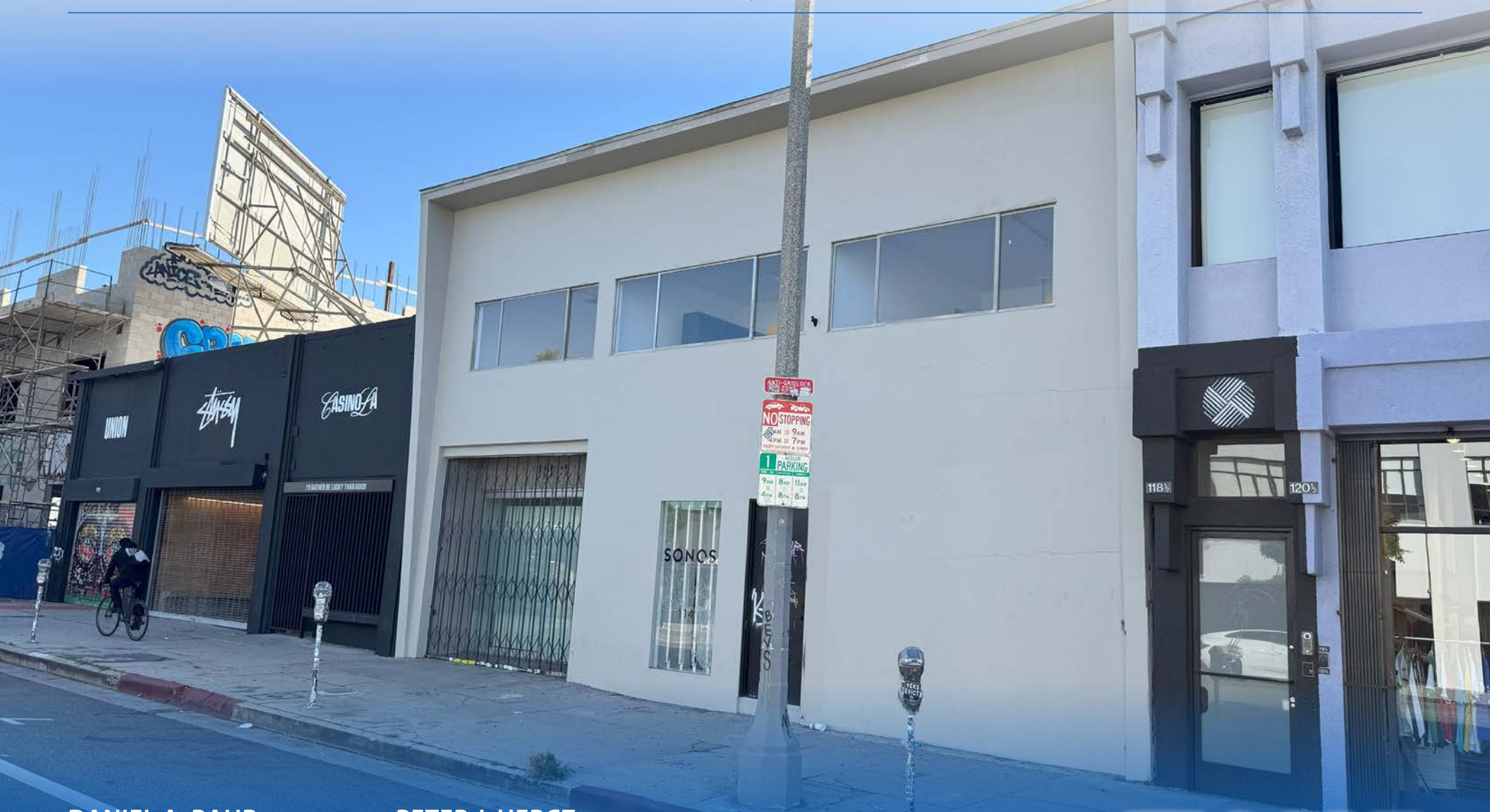


FOR LEASE

114 & 116 S. LA BREA AVE | LOS ANGELES, CA 90036



DANIEL A. BAHR

DRE# 01488504

323.646.5938

DANIEL@CORE-CRE.COM

PETER J. HERCZ

DRE#01280014

818.231.5938

PETER@CORE-CRE.COM





PROPERTY OVERVIEW

114 & 116 S. La Brea Avenue | Los Angeles, CA 90036

Commercial space for lease on one of La Brea's hottest blocks! Nonstop foot traffic in this trendy, highly sought-after Los Angeles neighborhood. The building includes two separate commercial spaces, a ground floor unit (114 S. La Brea Ave) and a second-floor unit (116 S. La Brea Ave), available separately or combined. This flexible, 2-story configuration is suitable for general office, creative services, as a showroom, or for various retail uses.

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PROPERTY HIGHLIGHTS

114 & 116 S. LA BREA AVENUE
LOS ANGELES, CA 90036

- Two units available, $\pm 4,350$ SF total (can be leased separately or combined)
- 1st Floor $\pm 2,700$ SF
- 2nd Floor $\pm 1,650$ SF & ± 675 SF private patio
- *Where the action happens* — Prime La Brea Avenue location boasting unbeatable foot traffic
- Rare outdoor private patio on the 2nd floor
- High ceilings, skylights, and flexible floor plans
- Surrounded by top-tier retail, restaurants, and local area amenities
- Easy freeway access and strong area demographics
- Available Immediately
- Suitable for General Office, Creative Services, Showroom, or Retail
- Units can be leased Individually or combined

Lease Rate (1st Floor - 114 S. La Brea):
\$13,500 Per Month / Modified Gross

Lease Rate (2nd Floor - 116 S. La Brea):
\$4,950 Per Month / Modified Gross



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1ST FLOOR HIGHLIGHTS

114 S. LA BREA AVE

114 & 116 S. LA BREA AVENUE
LOS ANGELES, CA 90036

Lease Rate: \$13,500 Per Month / Modified Gross

±2,700 SF ground floor creative/retail space with excellent street visibility and frontage along bustling La Brea Avenue.

UNIT FEATURES:

- Concrete floors with a clean, modern industrial aesthetic
- Reception area with built-in cabinetry and desk
- Large open room with 20+ ft ceilings, skylights, and cyclorama wall — ideal for creative studios, showrooms, or event production
- Additional storage room
- Excellent signage opportunity and foot traffic exposure
- Direct connection to 2nd floor (optional combined lease)



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ADDITIONAL PHOTOS

1ST FLOOR / 114 S. LA BREA AVE

114 & 116 S. LA BREA AVENUE
LOS ANGELES, CA 90036



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2ND FLOOR HIGHLIGHTS

116 S. LA BREA AVE

114 & 116 S. LA BREA AVENUE
LOS ANGELES, CA 90036

Lease Rate: \$4,950 Per Month / Modified Gross

±1,650 SF thoughtfully designed office space with a private entrance on La Brea Avenue and additional access from the rear parking lot leading to a dedicated first-floor storage room.

UNIT FEATURES:

- Stunning hardwood floors throughout
- Two private window offices with abundant natural light and city views
- Open-plan workspace ideal for workstations and collaboration
- Inviting reception area
- File/storage rooms with built-in shelving
- Kitchen and private restroom
- Expansive private 2nd-floor patio (±675 SF) — perfect for breaks, meetings, or outdoor events
- Steps from top restaurants, cafés, and retail
- Ground floor storage room / workshop included



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ADDITIONAL PHOTOS

2ND FLOOR / 116 S. LA BREA AVE

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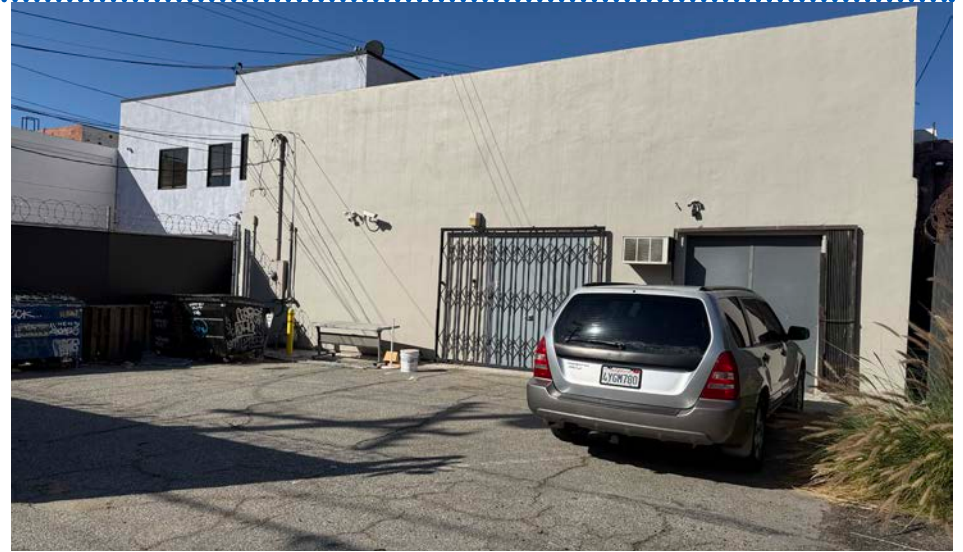
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ADDITIONAL PHOTOS

PATIO / PARKING

114 & 116 S. LA BREA AVENUE
LOS ANGELES, CA 90036



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AERIAL OVERVIEW



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