

RETAIL SPACE

TO BE LEASED

**165 W Manchester Avenue
Los Angeles, California**



| <u>SUITE</u> | <u>SIZE</u> | <u>1 YEAR w CAM</u> | <u>3 YEARS w CAM</u> | <u>5 YEARS w CAM</u> |
|--------------|-------------|--|--|--|
| 165 | 3,700 | \$6,475(\$1.75) +\$1,924(.52)=\$8,399 | \$5,550(\$1.50) +\$1,924(.52)=7,474 | \$4,600(\$1.24) +\$1,924(.52)=\$6,524 |

(All rental rates above are monthly rental rates. NNN/CAM rate is currently \$0.52 per square foot per month and is added to the above rental rates. A 3% annual increase on multiple year Leases applies)

ZONING: C2 (Retail Commercial)
TENANT PAYS: All Triple Net Expenses
COMMENTS: 2 blocks east of Interstate Freeway 110 just south of central Los Angeles.
 This is a major East-West thoroughfare with an extreme traffic count.

For More Information, Contact Exclusive Agent:

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