

# 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)	\$2.95/sf IG or \$31,300/month
Sale Price:	\$6,150,000 or \$579.64/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

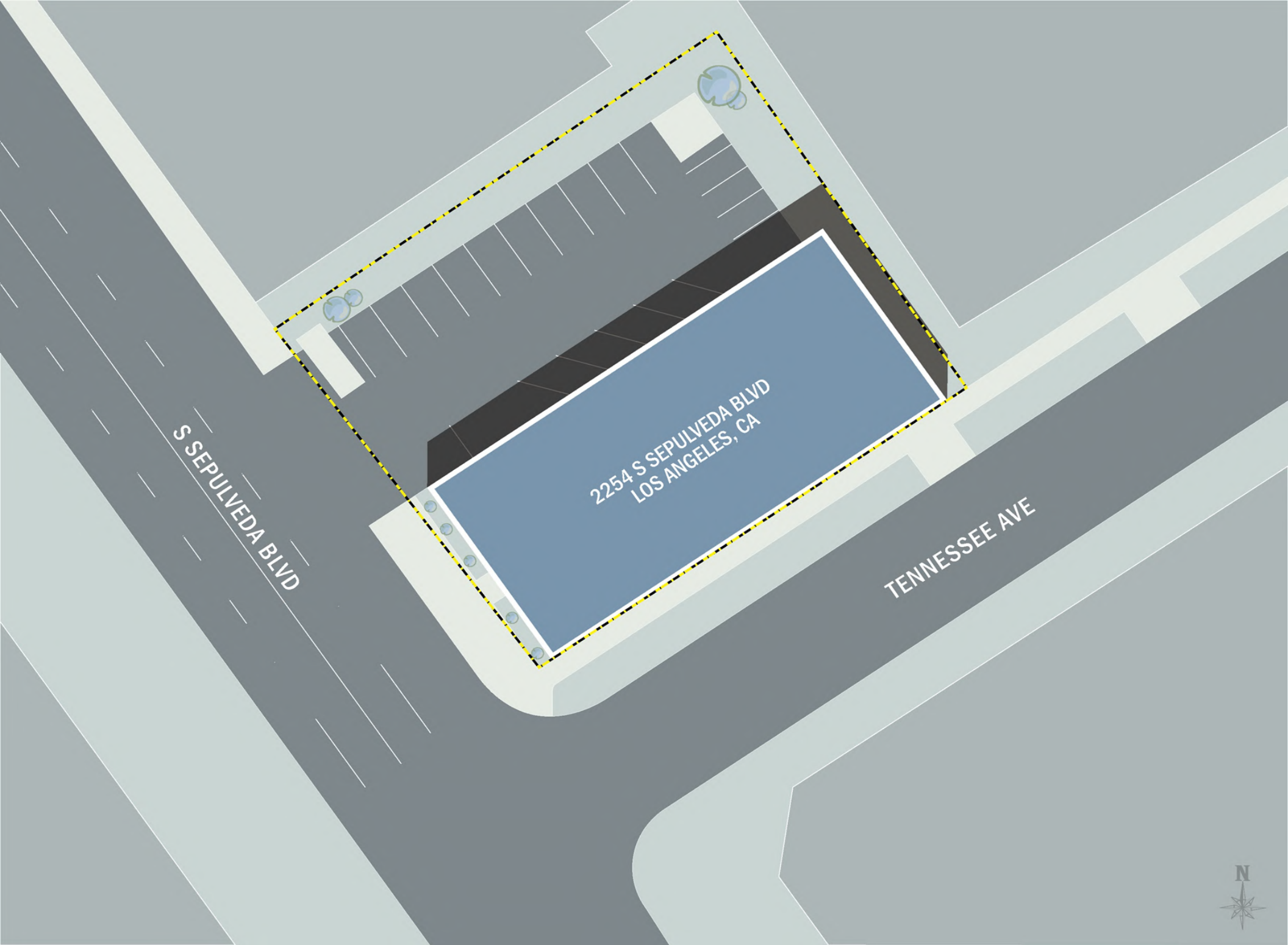
1.00 MILE	3.00 MILE	5.00 MILE
37,357	317,045	649,709

### AVERAGE HOUSEHOLD INCOME

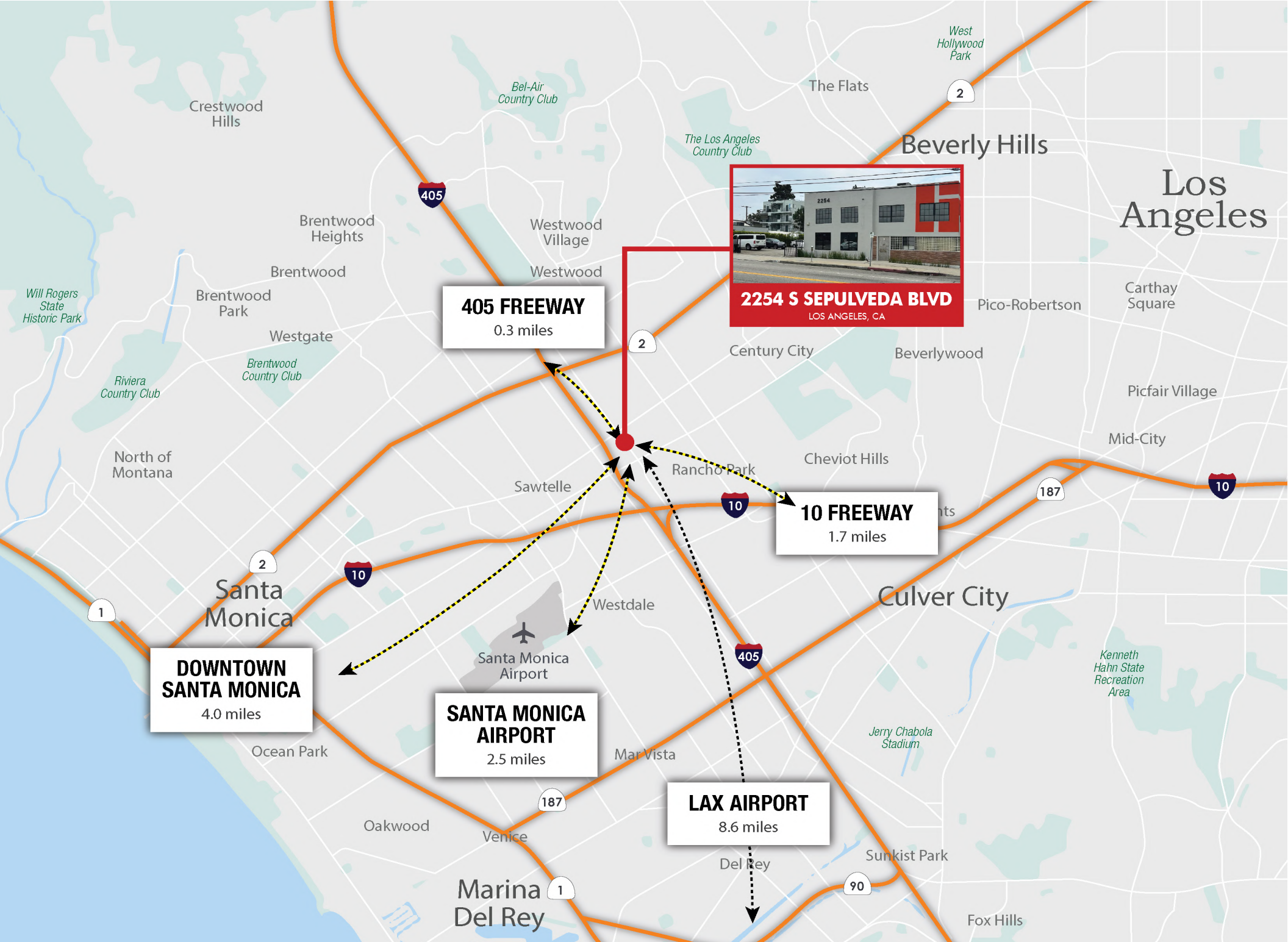
1.00 MILE	3.00 MILE	5.00 MILE
\$173,782	\$169,573	\$173,985

### NUMBER OF HOUSEHOLDS

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



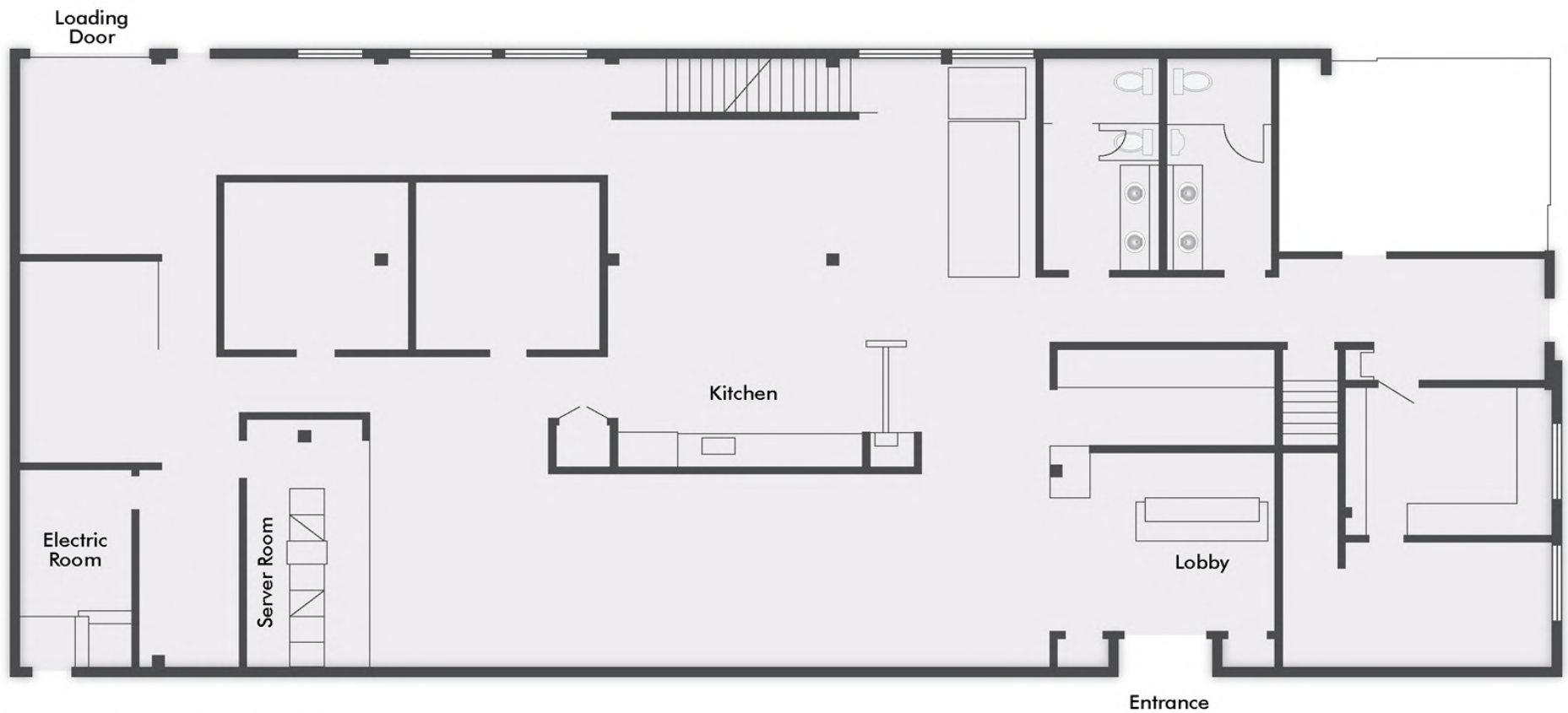












## GROUND FLOOR





**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

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from THE ALTEMUS COMPANY and it should not be made available to any other person or entity without the written consent of THE ALTEMUS COMPANY.

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The information contained herein is not a substitute for a thorough due diligence investigation. THE ALTEMUS COMPANY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*

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