

± 20,000 SF CREATIVE OFFICE/TECH COMPOUND FOR LEASE (Three Building Complex – Expandable to 27,000 SF)



12824 CERISE AVENUE
HAWTHORNE, CA 90250



PREMISES ± 20,000 SF (Expandable to 27,000 SF)
RENT \$2.25/ SF NNN (Nets Estimated to be \$0.45/SF)
OCCUPANCY Immediate
TERM 5 Years +
PARKING 2/1,000

- FEATURES
- 20,000 SF of Creative Office / Tech Compound (ability to expand an additional 15,000 to 30,000 SF for office / distribution)
 - Former home of Arch Motorcycle
 - Polished Concrete Floors
 - Sandblasted Bow Truss
 - Modern Sprinkler System
 - Multiple Conference Rooms
 - Five Restrooms
 - Workstations, Open Spaces & Kitchen
 - Next door to Los Angeles Ale Works - Brewery & Tasting Room
 - Across street from Common Space Brewery & Tasting Room
 - Adjacent to SpaceX and Tesla
 - Minutes from LAX (including direct Metro to LAX)
 - Easy Access to Metro, 105, 405 and 110 Freeways
 - 15 minutes from Santa Monica or DTLA
 - Near new NFL Stadium Complex

CONTACT

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BKR DRE 01938098

David Wilson
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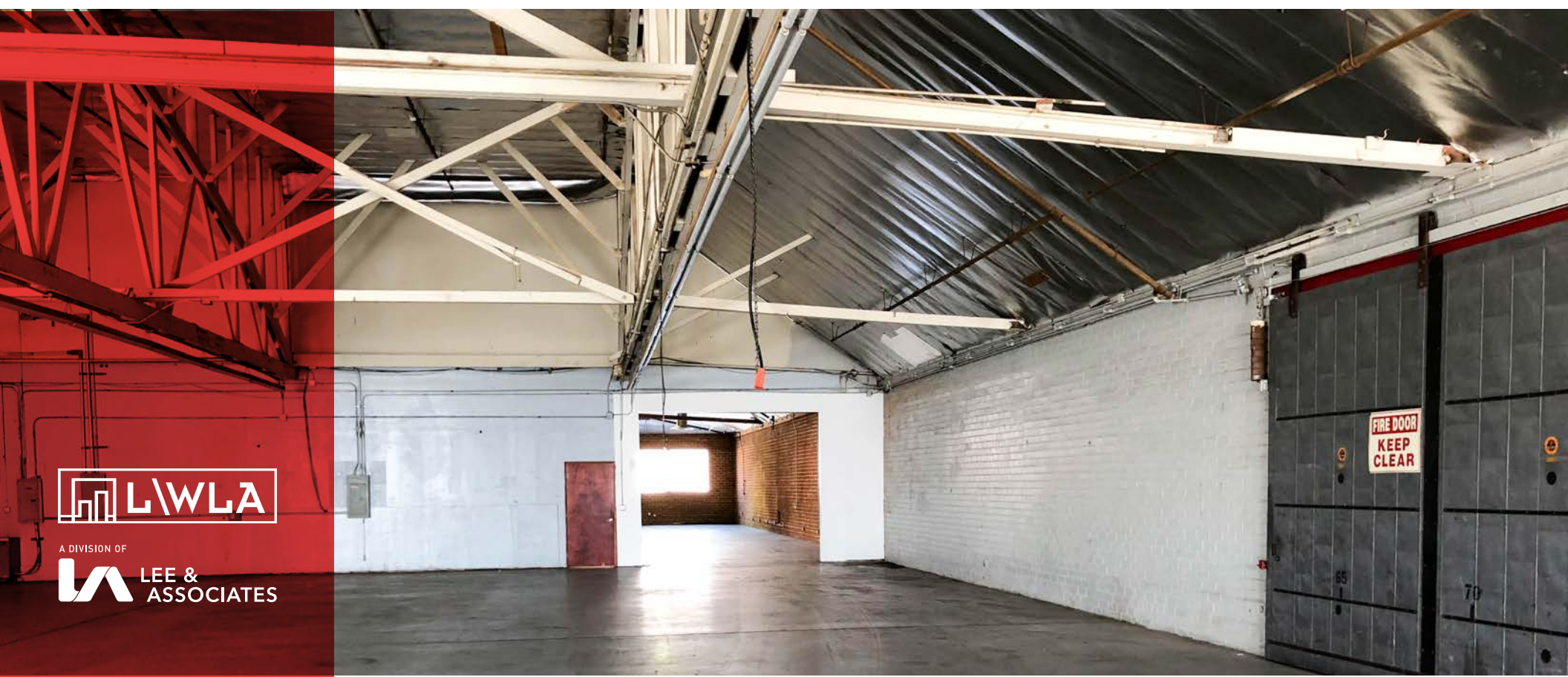
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Weston Dunlap
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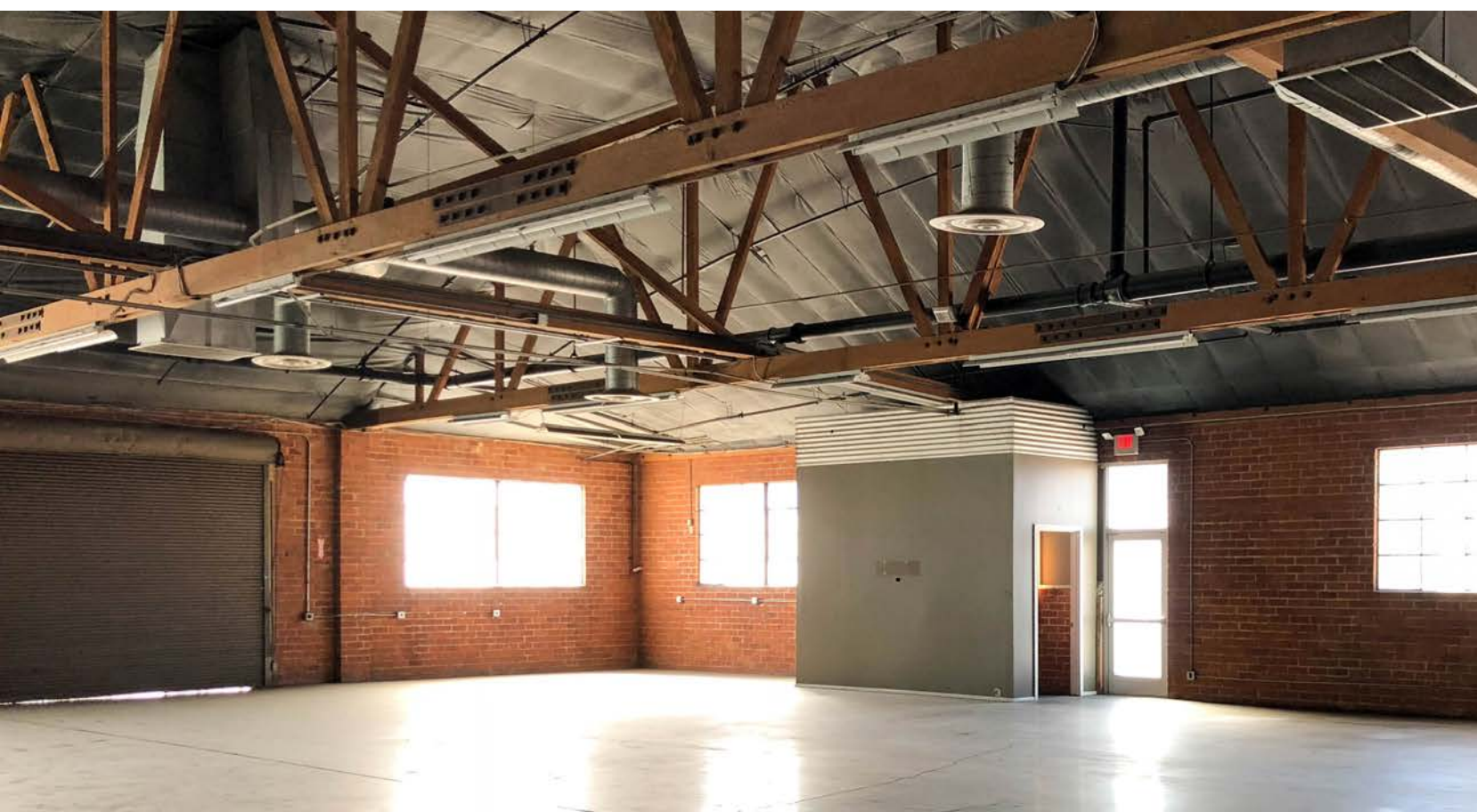
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice. | DRE 01222000



 LWLA

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ASSOCIATES



A DIVISION OF





***EXAMPLE CREATIVE CONVERSION**



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FLOOR PLAN

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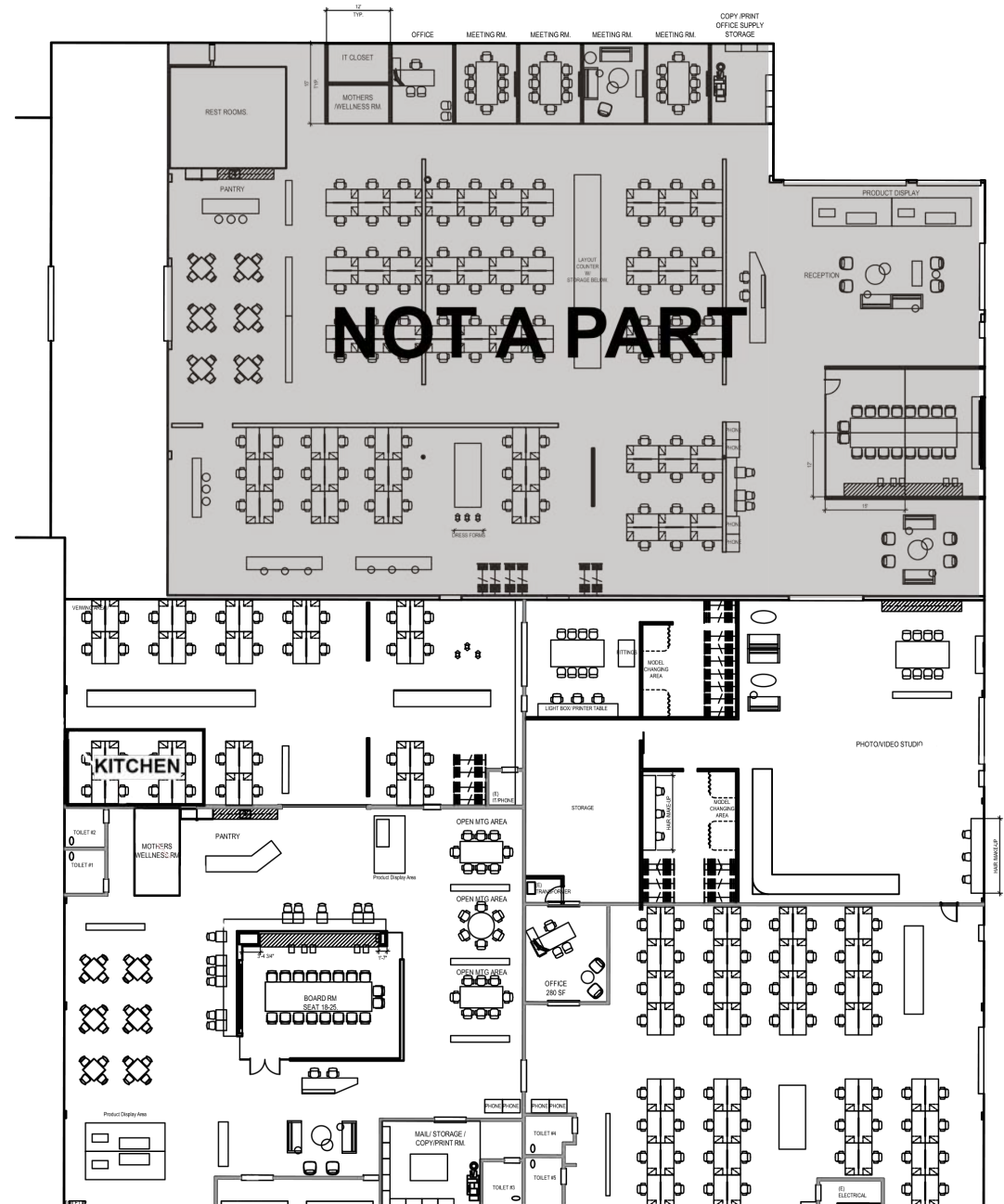
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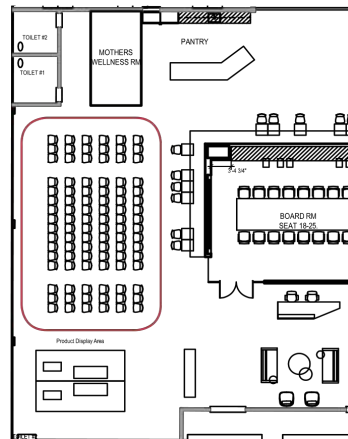
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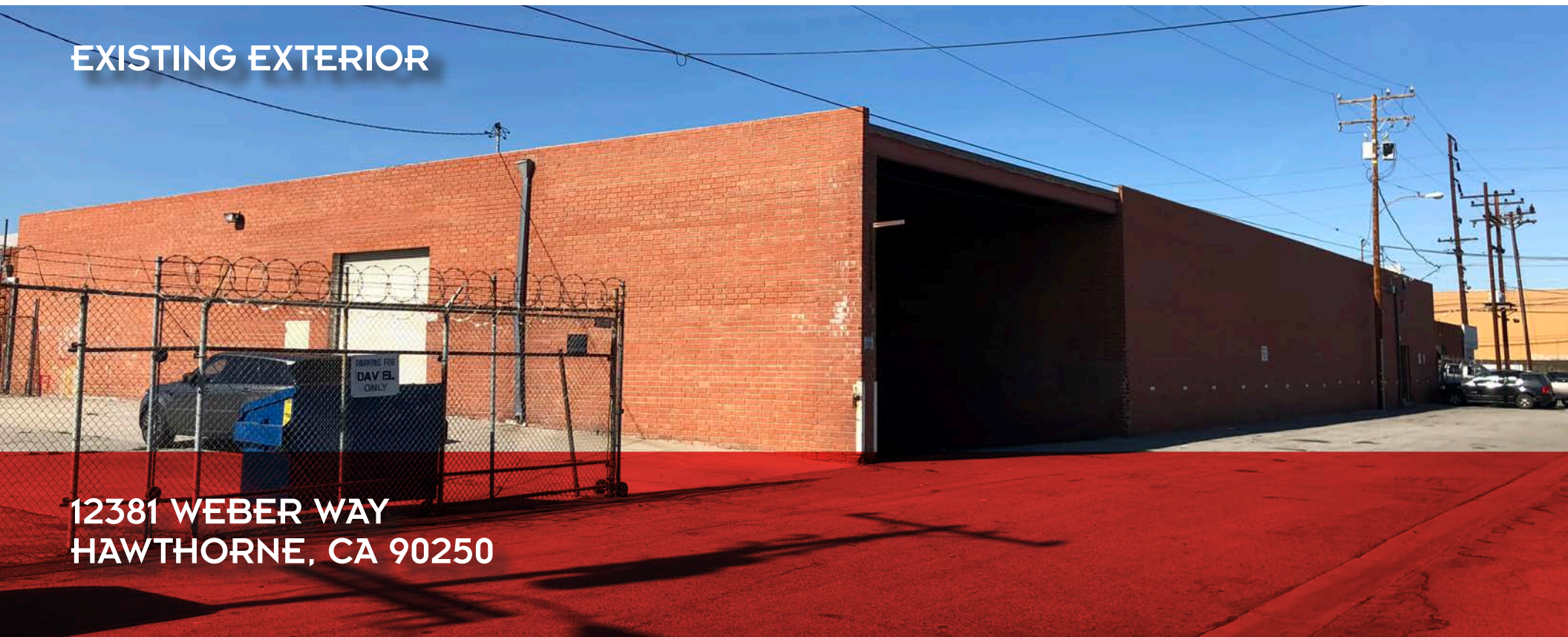
ALTERNATE TOWN HALL LAYOUT SEATS 100



PROPOSED EXTERIOR



EXISTING EXTERIOR

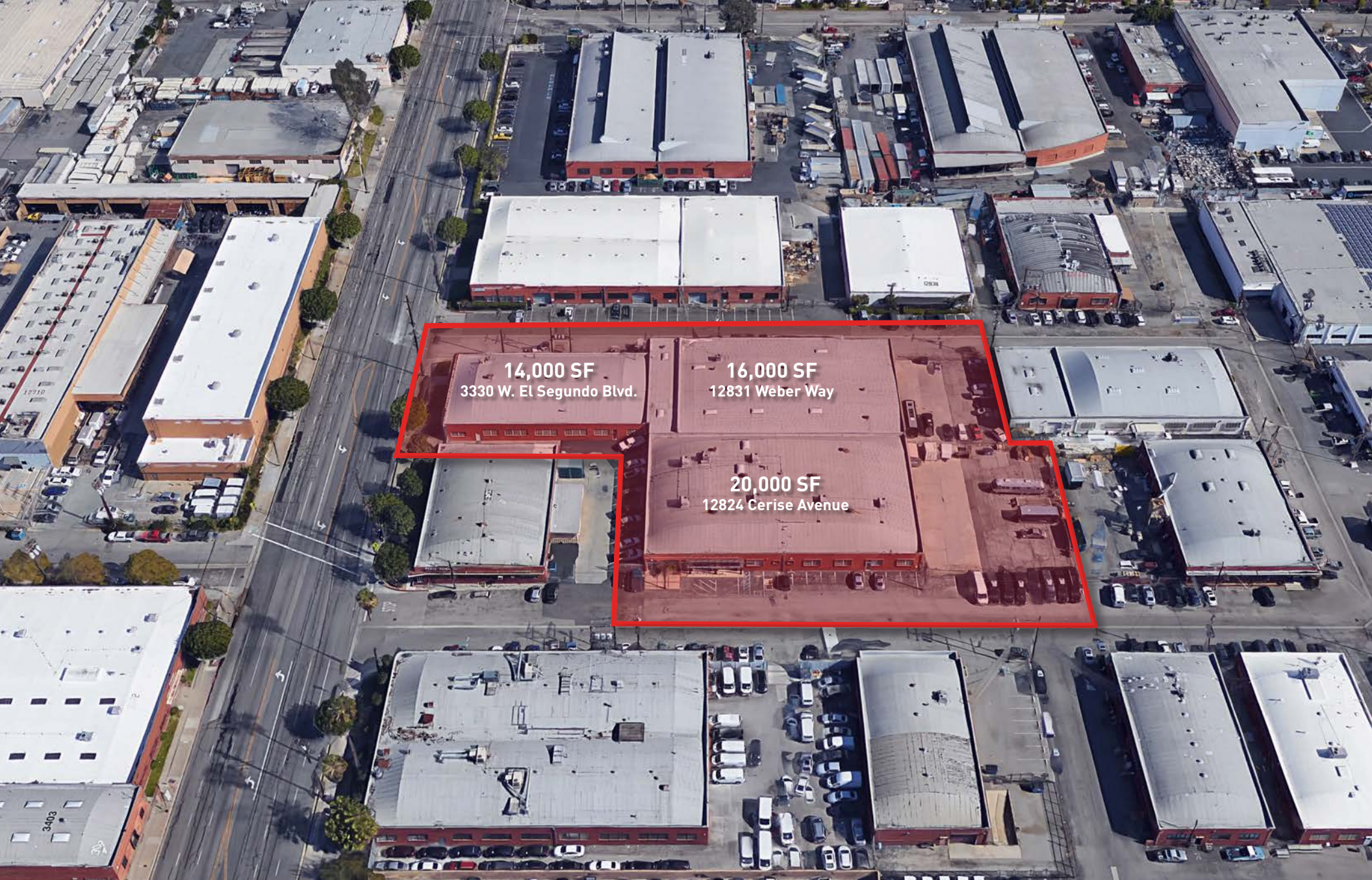


12381 WEBER WAY
HAWTHORNE, CA 90250

OPTION TO ADD: 3330 W. EL SEGUNDO HAWTHORNE, CA 90250

- ± 7,000 SF Space
- Two Roll Up Doors
- Concrete Floors
- High Exposed Ceilings





14,000 SF
3330 W. El Segundo Blvd.

16,000 SF
12831 Weber Way

20,000 SF
12824 Cerise Avenue



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MEET YOUR NEIGHBORS





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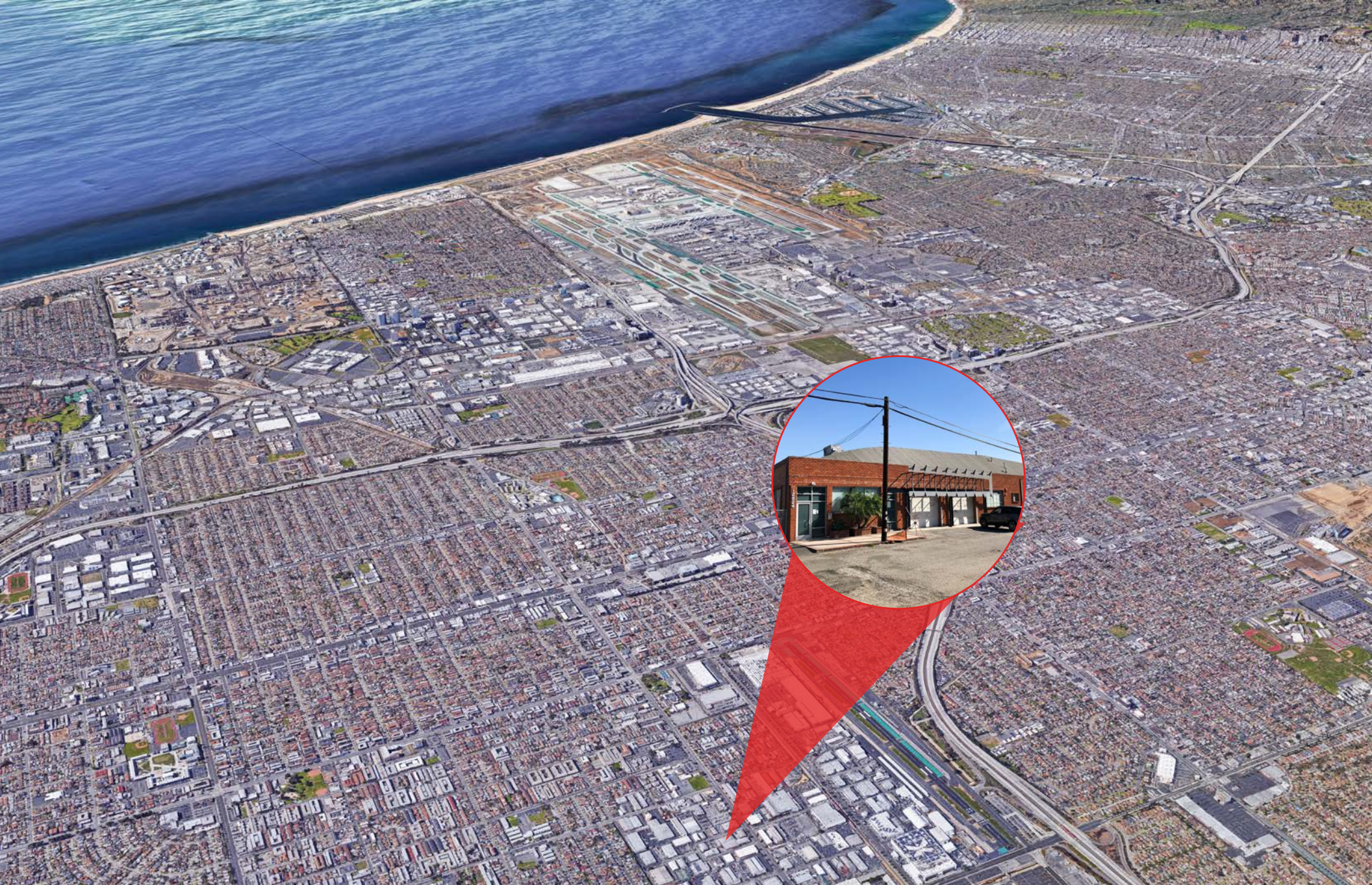
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