

**FOR
LEASE**

11744 1/2 Pico Boulevard
Los Angeles, CA 90064



I-CARE OPTICAL
"GLASSES MADE WHILE YOU WAIT"



AFFORDABLE OFFICE SPACE



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

Property Characteristics

SIZE: Approximately 1,000 square feet

RATE: \$2,000 per month, Modified Gross
(Net of electricity and janitorial)

PARKING: One tandem space (2 car parking) included in the rent

TERM: 1 - 3 years

AVAILABLE: Immediately

- 2nd floor office with private ground floor entry
- Air conditioned building
- Large operable windows that overlook Pico Boulevard
- Located between Barrington Avenue and Bundy Drive
- Easy access to 10-Freeway
- Neighbors include Don Antonio's, Bed Bath & Beyond, Taco Bell and the Expo Station at Bundy



[www.parccommercial.com](http://www.parcommercial.com)

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

Area Map & Information



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, perfectly contented for the multi-faceted, fast-paced life of an Angelino. West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. 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.



[www.parccommercial.com](http://www.parcommercial.com)

RAFAEL PADILLA
 310.395.2663 X102
 RAFAEL@PARCOMMERCIAL.COM
 LIC# 00960188

ARTHUR PETER
 310.395.2663 X101
 ARTHUR@PARCOMMERCIAL.COM
 LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.