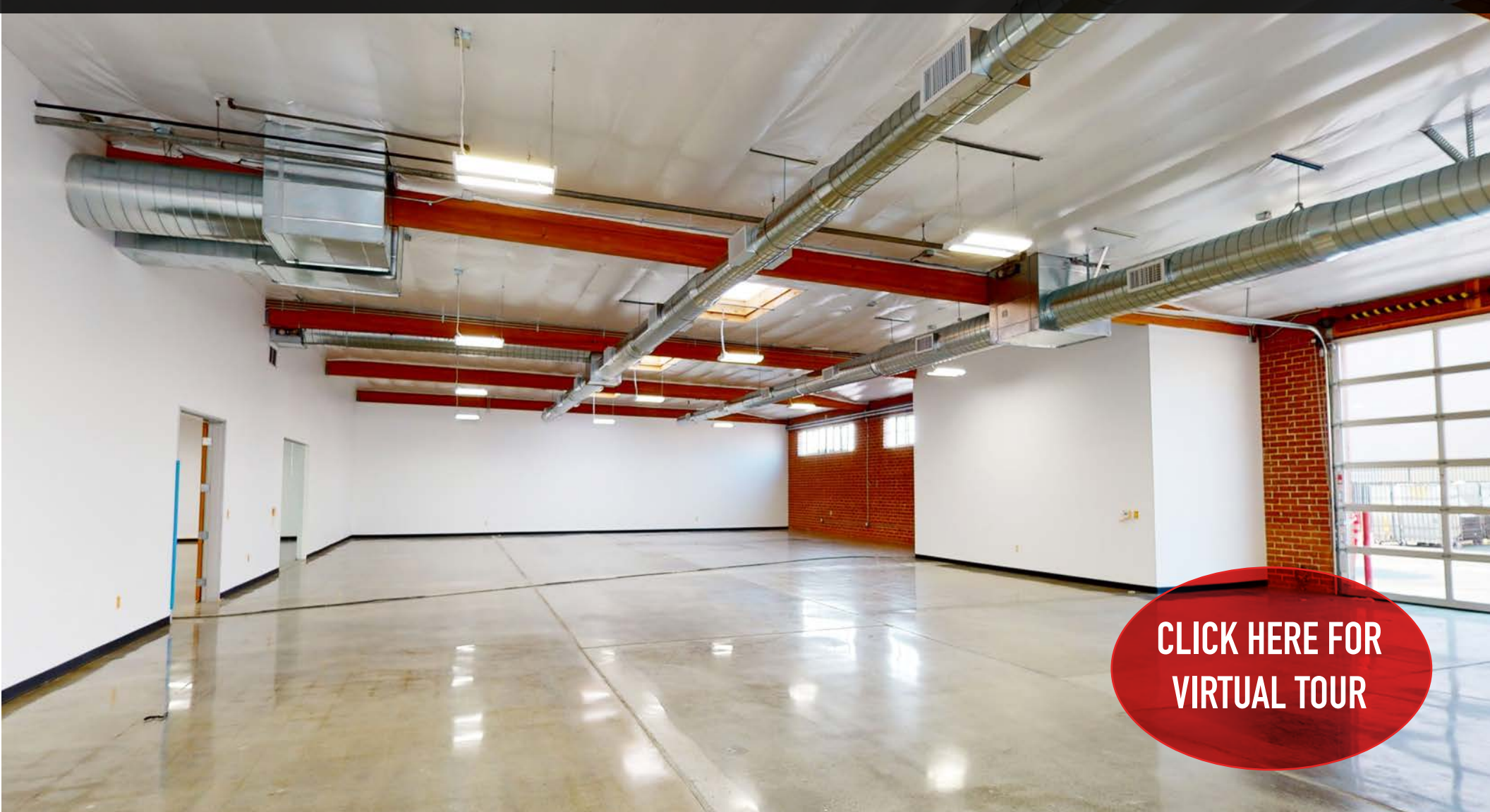


± 10,000 SF CREATIVE INDUSTRIAL (R&D) FOR LEASE



[CLICK HERE FOR
VIRTUAL TOUR](#)

**13100 YUKON AVENUE
HAWTHORNE, CA 90250**

PREMISES ± 10,000 SF

RENT \$2.45/ SF NNN (Nets Approx. \$0.45/SF)

OCCUPANCY Immediate

TERM 5+ Years

PARKING 20 Spaces

FEATURES

- 10,000 SF Configured for All Creative Office or Creative Industrial
- Excellent Power
- Gated, Secure Parking
- Yard Space
- Fully Air Conditioned
- New Restrooms
- 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



**13100 YUKON AVENUE
HAWTHORNE, CA 90250**

RECENT INDUSTRIAL CREATIVE CONVERSION

(13100-A Just Completed)

UPGRADES INCLUDE:

- Sandblasted the Walls and Roofs
- Polished Concrete Floors
- Glass Roll Up Doors
- Skylights
- Landscaping and Low Voltage Lighting
- New Perimeter Fencing with Privacy Windscreen
- Re-slurry and Stripe Parking Lots
- Powered Security Gates on Parking
- Pendant Style LED Lighting
- New Bathrooms
- New Kitchens
- Offices and Conference Rooms in Each Building
- New Rigid HVAC Ducting



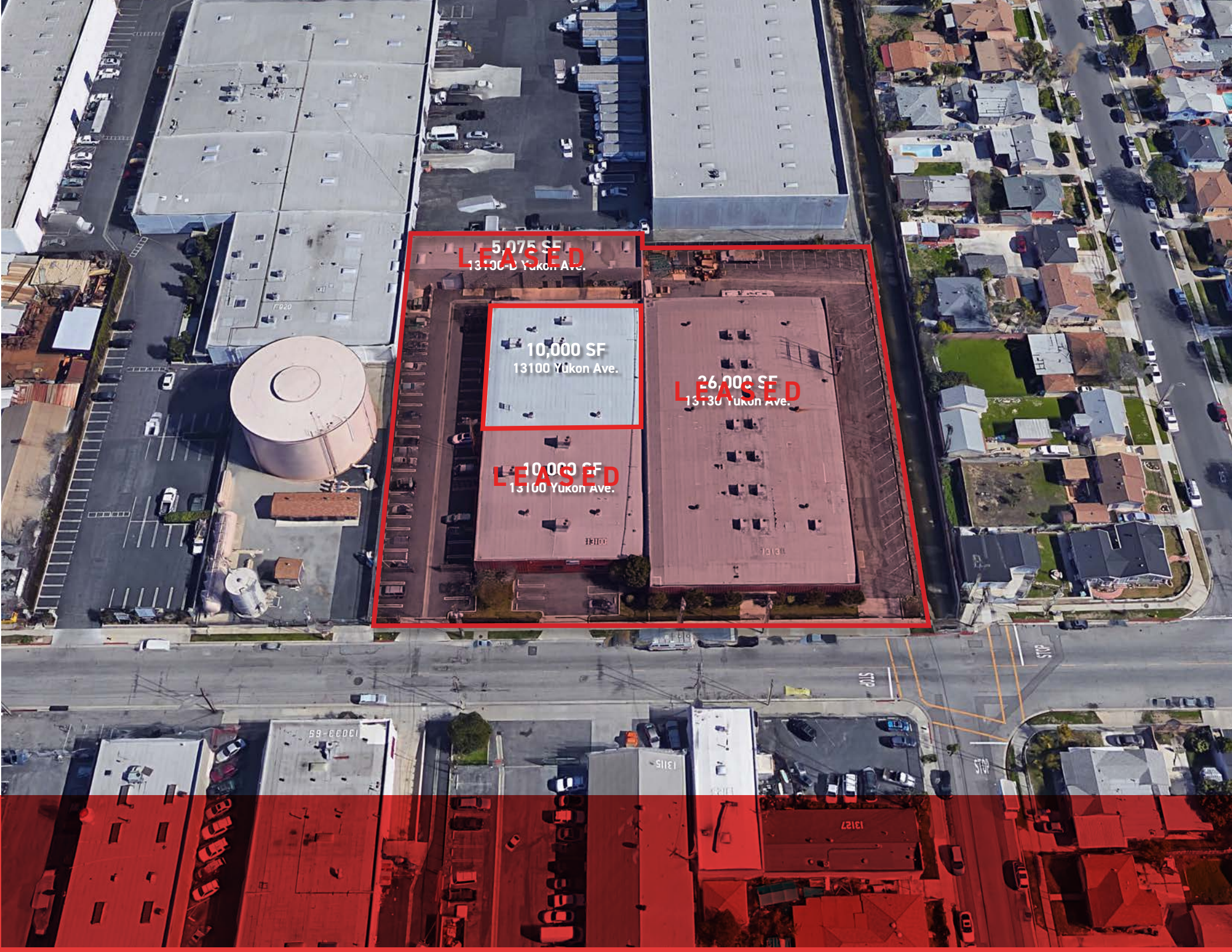


CREATIVE CONVERSION PROGRESS

FLOOR PLAN



VIEW ADDITIONAL FLOOR PLANS



5,075 SF
LEASED
13100 Yukon Ave.

10,000 SF
13100 Yukon Ave.

26,000 SF
LEASED
13130 Yukon Ave.

10,000 SF
LEASED
13100 Yukon Ave.

59-66001

13115

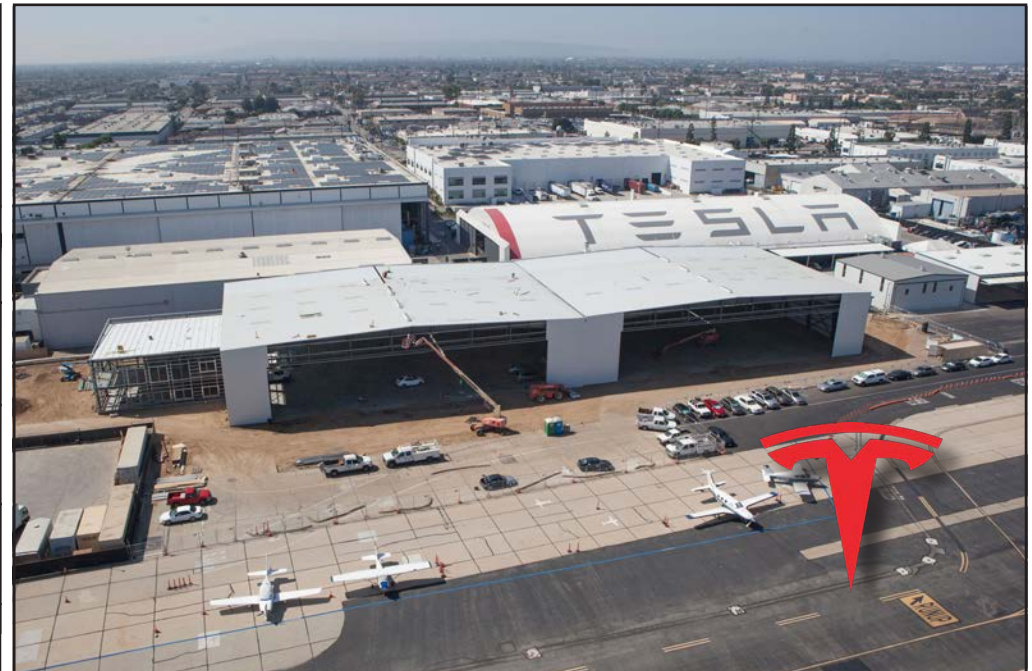
13127

STOP

STOP

STOP

MEET YOUR NEIGHBORS







SANTA MONICA

VENICE

LAX

EL SEGUNDO

CULVER CITY

MANHATTAN
BEACH

NFL

