



# **RATE REDUCTION!**

## **Office Space for Lease**

### **Marina Del Rey, CA**



**Approximately 1,300 sq ft ground floor office space – Available Now!**

- Address:** 13465 Beach Ave, Unit A, Marina Del Rey, CA 90292
- Rental Rate:** ~~\$3.85~~ **\$3.00**/sq ft Modified Gross (Net of Electric and Janitorial).
- Lease Term:** 3 – 5 Years.
- Description:**
- ◆ 4 large open areas.
  - ◆ Kitchenette.
  - ◆ Private bathroom.
  - ◆ LED lighting.
  - ◆ Separate HVAC unit.
  - ◆ Direct access to parking – 1 tandem space available at \$200/month.
- Area:**
- ◆ Prime Marina Del Rey location.
  - ◆ Close to the 90 FWY.
- Agent:** Evan Pozarny (310) 458-4100 Ext. 221 DRE# 01304769 [epozarny@muselli.net](mailto:epozarny@muselli.net)

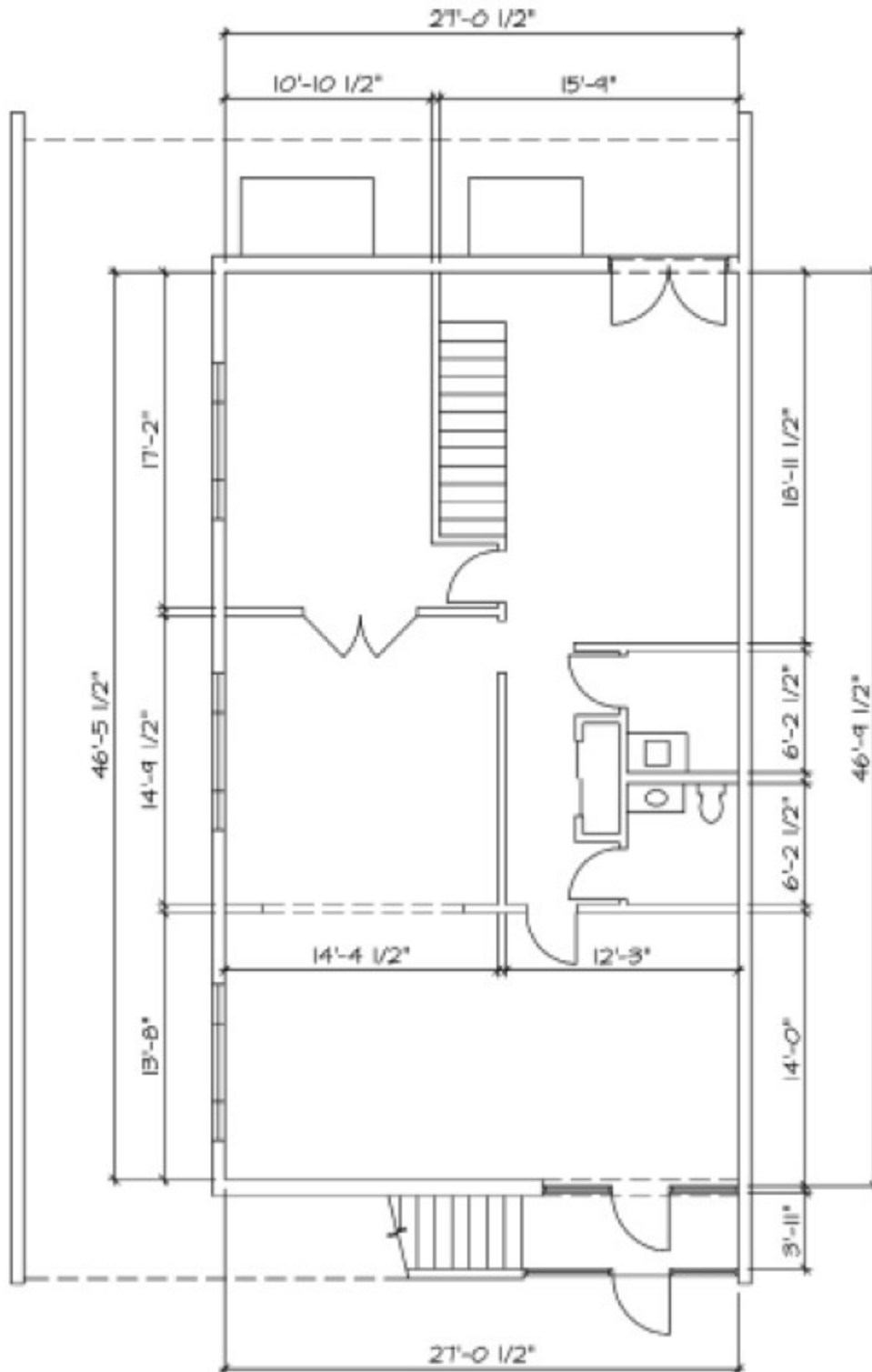
**1513 6<sup>th</sup> Street, Suite 201 A □ Santa Monica, CA 90401 □ (310) 458-4100 □ FAX (310) 458-4100**

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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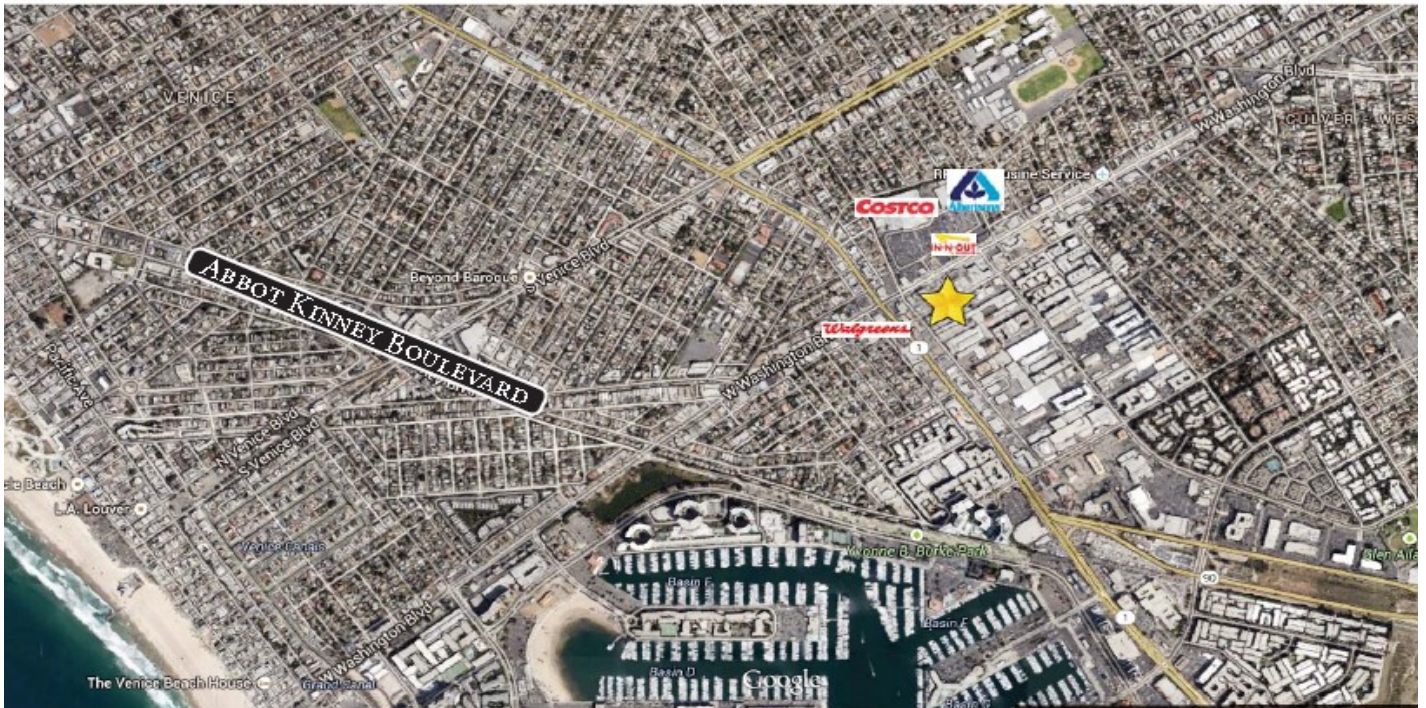
# 13465 Beach Ave, Marina Del Rey, CA 90292 Floor Plan







# 13465 Beach Ave, Marina Del Rey, CA 90292 Map



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