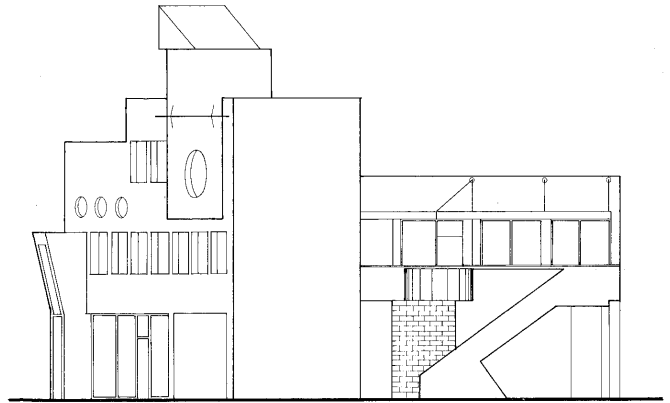


FOUNTAIN AVENUE OFFICE/RETAIL BUILDING

Los Angeles, California

A 3,000 square foot infill site on a major street with combination tuck under and surface parking. The building, which is "L" shaped in plan has the street facing portion containing retail space on the ground floor and the owner's offices (contained in the cylinder) on a mezzanine overlooking a 1st floor entry lobby. 2nd floor offices over covered parking forms the rear wing.



WEST ELEVATION

