

FOR SALE



2140, 2144, & 2150 COTNER AVE, LOS ANGELES, CA 90025
PREMIUM WESTSIDE COMMERCIAL BUILDING WITH ADJACENT LOTS



OFFERING MEMORANDUM
PRIME LOCATION AND VISIBILITY AT THE CROSSROADS OF OLYMPIC AND 405



◎ SITE DESCRIPTION

Incredible opportunity for owner/users, developers, and investors with premium West Side LA location and direct visibility from one of the nation's busiest freeways, I-405. Located at the corner of Olympic and Cotner (running parallel and directly adjacent to the freeway), 3 parcels are included with the sale:

PARCEL ONE: 2140 Cotner (APN 4322-025-037) 15,923 SF Office Building with 4 stories (3 floors + mezzanine) of existing build out and 2 levels of subterranean parking with 34 spaces.

PARCEL TWO: 2144 Cotner (APN 4322-025-010) Adjacent lot with small SFR (currently being used as office for business on a short term lease)

PARCEL THREE: 2150 Cotner (APN 4322-025-011) Adjacent open lot: on the CORNER of Olympic, with 128 feet of frontage on Olympic.

The total footprint of all 3 parcels is over 18,000+ SF. Endless opportunities to develop and re-image completely or blend the use of rentable office space and adjacent lots for parking or redevelopment. High profile visibility opens the value for high profile owner/user to brand with signage or investor to sell sign space. So many ideas and possibilities to mention. Bring all buyers and their creativity.

PARCEL 1 OF 3 2140 COTNER

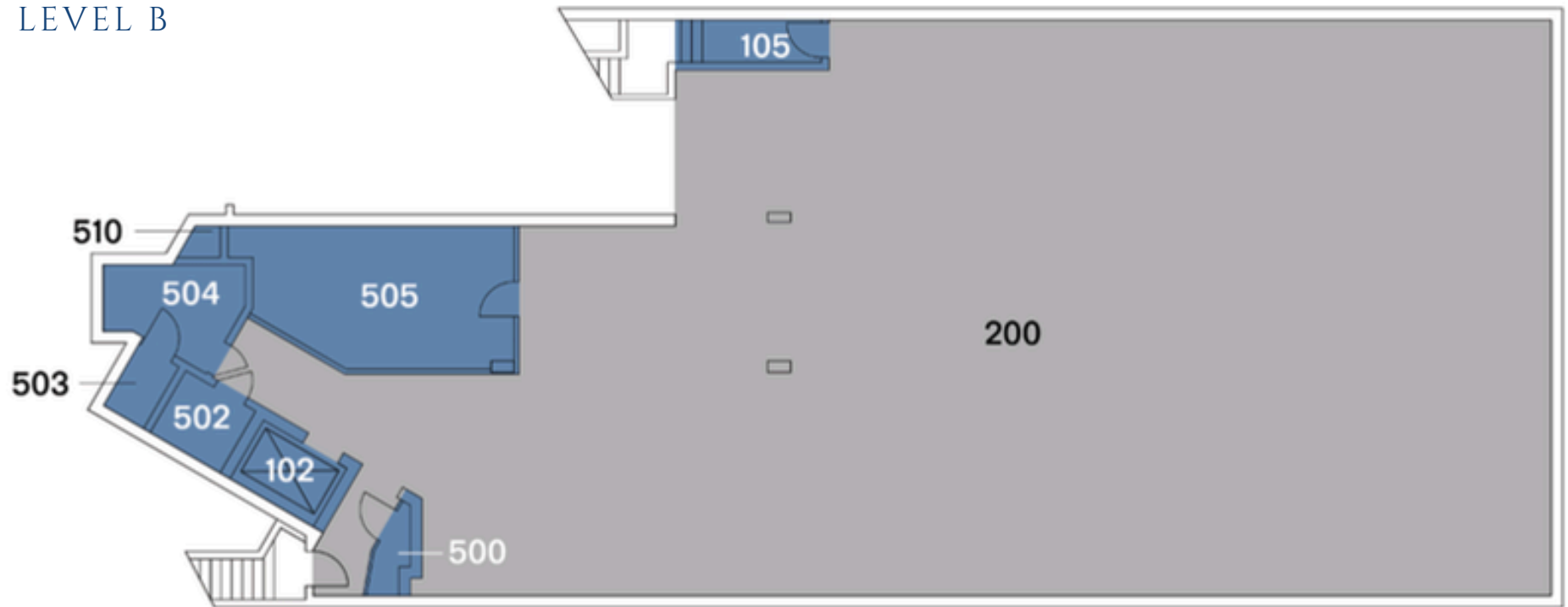
PROPERTY HIGHLIGHTS

- Address: 2140 Cotner Ave.
Los Angeles, CA 90025
- APN: 4322025037 (APN #1 of 3)
- Building Class: B
- Stories: 3 + Mezzanine + 2 Levels of Subterranean Parking
- Cell Tower (T-Mobile) Lease Income: \$41,700
- Year Built: 1990
- Property Type: Office
- Building Size: 15,923 SF (BOMA 2017)
- Parking: 34 Subterranean Parking Stalls
- Lot Size: 6,761 SF of 18,332 SF Total Offering



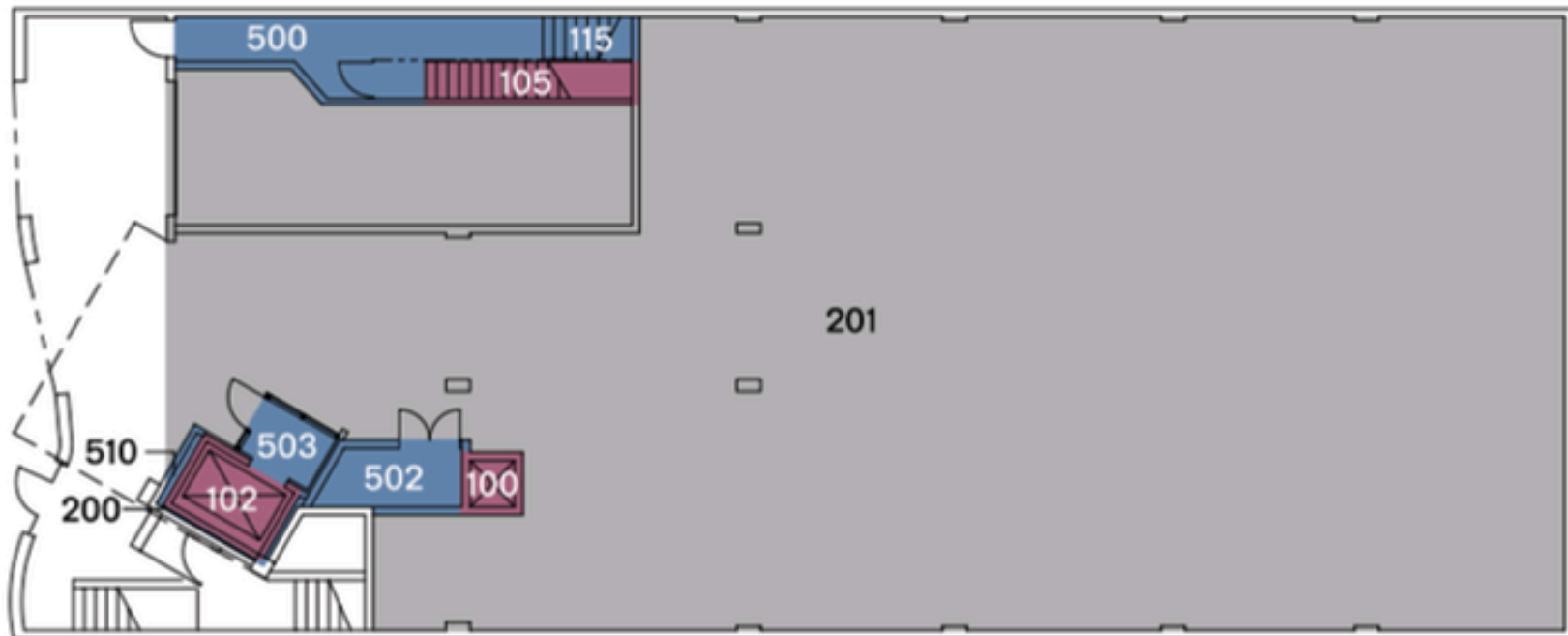
2140 COTNER - FLOORPLAN

LEVEL B



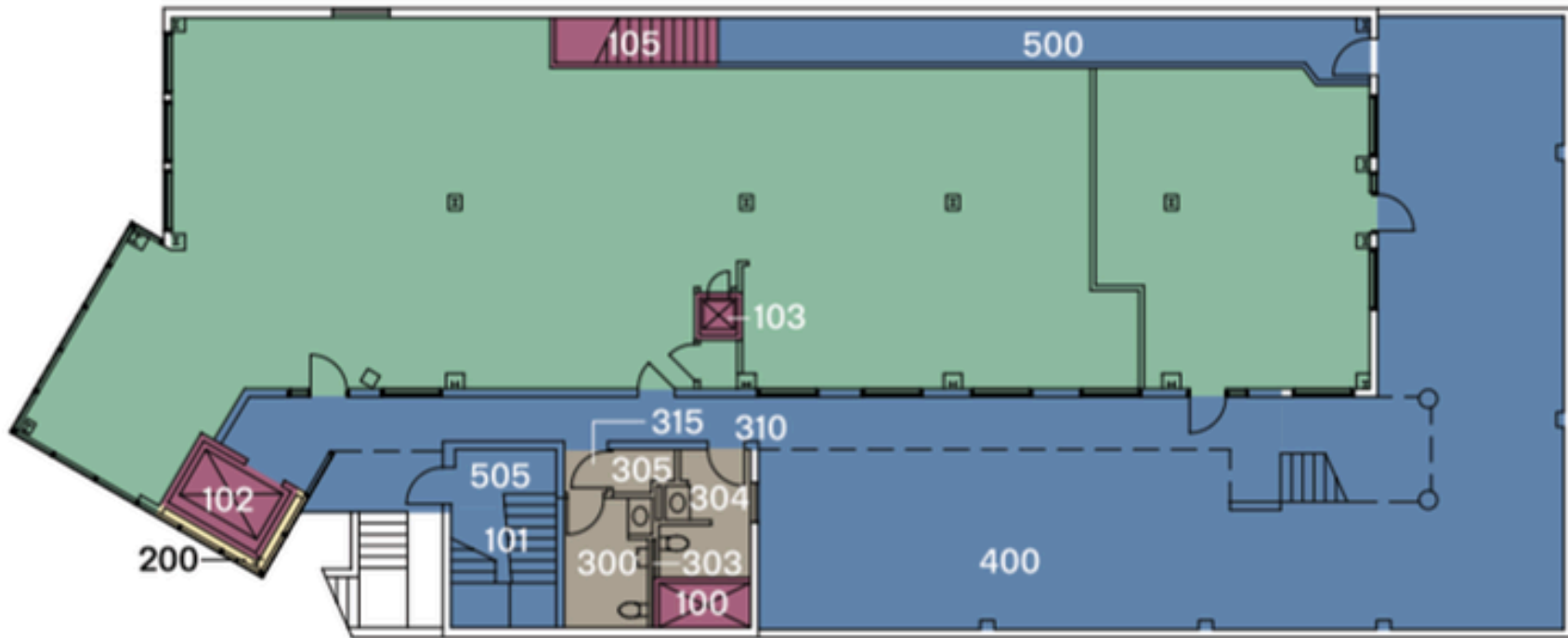
2140 COTNER - FLOORPLAN

LEVEL G



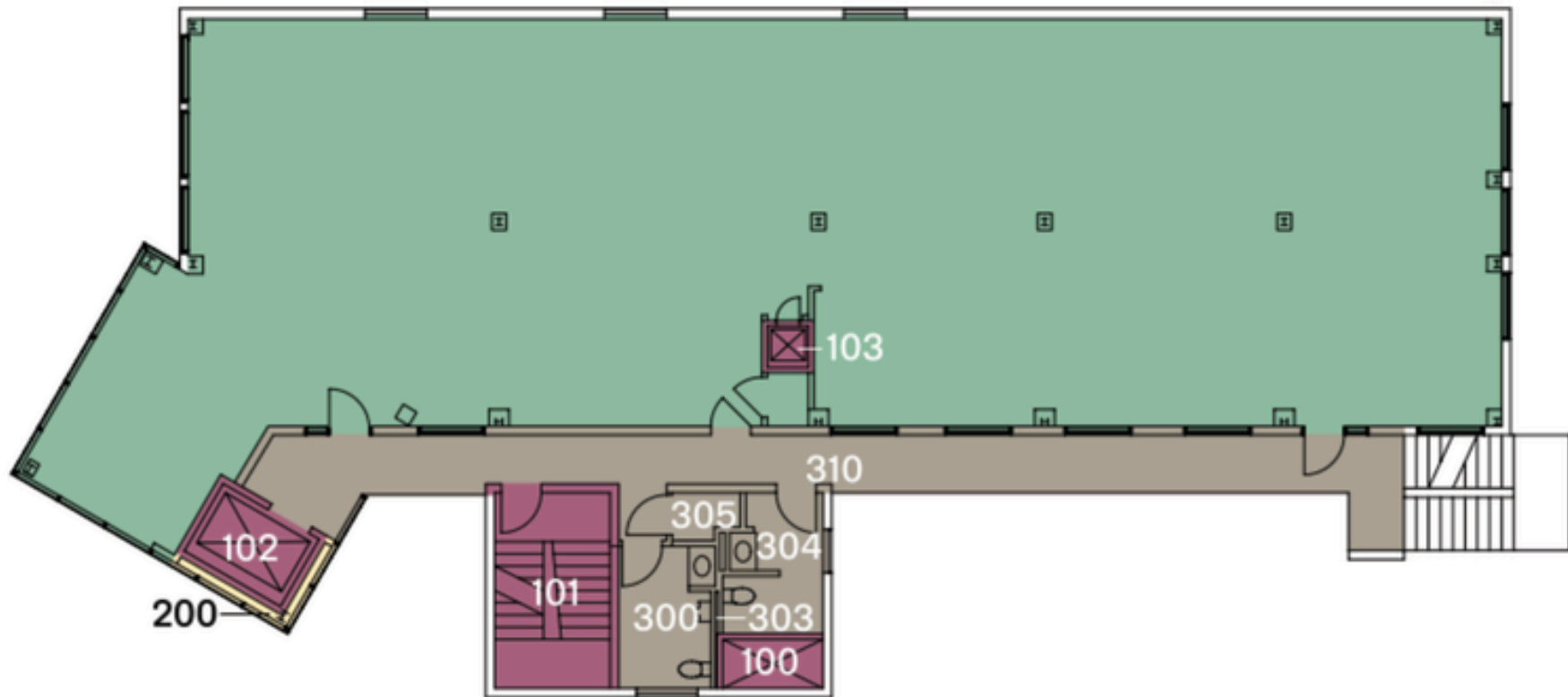
2140 COTNER - FLOORPLAN

LEVEL 1



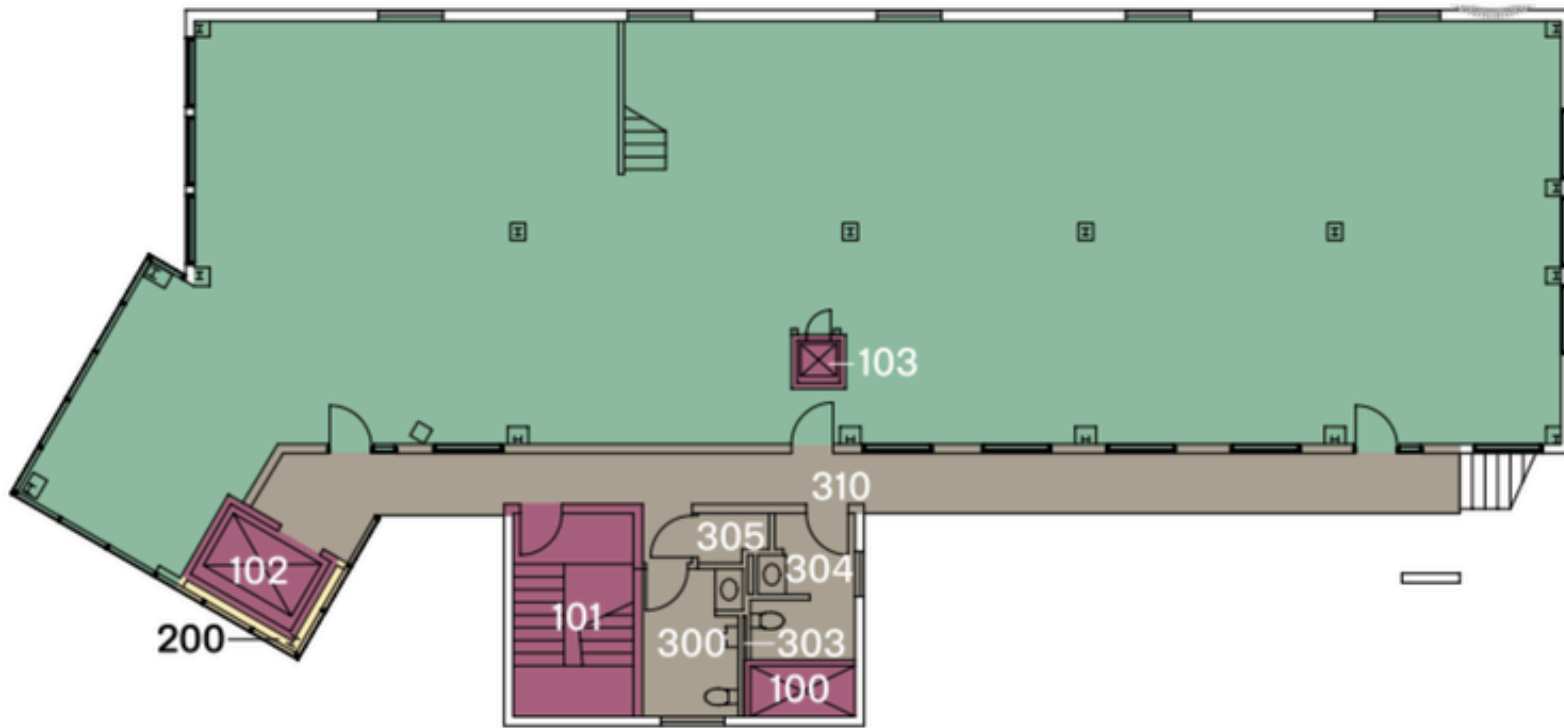
2140 COTNER - FLOORPLAN

LEVEL 2



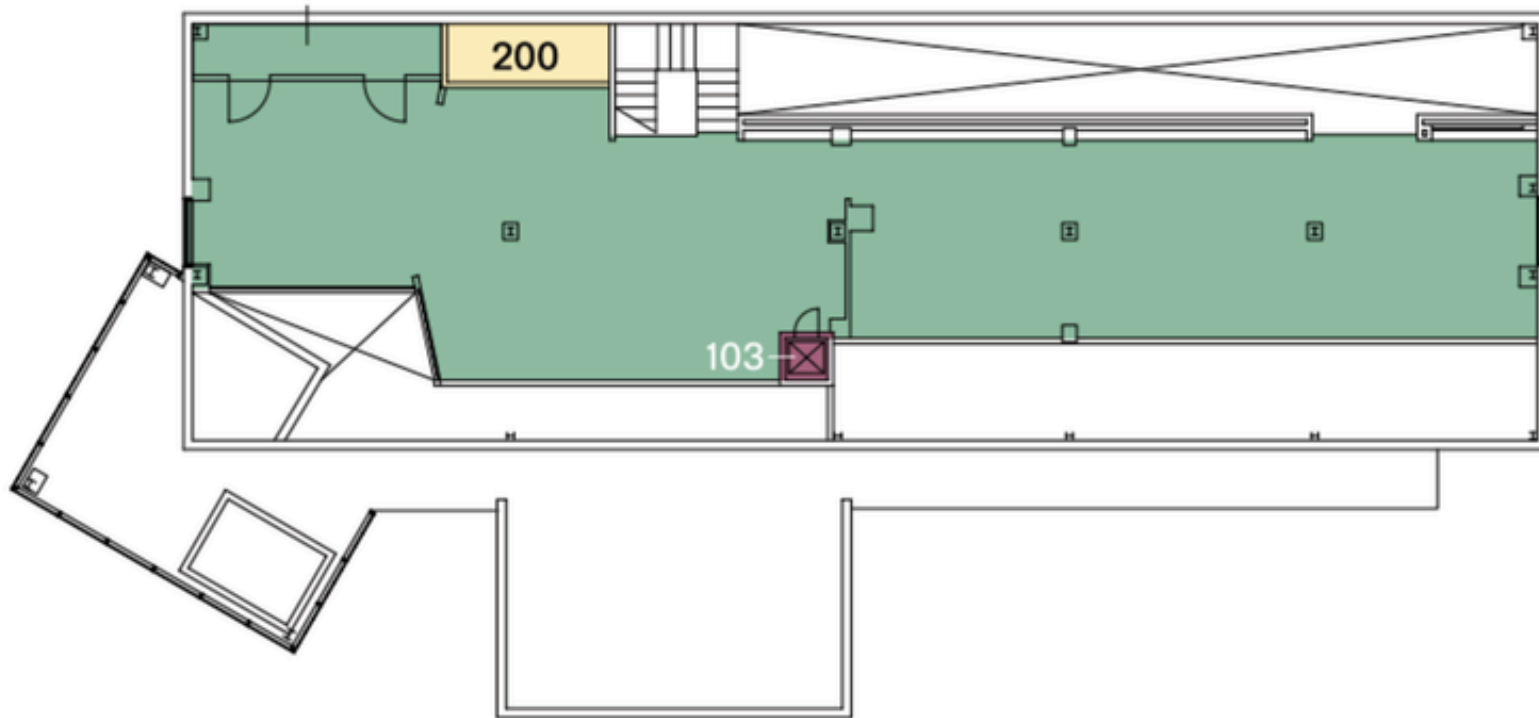
2140 COTNER - FLOORPLAN

LEVEL 3



2140 COTNER - FLOORPLAN

LEVEL M



2140 COTNER PROPERTY PHOTOS



PARCELS 2 & 3 2144 & 2150 COTNER

PROPERTY HIGHLIGHTS

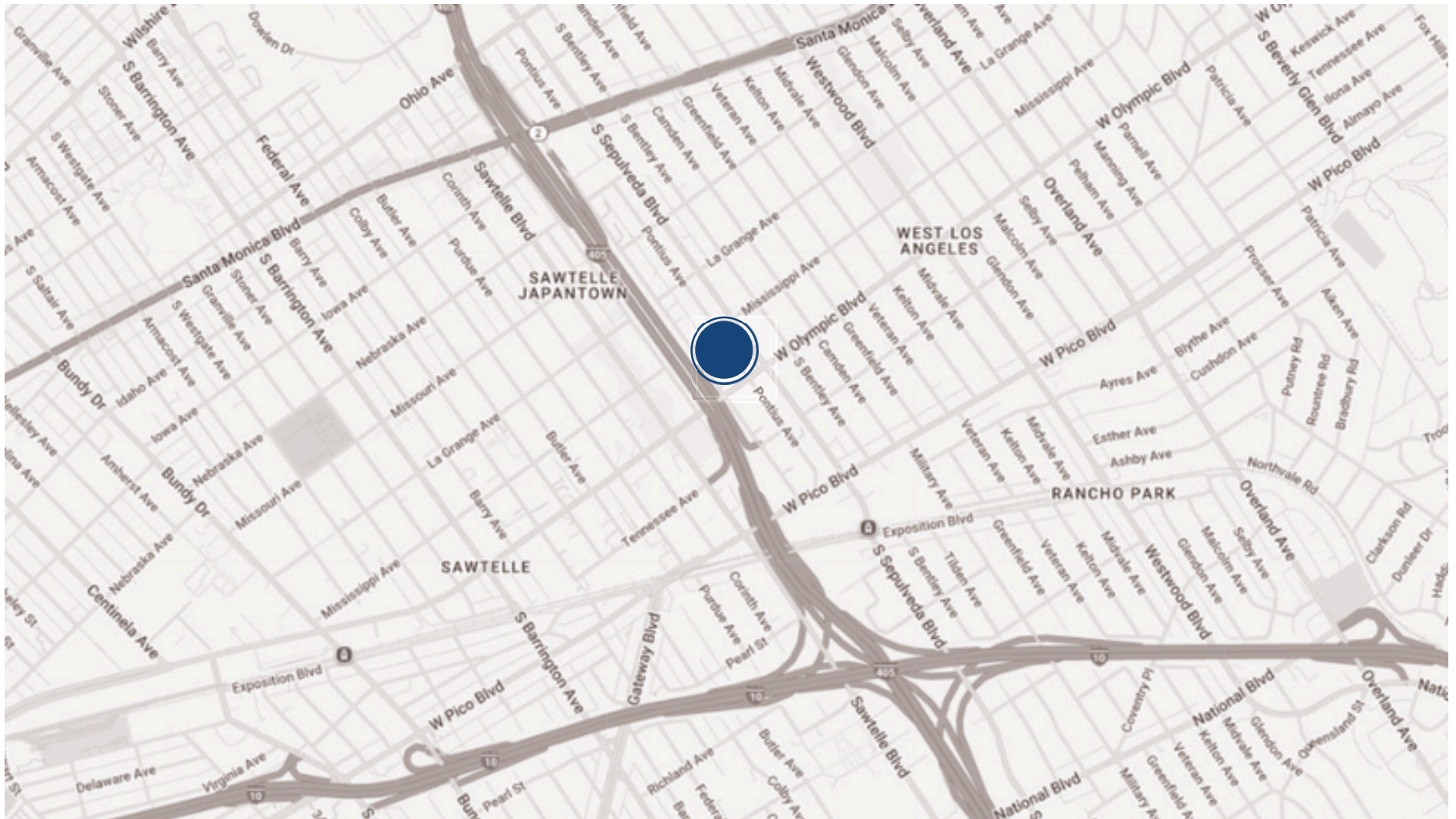
- Address: 2144 & 2150 Cotner Ave.
Los Angeles, CA 90025
- Lot Size: 11,571 SF of 18,332 SF Total Offering
- Olympic Blvd. Frontage: 128 feet
- Zoning: M2-1
- Tenant: Whit's Woodyard
- Monthly Income (Year to Year): \$13,000 NNN
- Assessors Parcel Number: 4322025010 &
4322025011





PRIME WESTSIDE LOCATION. VISIBILITY FROM THE 405 FREEWAY AND ALONG OLYMPIC BOULEVARD. NEARBY LOCAL RETAIL & RESTAURANTS.

LOCATION MAP





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