

FOR LEASE 1st Floor Retail/Office Space

1313 Westwood Blvd., Los Angeles, 90024
EXCLUSIVE OFFERING for \$2,280.00 per Month



- ~ 760 square feet @ \$3.00 per square foot (Total \$2,280.00)
- Plus CAM Charges \$284.00 per month(\$0.37 per SqFt) for insurance/property taxes/water/trash/sewage
- Private Bathroom in unit!
- As-is Condition. No Onsite Parking
- High Traffic Count and good visibility!
- Street Front Signage Available!

SIZE: Approximately ~760 Square Feet

RATE: \$2,280.00 monthly base rent (\$3.00 per Square Foot)

Security Deposit: \$2,280.00

Previous Tenant – Clothes Retail Store

Term – 5 year lease – Gross Lease

- 3% annual increase
- One Option to Extend: 5 year extension at a mutually agreeable rate

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