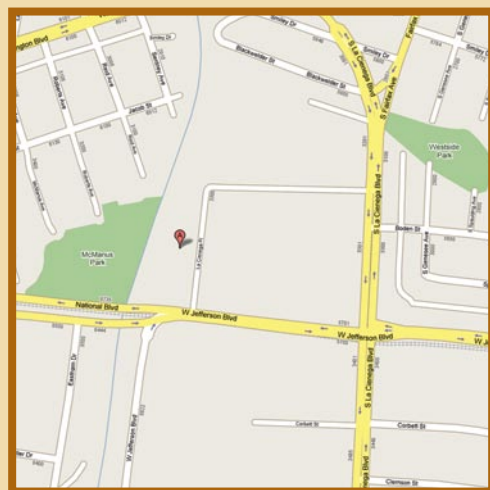
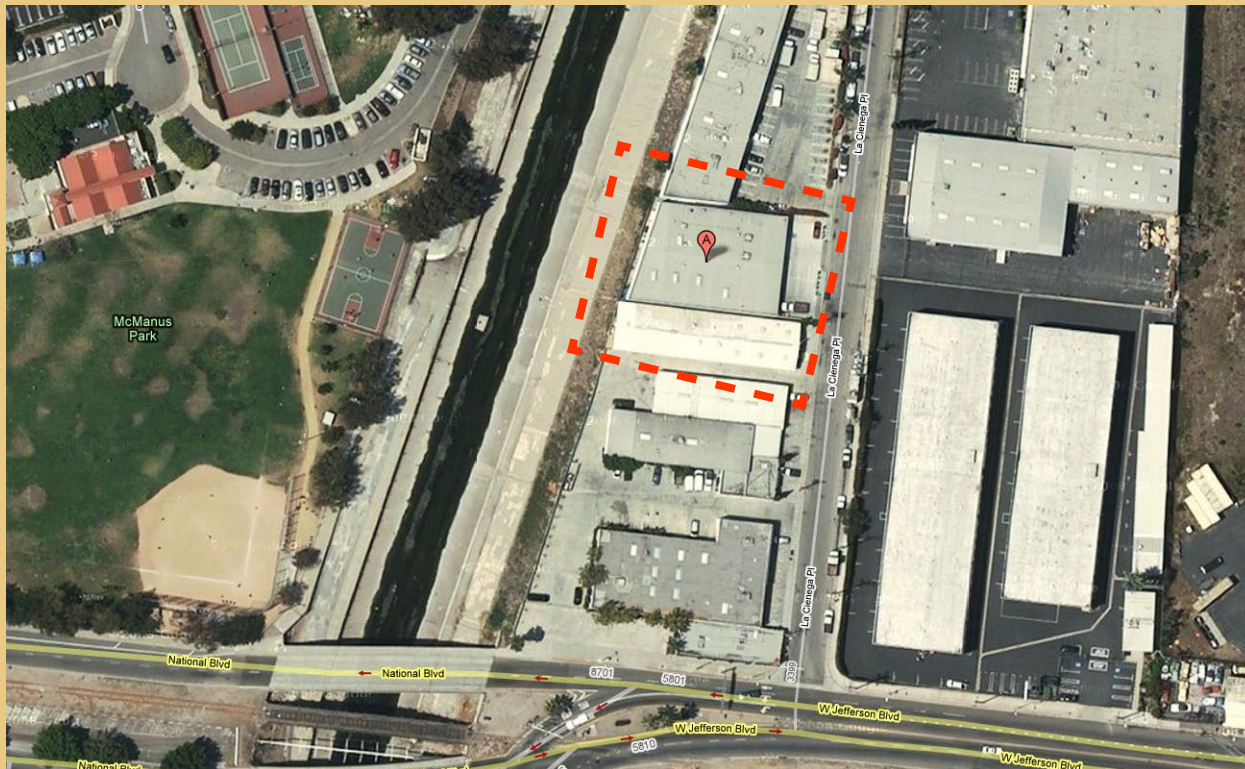


For Sale or Lease

3327 La Cienega Pl., Los Angeles



For More Information,

Contact:

tel. 310/839/3333

fax. 310/839/3382

www.lancelotcommercial.com

Lance Levin, President

lance@lancelotcommercial.com

Office Location

8924 Lindblade Street
Culver City, CA 90232



"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

For Sale or Lease

3327 La Cienega Pl., Los Angeles



Creative Westside Opportunity

AVAILABLE SF: 10,000 SF

LAND SF: 13,700

FEATURES

- Rare, clean, westside opportunity
- CREATIVE: Excellent gallery, showroom, or distribution space
- Next to 4-acre Watt Art Center Development and Culver City
- Parking for 11 (14 stacked)
- M2 Zone
- 1 Block west of La Cienega Blvd. north of Jefferson
- 4 Blocks to 10 Freeway @ La Cienega or Fairfax on/off ramp
- Fenced yard
- 14'-18' Truss ceilings
- For SALE: \$3,900,000
- For LEASE: \$1.45 NNN
- Seller financing available with 35% down payment
- CONFIDENTIAL SALE - Please do not contact company directly.



LANCELOT
COMMERCIAL INDUSTRIAL BROKERAGE