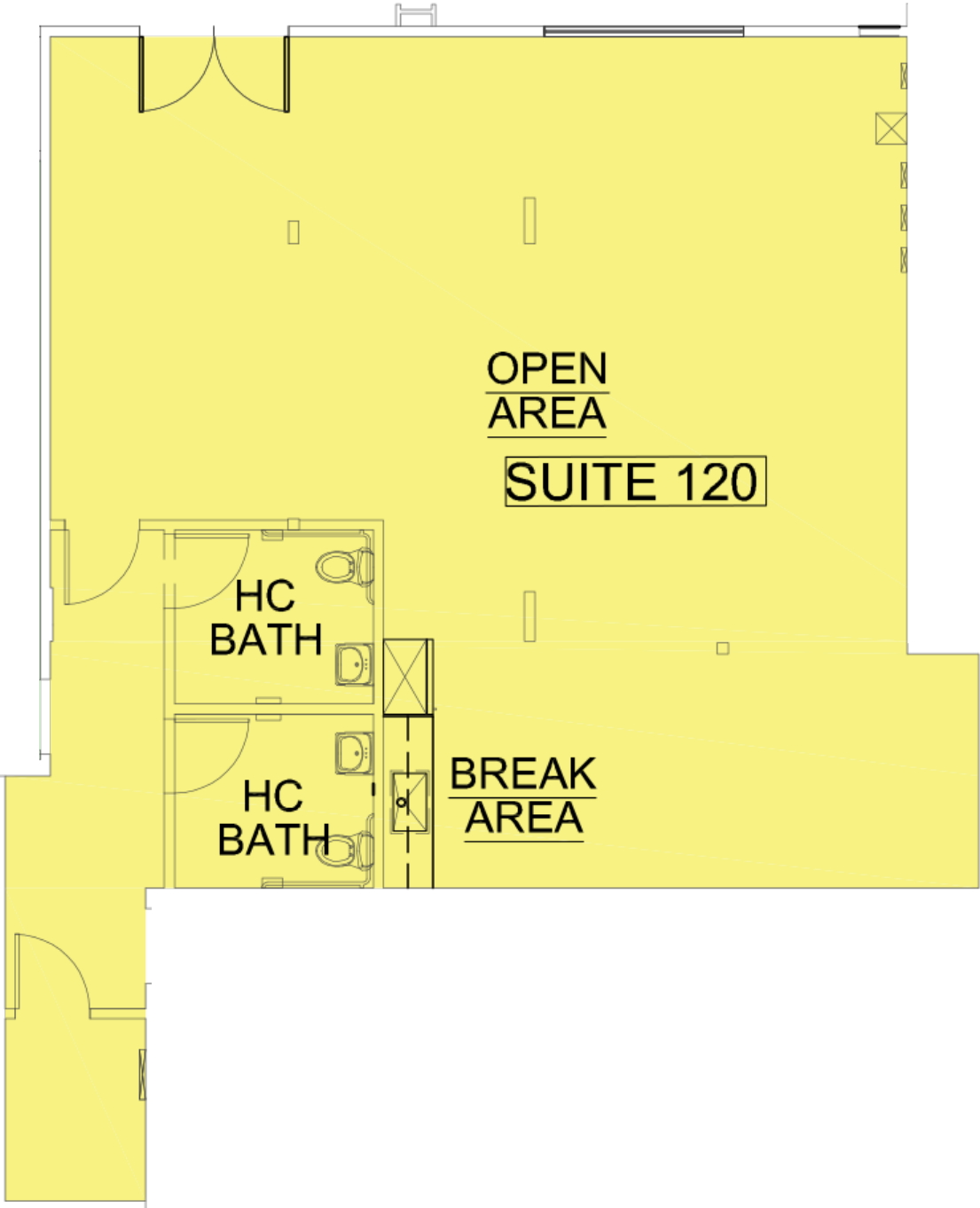
SUITE 100 - FLOOR PLAN



SUITE 120 - PHOTOS



SUITE 120 - FLOOR PLAN



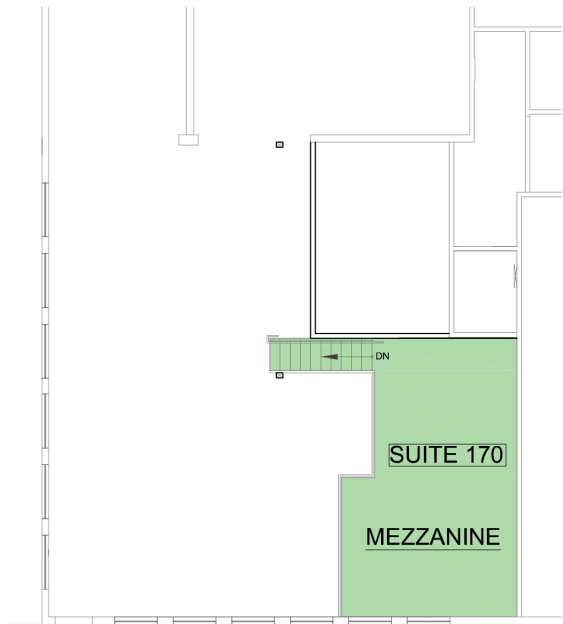
SUITE 170 - PHOTOS



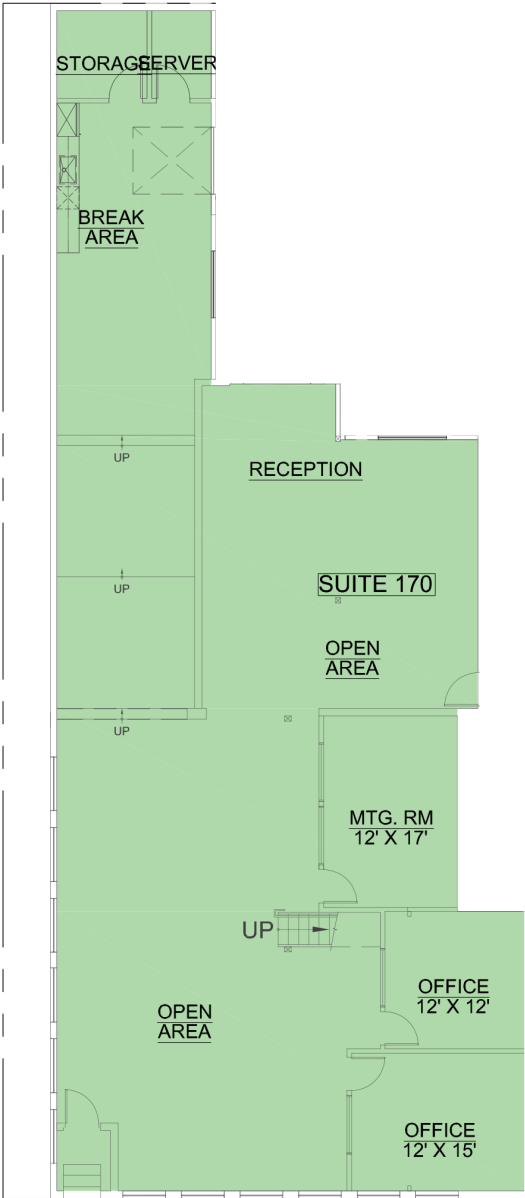
SUITE 170 - PHOTOS



SUITE 170 - FLOOR PLAN



MEZZANINE FLOOR PLAN



NEARBY AMENITIES



11751

MISSISSIPPI
AVENUE

1. Tiato Kitchen & Market
2. Birdie G's
3. Bergamot Cafe
4. Lime Cafe
5. Lunetta All Day

6. Society Kitchen
7. The Counter
8. Vito
9. Blueys Market & Cafe
10. Starbucks

11. El Torito
12. Kiff Kafe
13. The Arsenal
14. Bed Bath & Beyond
15. Tacos Por Favor

16. Ralph's
17. Marshalls
18. Best Buy
19. Starbucks
20. Chipotle



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