

RATE REDUCTION!

West LA Retail/Cafe for Lease



12222 Wilshire Boulevard, Suite 103, Los Angeles, CA 90025



Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

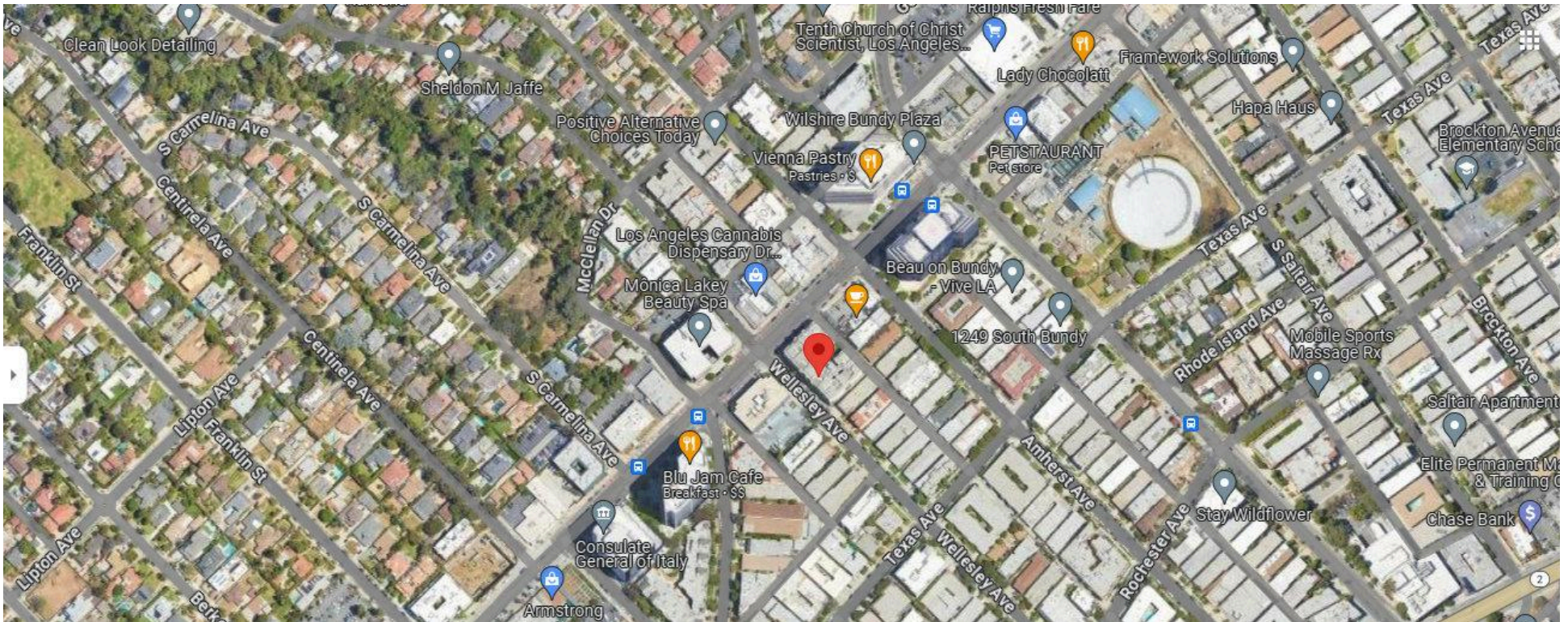
Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

Muselli Commercial Realtors is pleased to present the opportunity to lease approximately 1,625 Square Feet of in-line retail/cafe space in the heart of West Los Angeles. The space was formerly occupied by BagelWorks. Building tenants include, Elegant Smile Dental, Drunken Fish Sushi, Maurice Joffe Tax Services, and Cohenmehr Optometry.

- Size** Approximately 1,625 SF.
- Lease Rate** ~~\$4.50~~ **\$3.25** per SF per month NNN (approximately \$1.29/sf).
- Term** 3-5 year term with options available.
- Highlights** Space was formerly occupied by BagelWorks.
Space to be delivered in a vanilla shell.
Two rear entry doors from the parking garage.
- Bathroom** One bathroom.
- Parking** Shared customer parking lot in rear.
- Area** Located at the corner of Wilshire and Wellesley Ave.
High income neighborhood.
Easy access to the 405 and 10 freeways, Brentwood, and Santa Monica.



Map



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

DRE BROKER # 00825237

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