



COMMERCIAL
ASSET GROUP



SAWTELLE MEDICAL AND RETAIL SPACES FOR SUBLICENSE

**ENTIRE GROUND FLOOR ($\pm 4,760$ SF - DIVISIBLE) +
PORTION OF 2ND FLOOR ($\pm 3,642$ SF)**

2045 SAWTELLE BLVD, LOS ANGELES, CA 90025

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Parking: 4/1,000

1st Floor Rate: \$6.00/SF + NNN

2nd Floor Rate : \$4.95/SF MG

Term: Negotiable

Stand alone, private, secured building in highly desirable South Sawtelle

Multiple outdoor patios with excellent natural ventilation

Large amount of on site and subterranean parking

Ideal single tenant medical building with ample secured parking

Prominent building signage available on Sawtelle Boulevard

Co-tenant is one of the largest fertility groups in the country, Pinnacle Fertility (pinnaclefertility.com), with 40+ clinics nationwide

Located in the heart of Sawtelle Japantown, one of West LA's top dining and retail corridors, known for its dense mix of Japanese and Asian restaurants, dessert shops, and specialty retailers

Walking distance to dozens of destination restaurants, cafes, and dessert concepts along Sawtelle Boulevard, drawing strong day and evening foot traffic

±21,000 vehicles per day on Sawtelle Boulevard

93/100 Walk Score "Walker's Paradise"

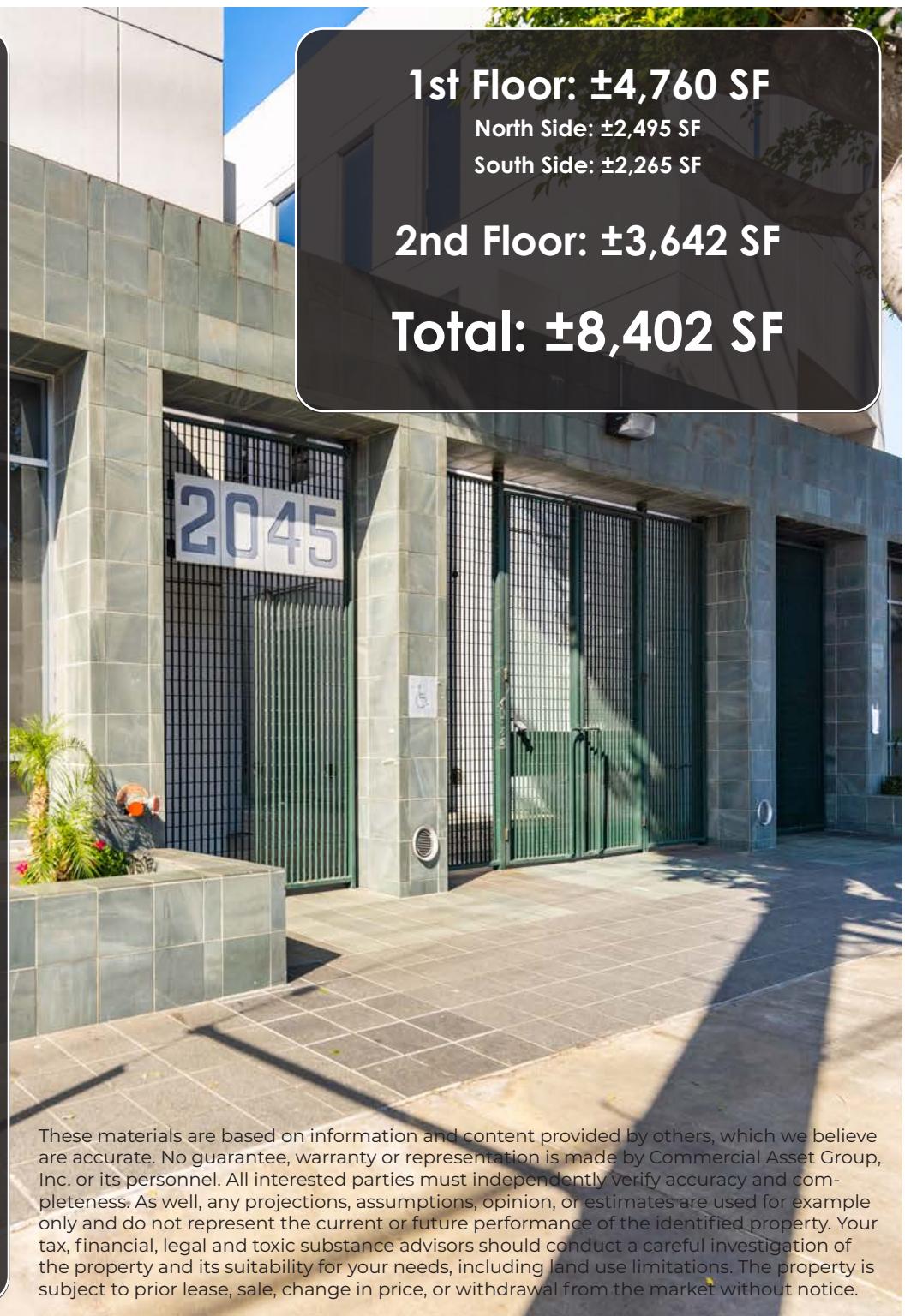
1st Floor: ±4,760 SF

North Side: ±2,495 SF

South Side: ±2,265 SF

2nd Floor: ±3,642 SF

Total: ±8,402 SF



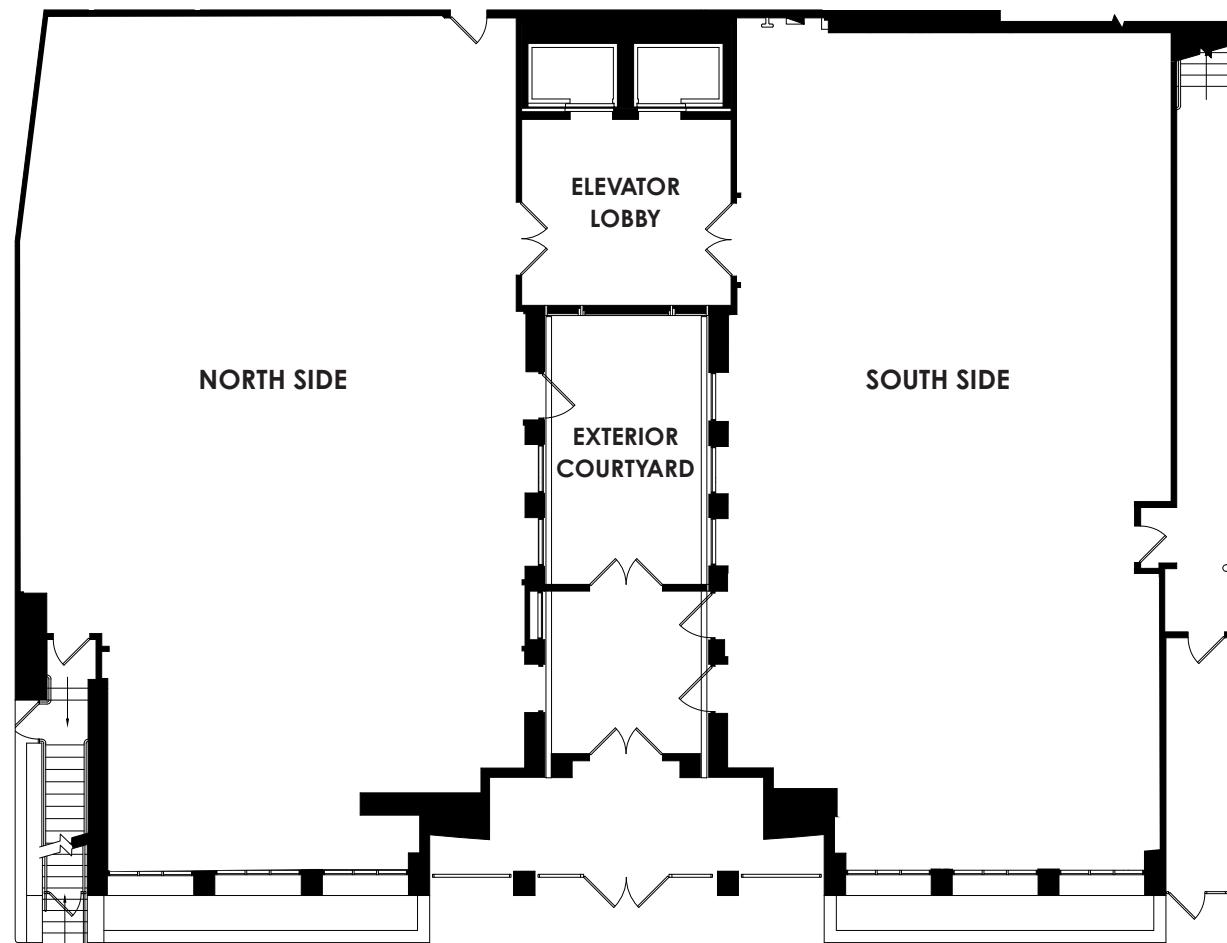
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FIRST FLOOR PLAN

TOTAL: $\pm 4,760$ SF

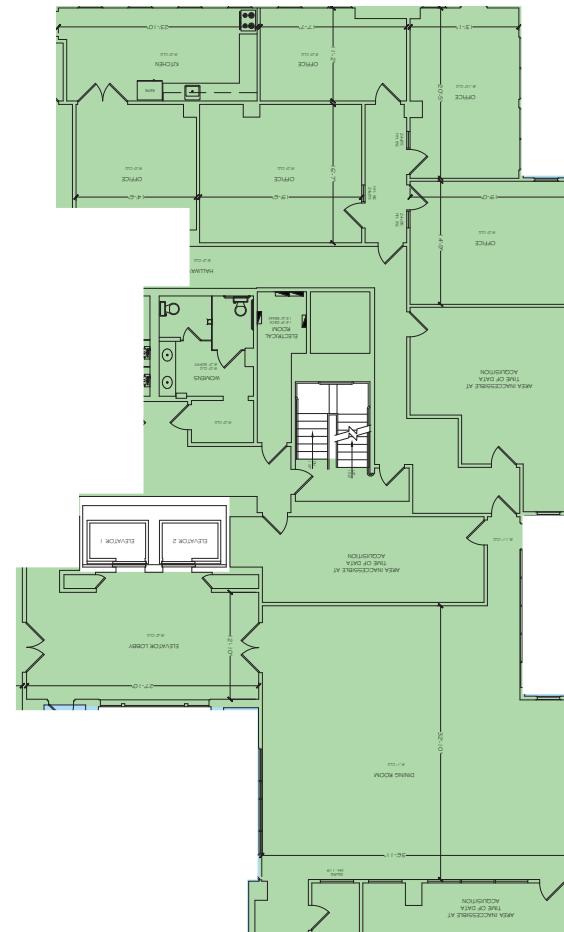
North Side: $\pm 2,495$ SF

South Side: $\pm 2,265$ SF



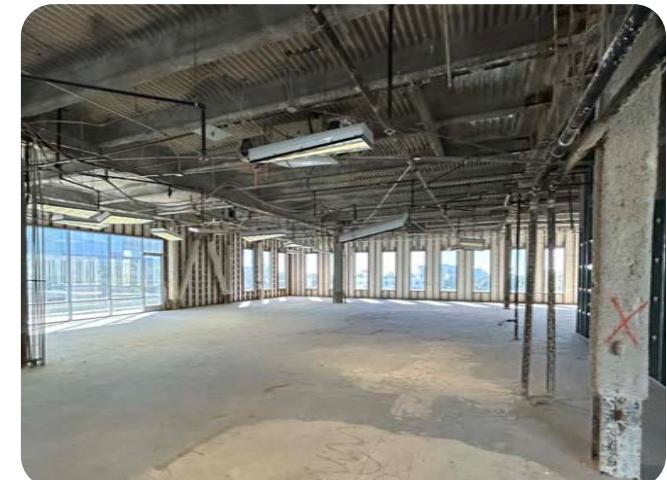
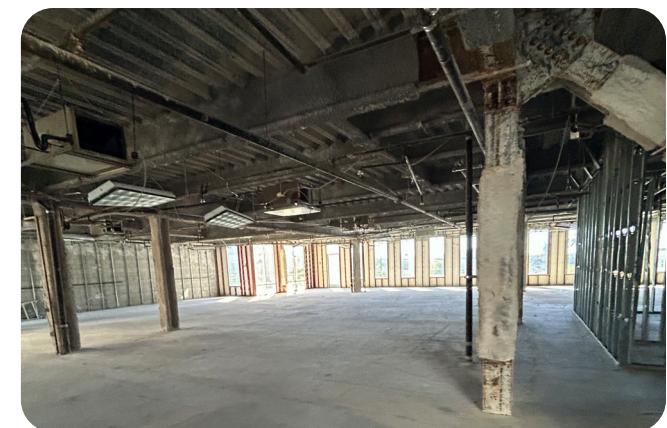
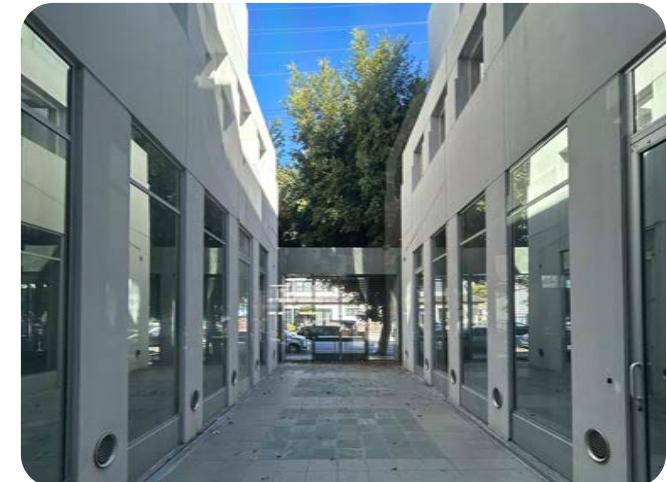
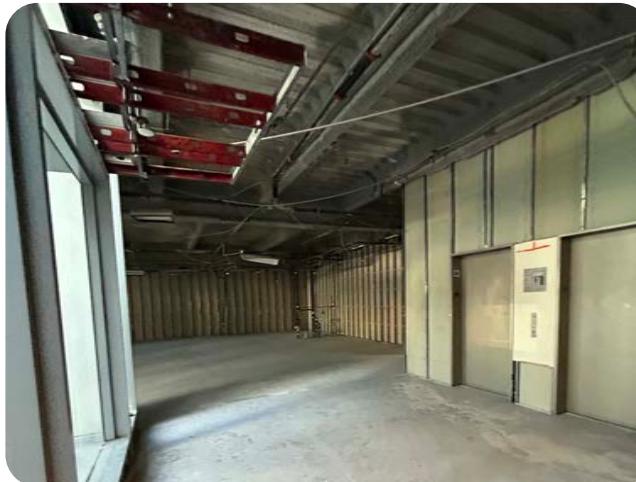
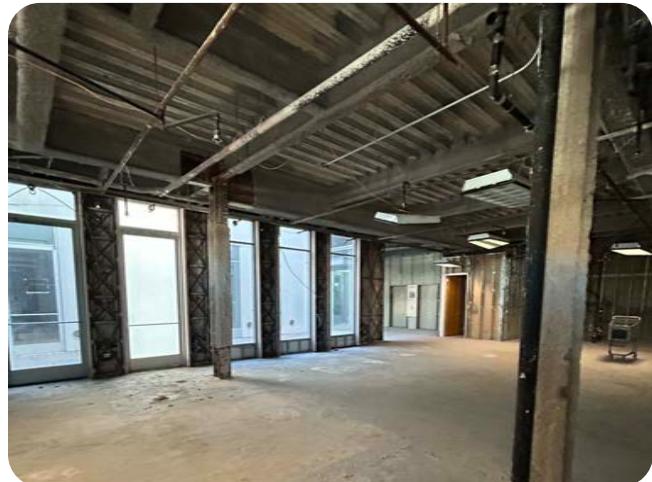
SECOND FLOOR PLAN

2nd Floor: $\pm 3,642$ SF



SAWTELLE BLVD

ADDITIONAL PHOTOS



NEIGHBORING TENANTS

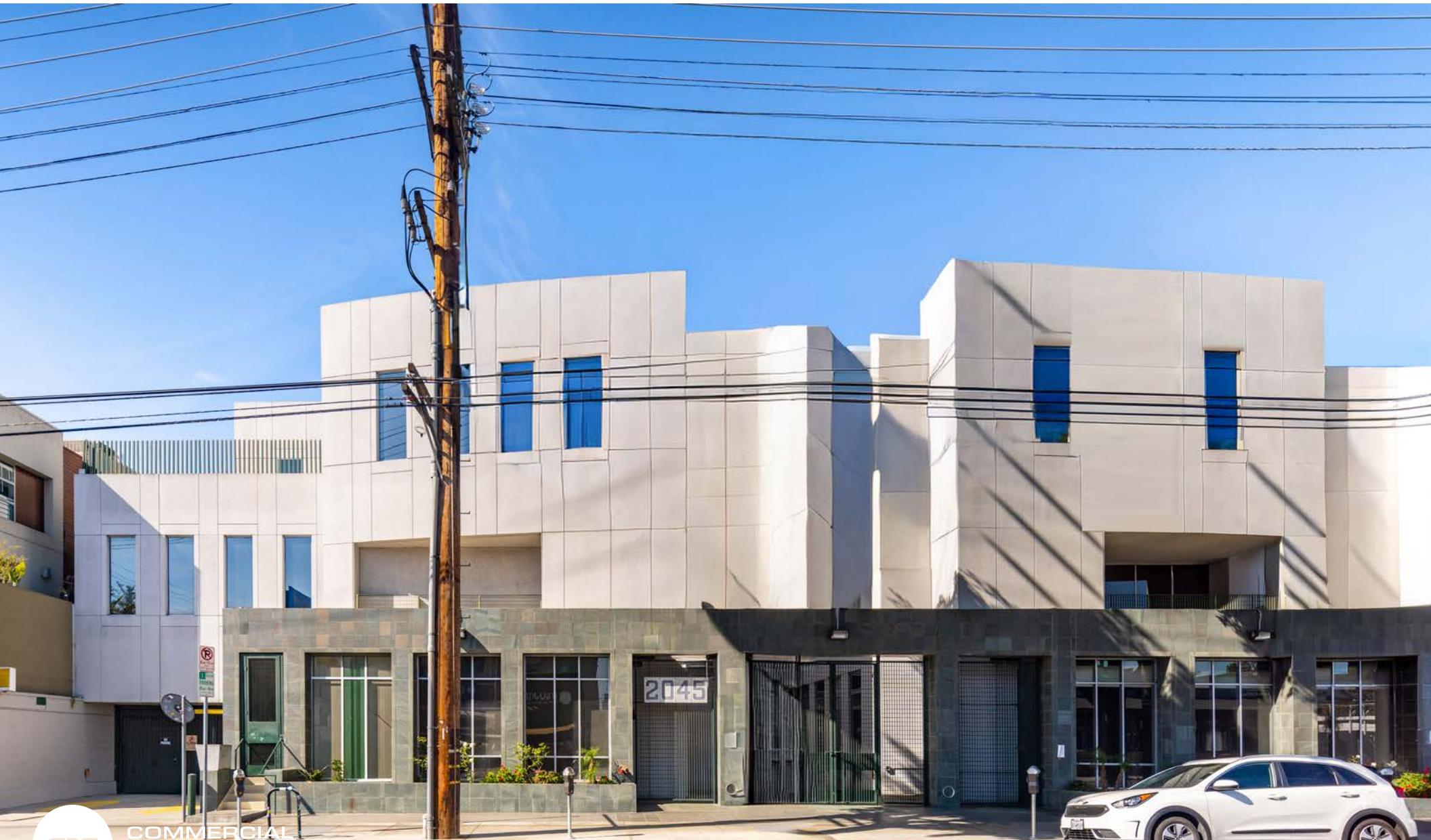


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