

FOR LEASE - TECH OFFICES "GOOGLE ADJACENT"



**10931 WEST PICO BOULEVARD
LOS ANGELES, CA 90064**

FOR LEASE - TECH OFFICES "GOOGLE ADJACENT"



PROPERTY INFORMATION

- Address: 10931 West Pico Boulevard, Los Angeles, California 90064
- Available Space: Approximately 6,000 square feet (4,800 square foot ground floor, plus 1,200 square feet of fully-improved mezzanine).
- [CLICK HERE FOR INTERIOR PHOTOS.](#)
- Parking: Unlimited monthly employee parking available for \$135 per space per month. City-owned parking lot one block East offering all day metered parking for employees. Also, two hour free street parking.
- Asking Price: \$3.50 Modified Gross per square foot per month. Tenant responsible for utilities, janitorial, interior repairs and maintenance.

PROPERTY HIGHLIGHTS

- ♦ Lots of natural light, floor to ceiling windows on 6 ground level offices, high-visibility rooftop signage, and hardwood flooring, all in pristine condition;
- ♦ Open workstations to accommodate 24 people, plus 12 enclosed offices;
- ♦ 3 blocks from the Westwood/Rancho Park Expo Line Station;
- ♦ Neighbors include the 584,000 square foot Google campus (expected occupancy 2022), and dozens of established retailers and restaurants.

For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177

Marc@WestsideRetail.com

Mark Einbund

License #00826287

Mark@WestsideRetail.com

This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2020

10931 WEST PICO BOULEVARD
LOS ANGELES, CA 90064



FOR LEASE - TECH OFFICES "GOOGLE ADJACENT"



Hosa Design Associates

330 Tejon Place, Malaga Cove
Palos Verdes Estates, CA 90274

310/373-5588 fax 373-9978

HosaDesign@earthlink.net

REVISIONS

1	
2	
3	
4	
5	

STAMP

CONSULTANTS

REMAX ESTATE PROPERTIES
West L.A. Office



10931 West Pico Blvd.
West Los Angeles
office planning + design

PROJECT HD1491 DRAWN

DESIGN SJHOSA CHECKED

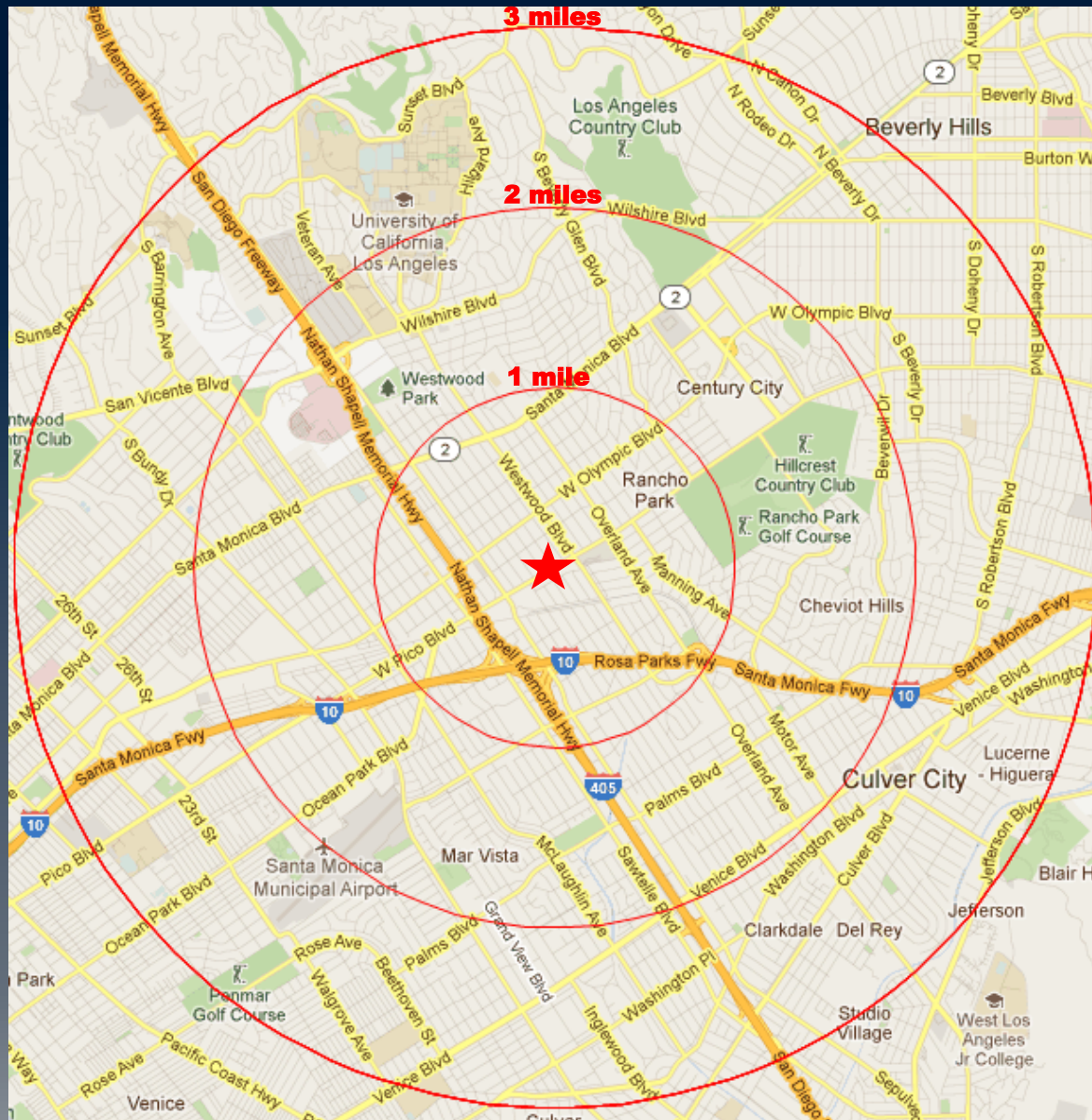
ISSUED 10/2/14 FC Issued For Bid

ID-1

10931 WEST PICO BOULEVARD
LOS ANGELES, CA 90064

WESTSIDE RETAIL
COMMERCIAL REAL ESTATE

FOR LEASE - TECH OFFICES “GOOGLE ADJACENT”



**10931 WEST PICO BOULEVARD
LOS ANGELES, CA 90064**