



[CLICK HERE FOR VIRTUAL TOUR](#)

**13040 CERISE AVENUE  
HAWTHORNE, CA 90250**

PREMISES ± 45,000 SF (Divisible to 15,000 SF)

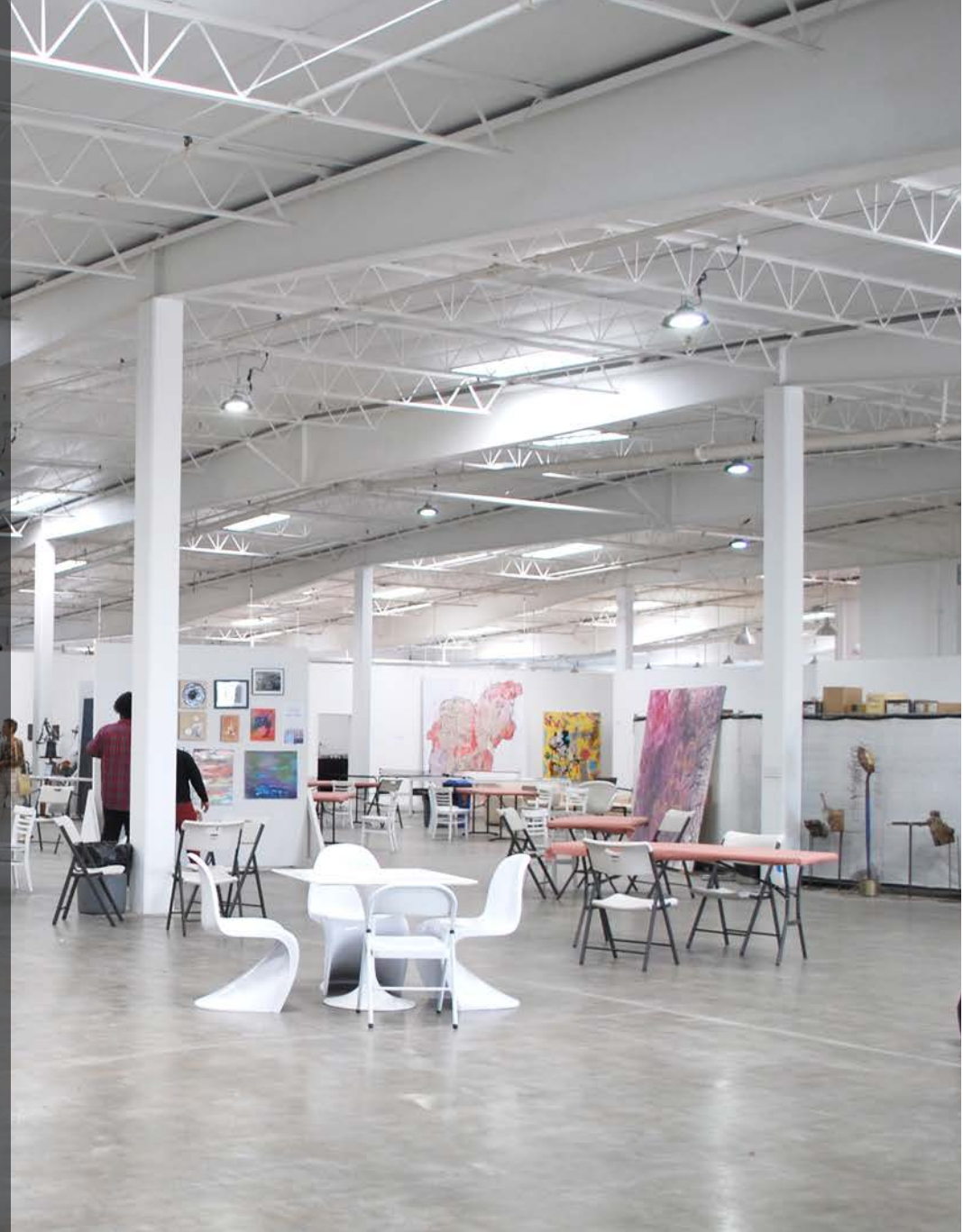
RENT \$2.45/SF NNN (Nets \$0.50/SF)

OCCUPANCY Immediate

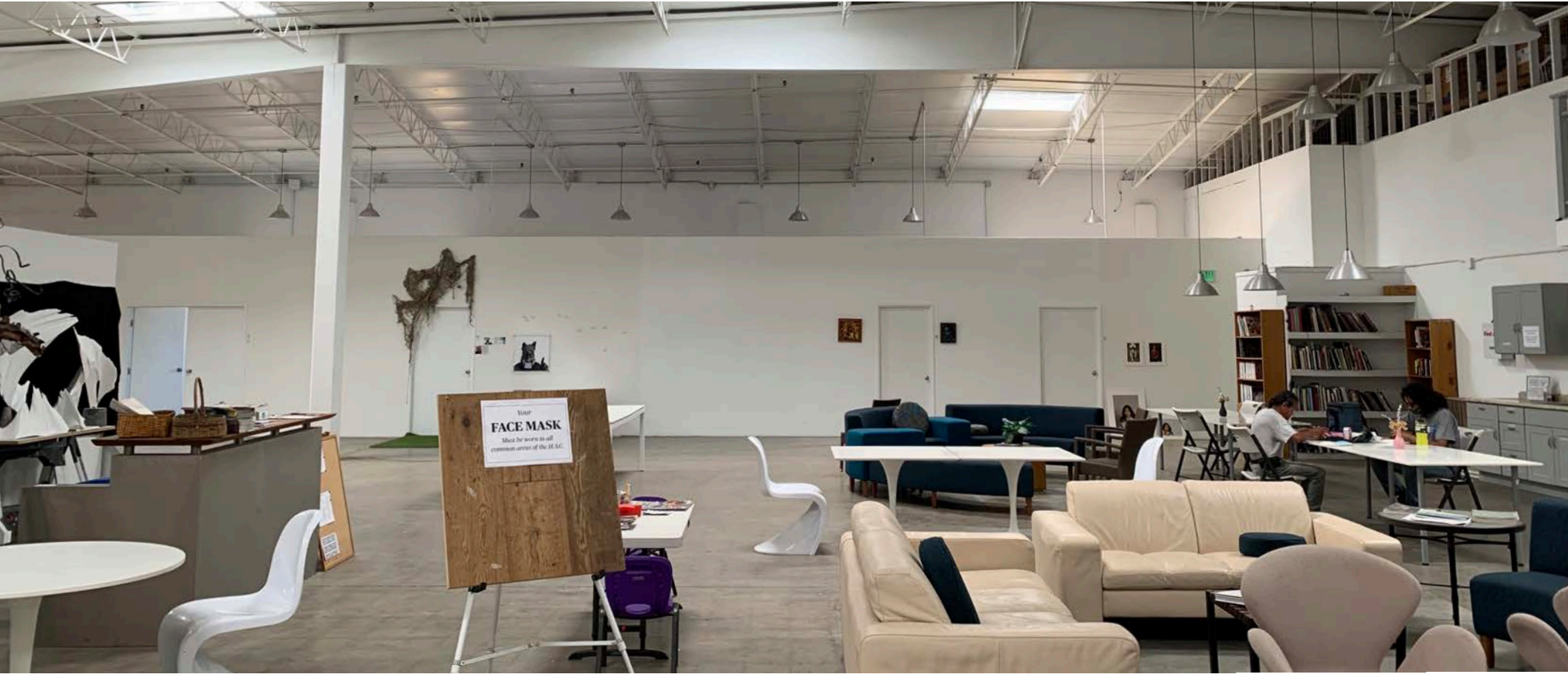
TERM 5+ Years

PARKING 3/1,000 SF

- FEATURES
- Creative Office / R&D / Direct to Consumer
  - Polished Concrete Floors
  - Sandblasted Walls and Ceilings
  - Glass Rollup Doors
  - Skylights
  - Near Los Angeles Ale Works and Common Space Breweries and Tap Rooms
  - 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



**13040 CERISE AVENUE  
HAWTHORNE, CA 90250**





**\*EXAMPLE CREATIVE CONVERSION**

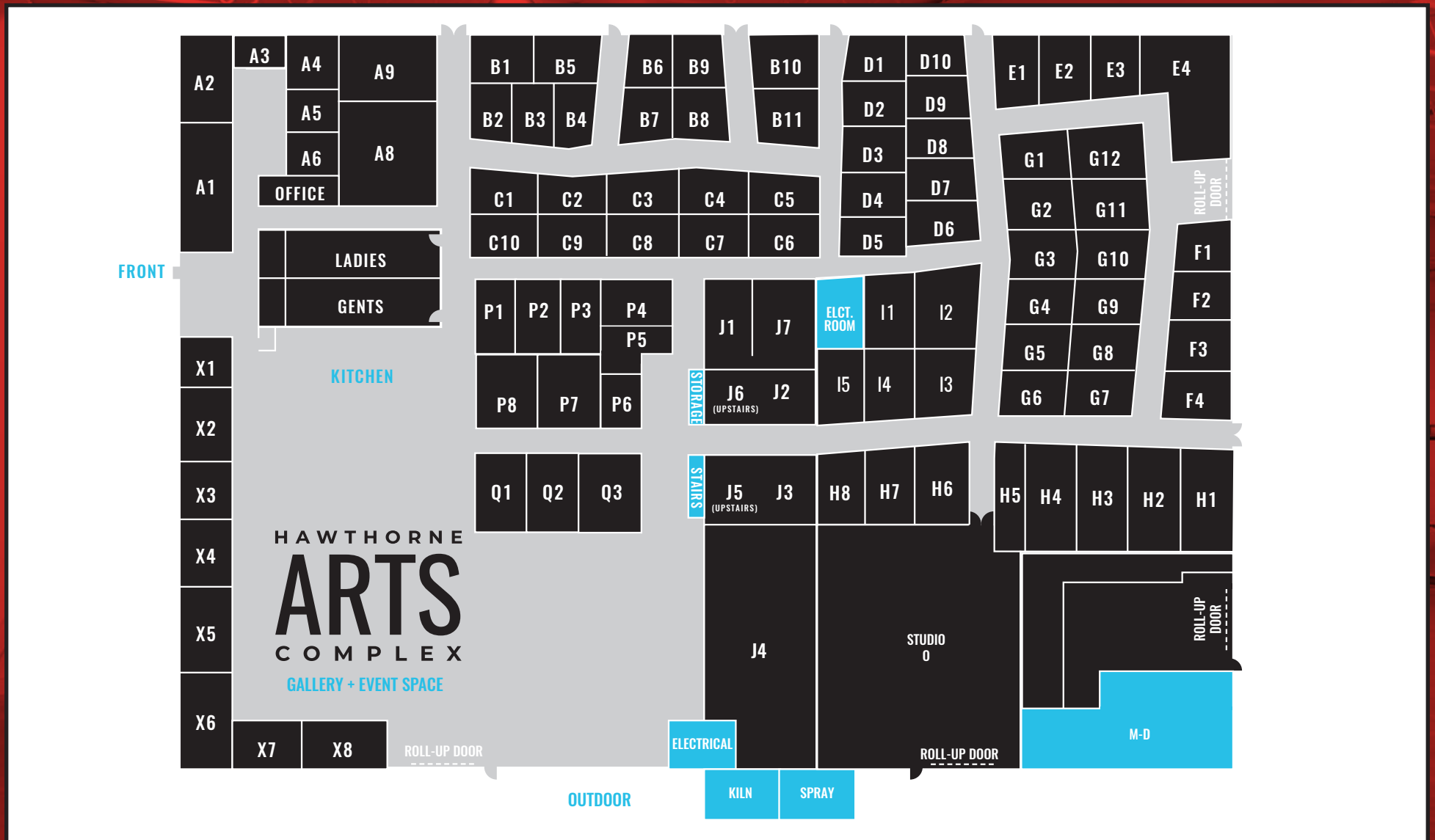


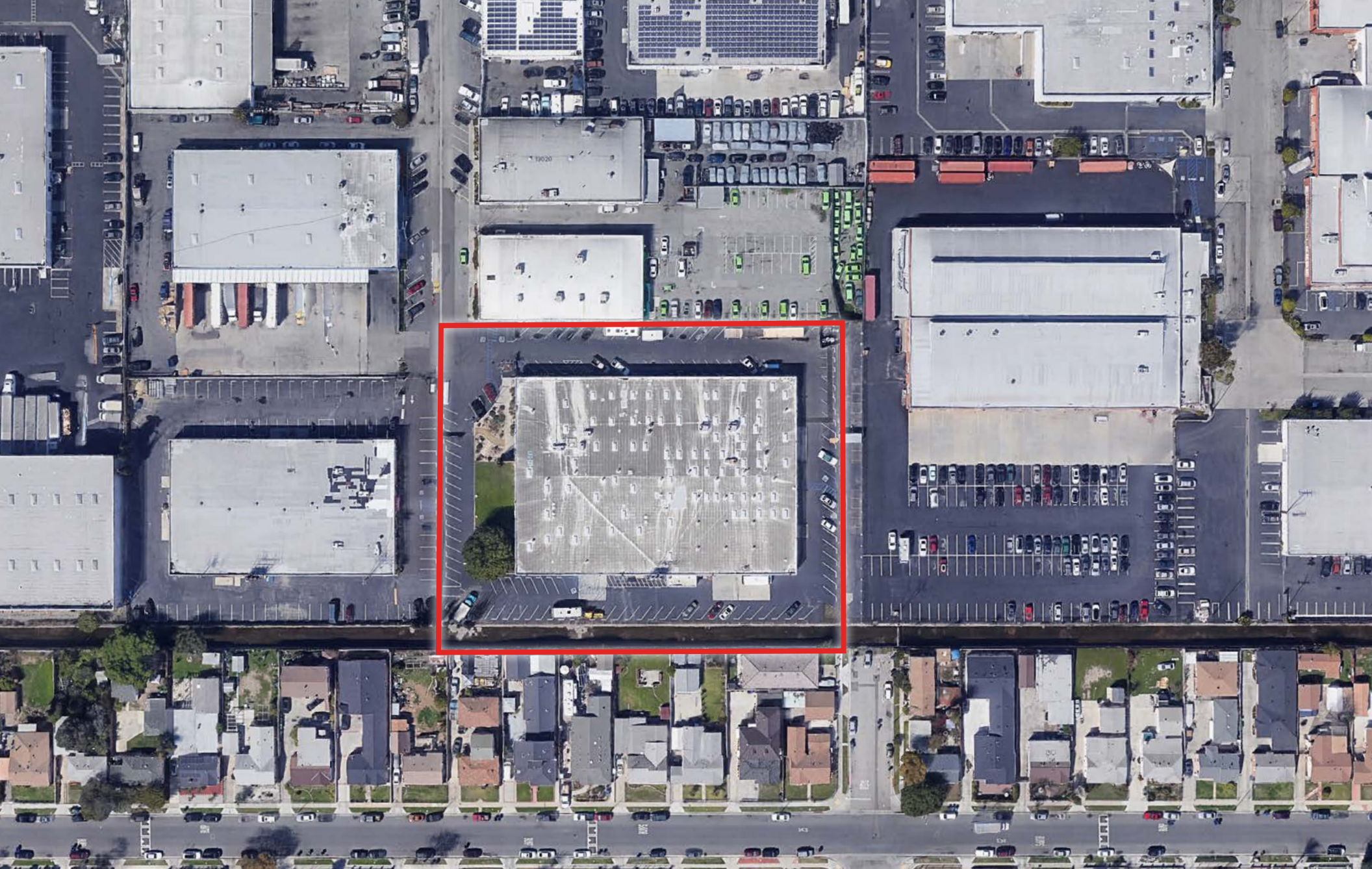
**\*EXAMPLE CREATIVE CONVERSION**



**\*EXAMPLE CREATIVE CONVERSION**

# FLOOR PLAN





A DIVISION OF  
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SANTA MONICA

MARINA DEL REY

CULVER CITY

LAX

18

105

SUBJECT PROPERTY

- 1. AMAZON
- 2. EUREKA!
- 3. SPACE X
- 4. TESLA
- 5. ON BOARD EXPERIENTIAL
- 6. AMPAIRE
- 7. RING
- 8. COMMON SPACE BREWERY
- 9. SKYRYSE
- 10. ZERO LABS
- 11. FOR DAYS & CHANJE
- 12. BASE 51
- 13. LOS ANGELES ALE WORKS
- 14. MICHAEL STARS HQ
- 15. CXC
- 16. SPACE X
- 17. SPACE X
- 18. NEW NFL STADIUM



