

10,610 SF FOR LEASE OR SALE

2254 S. Sepulveda Blvd. | Los Angeles, CA



CREATIVE OFFICE / FLEX BUILDING

SPACE OFFERING

Location	2254 S. Sepulveda Blvd. Los Angeles, CA 90064
Approximate Square Footage	10,610 SF
Rent PSF (Monthly)	\$2.50/sf IG or \$26,525/month
Sale Price:	\$5,570,000 or \$525/sf

Notes Preferred lease term: 3-5 years. Possession: Execution of Lease or Close of Escrow

HIGHLIGHTS

- Magnificent Westside creative/loft style office space.
- Total of 10,610 sf available on 2 stories - Combination of private offices, conference rooms and open area to meet various office layout needs.
- Perfect for a variety of media, entertainment, production, technology and other creative office uses.
- Also, suitable for a variety of studio, showroom/retail or flex uses.
- Great central, West LA location within close proximity to the 405/10 Freeways, Sawtelle Retail Corridor and numerous other restaurants and retail amenities.
- Private, gated surface parking lot for 19 cars at no additional charge. Additional street parking available.
- Great exposure / Major boulevard visibility.
- Great Bones - Beautiful exposed arched bow truss ceilings, polished concrete floors, exposed brick, HVAC ducting and upscale finishes throughout.
- Space consists of secured entry/reception area, 11 private offices, open bullpen area 2 kitchen/break areas, 4 restrooms (2 on each floor) and small storage area.
- Ground level loading door along Tennessee Ave.
- All square footage is usable with no load factor.
- To Show, call broker. Please do not disturb tenant.



POPULATION

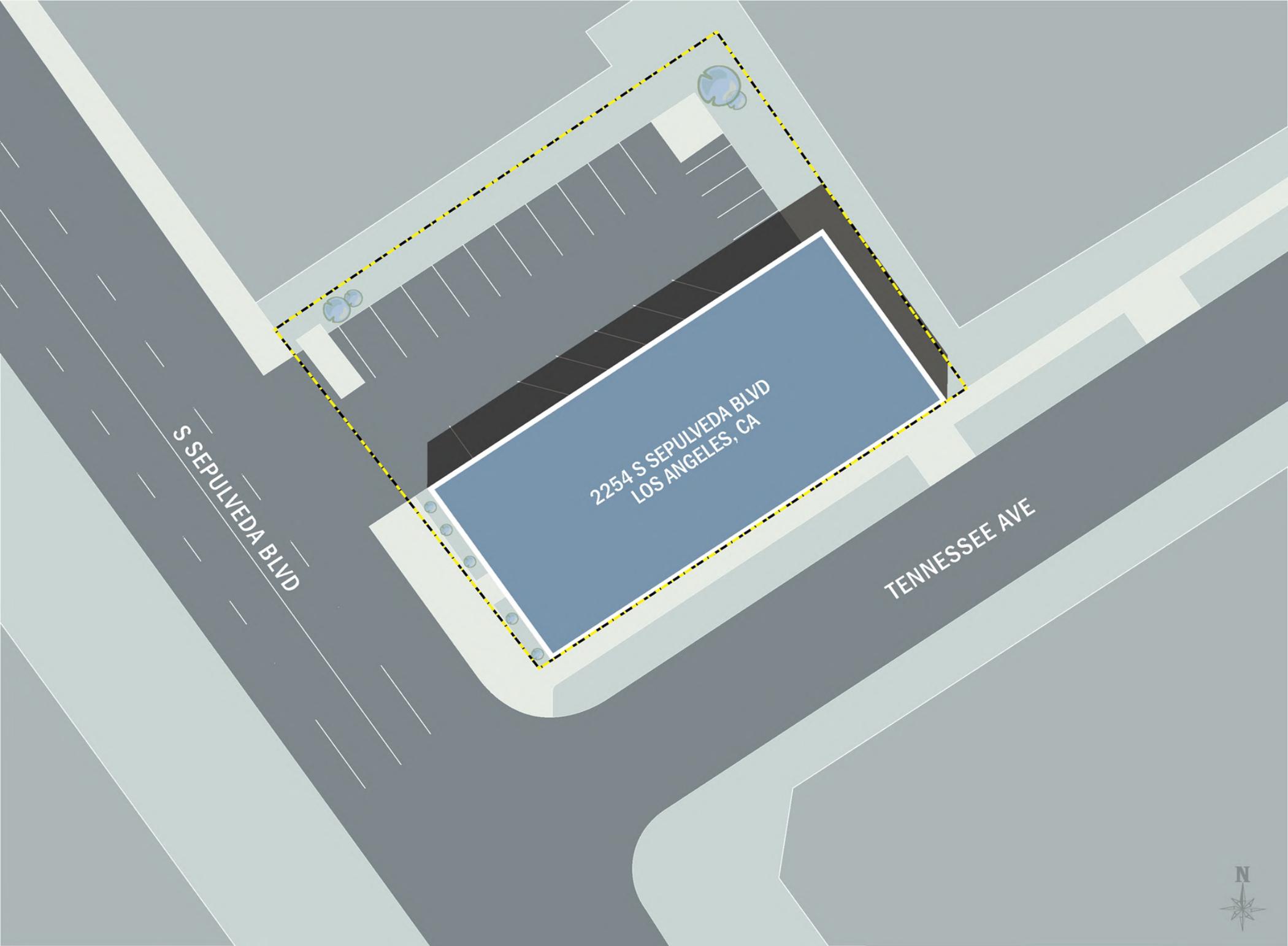
	1.00 MILE	3.00 MILE	5.00 MILE
	37,357	317,045	649,709

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$173,782	\$169,573	\$173,985

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	17,738	141,849	301,946

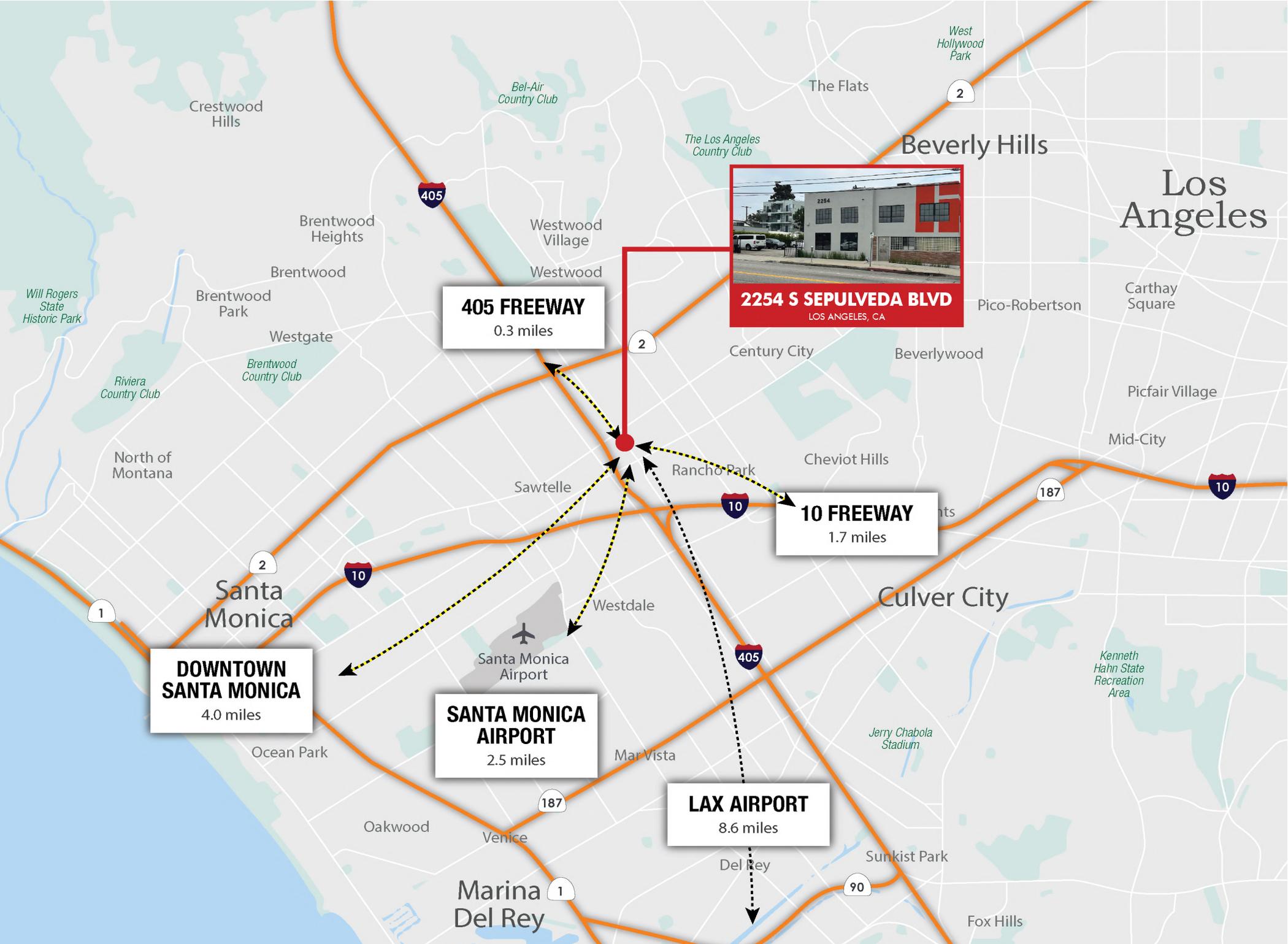


S SEPULVEDA BLVD

2254 S SEPULVEDA BLVD
LOS ANGELES, CA

TENNESSEE AVE





2254 S SEPULVEDA BLVD
LOS ANGELES, CA

405 FREEWAY
0.3 miles

10 FREEWAY
1.7 miles

DOWNTOWN SANTA MONICA
4.0 miles

SANTA MONICA AIRPORT
2.5 miles

LAX AIRPORT
8.6 miles



2254 S SEPULVEDA BLVD
LOS ANGELES, CA

HAMMER

Pacific Spas & Sauna
Soothing Mind, Body & Spirit
CHEFS TOYS
LIVING ART
Aquatic
DESIGN, INC.
ROYAL STONE & TILE

99
大華超市
99 RANCH MARKET

SPROUTS
FARMERS MARKET

California
Rehabilitation
INSTITUTE
A California State Agency

WESTFIELD CENTURY CITY
AMC
SEPHORA
TESLA
macy's
HUGO BOSS
Gelson's
Apple
LEGO
OLD NAVY

Ralph's

MUSEUM OF
TOLERANCE
LOS ANGELES

Rancho Park
Golf Course &
Driving Range

LOS ANGELES

VA
U.S. Department
of Veterans Affairs

ROSS
DRESS FOR LESS

Q BILLIARD CLUB

UNIVERSITY
HIGH SCHOOL

2

7-ELEVEN

odyssey

NIJYA MARKET

Ralph's

TARGET

ONE WESTSIDE
HomeGoods
Marshalls
Michaels
tigawok

BEST
BUY

UNITED STATES
POSTAL SERVICE

CENTINELA FEED & PET SUPPLIES
ANAWALT
Party City

GRIFFIN CLUB
LOS ANGELES

VONS

VISTA DEL MAR

2

Ralph's

BIG TIRES

Red Bull

Smart & Final
SUPERFORMANCE

405

TRADER JOE'S

jiffylube

VONS
CVS

redbox

ROSS
DRESS FOR LESS

TRADER JOE'S

BEST BUY
redbox
RITE AID
LA FITNESS

10

Ralph's

WHOLE
FOODS
MARKET

TRADER JOE'S

SANTA MONICA

SANTA
MONICA
COLLEGE

Clover Park

Santa Monica
Airport

WHOLE
FOODS
MARKET

WINDWARD
SCHOOL

MUSEUM OF
Flying

405

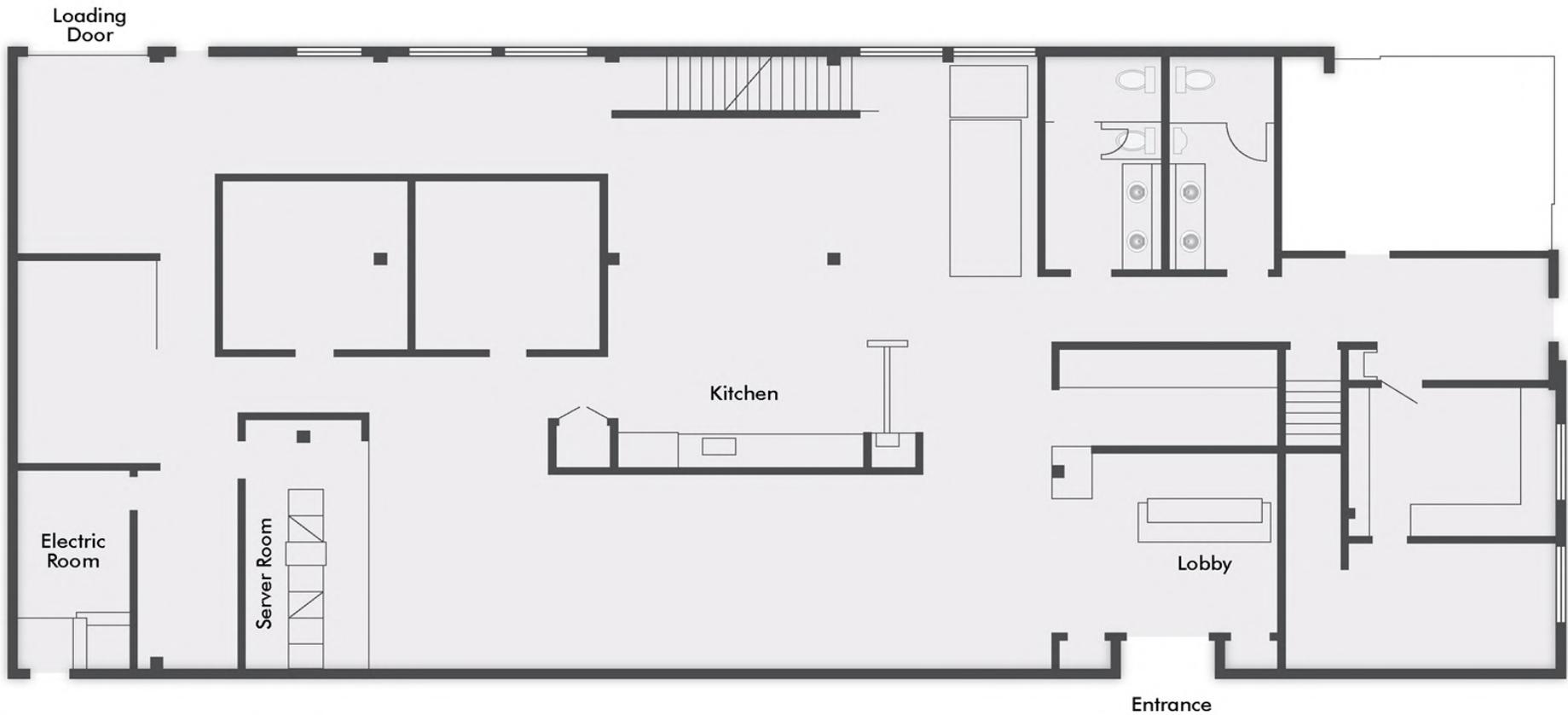
TRADER JOE'S

187

187

CULVER CITY

SONY
PICTURES



GROUND FLOOR



SECOND FLOOR



Gated Parking Lot



Ample Secured Parking



Work Area



Work Area



Lounge Area



Lobby Area



Gorgeous Kitchen Area



Kitchen Bar Counter

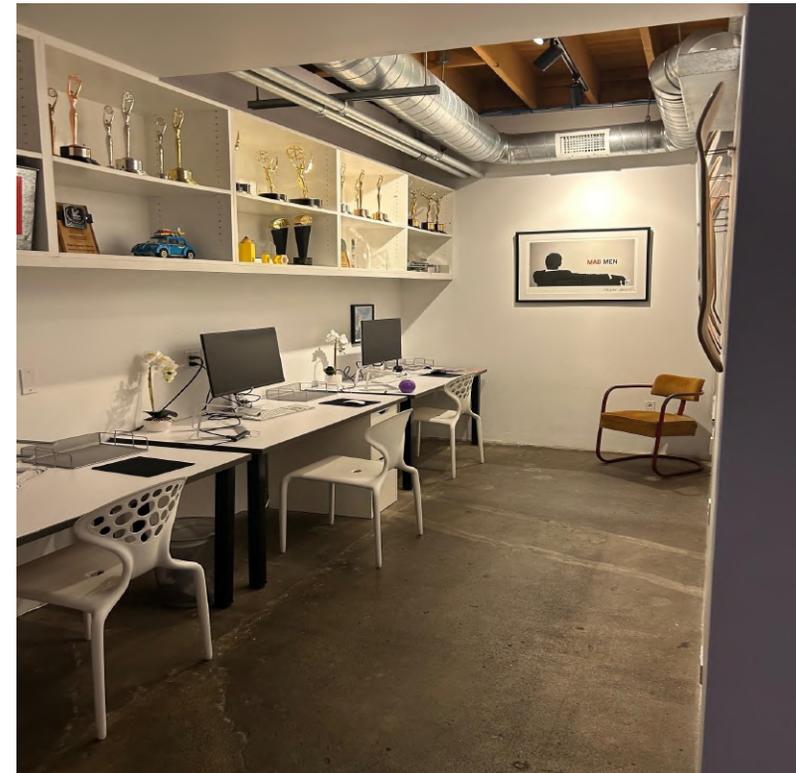




Reception Area



Highly Improved Restrooms





Lots of Natural Light



Beautiful Water Feature



Work Stations



Large Meeting / Classroom / Open Work Area

10,610 SF for LEASE

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