

# For Lease

11111-11101 W. Olympic Blvd., W Los Angeles



### FOR MORE INFORMATION,

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LANCE LEVIN, PRESIDENT

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Co-listed with DANIEL CHIPRUT of BEITLER

#### OFFICE LOCATION

8924 LINDBLADE STREET  
CULVER CITY, CA 90232

NOTE: All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.  
Lance Levin: DRE # 01128388 Jonathan Wolk: DRE# 01228058



"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."  
- Lance Levin, President & Jonathan Wolk, Senior Associate

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11111-11101 W. Olympic Blvd., W Los Angeles

**Retail / Office / Medical**



Freeway Visible Signage  
5/1000 Parking



### EXISTING

11111 W. Olympic Blvd.  
Total available 23,500 SF

### NEW CONSTRUCTION

11101 W. Olympic Blvd.  
Total 31,782 SF

Combined Available up to 45,000 SF

See additional pages  
for new construction schematic  
and lease rates.



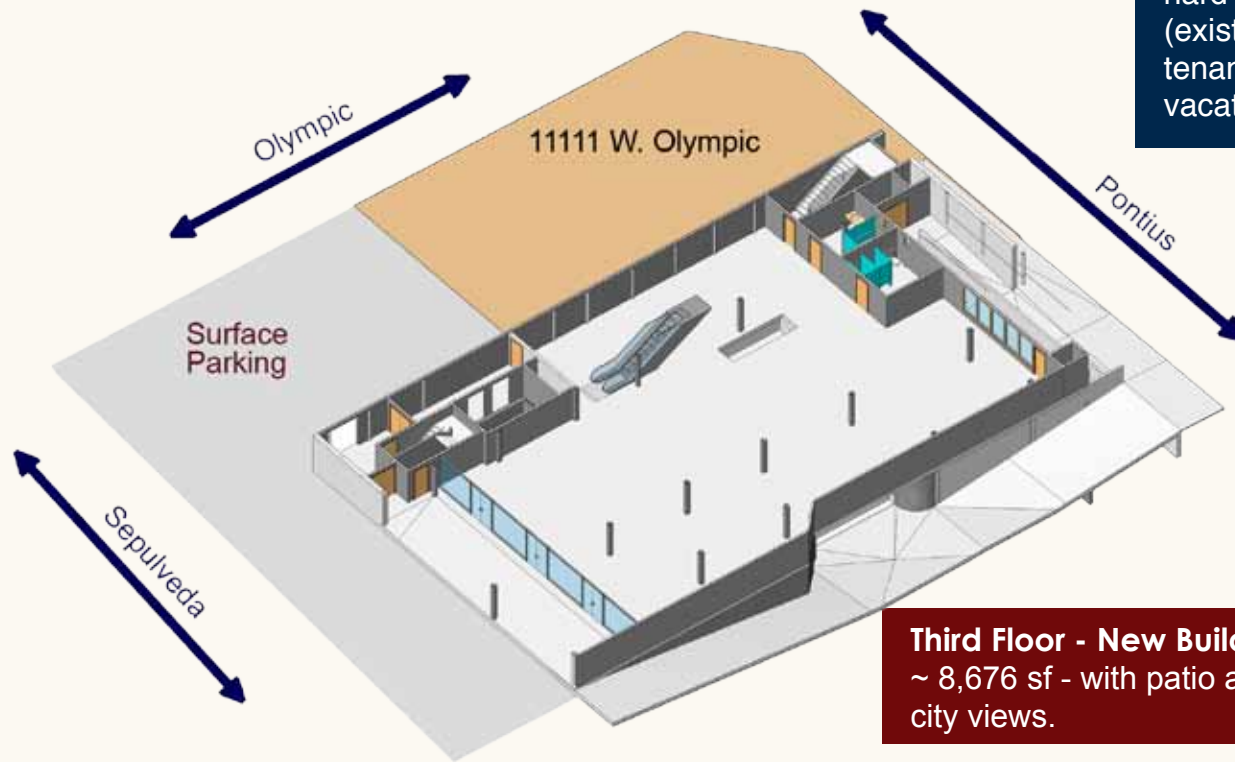
**LANCELOT**  
COMMERCIAL INDUSTRIAL BROKERAGE

# For Lease

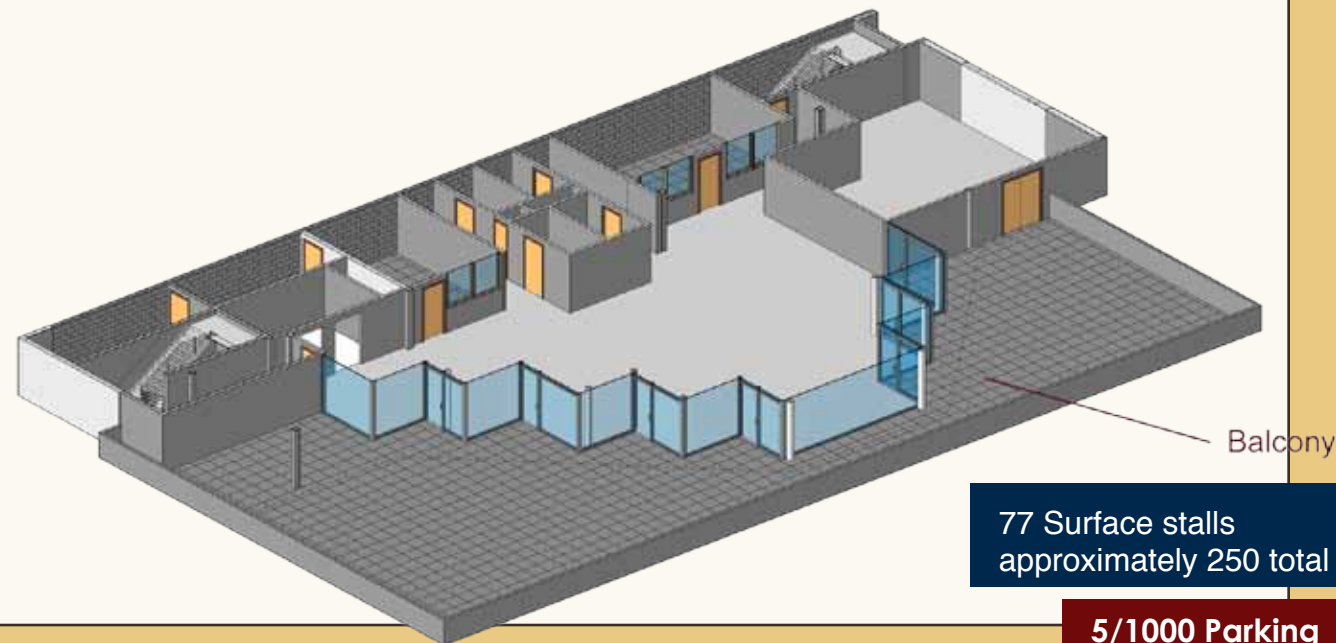
High-identity signalized hard corner and 405 freeway signage available.

## FIRST FLOOR

Up to 16,274 sf of ground floor at hard corner (existing tenant to vacate)



Third Floor - New Building ~ 8,676 sf - with patio and city views.



77 Surface stalls approximately 250 total

5/1000 Parking

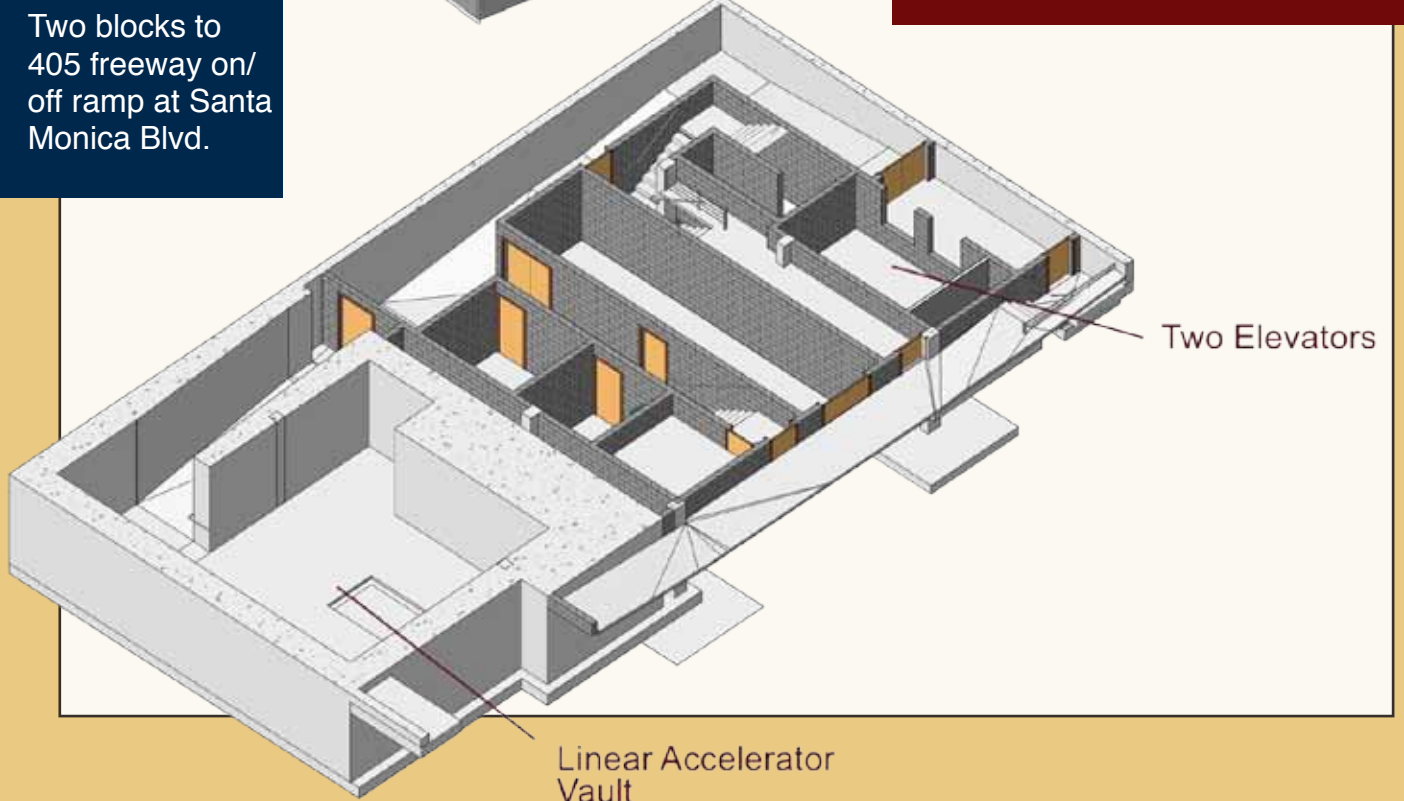
# For Lease

## SECOND FLOOR

Up to 18,668 SF on 2<sup>nd</sup> Floor



Subbasement  
Medical - Linear accelerator room.



Two blocks to 405 freeway on/off ramp at Santa Monica Blvd.

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# LEASE RATES

## 11111 West Olympic Blvd.

### Ground Floor:

All below rates are one year teaser rates with \$.50 increase for second year then cost of living increase. NNN=\$.20 approximately

\$2.96 NNN 8,660 rentable sq ft  
(7,200 usable sq ft)

### Divisible to:

\$1.56 NNN 2,670 rentable (Upper Level)(2,240 usable )  
\$1.32 NNN 825 sq ft rentable (Ramp Area) (685 usable)  
\$5.95 NNN 2,170 rentable (South East End Cap)  
(1,800 usable)  
2.70 NNN 925 rentable (North)(825 usable)  
\$4.00 NNN 780 sq ft rentable (648 usable)  
\$3.50 NNN 1,128 sq ft rentable (936 usable)

### Second Floor:

\$1.55 Modified Gross 7,311 sq rentable (6,809 usable)  
(Tenant improvement of \$200,000 at \$1.95 Modified Gross)

Full Service Gross Divisible for Psychiatrists/Psychologists  
Suites approximately 550 sq ft @\$3.05 for a 2+ year term  
includes the use of a group therapy room and child therapy  
room for no additional charge.  
Or @\$4.45 month to month.  
Or @\$29.50 hourly or @\$95.00 half day rate.

### Third Floor:

Leased at \$2.34 Modified. Lease expires 5/31/2016, 6651 sq ft  
rentable (6195 usable. Tenant has options until 2030, scheduled  
increase 2016 to \$18,000 @ \$2.71 modified Gross

### Fourth Floor:

\$1.94 Modified Gross 6,546 sq ft rentable, 6,097 usable or  
\$2.22 Modified Gross Office A- 182 sq ft rentable  
\$1.92 Modified Gross Office B- 659 sq ft rentable  
\$2.24 Modified Gross Office C & D- 1,020 sq ft rentable  
\$2.30 Modified Gross Office E- 1,071 sq ft rentable  
\$2.30 Modified Gross Office F- 964 rentable@  
\$1.98 Modified Gross Office G- 1,006 sq ft rentable  
\$2.49 Modified Gross Office H- 1,153 sq ft rentable

### Penthouse:

\$3.30 Modified Gross Office 1,316 sq ft rentable

### Basement:

\$.73 Modified Gross Storage 606 sq ft usable

## 11101 West Olympic Blvd.

All Below rates are One Year Teaser Rates  
with \$1.00 increase for second year then cost of living increase.  
NNN = \$.60

### Ground Floor:

2.50 NNN Medical/Retail. 7,905 sq ft rentable (6,574 usable)

### Divisible:

\$3.00 NNN Medical/ Retail 2,300 sq ft rentable  
\$3.00 NNN Medical/ Retail 2,200 sq ft rentable  
\$3.00 NNN Medical/ Retail 3,100 sq ft rentable

### Second Floor:

\$2.21 Modified Gross 10,291 sq ft rentable  
(8,500 useable)  
\$3.25 Full Service Gross 1,000 ft rentable units

### Penthouse:

\$4.00 Modified Gross 4,400 sq ft rentable  
(3,700 sq ft usable)  
\$.75 Modified Gross 4,800 sq ft balcony area

### Linear Accelerator Area: (3rd Level Basement)

\$5.91 NNN 3,545 sq ft rentable  
In connection with full floor lease bldg rate  
reduced to same rate  
\$.50 NNN 640 sq ft storage 1st level garage  
\$.50 NNN 640 sq ft storage 2nd level garage

### Signage:

Eyebrow signs @\$5,000 per month or Free depending on  
approved lease terms.  
Building anchor sign@ \$10,000  
Digital sign 7 second exposure each 63 seconds,  
57 times per hour  
Over 40,000 per month, only 9 will be offered, \$1,200 each.  
(7 seconds is the timing for most digital advertisements).  
Free for 1 year on 5+ term deals as a leasing incentive upon  
approved lease terms.