



**CREATIVE/ FLEX BUILDING
FOR LEASE**

2306 COTNER AVENUE, LOS ANGELES, CA 90064



PREMISES ± 5,000 SF
RENT \$2.75/ SF NNN (\$.10 NNNs)
TERM 3 - 5 Years
OCCUPANCY January 1, 2019

PARKING 4 Spaces
LOADING 1 Grade-level door
ZONING M2-1

FEATURES

- Exposed Brick walls, skylights
- 1,500 SF Office
- 12' Clear Height
- Easy 405 Access
- Ideal for Photography Studio, Wholesale, Retail Showroom

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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.

**2306 COTNER AVENUE
LOS ANGELES, CA 90064**



Chefs' Toys Restaurant Supply



Superformance
FOREIGN CAR REPAIR



COTNER AVENUE

OLYMPIC BLVD

SEPULVEDA BLVD

PICO BLVD



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