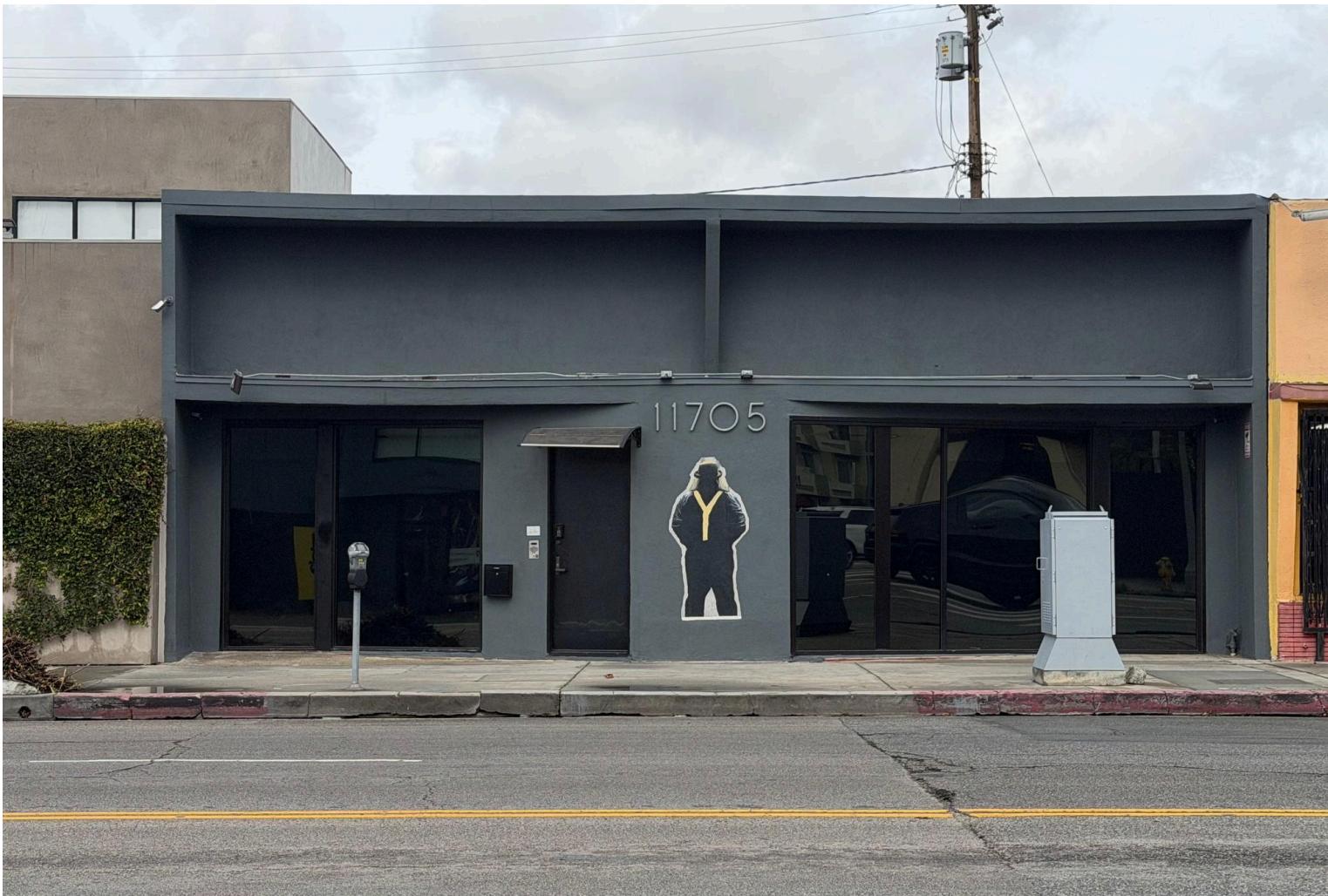


## West Los Angeles Creative Office for Lease with Beautiful Kitchen

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**11705 Pico Boulevard, Los Angeles, CA 90064**



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11705 Pico Boulevard is a stylish, creative office / flex / R&D space with a fully built-out kitchen, perfectly positioned in the heart of Silicon Beach. Designed for modern teams, this versatile space blends functionality with a clean, contemporary aesthetic—ideal for creative companies, food & beverage concepts, tech start-ups, and growing brands that need room to innovate.

<b>Available Space</b>	Approximately 2,200 square feet. All ground floor.																				
<b>Lease Rate</b>	\$3.25 per square foot per month NNN. NNNs are \$0.94/month																				
<b>Term</b>	3 - 5 Years																				
<b>Space Highlights</b>	<p>Beautifully built out kitchen that can be used as a test kitchen or for food related photo shoots</p> <p>7 offices with glass partitions that can be closed for privacy</p> <p>Open area</p> <p>Conference room</p> <p>Concrete floors</p> <p>High Ceilings</p>																				
<b>Bathroom</b>	Restroom with shower																				
<b>Parking</b>	5 - 6 car parking depending on the size of the vehicles located in the rear of the building																				
<b>Area</b>	Prime Westside location just West of Barrington Avenue. Close to the 405 and 10 Freeways, Brentwood, Santa Monica, and Century City																				
<b>Nearby Tenants:</b>	Property is adjacent to Japantown on Sawtelle Boulevard, Best Buy, Anawalt, Smart and Final, Don Antonio's, AIR Aerial Fitness, Blue Pooch, Federal Coffee, and much more!																				
<b>Demographics</b>	<table border="1"> <thead> <tr> <th>Radius</th><th>2 miles</th><th>5 miles</th><th>10 miles</th></tr> </thead> <tbody> <tr> <td>2024 Household</td><td>73,039</td><td>285,895</td><td>854,800</td></tr> <tr> <td>Median Household Income</td><td>\$100,334</td><td>\$106,573</td><td>\$78,891</td></tr> <tr> <td>Daytime Employees</td><td>127,013</td><td>581,514</td><td>1,199,274</td></tr> <tr> <td>Traffic Count</td><td colspan="3">457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.</td></tr> </tbody> </table>	Radius	2 miles	5 miles	10 miles	2024 Household	73,039	285,895	854,800	Median Household Income	\$100,334	\$106,573	\$78,891	Daytime Employees	127,013	581,514	1,199,274	Traffic Count	457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.		
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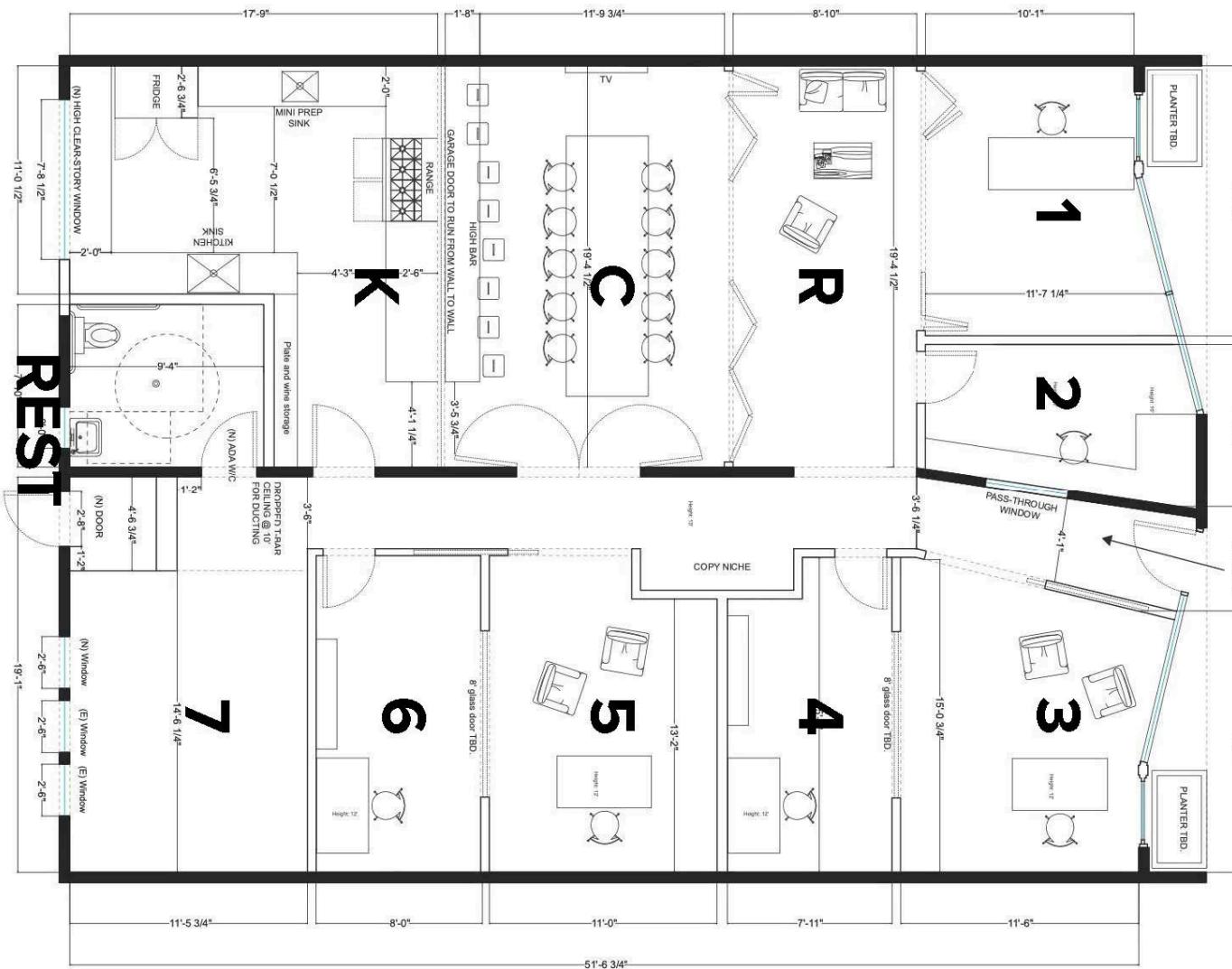


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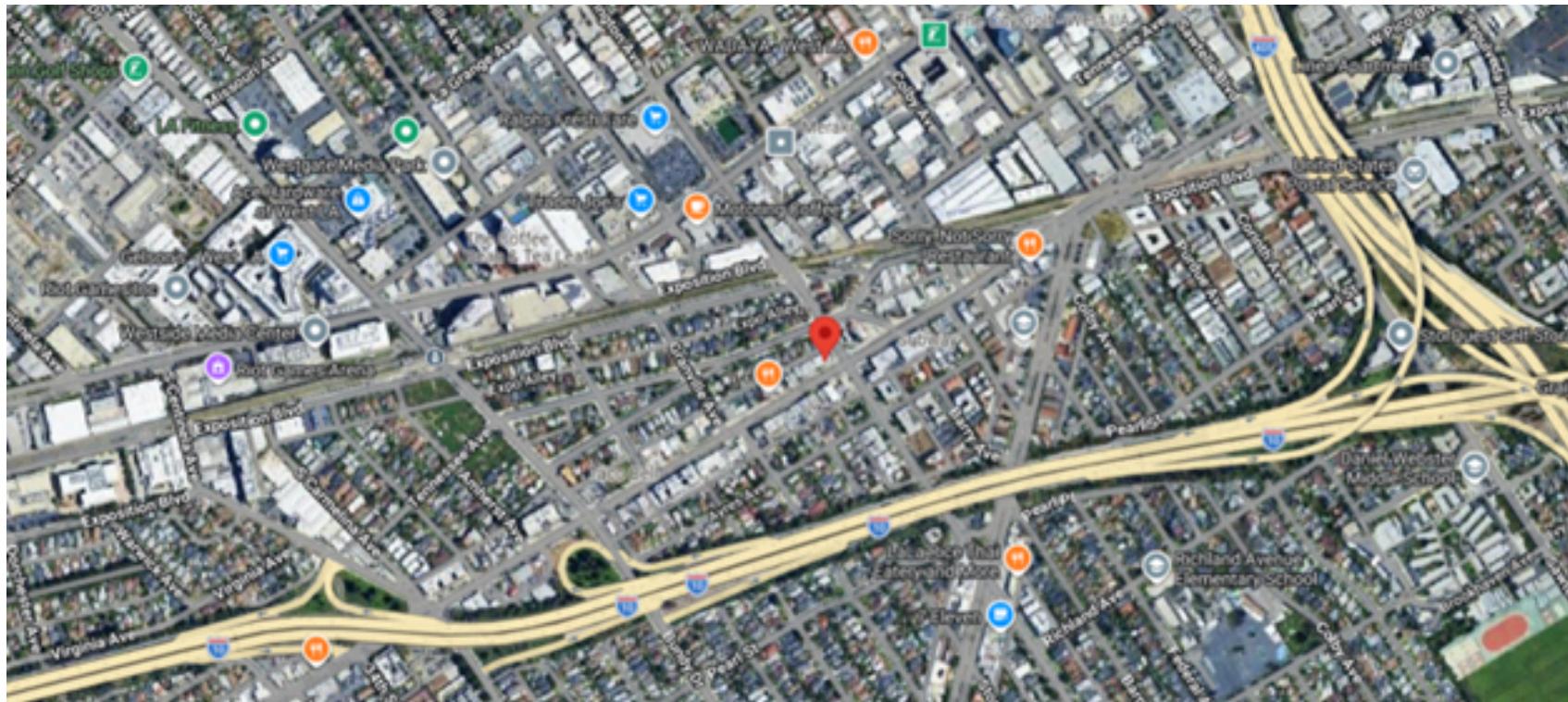
## Photos



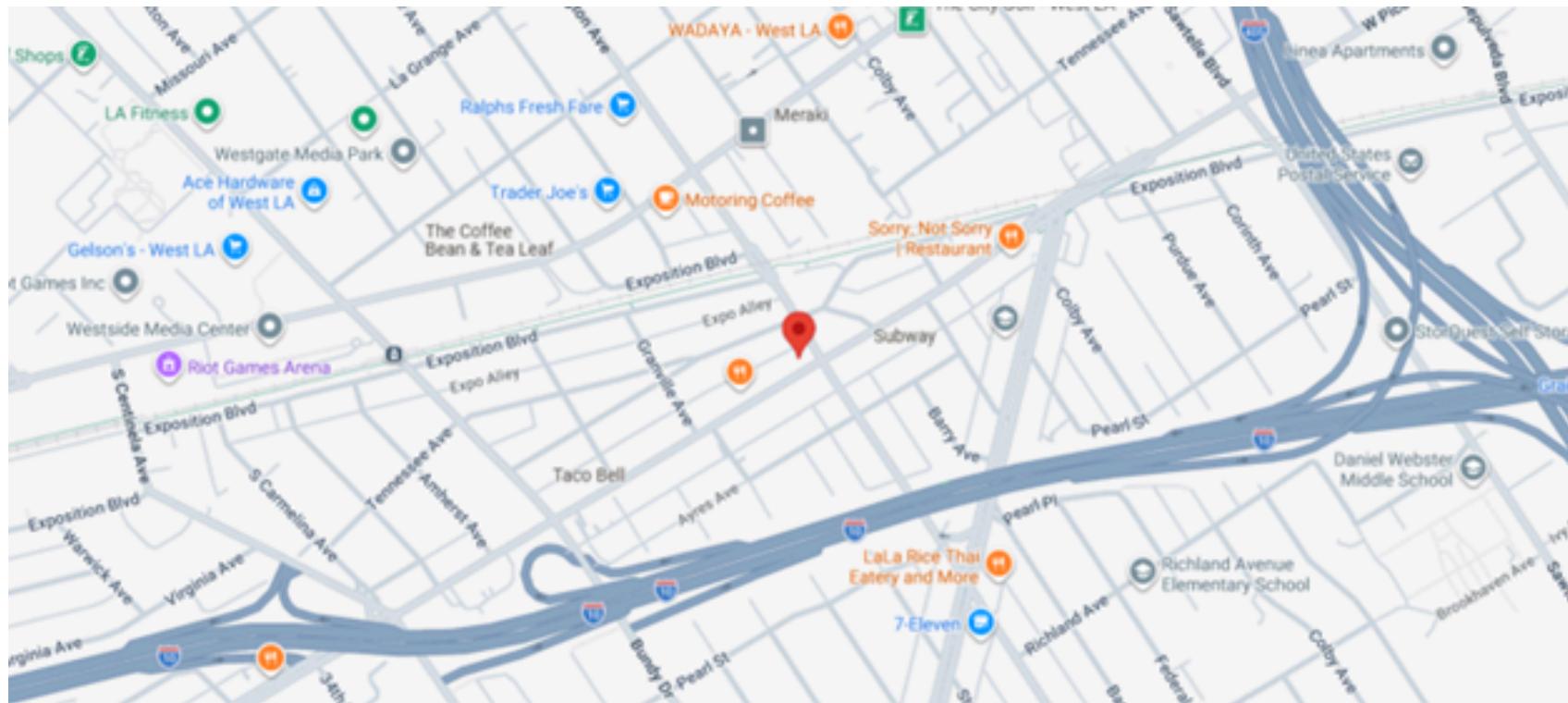
## Floor Plan



## Aerial View



## Map View



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