

# FOR LEASE

## CREATIVE SUITE AVAILABLE

8954 Ellis Ave, Los Angeles, CA 90034



**310.839.3333**  
Lancelotcommercial.com



### 8954 ELLIS

Avail. SF : 3,200 SF  
Parking : 7 Spaces/\$150\*  
Lease Rate : \$3.10 PSF NNN

Architecturally-designed creative office space with warehouse. Features ground-floor drive in, private parking in a gated lot and easy access to 10 Freeway.

- 24" Warehouse, HVAC and polished concrete floors
- High End Trophy Space
- Central Air-Conditioning
- Reception Area
- 3 bathrooms - 1 includes a shower
- Full kitchen build out
- Lots of natural light, use of glass and skylights

\* Call broker regarding additional parking

## CONTACT:

**LANCE LEVIN, PRESIDENT**

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**LANCELOT**

Commercial Industrial Brokerage

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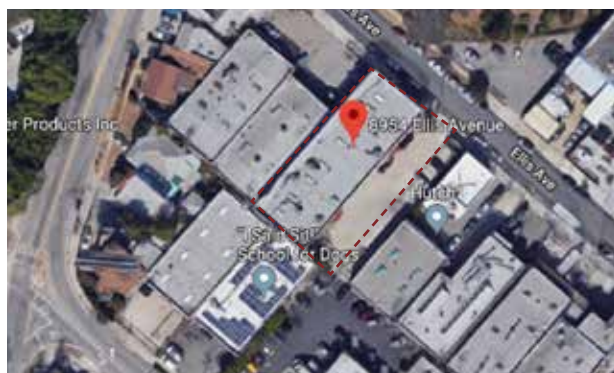
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## »» LOCATION FEATURES

- Ground floor loading access
- Private, gated parking lot
- Easy access to on/off ramp at Robertson Blvd. on 10 Freeway

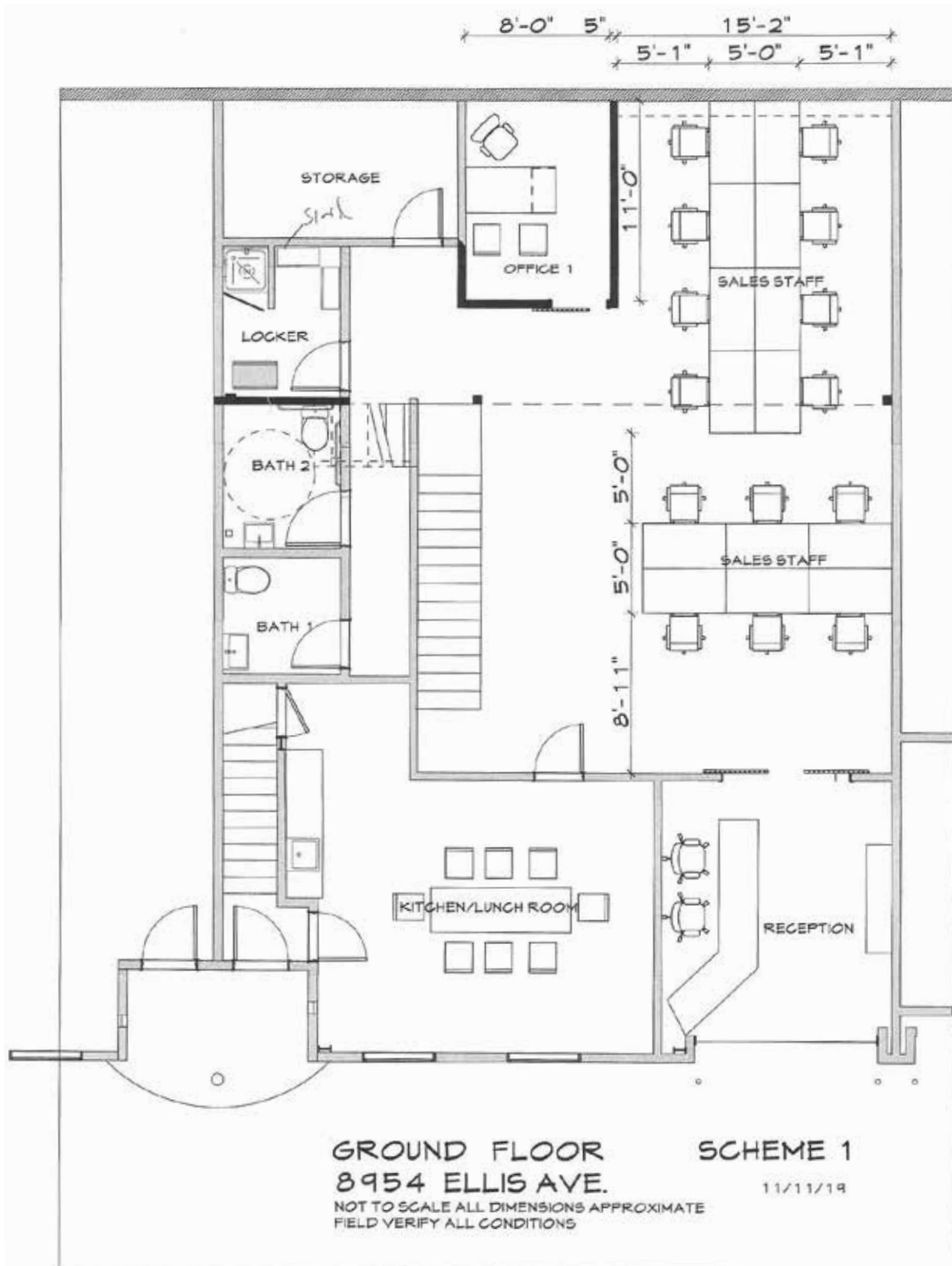
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SECOND FLOOR  
8954 ELLIS AVE.

NOT TO SCALE ALL DIMENSIONS APPROXIMATE  
FIELD VERIFY ALL CONDITIONS

SCHEME 1

11/11/19