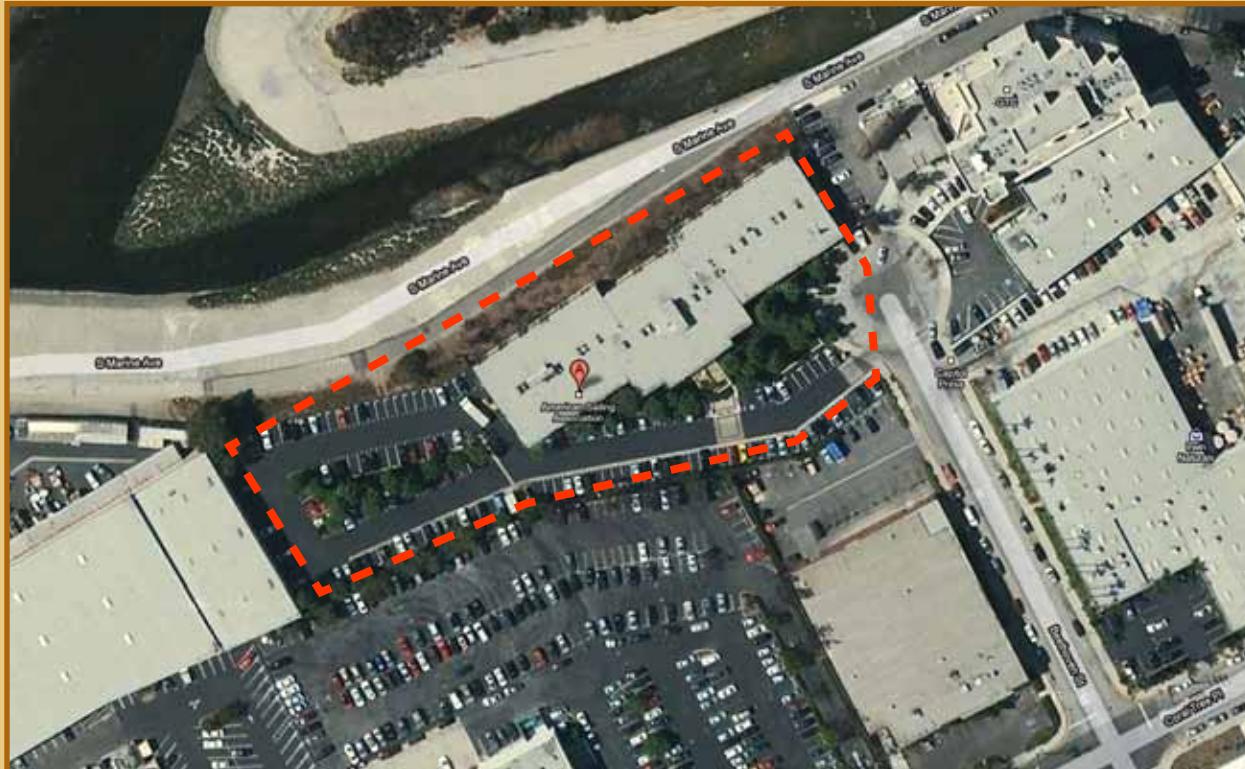


# For Lease

5301 Beethoven St. Marina del Rey, CA 90066



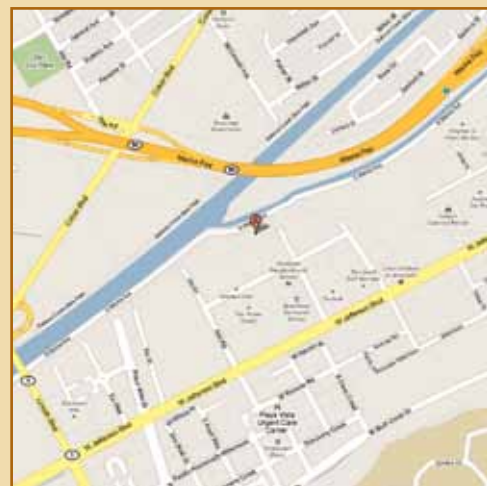
## FOR MORE INFORMATION,

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[www.lancelotcommercial.com](http://www.lancelotcommercial.com)

LANCE LEVIN, PRESIDENT  
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[jw\\_california@yahoo.com](mailto:jw_california@yahoo.com)

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



# For Lease

5301 Beethoven St. Marina del Rey, CA 90066

## Best Office Value on the Market!



## Approximate Available Space

- Suite 102 - 2,178 RSF
- Suite 260 - 3,272 RSF
- Suite 134 - 1,529 RSF
- Suite 208 - 1,556 RSF

Total Available up to 8,535 SF

- LEASE: \$1.50 PSF
- Full Service Gross

## FEATURES

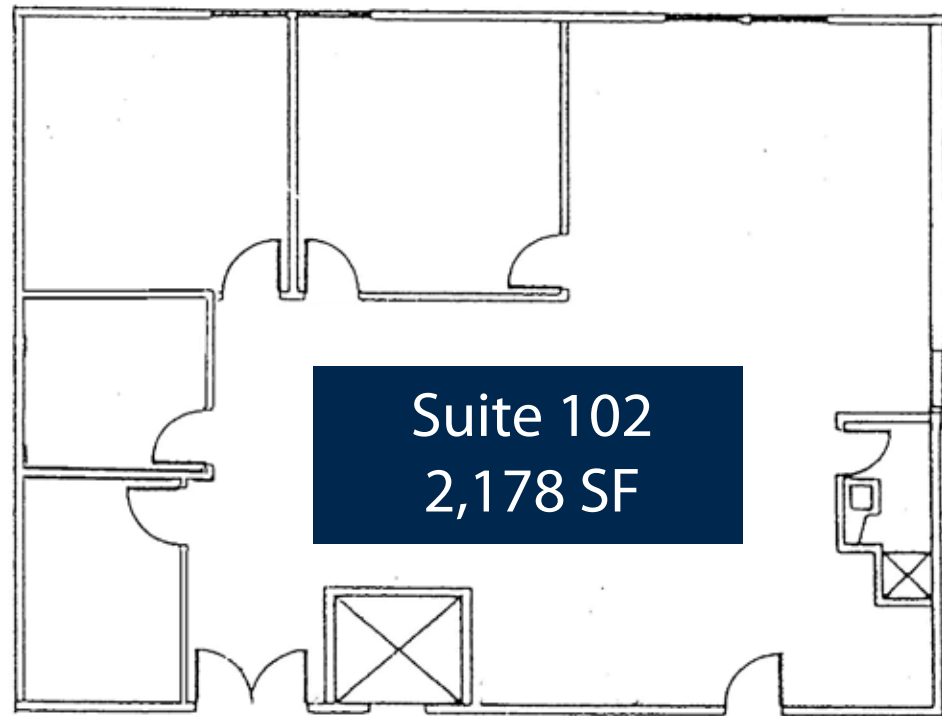
- Corporate neighbors include Home Depot, Frank Gehry, Stamps.com, Deutche, TWBA\Chiat\Day
- Landlord pays base air conditioning, utilities, janitorial
- Free reserved parking with 3 parking stalls for every 1,000 sf leased
- Clean, functional offices
- Great for many uses including entertainment, consulting, accounting, sales
- Two blocks from Playa Vista
- Close to Culver City and LAX
- One mile to 405 Freeway on/off ramp at Jefferson Blvd.



**LANCELOT**  
COMMERCIAL INDUSTRIAL BROKERAGE

# For Lease

# For Lease



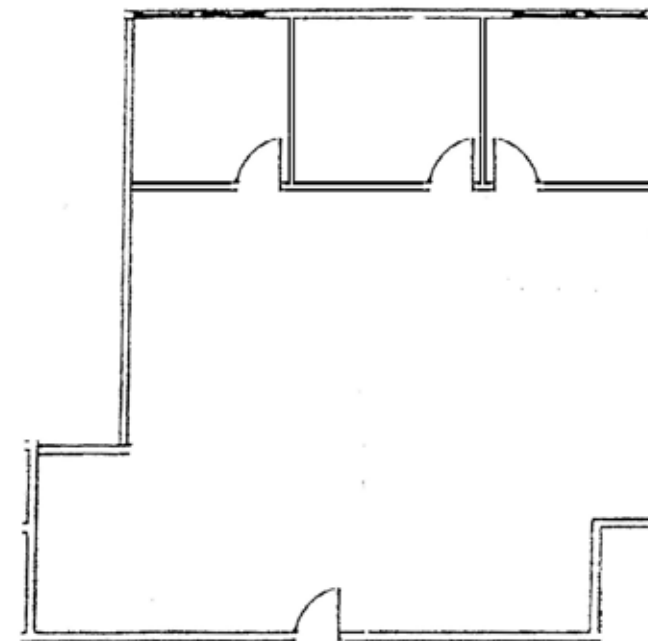
Suite 102  
2,178 SF

Clean, functional offices

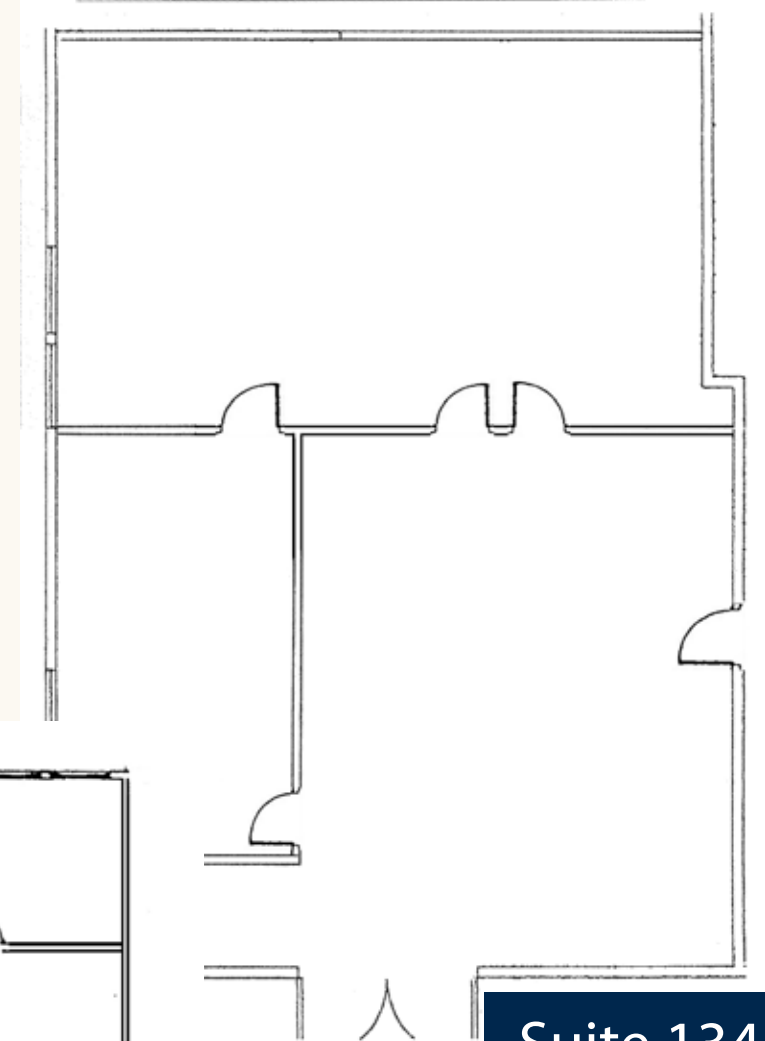
Free 3/1000 Parking



Suite 260  
3,272 SF



Suite 208  
1,556 RSF



Suite 134  
1,529 RSF