

2001
The Gardens

THE GARDENS

2001 Barrington Avenue
Los Angeles, CA 90025



PSYCHOLOGY/ GENERAL OFFICE SPACE

FOR SUBLEASE



RUDY QUINTANAR
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Beautiful Garden Style Building with Running Streams and Waterfall

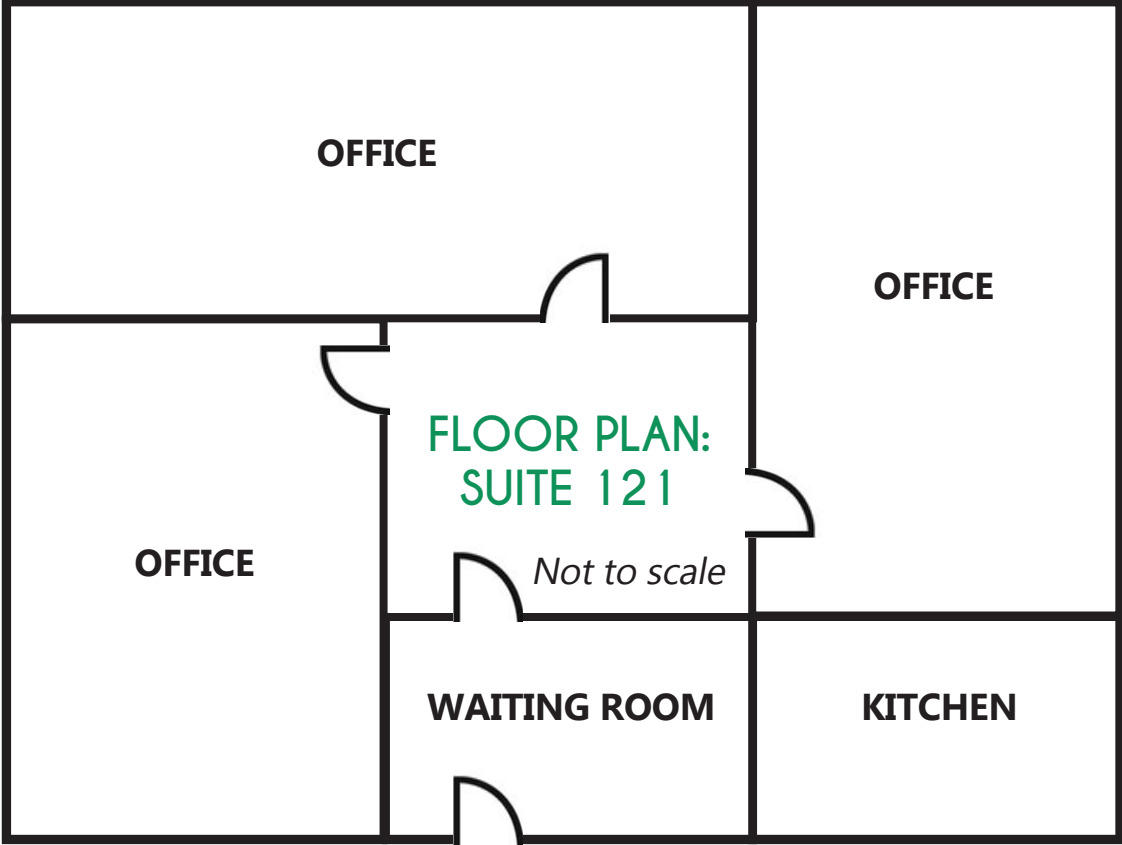
PREMISES: Suite 121 - approximately 978 square feet

TERM: Expires 10/31/2022

RENT: \$2,950 per month, Full Service Gross

CURRENT USE: Psychology offices

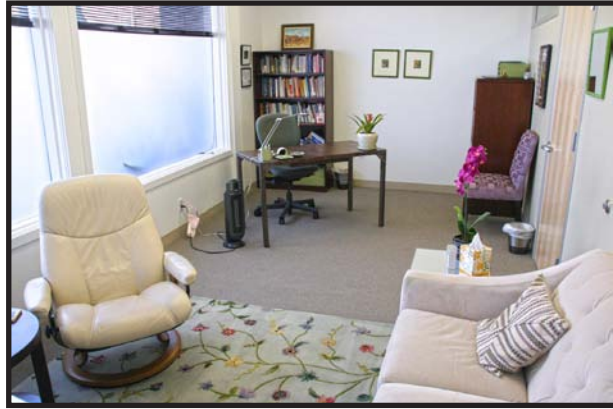
OCCUPANCY: Immediately



- Tranquil garden setting
- Close proximity to many shops and restaurants as well as Trader Joe's and Ralps
- 2 elevator banks
- On site management
- Near the 405 and 10 freeways



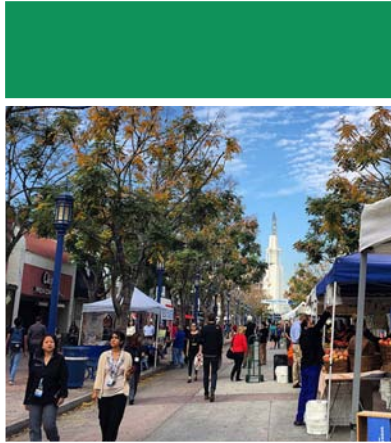
PROPERTY PHOTOS



www.parcommercial.com

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West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 13,582, with approximately 12,061 people per square mile. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.



**West Los Angeles Offers Everything:
Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!**

