

# PLAYA VISTA - School Facility Long Term Sublease



5456 McConnell Ave  
Los Angeles, CA 90066

**Sublease  
Available**

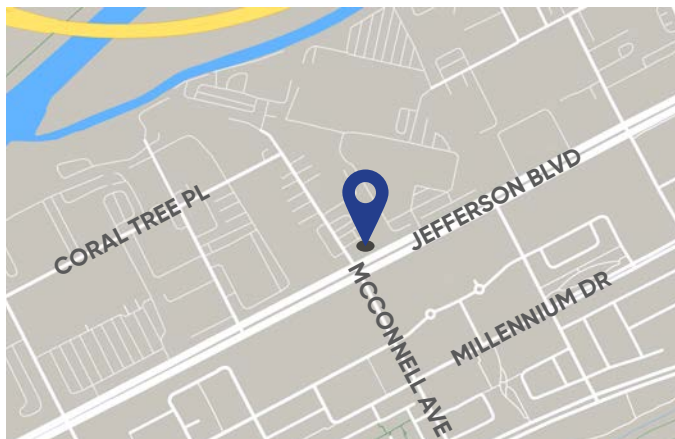
## Space Profile

<b>Premises</b>	23,800 SF (entire building)
<b>Rental Rate</b>	\$3.75 NNN
<b>Availability</b>	Immediately
<b>Term</b>	Through June 30, 2028
<b>Parking</b>	3.5/1000

## Features

- Newly constructed school facility
- Current CUP in place for school
- Other uses acceptable including creative office, tech incubator
- Outdoor hallways and circulation for entire building
- Large outdoor meeting, recreation area
- Located on prominent corner across from Whole Foods, Google and next to Facebook, Tencent

## Map



## For More Information

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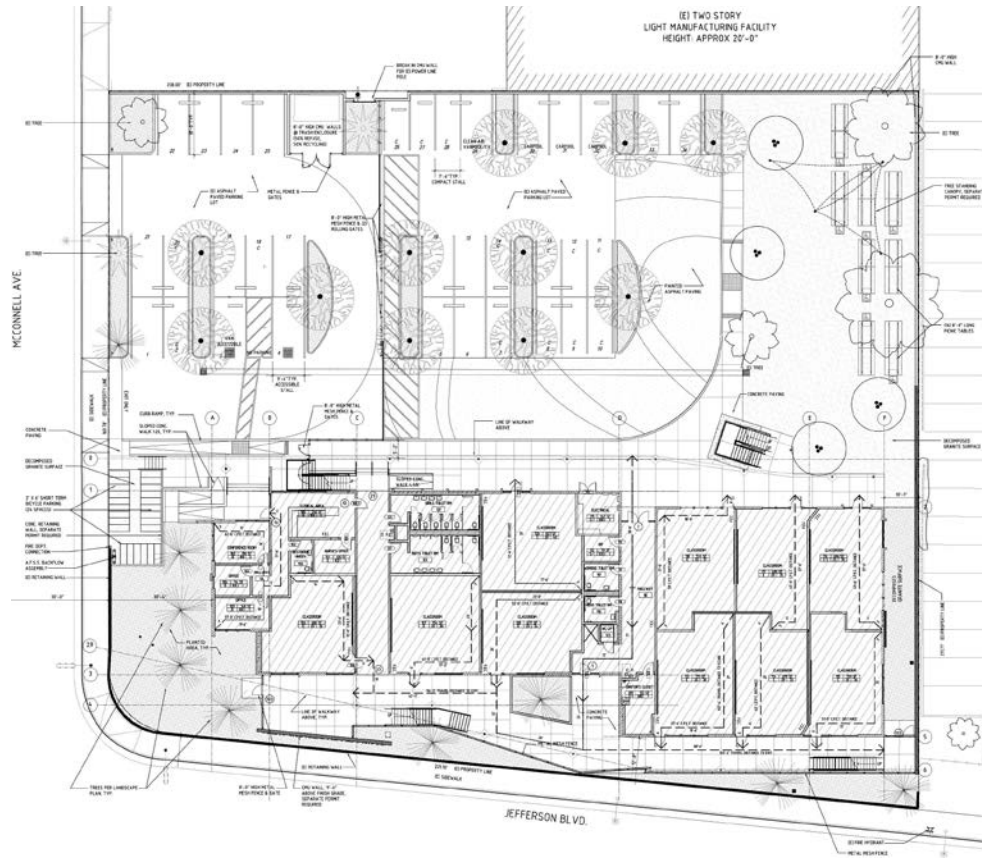


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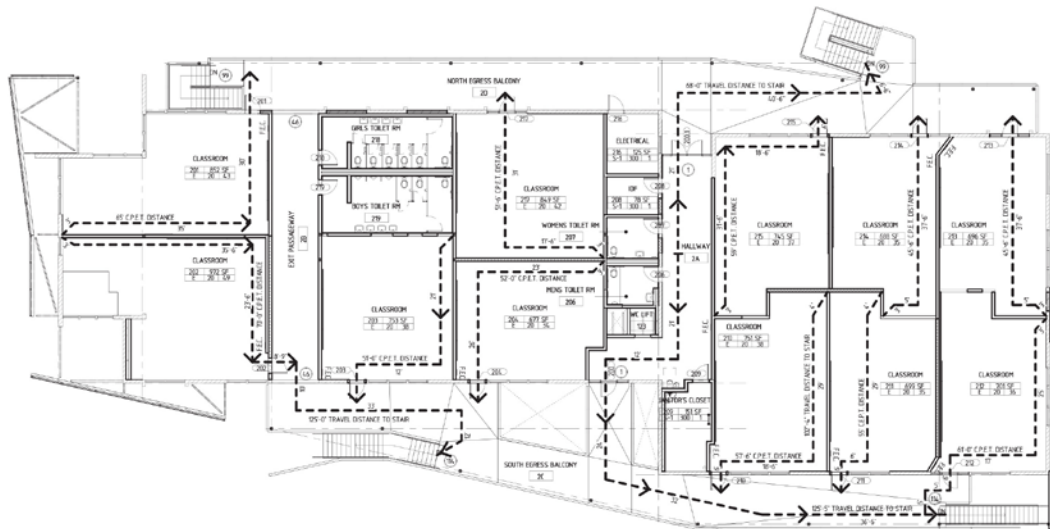


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### 1st Floorplan



### 2nd Floorplan



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