



**MAJOR RATE REDUCTION!**  
**Retail For Lease**  
**West Los Angeles, CA 90025**



**12222 Wilshire Blvd, Unit 105, Los Angeles, CA 90025**

**Space Available**  
**Approximately 1,610 SF**

**Rental Rate**  
~~\$4.35~~ **\$3.50 Per SF + NNN's**

**Date Available**  
**AVAILABLE NOW!**

- ◆ Prime Wilshire Blvd location with great street visibility.
- ◆ Previously occupied by Eyed LA Optometry.
  
- ◆ Open, showroom space in front and exam rooms in back.
- ◆ 1 ADA bathroom.
- ◆ Storage area.
- ◆ 4 space parking spaces ((2 tandem) at no additional charge.
- ◆ NNN charges are approximately \$1.21 per SF per month.
- ◆ Perfect for any retail or service related business.
  
- ◆ Building tenants include Bagelworks, Elegant Smile Dental, and Hara Sushi.
- ◆ Located at the corner of Wilshire and Wellesley Ave.
- ◆ High income neighborhood.
- ◆ Easy access to the 405 and 10 FWY's, Brentwood, and Santa Monica.

**Evan Pozarny Executive Vice President DRE # 01304769**  
**(310) 458-4100 Ext. 221 [epozarny@muselli.net](mailto:epozarny@muselli.net)**

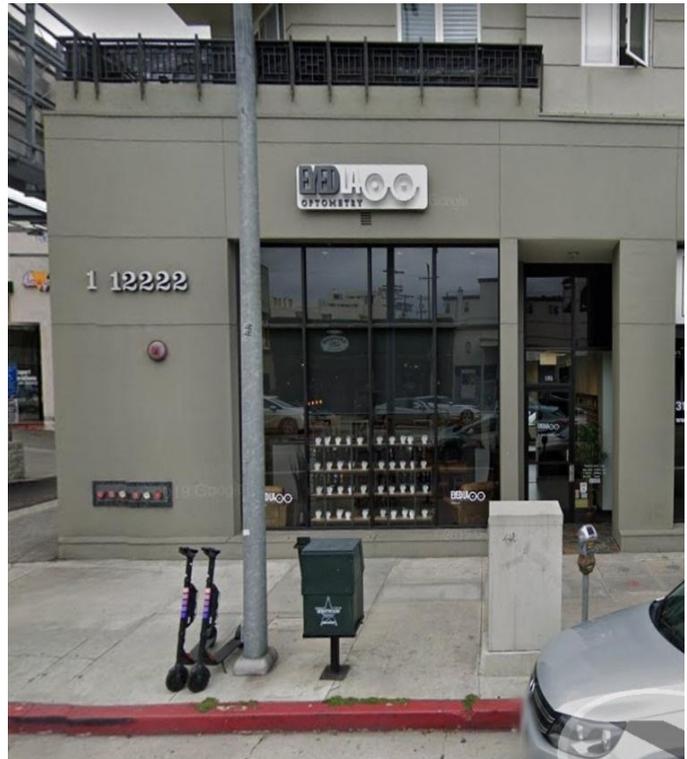
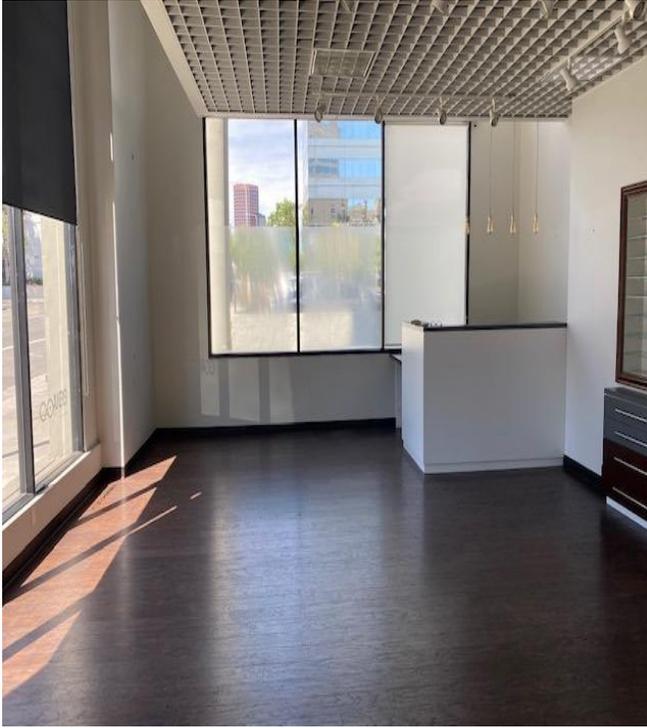
**1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100**

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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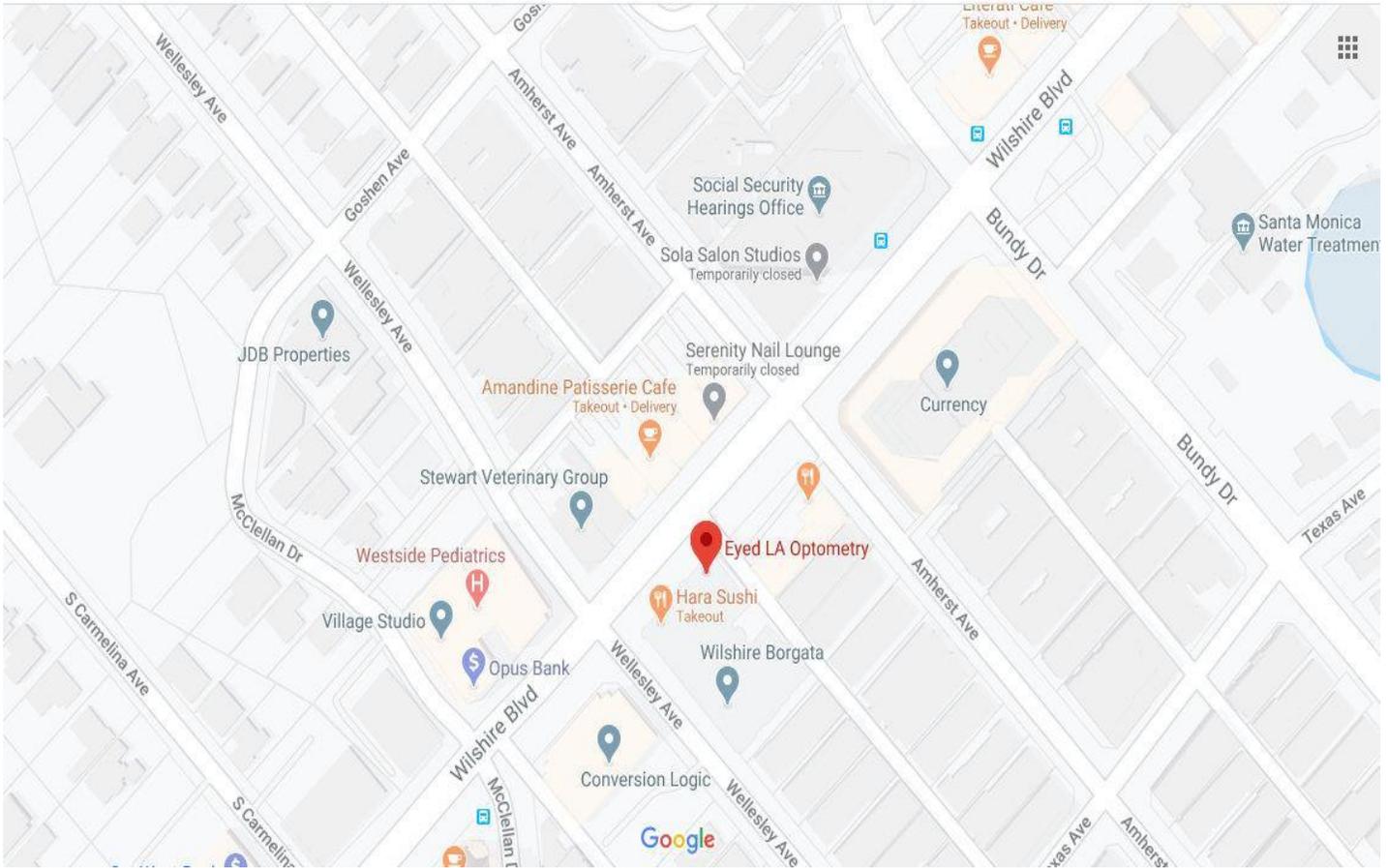


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