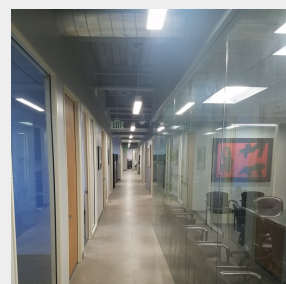


You Tell Us The Rate!
\$5,000 Broker Gift Card Bonus



Below Market "Creative" Long Term Sublease

11835 W. Olympic Boulevard, Suite 700E

Los Angeles, California 90064

Property Highlights

- Long Term Creative Space 7,904 RSF (not divisible) through June 30, 2022
- Rental Rate: \$2. You Tell Us!
- Perfect for Entertainment/Technology
- Mix of offices and open space
- One block from Expo Line metro Station
- 20 parking spaces available at existing building rate- additional parking may be available
- Occupancy Date Negotiable
- FF&E may be available

For more information:

Rick Gold

310.806.6106 • rgold@naicapital.com • CA CalDRE #00549936

Michael Arnold

310.806.6130 • marnold@naicapital.com • CA CalDRE #01221125

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474

NAI Capital
11835 W. Olympic Blvd. Ste. 700E
Los Angeles, CA 90064
310.440.8500
www.naicapital.com