



Availabilities	Size		Lease Rate
311	± 421 RSF	<del>\$4.03</del>	\$2.99 per sf FSG
403	± 298 RSF	<del>\$4.01</del>	\$2.99 per sf FSG
409	± 725 RSF	<del>\$4.01</del>	\$2.99 per sf FSG
Lease Term:		3 - 5 years	
Parking:		Covered Parking Spaces at \$140/month Reserved Parking Spaces at \$210/month	

This jewel box creative office building boasts small office suites suitable for a wide range of tenants. Completely remodeled in 2022 the building features spectacular open-air atrium with tables and seating to accommodate outside working space. Office suites feature various sizes that includes private offices, kitchenettes, and are built to suit. The first floor has rentable storage space, and shared bathrooms are available on floors two through four.

Avison Young | 11150 Santa Monica Blvd, Ste 450 | Los Angeles, CA 90025

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### \$2.99 Effective Rate

Available for qualified tenants signing long-term leases (3+ years).

Flexible terms and teaser rates available. Call for more details on promotional concessions.

### Get more information

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Associate

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Principal

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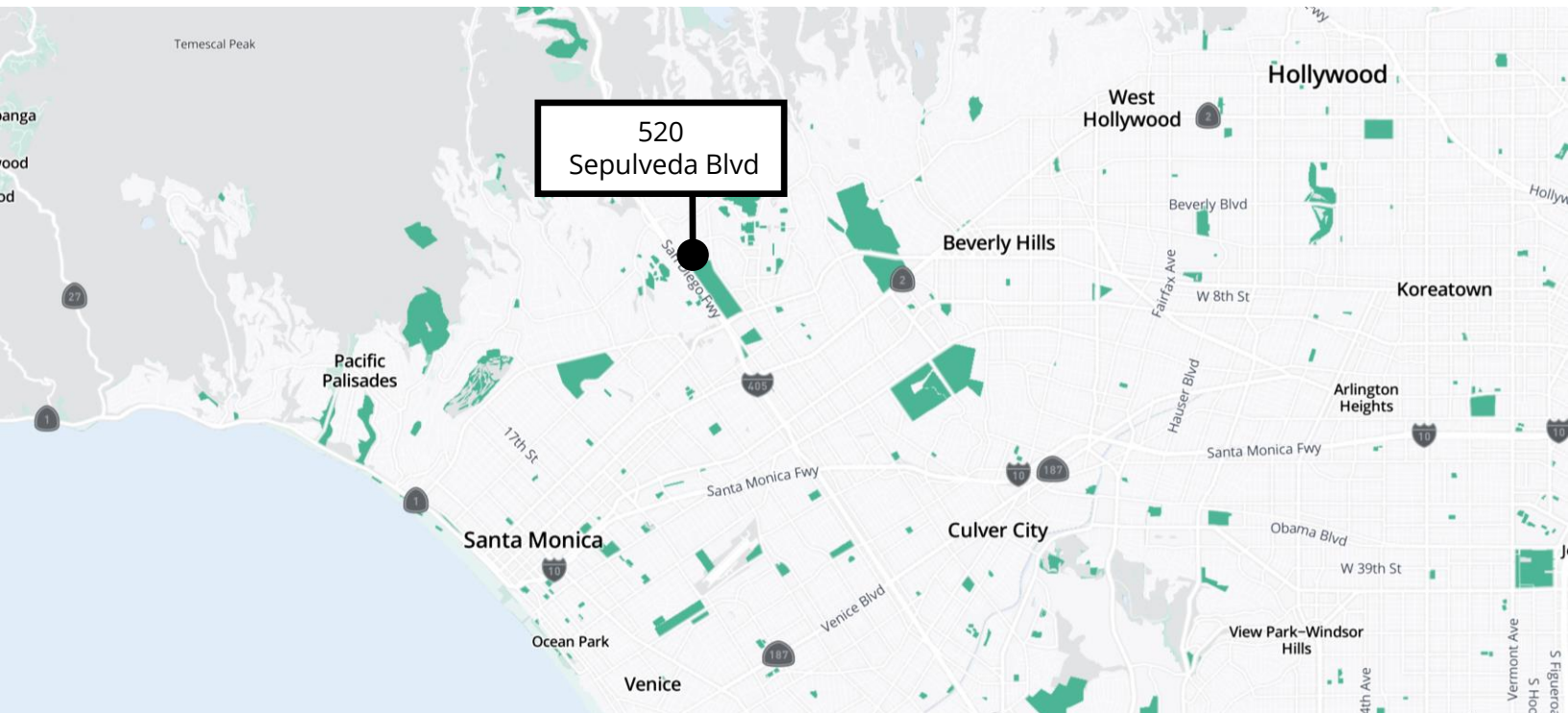
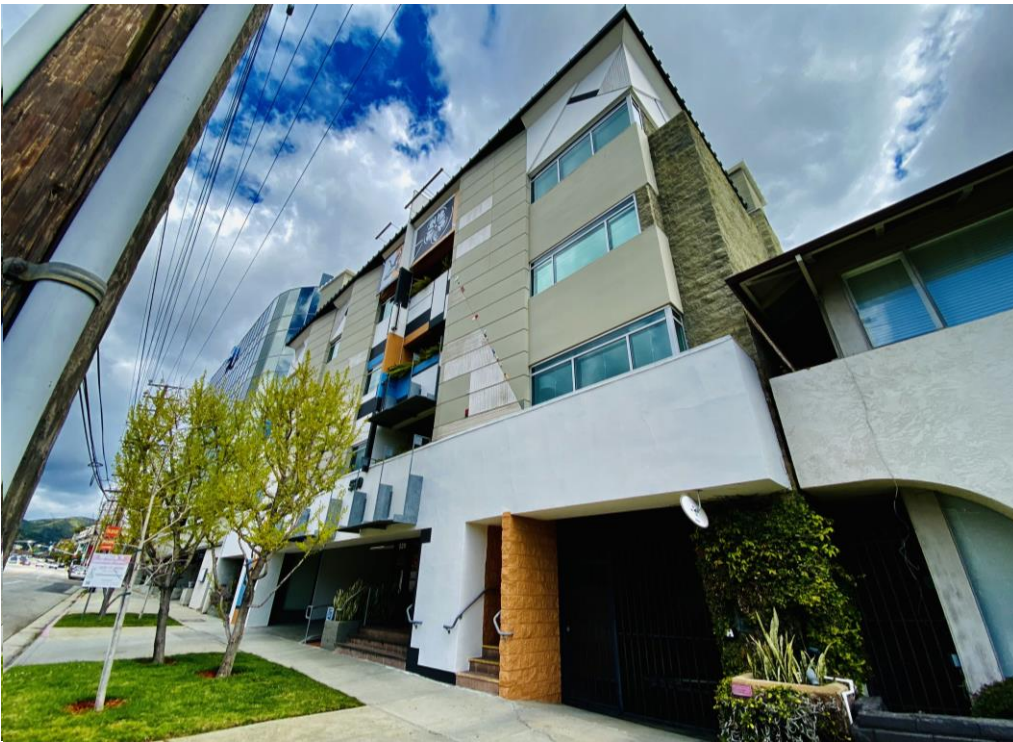
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# Office Space For Lease

# \$2.99 Effective Rate

## 520 S Sepulveda Blvd Los Angeles, CA



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