

FOR LEASE

5,000 SF WESTSIDE FLEX WAREHOUSE WITH OFFICE

3434-3440 OVERLAND AVENUE, LOS ANGELES, CA 90034



NEWMARK

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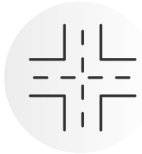
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Central Westside location in Palms / Culver City with immediate proximity to I-405 and I-10 freeways



Immediate access to onsite parking, plus abundant street parking



Recently renovated office space with updated restrooms



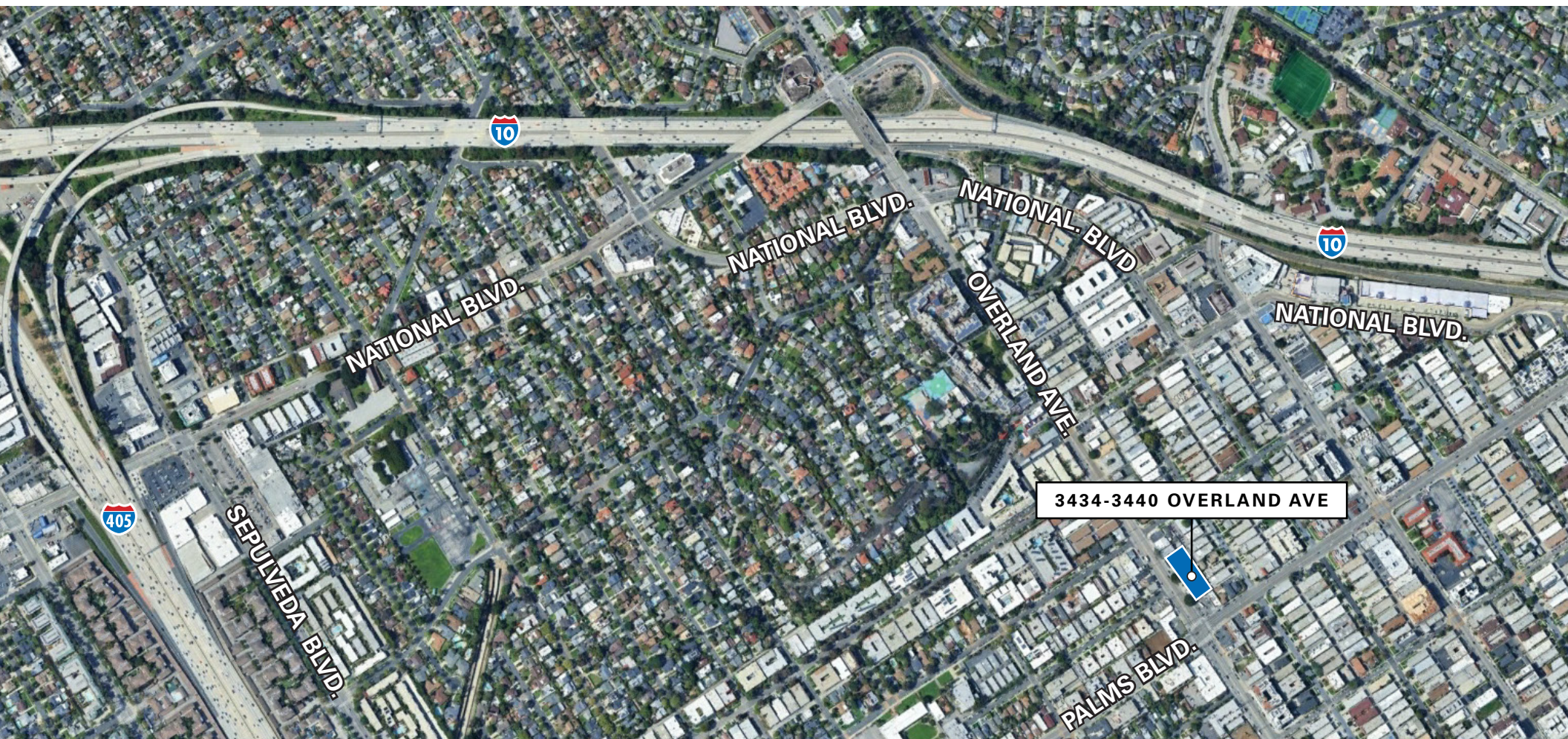
Walkable amenities, including Kogi Tacos, Daniel's Bagels, Doughroom, Coffee Commissary, and others



Unique high volume warehouse with 20' bow truss ceiling & 12' roll up door



Abundant natural light, with skylights and new LED lighting throughout



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AVAILABLE FOR LEASE

TOTAL BUILDING AREA

20,881 Rentable Square Feet

AVAILABLE SQUARE FEET

5,000 Rentable Square Feet
(± 2,500 RSF Office)

OCCUPANCY

30-60 Days

BUILDING TYPE

Flex / Warehouse with 1 Roll Up Door

YEAR BUILT

1957, Renovated 2009

CLEAR HEIGHT

20'

ROLL UP DOOR

12'

POWER

600a/480v 3p 4w

RENTAL RATE

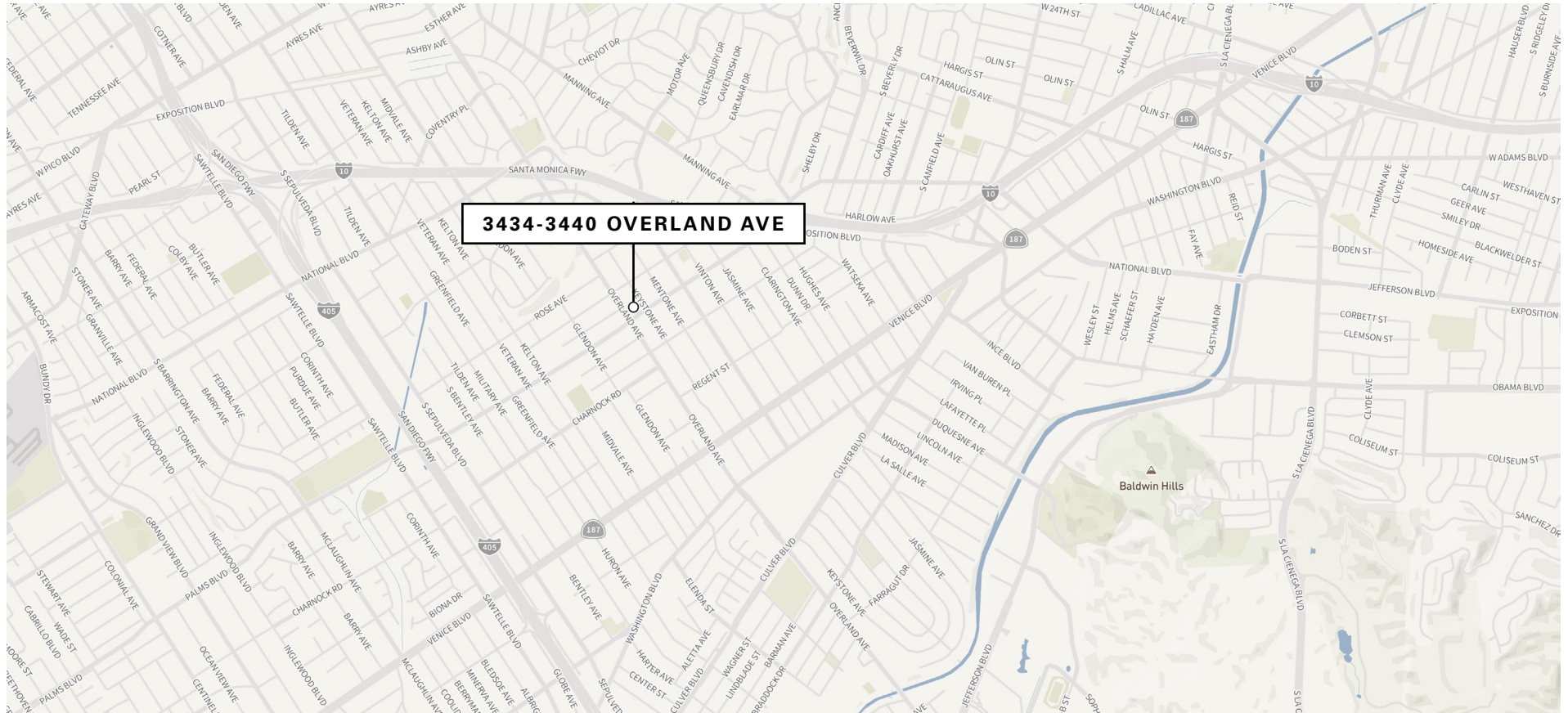
\$2.50 per RSF, Modified Gross

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LOCATION MAP



LEASING CONTACTS

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