

# 8673 HAYDEN PLACE

## COVER CITY, CA 90232



A DIVISION OF  
**LEE & ASSOCIATES**

# SPECS

## PREMISES

± 7,028 SF

## RENT

\$2.65/SF, IG  
(CAM's Approx. \$0.20/SF)

## PARKING

11 Parking Spaces  
(Additional 3 Spaces in Loading & Front Access)

## CONTACTS

**David Wilson**  
310.899.2707  
dwilson@leewestla.com  
AGT DRE 00822760

**James Wilson**  
310-899-2708  
jwilson@leewestla.com  
AGT DRE 00883324

**Dylan Mahood, CCIM**  
310-899-2706  
dmahood@leewestla.com  
AGT DRE 02027002

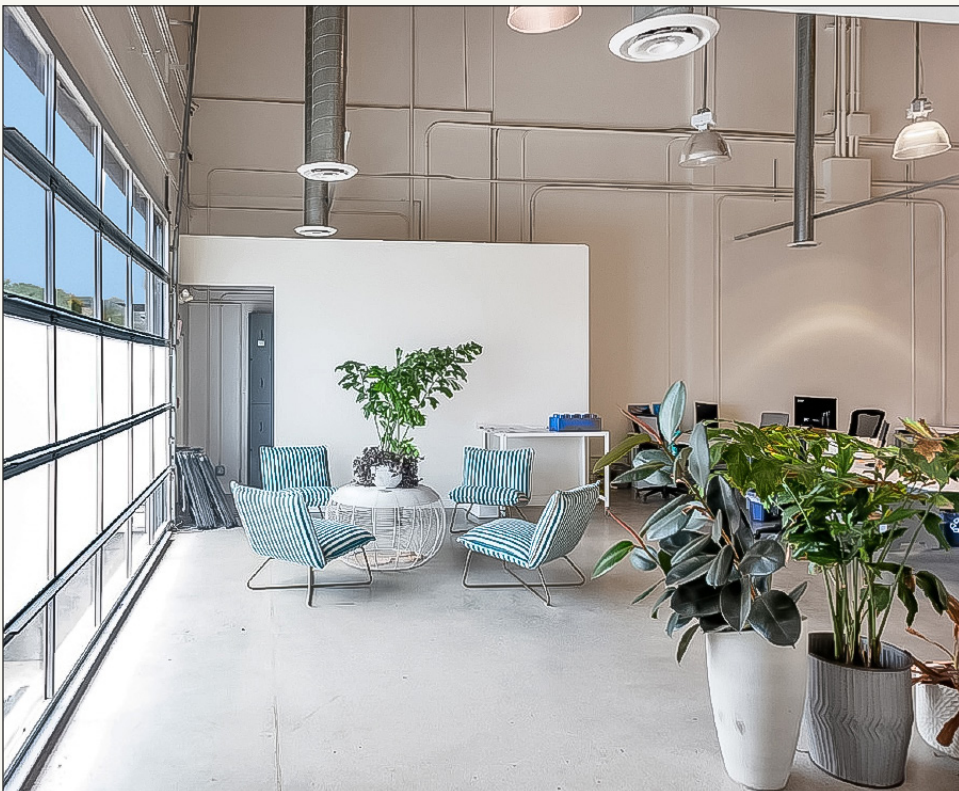
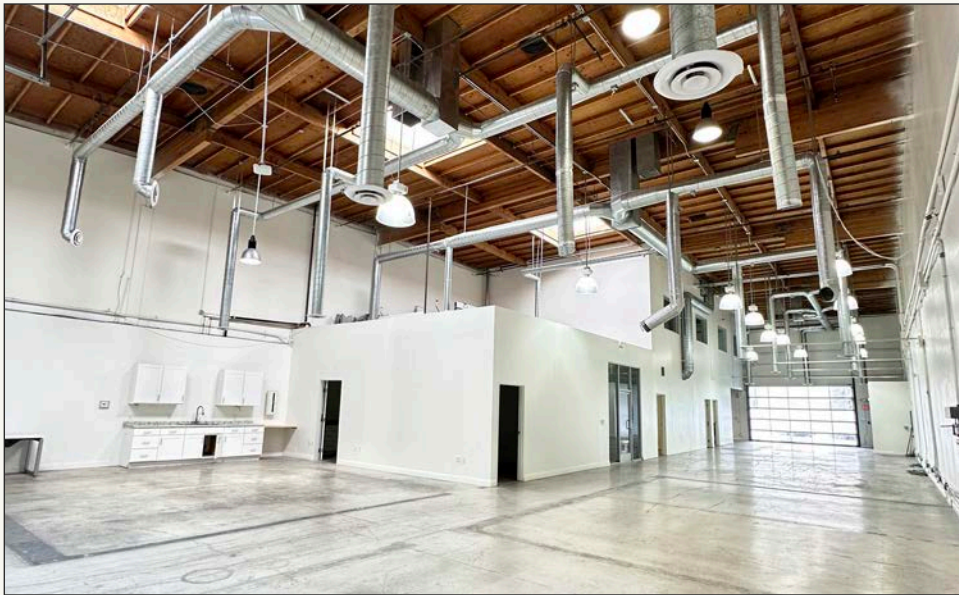
# FEATURES

- 400 amps 3 phase/4 wire
- Roll Up Doors Both Dock High & Grade High
- Expansive Patio with Roll Up Door
- Flex Creative Office and Industrial
- High Exposed Ceilings
- Polished Concrete Floors
- Skylights with Abundant Natural Light
- 22' Ceiling Height
- Located in the Hayden Tract with Easy Access to the 10 and 405 Freeways



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



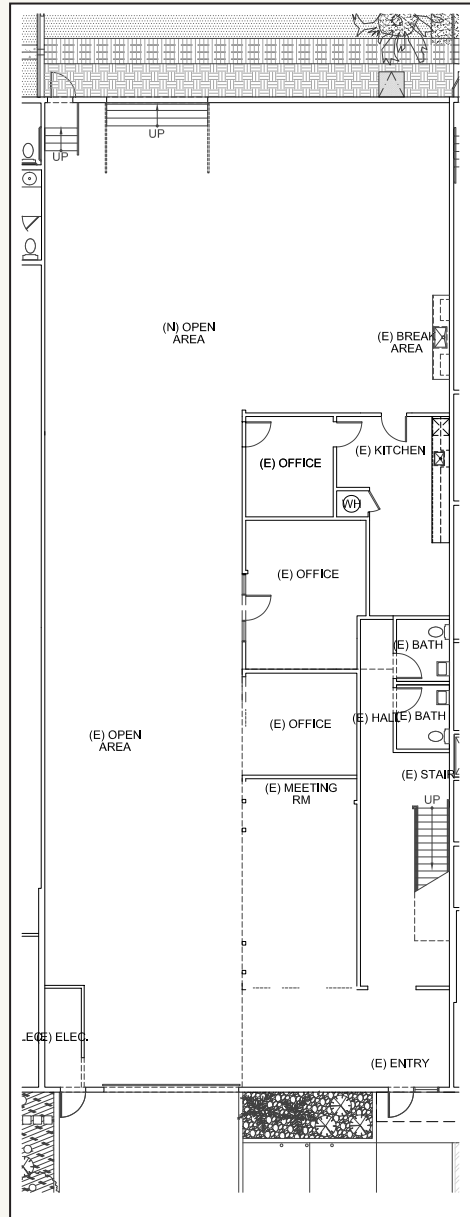




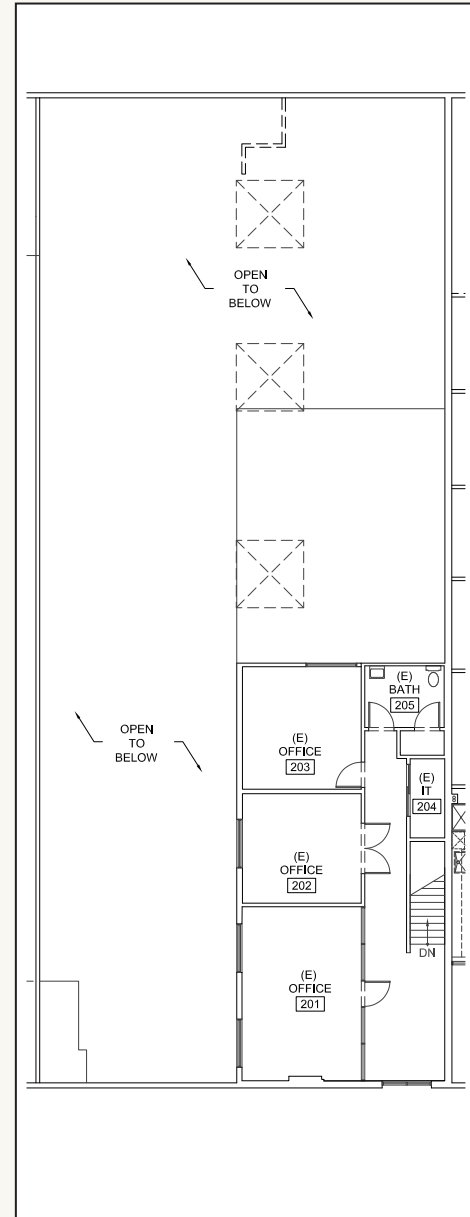




# EXISTING FLOOR PLAN

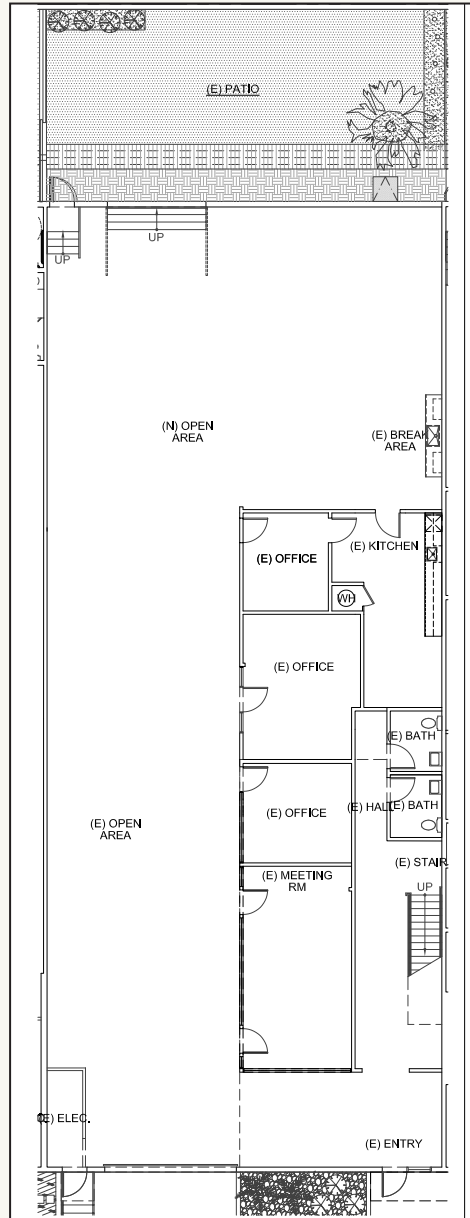


**GROUND FLOOR**

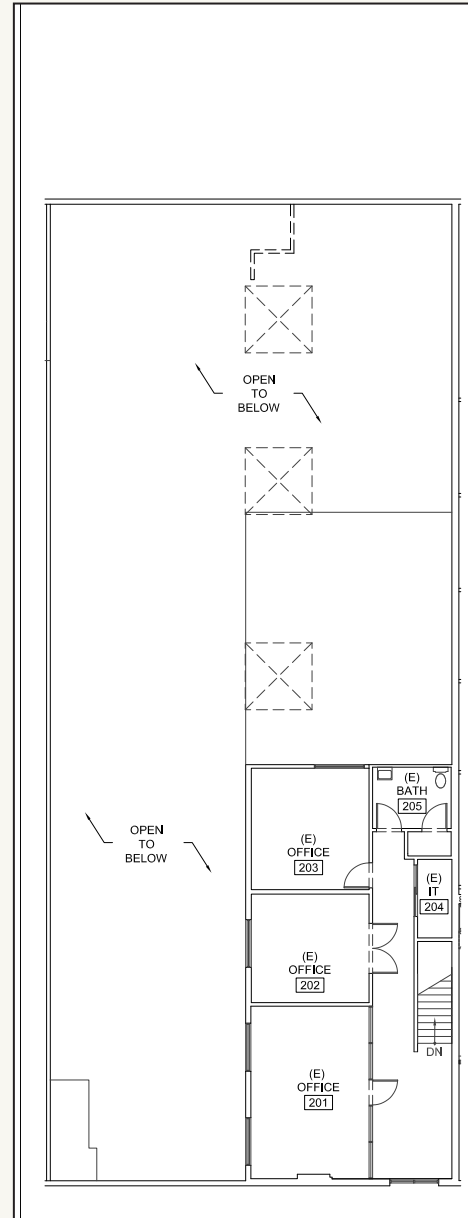


**MEZZANINE**

# PROPOSED FLOOR PLAN



**GROUND FLOOR**



**MEZZANINE**



# NOTABLE TENANTS IN THE AREA





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jwilson@leewestla.com  
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310.899.2706  
dmahood@leewestla.com  
AGT DRE 02027002

**DAVID WILSON**

310.899.2707  
dwilson@leewestla.com  
AGT DRE 00822760

Lee & Associates Los Angeles West, Inc.  
1508 17th Street, Santa Monica, CA 90404  
www.leewestla.com | DRE 01222000

