



PROPERTY DESCRIPTION

Class A office building.
Onsite Management & day porter
24 hour on-site security
Energy Efficient credited
Walkers Paradise (96)

PROPERTY HIGHLIGHTS

- Generous Tenant improvement packages.
- New common area renovations featuring state of the art architectural features.
- New conference center for tenants.
- Convenient freeway and Gold Line access.
- High speed internet connectivity.
- Walking distance to numerous restaurants and amenities.
- Prestigious Lave Avenue address.
- Motivated ownership ready to make deals.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	
Building Size:	116,458 SF

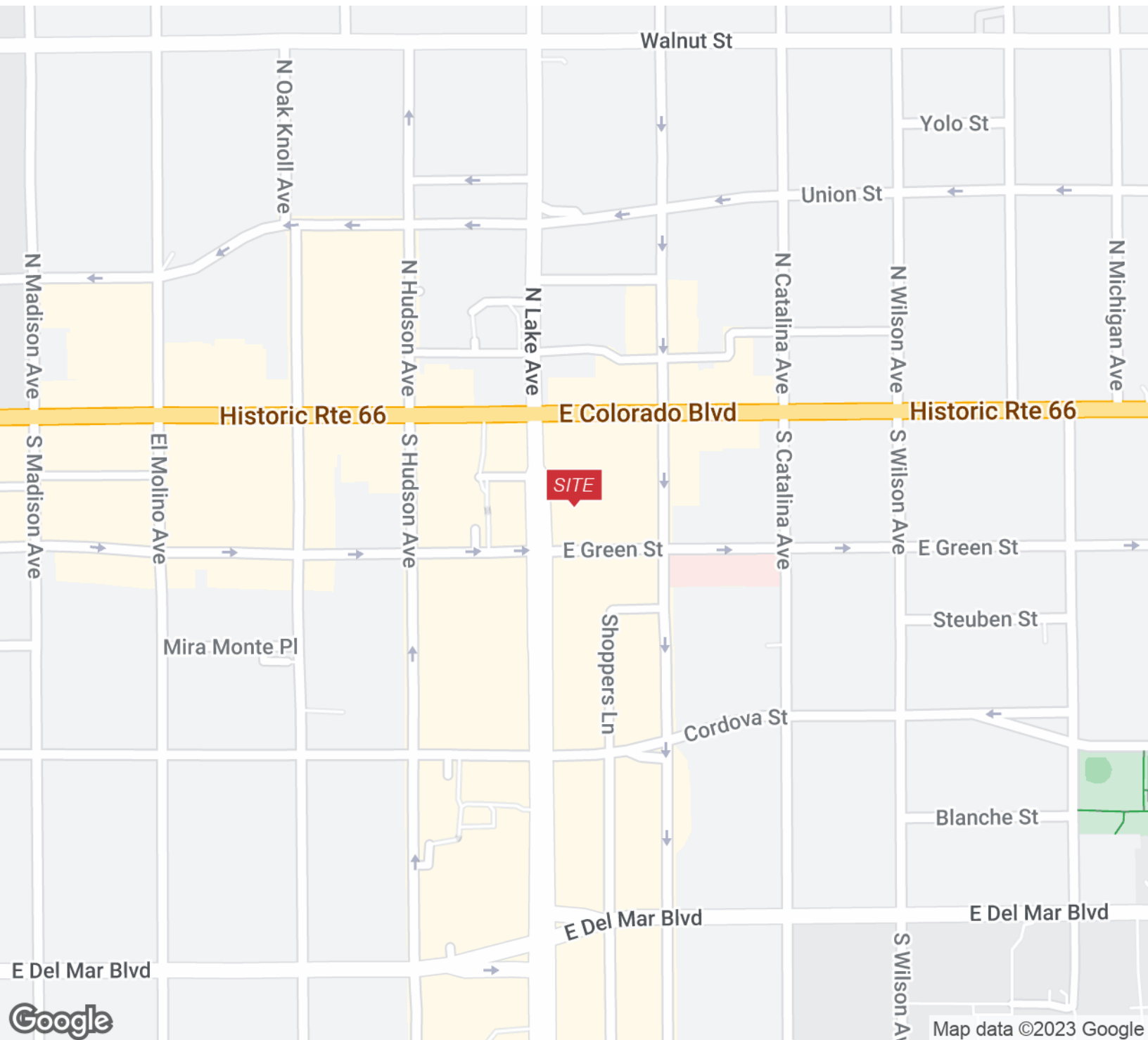
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	16,948	42,806	76,957
Total Population	36,734	105,036	198,649
Average HH Income	\$76,208	\$90,383	\$101,675



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POPULATION	1 MILE	2 MILES	3 MILES
Total population	36,734	105,036	198,649
Median age	33.9	36.1	38.1
Median age (Male)	32.8	35.4	37.2
Median age (Female)	34.6	36.6	39.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,948	42,806	76,957
# of persons per HH	2.2	2.5	2.6
Average HH income	\$76,208	\$90,383	\$101,675
Average house value	\$560,469	\$700,192	\$721,483

* Demographic data derived from 2020 ACS - US Census

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