

2211

CORINTH AVE.
LOS ANGELES, CA

OFFICE/THERAPY/MEDICAL SPACE



3-STORY MEDITERRANEAN-STYLE OFFICE BUILDING
785-3,762 SF AVAILABLE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA BRE #01990696

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Property Features

- Large courtyard with lush landscaping
- Operable windows
- Portion of the property approved for medical use
- Ample subterranean parking
- Easy access to the 405 and 10 freeways
- Within walking distance of many restaurants and other amenities

Asking Rate

~~\$3.95/SF/Mo.~~ (FSG)

General/Therapy Office

\$3.25/SF/Mo. (FSG)

Medical (Suite 204)

\$3.50/SF/Mo. (FSG)

Tenant Improvements

Negotiable

Lease Terms

1 to 5 Years

Parking

3/1,000 SF
\$145/Mo. (Unreserved)

Availability

| | | |
|------------|------------------------------------|--|
| Suite 201 | 875 SF General Office | Two window offices/therapy rooms, reception/waiting area, kitchen, bathroom |
| Suite 204* | 2,362 SF Medical Office | 3 exam rooms with sinks, 6 other exam room/offices, many with access to private patios or a large fenced outdoor area, reception/waiting area, admission area with separate file room, private bathroom. Landlord will do a build-to-suit for new tenant |
| Suite 205* | 1,400 SF Office | Creative office space. Two window offices, one interior office, large open area, private bathroom, large fenced outdoor space, high ceilings, concrete floors |
| Suite 207 | 1,200 SF General/Therapy Office | 4 private window offices/therapy rooms, reception/waiting area, kitchen, storage |
| Suite 307 | 785 SF General/Therapy Office | 1 window and 2 interior offices/therapy rooms, all offices with skylights, reception area, private bathroom |
| Suite 310 | 1,830 SF Medical Office | 4 window and 1 interior offices-therapy rooms, conference/group room, open area, reception/waiting area, kitchen, private bathroom, storage, exposed ceiling, 2 skylights, operable windows |

*Suites 204 & 205 can be combined for a total of 3,762 SF



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