

FOR LEASE

1762 WESTWOOD BLVD.
LOS ANGELES, CA

- **MODERN 4-STORY
OFFICE BUILDING**
- **AVAILABLE
BUILDING TOP
SIGNAGE**
- **SUBTERRANEAN
PARKING GARAGE**

AVAILABLE SPACE

1ST FLOOR MED/OFFICE
8,285 RSF

2ND FLOOR OFFICE
6,365 RSF

4TH FLOOR OFFICE
1,729 RSF



LEASING HIGHLIGHTS



Building Size

**33,000+
Rentable SF**



Contiguous RSF Available

**up to 8,285
Rentable SF**



Amenities Close By

**Top Rated Retail,
Dining, & More**



Location

**Westwood
Submarket**



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RG
ROBHANA
GROUP

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1762 WESTWOOD

The 1762 Westwood Building is a low-rise, three-story, 33,000-sf building located within the premier Los Angeles & Westwood Submarket of Southern California. The property features underground covered parking, and is home to a diverse and affluent tenant mix.

AVAILABLE

1st Floor, Suite 100 (Office/Retail/Medical) ----->
Approximately 8,285 Rentable SF
\$3.95 PSF/Month, Triple Net



2nd Floor, Suite 200 (Office) ----->
Approximately 2,812 Rentable SF
\$3.25 PSF/Month, Full-Service Gross



2nd Floor, Suite 230 (Office) ----->
Approximately 3,716 Rentable SF
\$3.25 PSF/Month, Full-Service Gross



4th Floor, Suite 410 (Office) ----->
Approximately 1,729 Rentable SF
\$3.25 PSF/Month, Full-Service Gross



PROPERTY

4-Story Building + 3 Levels of Underground Garage
2:1,000 Parking Ratio

Recently Remodeled Elevators & Common Areas

Close Proximity To UCLA, Westwood Village, And Numerous Shopping Destinations

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KEY DEMOGRAPHICS



296,089
Total Population
within 3-Mile Radius



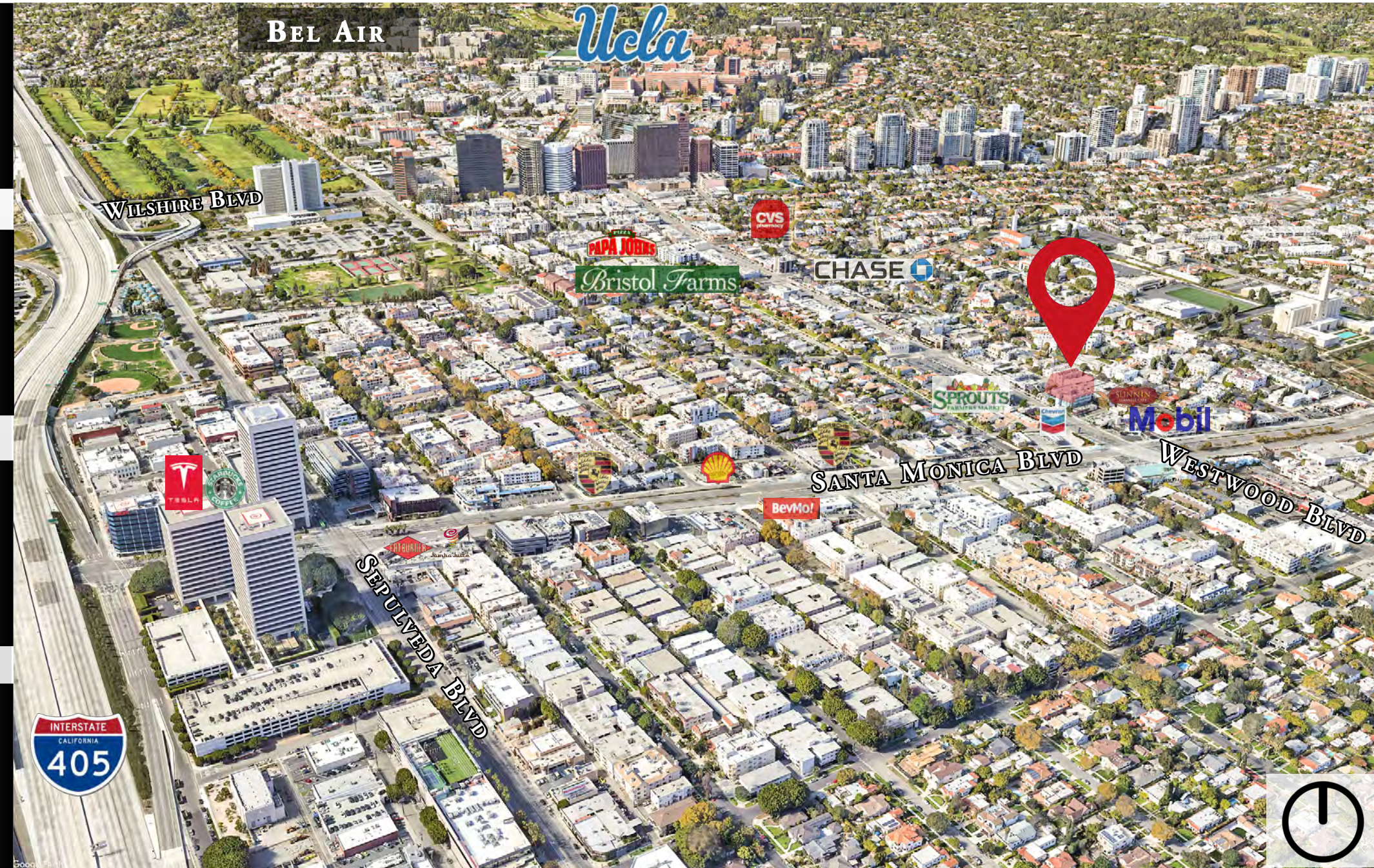
\$1,104,029
Median Home Value
within 3-Mile Radius



\$133,255 /Yr
Avg. Household Income
within 3-Mile Radius



90,382+
Cars Per Day
Westwood Blvd &
Santa Monica Blvd



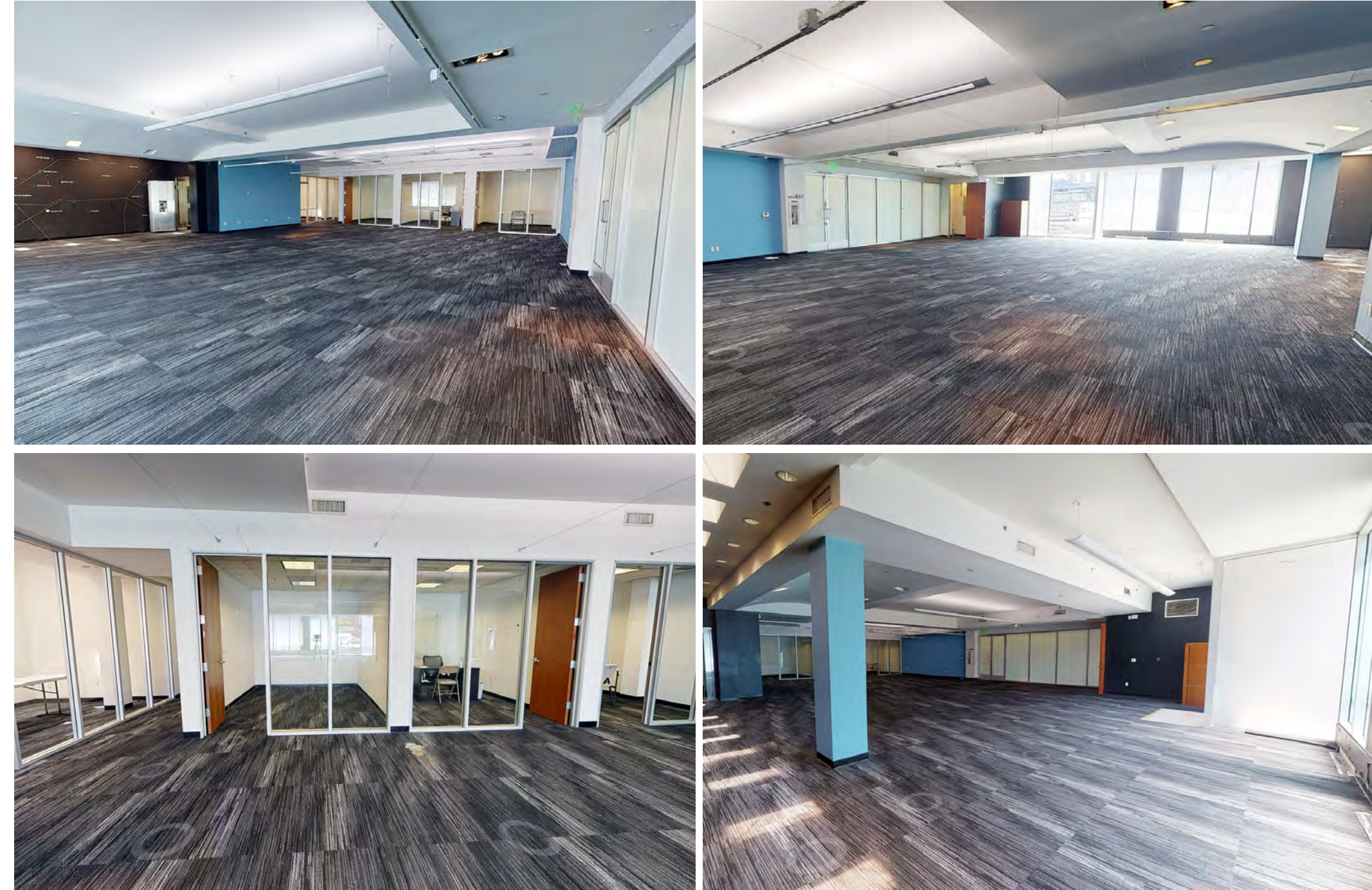
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FLOOR PLAN - SUITE 100



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IMAGES - SUITE 100



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FLOOR PLAN - SUITE 200/230

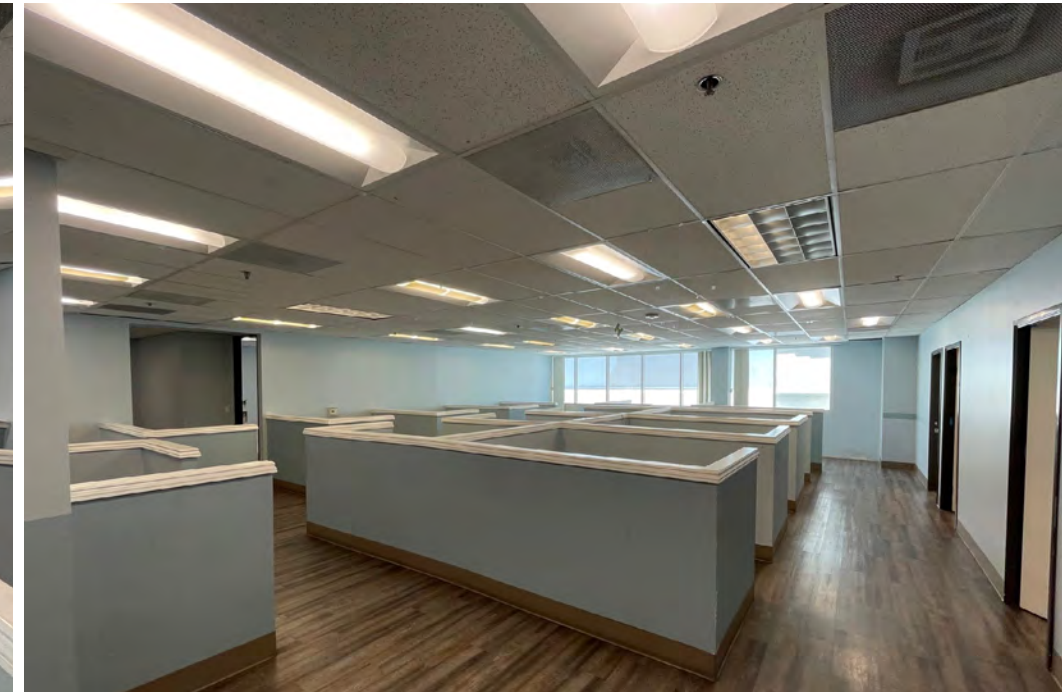


WESTWOOD BOULEVARD

61,000+ Cars Per Day



IMAGES - SUITE 200/230

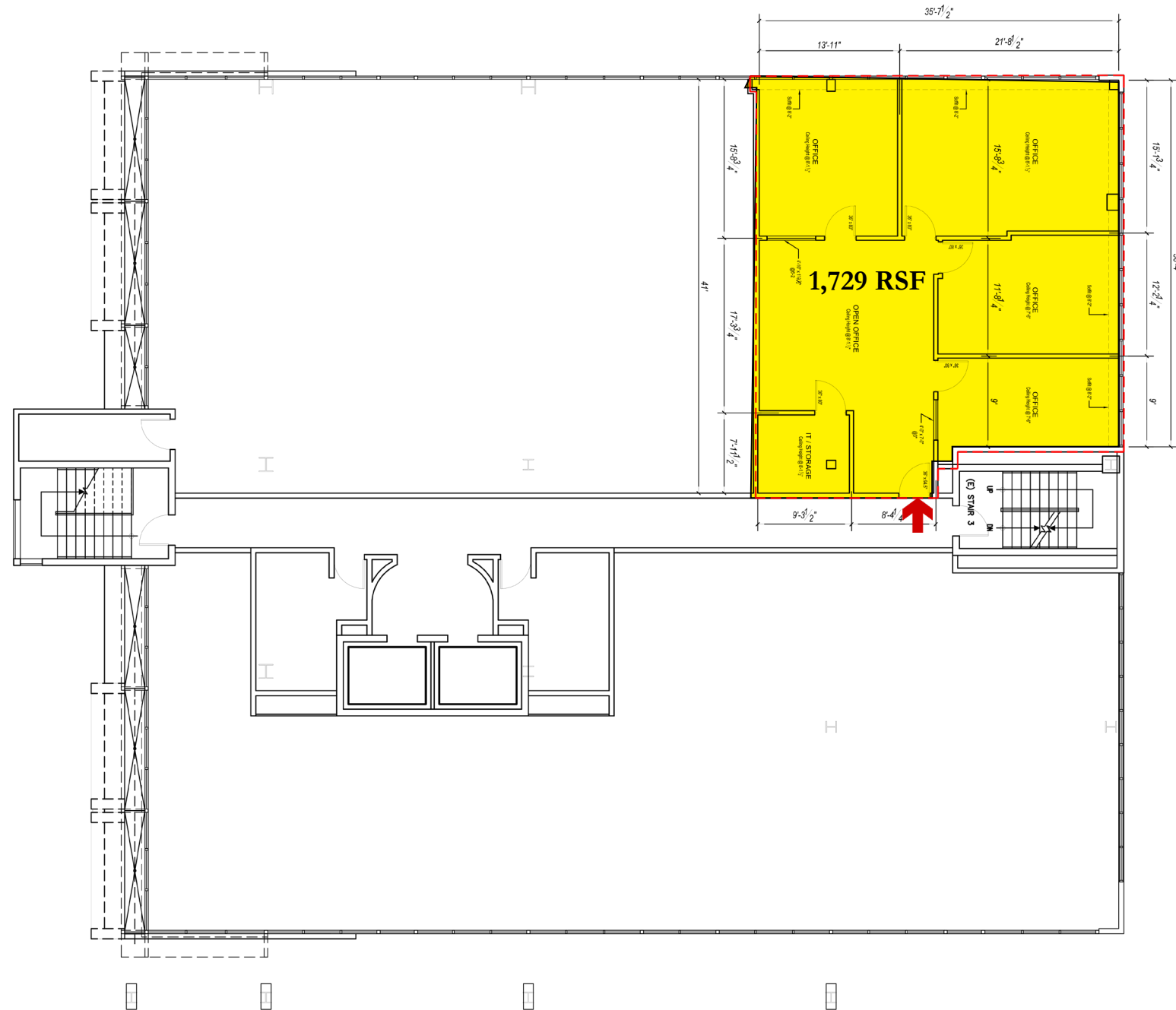


FLOOR PLAN - SUITE 410



WESTWOOD BOULEVARD

61,000+ Cars Per Day



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IMAGES - SUITE 410



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WESTWOOD NEIGHBORHOOD



NEW
UCLA CAMPUS



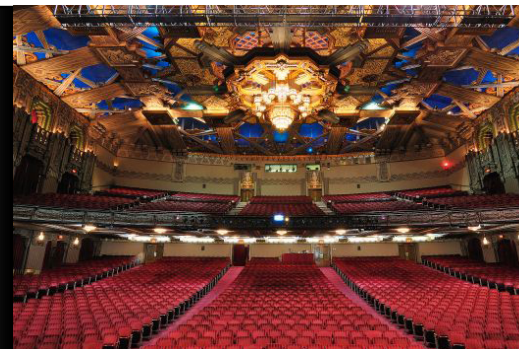
GROWING MEDIA SECTOR:
NETFLIX, AMAZON
& APPLE CAMPUS



EXPLORE
THE GETTY



ENJOY
THE GEFFEN PLAYHOUSE



TOP RATED
MEDICAL SCHOOL



TOP RATED
MEDICAL HOSPITAL



EPICENTER OF
RESTAURANTS & AMENITIES



EAT YOUR HEART OUT



KAZU
NORI
BY SUSHI
NOZAWA