

# FOR SALE

Westside Creative Office / Modern Live Workspace

Building Size:	9,038 SF
Lot Size:	8,548 SF
Zoning:	M2
Price:	\$9,900,000



TRADER JOE'S

Ralphs

BARRINGTON AVE

OLYMPIC BLVD

2307 FEDERAL AVENUE  
LOS ANGELES, CA 90064

EXPOSITION BLVD

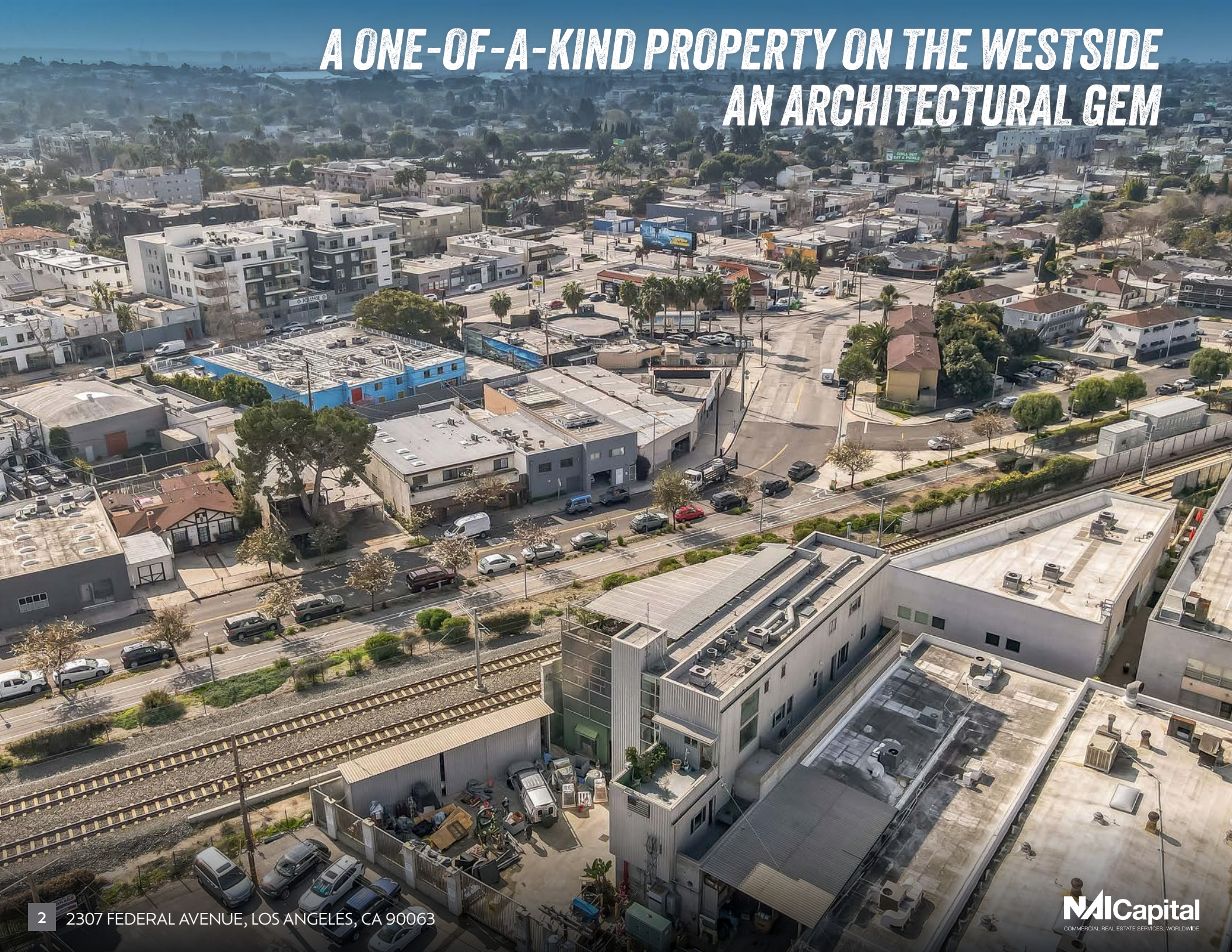
FEDERAL BLVD

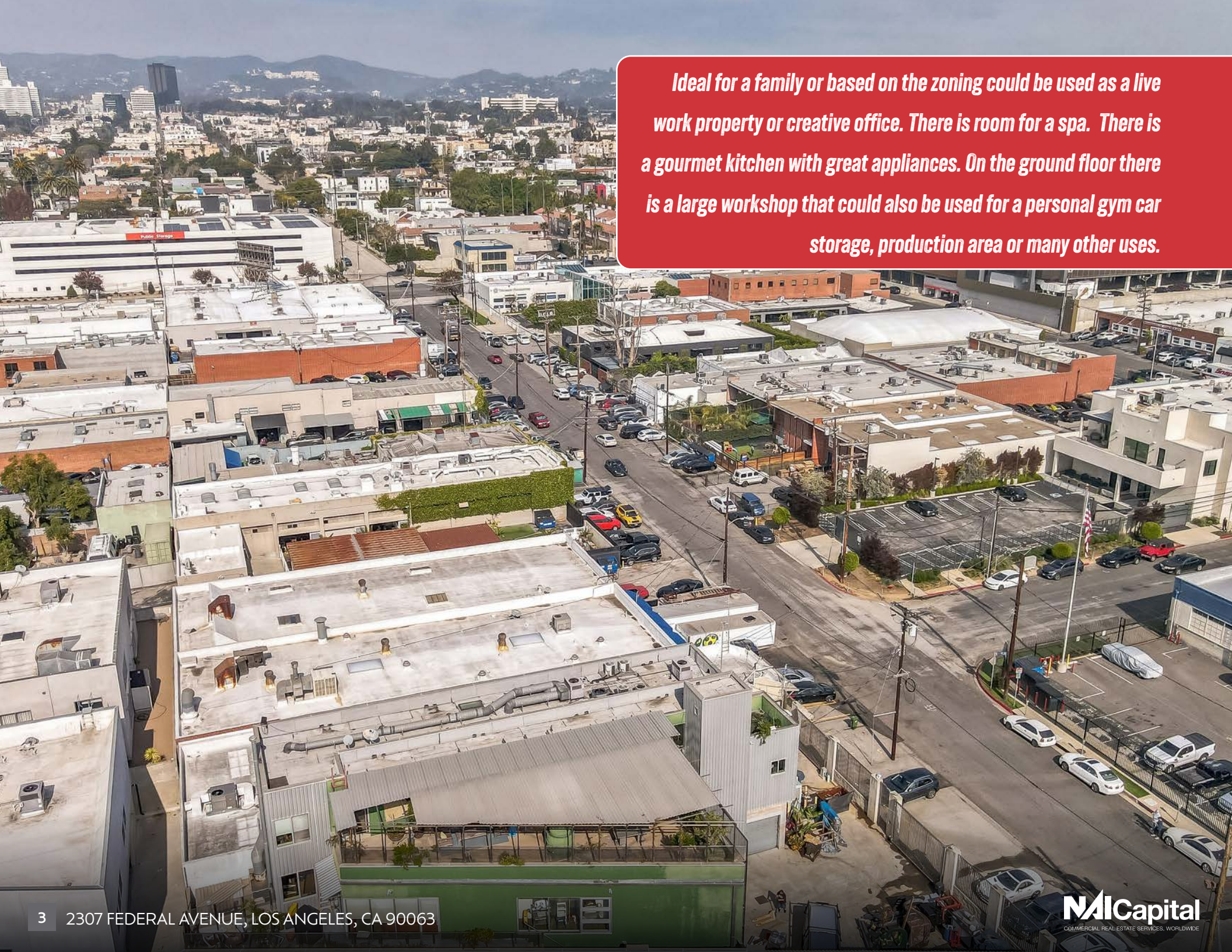
**RICK GOLD**  
Senior Executive Managing Director  
310.806.6106  
rgold@naicapital.com  
Cal DRE Lic# 00549936

**NAI CAPITAL - WEST LOS ANGELES**  
11150 Santa Monica Blvd.  
Suite 1550  
Los Angeles, CA 90025  
310.440.8500

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# A ONE-OF-A-KIND PROPERTY ON THE WESTSIDE AN ARCHITECTURAL GEM





*Ideal for a family or based on the zoning could be used as a live work property or creative office. There is room for a spa. There is a gourmet kitchen with great appliances. On the ground floor there is a large workshop that could also be used for a personal gym car storage, production area or many other uses.*



### **TYPES OF ROOMS:**

3 Bedrooms / Offices  
3 Full Bathrooms plus 1 Powder Room  
Shop Area has Two Restrooms  
Gourmet Kitchen  
No Basement, does have sump pump

### **APPLIANCES & UTILITIES:**

Double Oven	Water Purifier	Water Line to Freezer
Gas Grill	Dryer	Central Water Heater
Gas Oven	Freezer	Dishwasher
Range Hood	Vented Exhaust Fan	Disposal Dryer
Free Standing Gas	Water Filter	Upper Level
Oven	3x Disposal	Laundry Room
Microwave	Exhaust Fan	Gas Dryer Hookup
2x Dishwasher	Refrigerator	
Range/Oven	Washer	

### **GAS & ELECTRIC:**

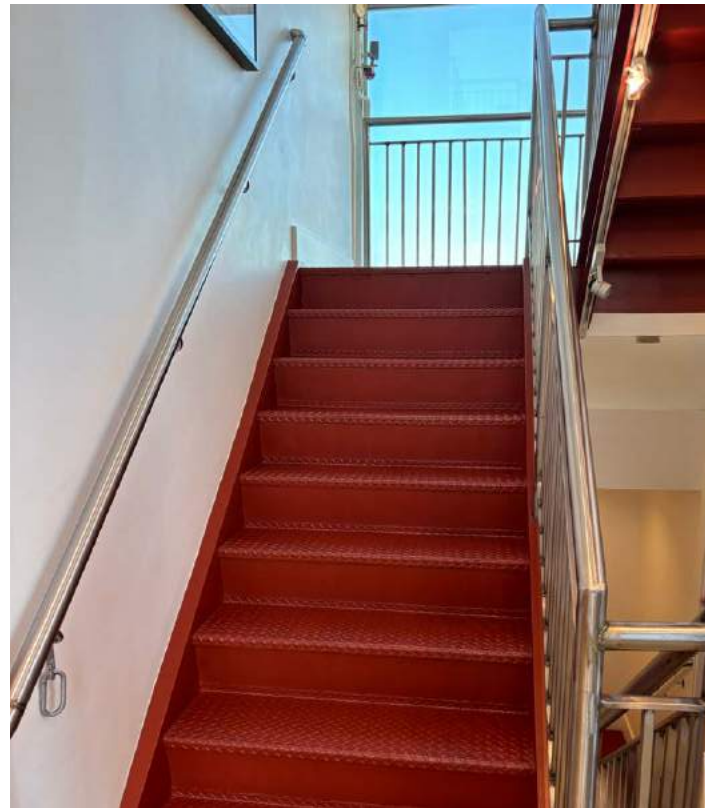
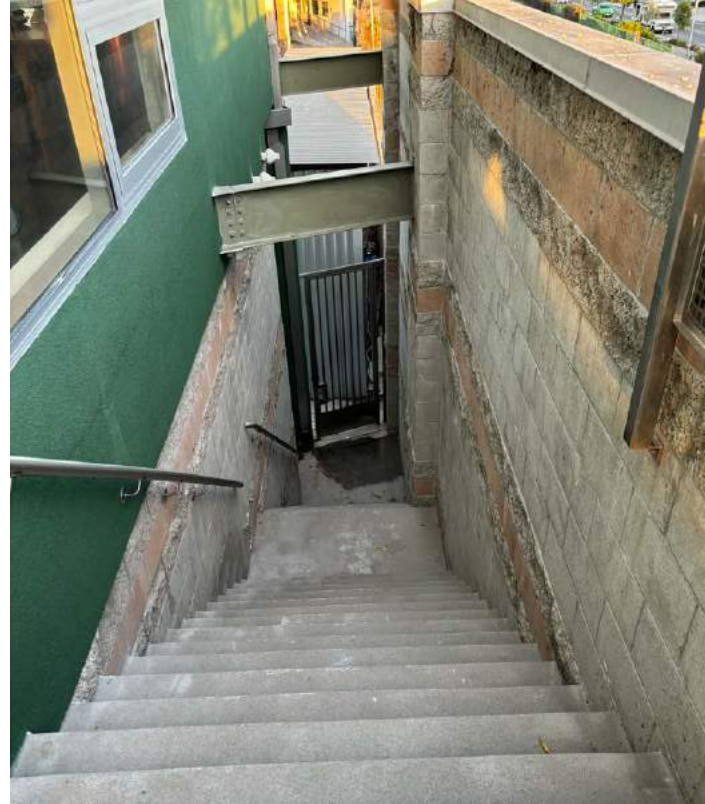
220 Volt both single phase (200 Amps) and three phase (400 amps),  
Generator Diesel 100kw.

### **WINDOW, DOORS FLOORS & WALLS WINDOW:**

Awning, Double Pane Windows, Screens, Blinds, Skylight(s)

### **FLOORING:**

Wood, Granite Polished Concrete



### COMMON WALLS:

Detached/No Common Wall

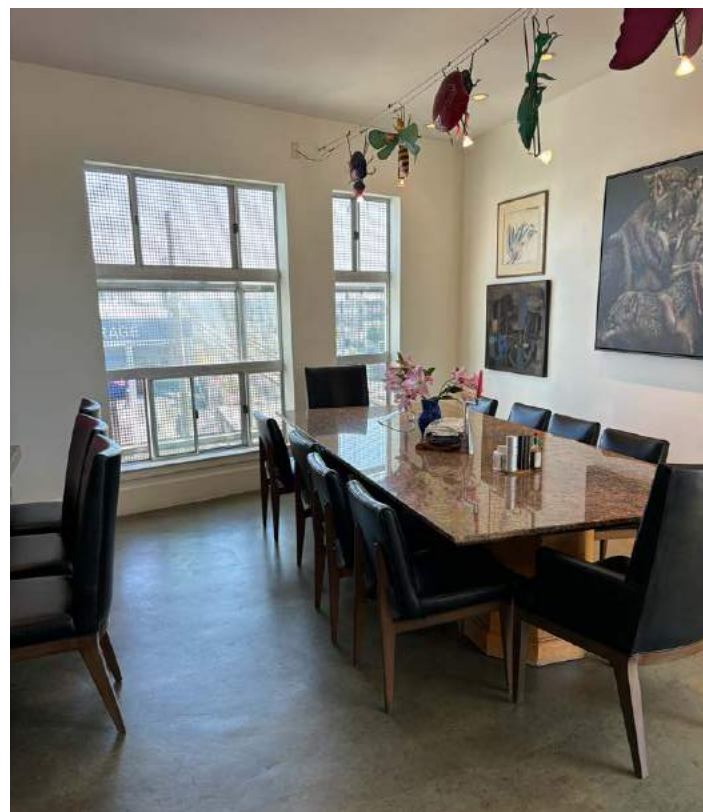
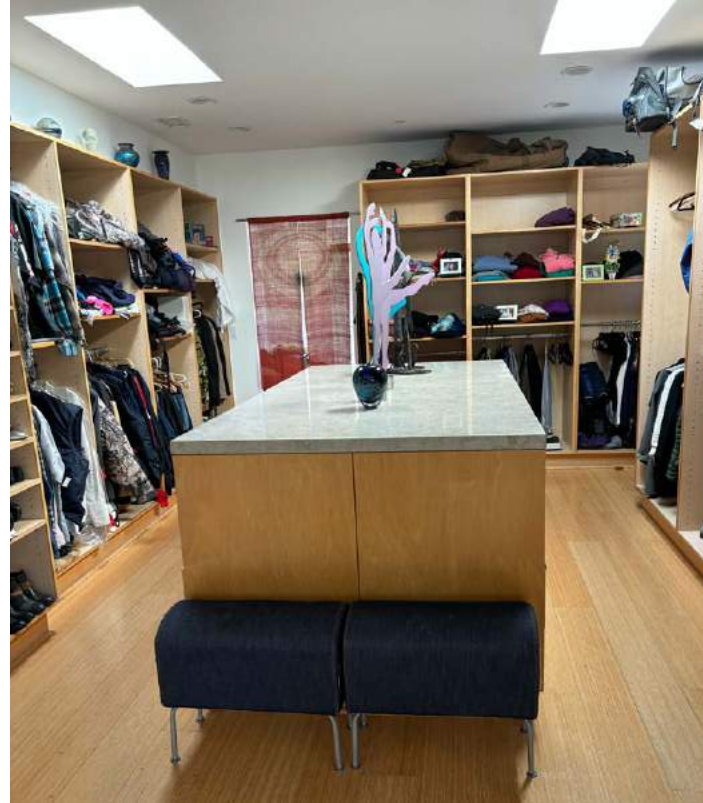
### LEVELS, ENTRANCE & ACCESSIBILITY STORIES:

3 Levels, Three Or More Entry Locations

### ELEVATOR ACCESSIBILITY:

Entry slope less than 1 foot, customized wheelchair accessible, accessible doors, two large steel roll up doors, 7 foot or more high garage door(s), Thresholds less than 5/8 inch, accessible hallway(s), parking and elevator access on ground floor







**PARKING:**

Secured, garage is attached, auto driveway gate, concrete, 2 car garage, on-site surface parking as well as additional spaces in front of the premises

**PROPERTY TYPE / STYLE:**

Mixed used

**SUBTYPE:**

Mixed use Structure

**TYPE:**

Detached

**ARCHITECTURE:**

Modern





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**LIVE / WORK / CREATIVE OFFICE FOR SALE**

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