

FOR LEASE

11440 SAN VICENTE BLVD.

LOS ANGELES, CA



Premier Brentwood Office Space Along San Vicente Boulevard

**AVISON
YOUNG**

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THE OPPORTUNITY

Located along San Vicente Boulevard in the heart of Brentwood, 11440 San Vicente Blvd. presents a premier 8,522 square foot office opportunity, divisible to 4,257 SF, within one of Los Angeles' most desirable and affluent submarkets. Brentwood is known for its strong professional presence, walkable retail corridors, and proximity to both West Los Angeles and Santa Monica, making it an ideal location for forward-thinking businesses.

The building features a welcoming, well-maintained lobby complemented by modern glass doors, decorative wrought-iron accents, and valet parking, offering a polished arrival experience for tenants and visitors alike. These amenities enhance the property's professional appeal while supporting convenience and ease of access.

Positioned within a highly sought-after Brentwood office market, the property benefits from an affluent daytime population, strong nearby residential density, and immediate access to dining, retail, and neighborhood amenities. This offering represents a unique opportunity to establish or expand your presence in a highly regarded West Los Angeles location.



 PARKVIEW
FINANCIAL

11440

**AVISON
YOUNG**



SPACE AVAILABLE

| SUITE | SIZE | BUILD OUT |
|--------------------|---|---|
| SUITE 101: | ±4,265 RSF | 6 private offices 1 conference room 2 kitchen areas |
| SUITE 102: | ±4,257 RSF | 4 private offices 1 conference room 1 kitchen area |
| | ±8,522 RSF | (Total Contiguous) |
| LEASE RATE: | \$4.25 per RSF, per month, FSG | |
| PARKING: | 2.5 / 1,000 RSF On-site Valet; \$225 per month | |

PROPERTY & SUITE HIGHLIGHTS

- Hard-Lid Ceilings Throughout
- Engineered Wood Plank Flooring
- Three Custom-Designed Kitchens with Stainless Steel Appliances
- Designer Architectural Lighting
- Amazing High-Design Lobby
- On-Site Valet Parking

FLOOR PLAN

SUITE 102
±4,257 SF

SUITE 101
±4,265 SF



INTERIOR PHOTOS

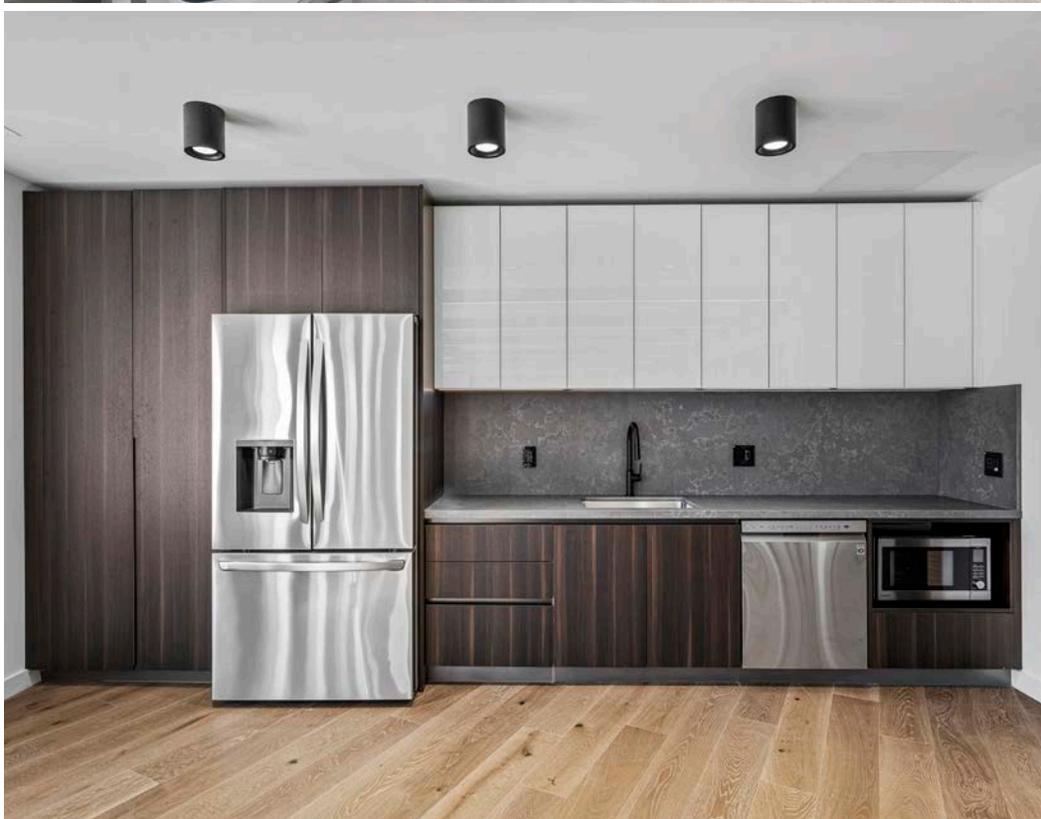




Virtually Staged, click here for original image



Virtually Staged, click here for original image



Virtually Staged, click here for original image



WILSHIRE BLVD

SAN VICENTE BLVD

11440
SAN
VICENTE
BLVD



11440
SAN
VICENTE
BLVD

ABOUT BRENTWOOD

Brentwood is one of Los Angeles' most distinguished Westside neighborhoods, encompassing a highly desirable mix of residential affluence, professional office presence, and walkable retail corridors. Positioned between Santa Monica, Westwood, and Pacific Palisades, Brentwood offers tenants a central yet refined location with exceptional access to the greater Westside while maintaining a quieter, more polished environment than nearby coastal markets.

Brentwood has long been a preferred location for legal, financial, medical-adjacent, consulting, real estate, and boutique creative firms, attracted by the neighborhood's strong demographics, client-friendly environment, and high quality of life for employees. Renowned for its upscale character and village-style atmosphere, Brentwood features an array of high-end dining, boutique retail, fitness studios, and neighborhood services concentrated along San Vicente Boulevard and Brentwood Country Mart. The market benefits from a pro-business climate, excellent public safety, and consistently strong demand driven by limited office inventory and high barriers to entry.



37K

POPULATION



\$170K

AVG. HH INCOME



39

MEDIAN AGE



3.5M

AVE HOME VALUE



16 SQ MI

CITY SIZE



3M

ANNUAL VISITORS



1B

ANNUAL RETAIL
SALES



2.5K

TOTAL
BUSINESSES



17.5K

WORKFORCE

As a result, **Brentwood's** office market commands some of the most competitive rental rates on the Westside, supported by its affluent population, professional tenant base, and proximity to major employment nodes including Santa Monica, Century City, and UCLA. For office tenants seeking a refined, accessible, and image-driven location, Brentwood represents one of Los Angeles' most stable and desirable office environments.



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