

11528-11530 W Pico Blvd

Creative Office / Retail / Owner User



Identifying the right vibe to take your business to the next level can be a daunting task. 11528-11530 Pico Blvd is a 3850 sqft blank canvass strategically located east of Santa Monica off the 10/405 freeways. This Silicon Beach creative office checks all the boxes. Surrounded by popular lunch and happy hour spots, your culture will kick into overdrive. Take a step inside...

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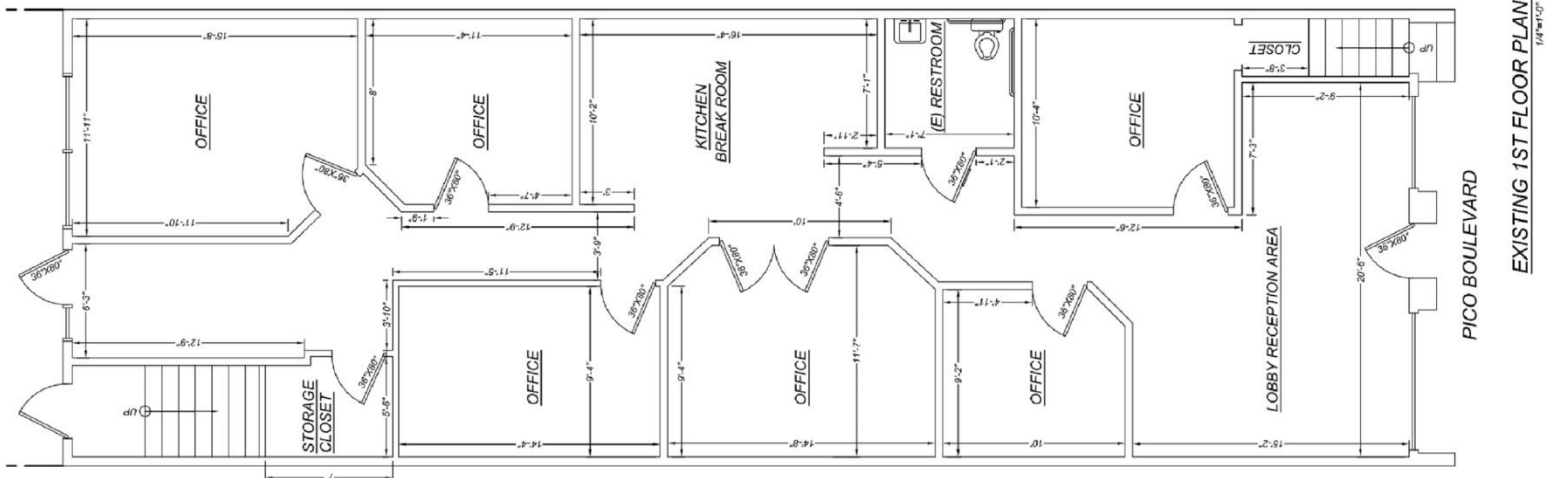
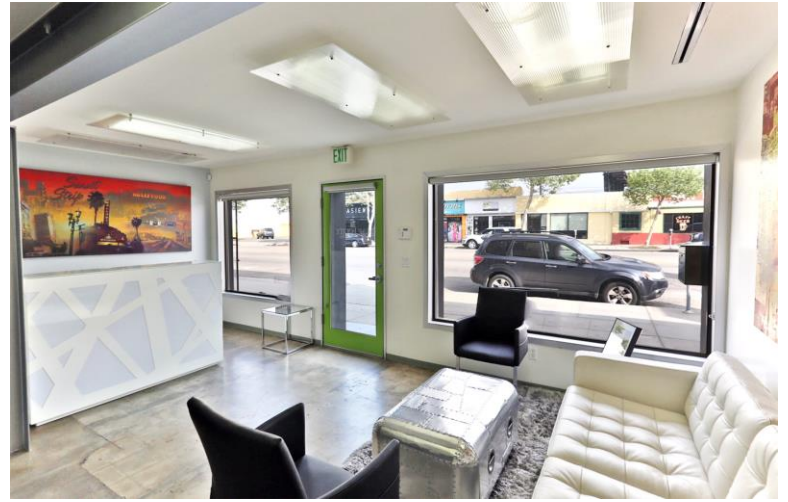


11528 Ground Floor Retail / Office Suite ± 1,925 SQFT

- 6 offices, kitchen, break area, storage closets and reception area
- Pico Boulevard signage
- Creative layout w/ steel beams, glass, polished concrete, exposed ducting
- Rear entrance to parking lot
- Market rents at \$3.60 NNN / Will be delivered vacant!

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Cap Equity Realty BRE#: 01852340

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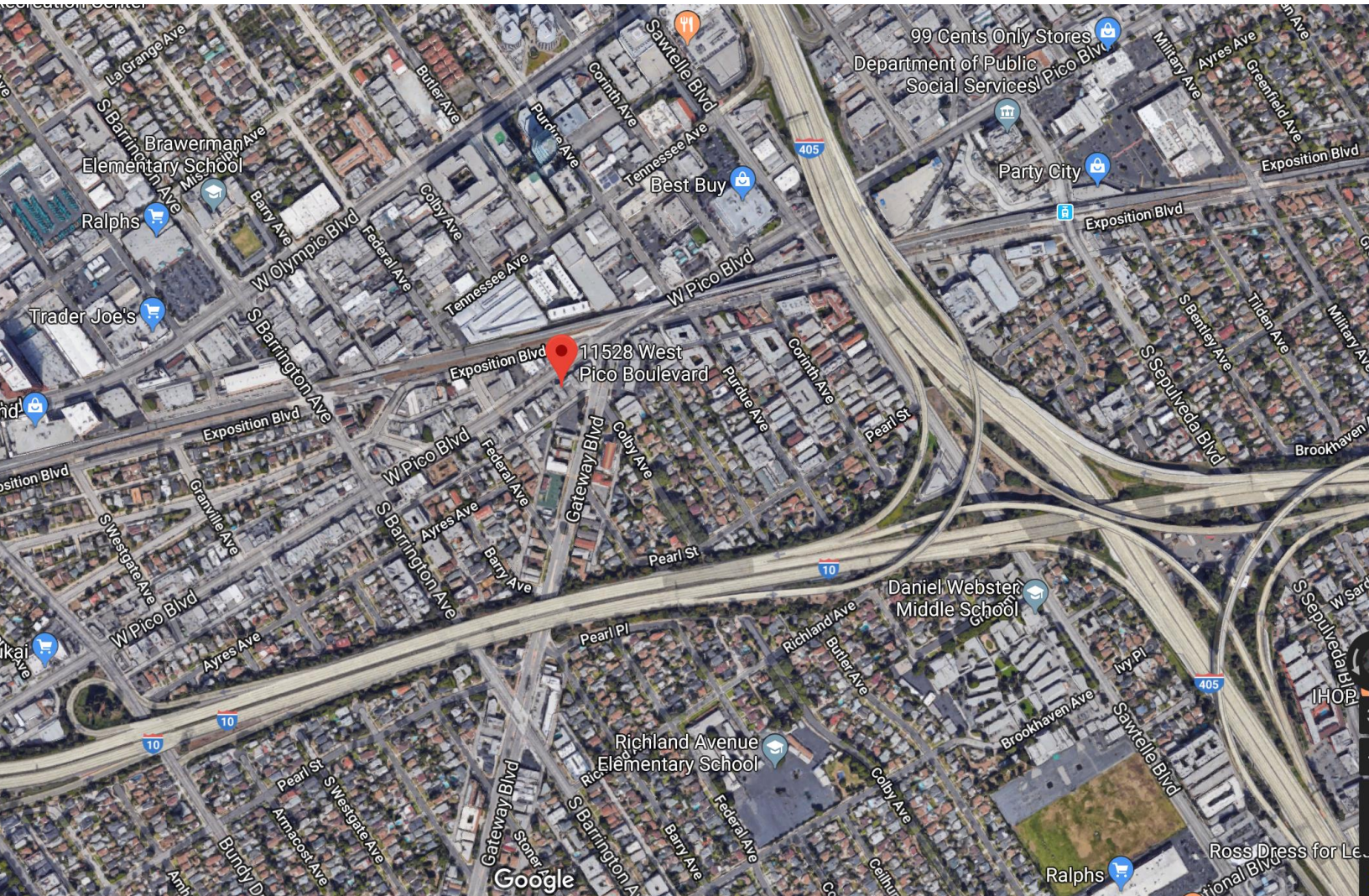


11530 Upstairs Office Suite ±1,925 SQFT

- Meeting area/bullpen, 2 offices, 2 bathrooms, outdoor balcony
- Skylights (potential to raise ceiling)
- Tenant is *month-to-month* at \$4,500 (market is \$5,000/mo)
- Tenant pays 50% of the water, sewer and trash ~\$173/mo
- Close escrow and retain tenant or occupy upstairs
- Signage

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Location, Location, Location!

- East of Santa Monica off the 10 or local access via Gateway/Ocean Park
- Situated North of Playa Vista and LAX, a few streets from the 405
- Head North on Bundy, Barrington, Sawtelle or Sepulveda
- Steps to metro light rail servicing DTLA to the beach
- Ideal to service clients and recruit employees
- Access is everything!



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Versatility and Benefits

- Entire two story building available
- Prominent signage on main thoroughfare
- Possibility of interior access between floors
- Divisible by floor with separate addresses
- 11528 ground floor delivered vacant
- 11530 upstairs tenant below market rent \$4,500/mo (\$2.34 MG month-to-month. Willing to sign long term lease)
- Layout supports SBA Loan with 10% down payment
- Currently parking 6 cars onsite ; adjacent parking options available
- Easy access to beach and downtown
- Steps to the Metro/Expo train station **in the path of progress**
- Walk score of 87 (Very Walkable)
- This FILM READY property has generated additional revenue from TV, feature films and commercials. Rates start at \$4,000/day www.FilmReady.com



VH's Candidly Nicole



ABC's Modern Family

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