



Address: 3101 Overland Avenue, Los Angeles, CA 90034
(South West corner of Overland Avenue and National Boulevard)

Available Space: 957 or 1,914 square feet (see attached floorplan)

Parking: 27 parking spaces

Rental Rate: ~~\$3.95 NNN~~ **\$3.50 NNN** per square foot per month. Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs and maintenance, currently estimated at 86¢ per square foot per month.

Comments:

- ▶ Convenient parking;
- ▶ Excellent signage with great visibility;
- ▶ Adjacent to the Santa Monica (10) Freeway;
- ▶ Approximately 68,755 cars per day (according to 2006 survey).

For further information
or tour, please
contact exclusive agents:

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