

# \$1,075,000 - 11500 Tennessee Avenue # 105, Los Angeles

MLS® #25582305

**\$1,075,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 2 Acres

N/A, Los Angeles,

Professional Live/Work Loft in Sawtelle Japantown! Perfect for Creative & Office Use A rare opportunity at T-Lofts, a modern LAC2-zoned mixed-use community designed by Withee Malcolm Architects. This impressive two-level townhome-style loft (approx. 1,647 sq ft) is tailored for professionals who need a flexible workspace without compromising residential comfort. The defining feature: a street-facing private entry, and an open floor workspace with ideal for a studio, design firm, production office, or remote practice. Total number of units are 84 but only street facing units are designed with this spacious office/creative space. This versatile area offers a polished, professional setting to have a meeting or collaborate with teams while keeping your living space fully separate upstairs. The seller was running a production company and some furniture could be negotiable. Upstairs, the residence features a sleek modern kitchen with stainless steel appliances, Caesar stone countertops, Italian cabinetry, along with an open living and dining area. The primary suite offers a spa-like bath with marble floors, dual sinks, soaking tub, separate shower, and walk-in closet. Additional highlights include sliding custom panels for flexible privacy, BOSCH laundry in-unit, central HVAC, and two non-tandem garage parking spaces in a secure building. Community amenities include a fitness center, spa, BBQ area, EV charging stations, and ample guest parking. Located in the vibrant



Sawtelle Japantown neighborhood, you'll enjoy acclaimed restaurants, coffee shops, and cultural attractions, with easy Expo Line access to Downtown LA or Santa Monica. An exceptional opportunity for professionals, entrepreneurs, and creatives where work and life truly connect. HOA is currently \$627.98(Monthly). 3D tour available from the link above or:  
<https://my.matterport.com/show/?m=19LoVNoHC5B>

Built in 2009

## Essential Information

MLS® #	25582305
Price	\$1,075,000
Bathrooms	0.00
Acres	1.83
Year Built	2009
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Kayo Yoshida
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	11500 Tennessee Avenue # 105
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

## Amenities

Parking Spaces	2
Security	Fire Sprinkler System, Key Card Entry, Smoke Detector(s)

## Interior

Heating	Central
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## Additional Information

Date Listed August 15th, 2025  
Days on Market 87  
Zoning LAC2  
Short Sale N  
RE / Bank Owned N

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