



# CPLA

Los Angeles' Oasis Office Location

11340 W. OLYMPIC BLVD  
LOS ANGELES CA 90064

*Welcome...*



*to CPLA.*





*Please remember to leave the city outside....*

# Tranquil Courtyard Offices in Prime West LA, Steps from Sawtelle Dining Corridor

CPLA AT 11340 W OLYMPIC BLVD offers newly reimagined boutique office space in the heart of West Los Angeles, just moments from the vibrant Sawtelle dining corridor. This three-story, courtyard-style property features tranquil open-air walkways, landscaped grounds, and outdoor seating that create a rare, zen-like urban workspace. Renovated suites include efficient layouts with private offices, conference rooms, and employee kitchens, while secured covered and street-level parking add everyday convenience. Ideally positioned near the 405 and 10 freeways, Commerce Plaza provides both accessibility and a refined professional environment.



## PROPERTY OVERVIEW

<b>Premises:</b>	11340 W. Olympic Blvd Los Angeles, CA 90064
<b>1st Floor:</b>	<b>Suite 100</b> - 4,592 SF <b>Suite 110</b> - 2,267 SF
<b>2nd Floor:</b>	<b>Suite 205</b> - 1,663 SF <b>Suite 207</b> - 901 SF <b>Suite 222</b> - 1,291 SF <b>Suite 270</b> - 1,138 SF
<b>3rd Floor:</b>	<b>Suite 301</b> - 1,835 SF <b>Suite 355</b> - 3,166 SF
<b>Property Type:</b>	Office
<b>Rate:</b>	\$3.45/SF, Full Service Gross
<b>Availability:</b>	Immediate
<b>Term:</b>	2 - 5 Years
<b>Parking:</b>	3 : 1,000 (Additional Available)



## FEATURES

1.

### REIMAGINED BOUTIQUE OFFICE ENVIRONMENT

Recently modernized, Commerce Plaza offers a boutique three-story courtyard-style building designed for convenience, discretion, and an elevated professional experience.

2.

### TRANQUIL COURTYARD & OUTDOOR WORKSPACES

Enjoy a zen-like urban oasis featuring landscaped gardens, open-air walkways, and quiet outdoor seating areas that create a calm and productive work environment.

3.

### NEWLY RENOVATED, FLEXIBLE OFFICE SUITES

Modern suites feature efficient floorplans with private offices, conference rooms, employee kitchens, and adaptable workspaces designed to support growing teams.

4.

### PRIME WEST LA LOCATION NEAR SAWTELLE

Walk to the vibrant Sawtelle restaurant corridor while benefiting from immediate access to the 405 and 10 freeways for easy commuting across Los Angeles.

5.

### TENANT CONVENIENCE & ON-SITE SUPPORT

Tenants benefit from secured covered and street-level parking, controlled HVAC hours, responsive on-site management, and attractive tenant incentives available.







## Steps from Sawtelle, Minutes to Everywhere

Situated at 11340 W Olympic Boulevard, CPLA offers a highly desirable West Los Angeles address just moments from the vibrant Sawtelle restaurant corridor, known for its diverse dining, cafés, and everyday conveniences. The property provides excellent connectivity with immediate access to the 405 and 10 freeways, as well as major arterial roads including Olympic Boulevard, Sawtelle Boulevard, and Bundy Drive. This central location allows for efficient commutes to Santa Monica, Brentwood, Century City, and Downtown Los Angeles, making it an ideal hub for businesses seeking both accessibility and surrounding amenities.





11340  
W. OLYMPIC  
BOULEVARD

SAWTELLE BLVD



EREWHON



Sushi Enya



Gelson's



TRADER JOE'S



Artelice Pâtisserie CALIFORNIA

ICONFIT



# CPLA.



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