



Dental - Medical - Retail - Rooftop Signage
10913 Venice Boulevard, Los Angeles, CA 90034



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Muselli Commercial Realtors is proud to present a 2,397 SF standalone building for lease on the Westside of Los Angeles. As a former Dental Office, it is ideal for medical and medical-related practitioners. Brotman Medical Center is located within 1 mile of the property. This turnkey property offers a rare opportunity to open or expand your practice in a high-demand area. With full building access, it's perfect for those seeking visibility, convenience, and professional growth.

Premise	Approximately 2,397 square feet.
Lease Rate	\$10,500 per month NNN (NNNs are \$435/month).
Term	3 - 10 years.
Prior Use	Dental office.
Highlights	<ul style="list-style-type: none"> ● Large reception/waiting area ● 2 windowed exam rooms with plumbing ● 3 plumbed exam rooms without windows ● 2 Lab areas/storage rooms ● Break room with sink ● 2 windowed offices ● 1 restroom. - Tenant should verify if it is ADA-compliant.. ● Rooftop signage
Parking	4 tandem spaces (8 car parking) in the rear at no additional cost.
Area	Situated in a vibrant neighborhood, adjacent to Culver City. The location offers a highly walkable location with diverse demographics, strong visibility, and easy access to Culver City, the 10 freeway, and popular local amenities. Brotman Medical Center is located within half a mile of the property.
Nearby Tenants	Nearby tenants include popular dining destinations like Versailles Cuban, Madre, and Venice Bakery, along with a variety of well-loved local eateries and shops that draw steady foot traffic. Culver Center Retail is nearby with Ralphs a Bank of America. AT&T, LA Fitness, and many other retailers and food tenants.
Transportation	Bus stop within walking distance.
Commission	2.5% commission to the broker representing the tenant.

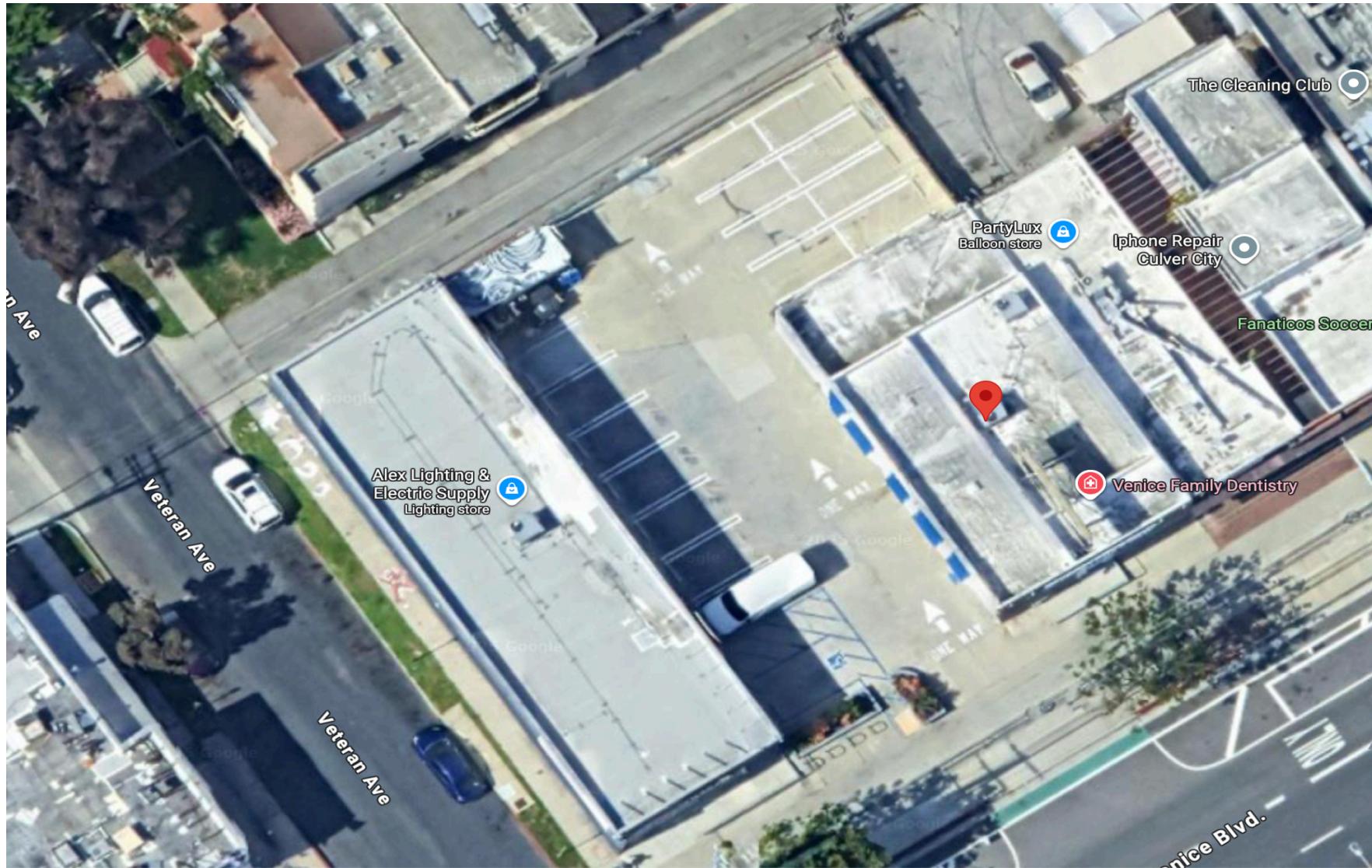




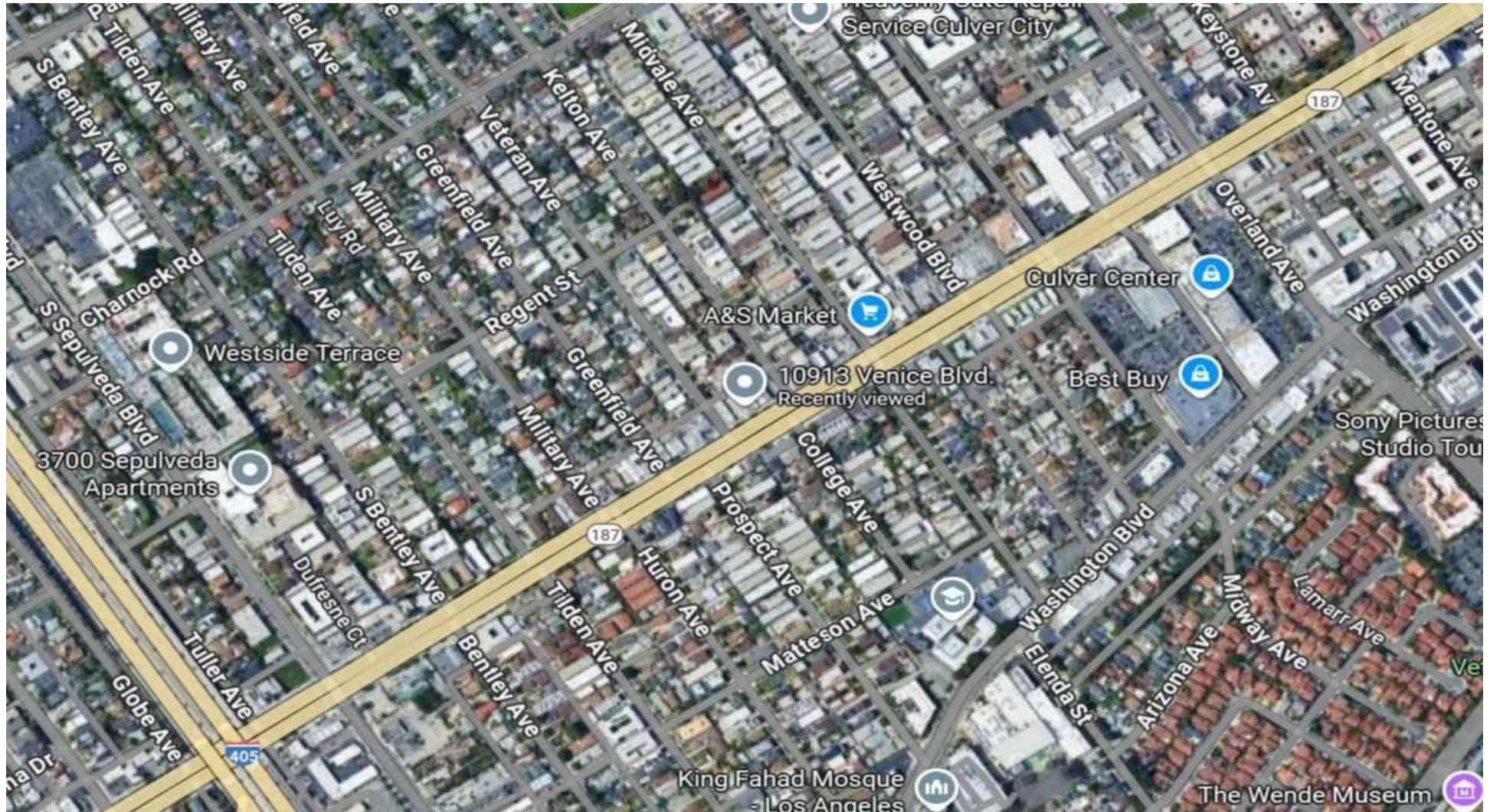




This floor layout is not to scale. Tenants are advised to conduct their own investigation to determine accuracy.



Location View



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DRE BROKER # 00825237

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