

2440 S SEPULVEDA BLVD

LOS ANGELES, CA 90064



A DIVISION OF
LEE & ASSOCIATES

FOR LEASE

A 1950s Industrial Campus, *Reimagined*

FEATURES

- 24 Hour on-site security/gated parking lot
- 10 Charging stations
- Outdoor picnic tables
- Metro station adjacent to the property
- Gated secure lot with ample parking spaces
- Direct loading from parking lot
- Ample power
- Concrete floors

RENT

All Suites: \$2.35/SF, NNN (\$0.59 Nets)

**Suite 180: \$1.95/SF, NNN (\$0.63 Nets)*

OCCUPANCY

Immediate

TERM

5 - 10 Years

PARKING

3.4 Spaces / 1,000 SF

\$85 - \$170/Space

PREMISES

1st Floor

Suite 100 - 11,913 RSF

CONTIGUOUS

Suite 110 - 4,230 RSF

Suite 140 - 2,547 RSF

Suite 130 - 3,849 RSF

CONTIGUOUS

Suite 180 - 15,766 RSF*

Suite 181 - 3,156 RSF

Suite 185 - 3,495 RSF

2nd Floor

CONTIGUOUS

Suite 220 - 4,282 RSF

Suite 275 - 8,824 RSF

CONTIGUOUS

Suite 225 - 4,644 RSF

Suite 235 - 5,393 RSF



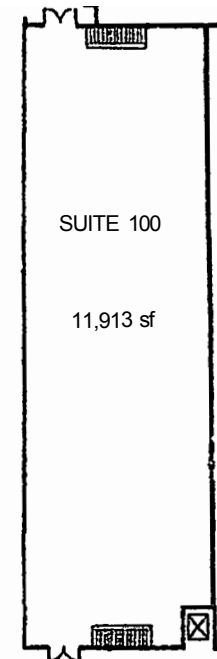
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1ST FLOOR

SUITE 100 - 11,913 RSF

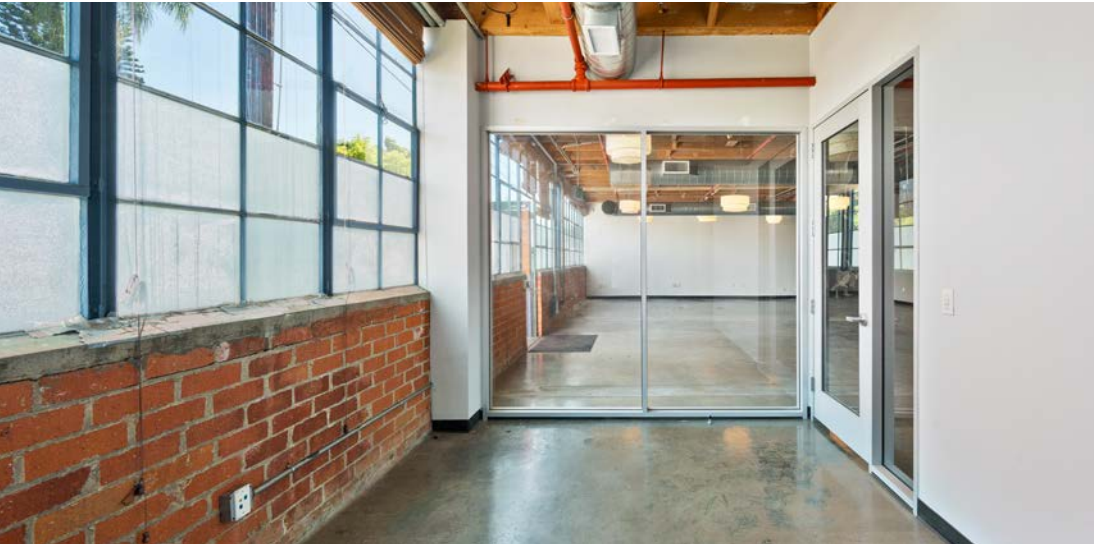


- Office Space
- Soaring high ceilings with operable windows
- Open floor plan
- 10 ground-floor private offices
- 5 mezzanine private offices
- 2 conference rooms
- Basement storage

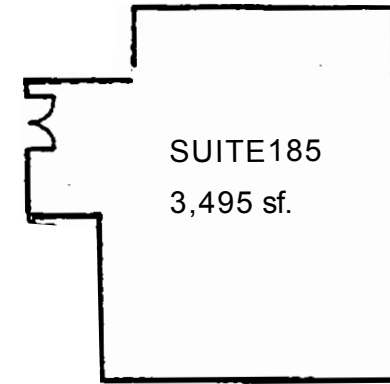
[CLICK FOR FULL SUITE BROCHURE](#)

[CLICK FOR MORE SUITE PHOTOS](#)

1ST FLOOR



SUITE 185 - 3,495 RSF



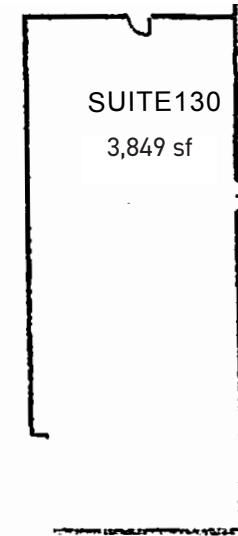
- Office Space
- 4 private offices, conference room, and private restroom
- High ceilings, exposed brick, and large windows
- Flexible layout for additional collaboration zones

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1ST FLOOR



SUITE 130 - 3,849 RSF



- Retail / Flex Space
- Private entrance with two loading doors and direct parking lot access
- Option to reserve 6 parking spaces for controlled loading operations
- Ideal for showroom, bullpen, private offices, or flex retail

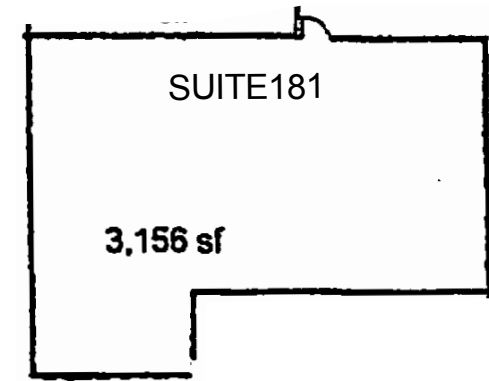


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1ST FLOOR



SUITE 181 - 3,156 RSF

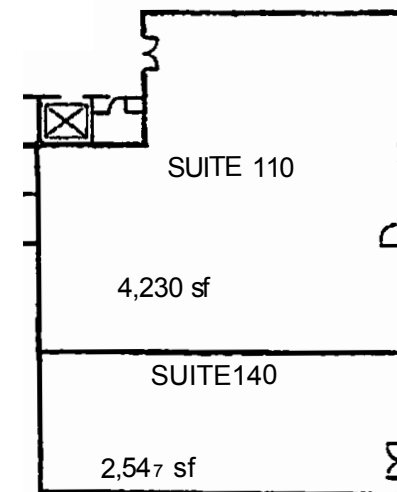


- Open creative office/ flex space
- Private exterior entrance with no shared lobbies or corridors
- Exposed brick and natural light from multiple exposures
- Ideal for a team of 15-25 with flexible layout options

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1ST FLOOR

SUITE 110 - 4,230 RSF

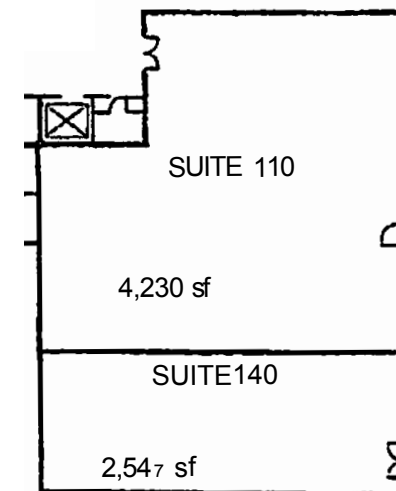
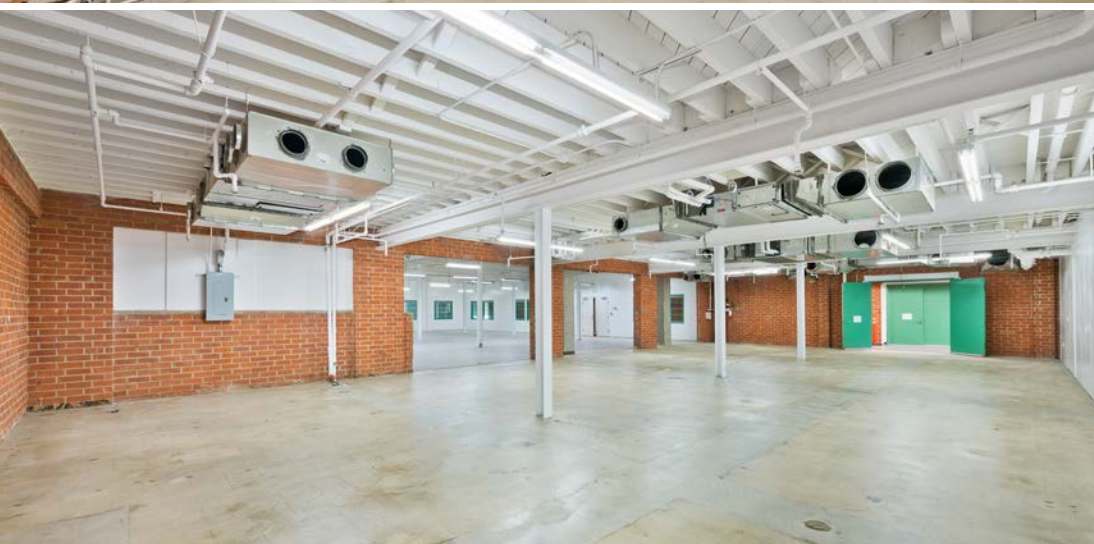


- Industrial / Flex
- Ground-floor industrial flex suite
- Can combine with adjacent Suite 140 for 6,777 RSF or lease individually
- Ideal for post-production, flex workspace, or creative studio

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1ST FLOOR

SUITE 140 - 2,547 RSF

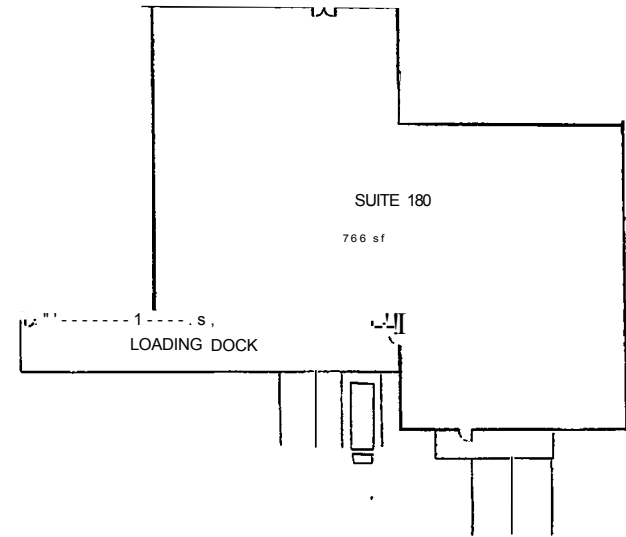
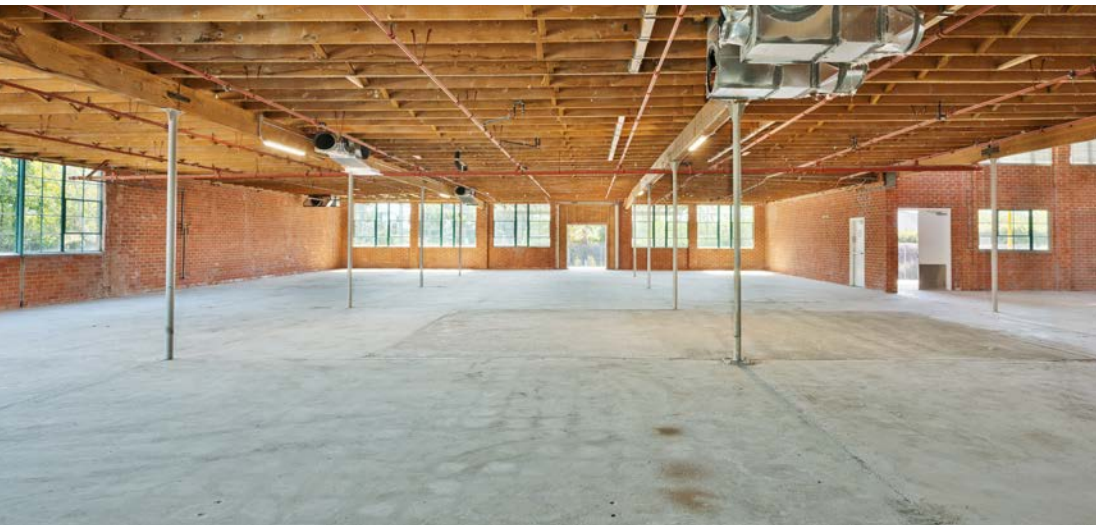


- Flex / R&D / Office
- 2,547 RSF individually or combine with Suite 110 for 6,777 RSF
- Open layout ideal for a team of 10–20
- Character-driven space without the large footprint

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1ST FLOOR

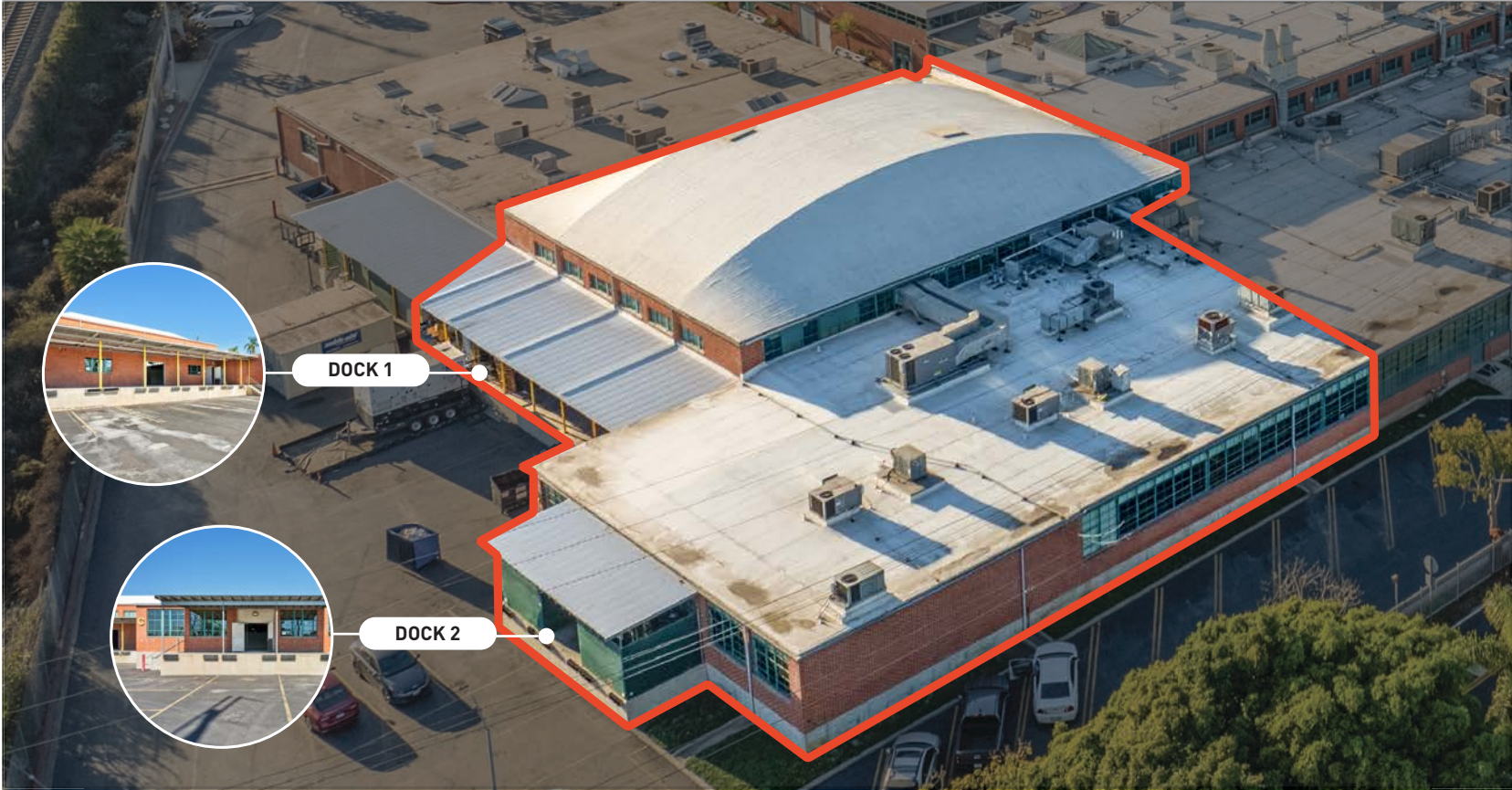
SUITE 180 - 15,766 RSF



- \$1.95 NNN (\$0.63 Nets)
- Industrial Space
- Bow truss roof with ceiling heights from 16'10" to 29' at peak
- Two 52" dock-high loading doors with drive-in capability
- Ideal for production, distribution, creative studio, or large-scale flex use

[CLICK FOR FULL SUITE BROCHURE](#)

[CLICK FOR MORE SUITE PHOTOS](#)

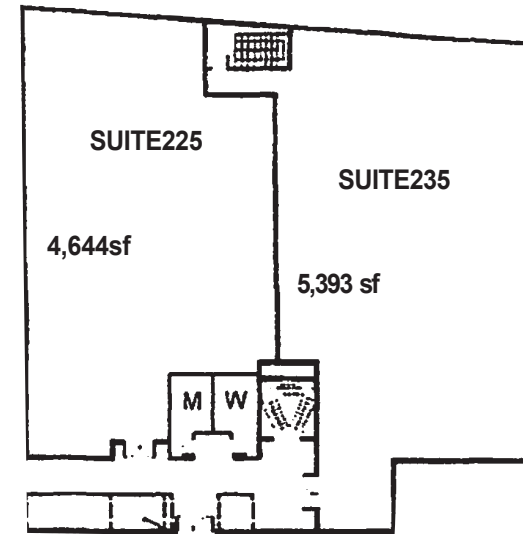


SUITE 180
LOADING DOCKS



2ND FLOOR

SUITE 225 - 4,644 RSF



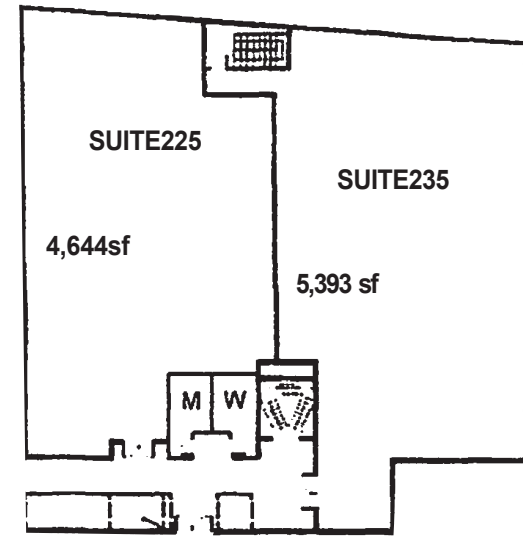
- Open second-floor creative suite
- Walls of restored steel-frame windows with sweeping Westside views
- 4,644 RSF individually or combine with Suite 235 for 10,037 RSF
- Column-free, light-filled floor plate
- Ideal for design studios, agencies, or collaborative teams

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Images reflect sample flooring.

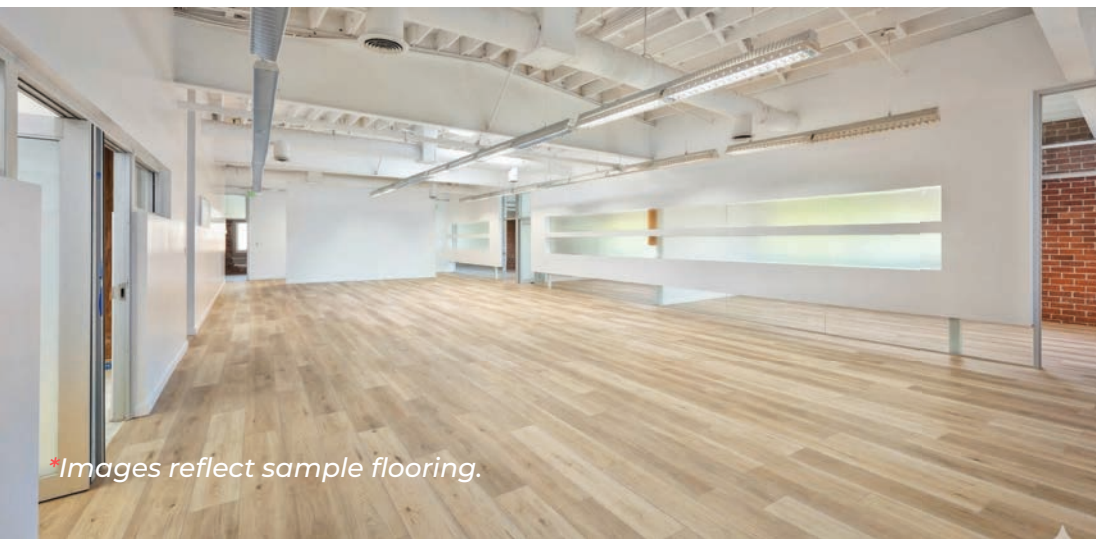
2ND FLOOR

SUITE 235 - 5,393 RSF



- Open second-floor creative suite
- Most dramatic ceiling height on the upper level
- 5,393 RSF individually or combine with Suite 225 for 10,037 RSF
- Restored steel-frame windows on multiple exposures with panoramic views
- Ideal for large teams with unobstructed sightlines throughout

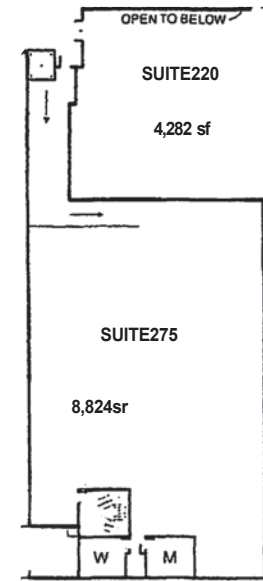
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**Images reflect sample flooring.*

2ND FLOOR

SUITE 220 - 4,282 RSF



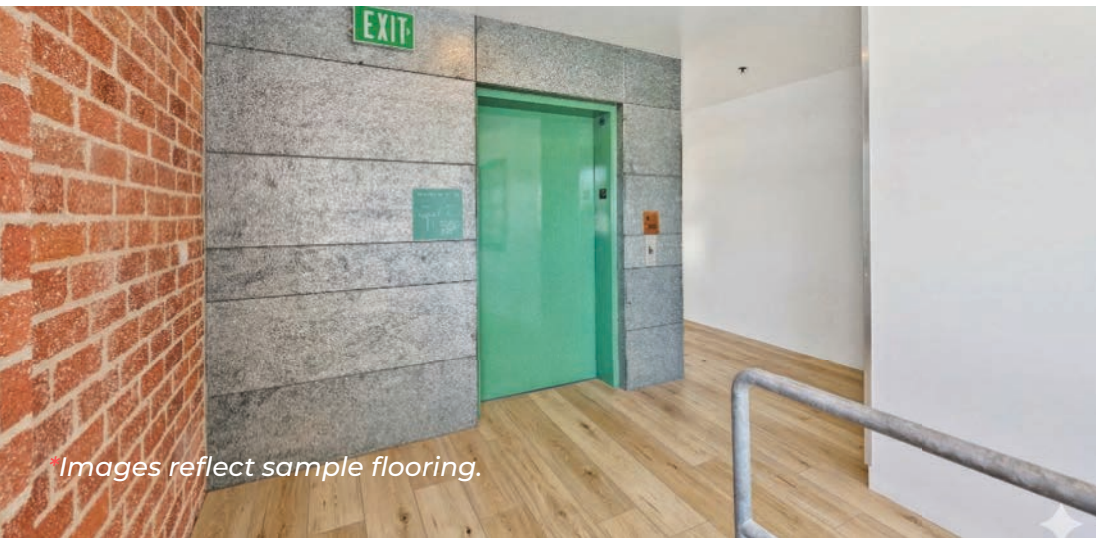
- Second-floor open creative workspace with soaring ceilings
- 4,282 RSF individually or combine with Suite 275 for 13,106 RSF
- Original 1940s steel-frame windows with panoramic Westside views
- Column-free floor plate; configure as bullpen, showroom, or studio

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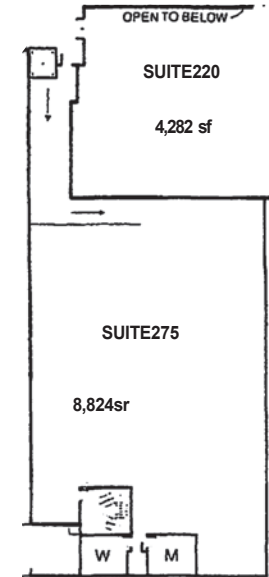
**Images reflect sample flooring.*

2ND FLOOR

SUITE 275 - 8,824 RSF



Images reflect sample flooring.



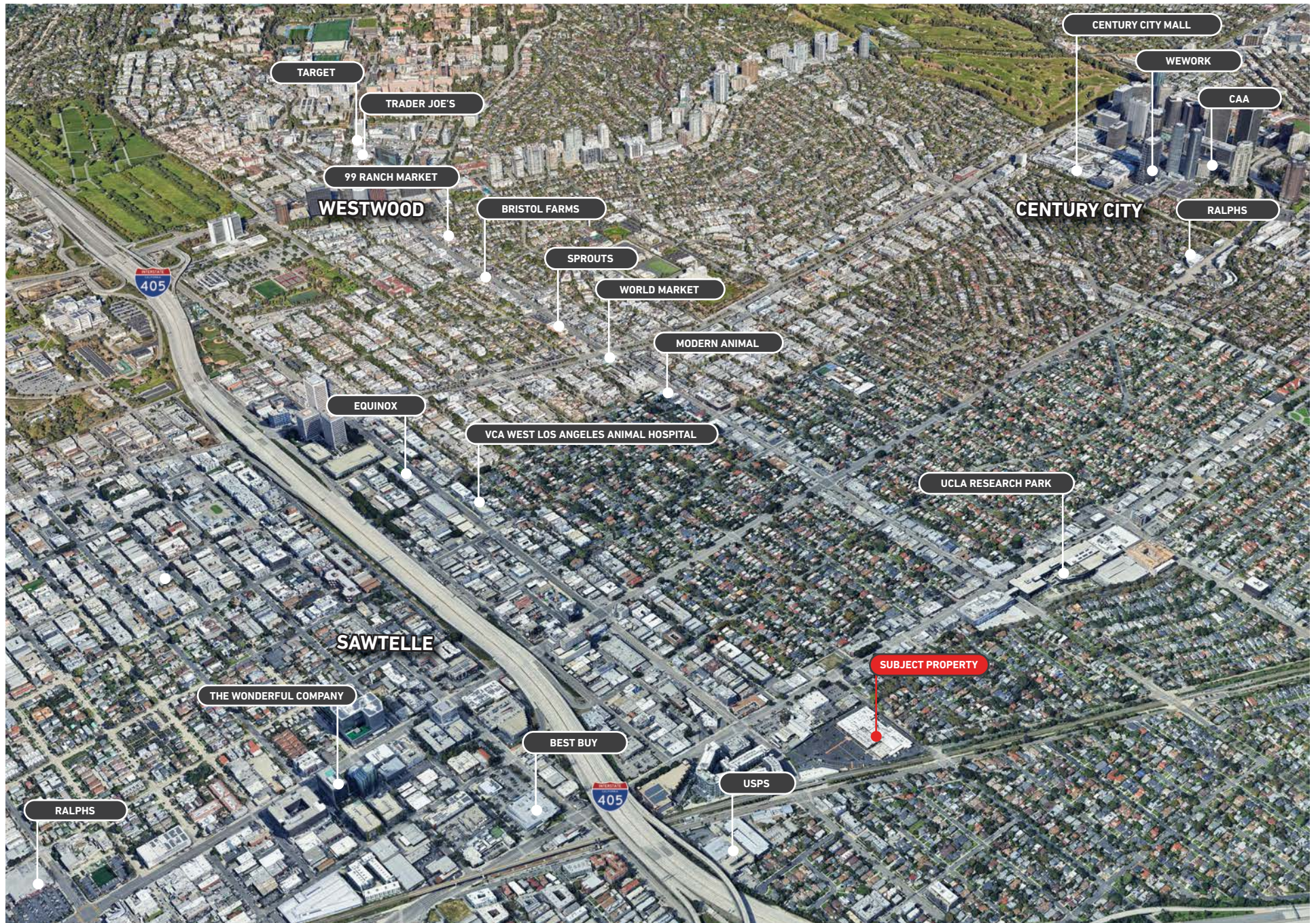
- Open second-floor Office Space
- 8,824 RSF individually or combine with Suite 220 for 13,106 RSF
- Private elevator access for a dedicated arrival experience
- Massive steel-frame windows and exposed brick
- Ideal for large teams, event space, or mixed creative uses

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AREA AMENITIES



NOTABLE TENANTS IN THE AREA



ZONING

2440 Sepulveda is located within the new Expo Transit Corridor Plan. Its zoning designation is HR (EC) Hybrid Industrial: Residential Emphasis Zone which provides for allowable uses:



Use Classification

HR(EC)
Hybrid Industrial:
Residential
Emphasis Zone

Non-Residential Uses

Animal Services and Care / Veterinary Clinic	—
Animal Hospital / Kennel	—
Assembly, Entertainment, or Cultural Facility	Allowed
Automobile-Related Use	-/Limited ²
Child Care Facility	Limited ³
Commercial Hotel	Allowed/Conditional ⁴
Drive-Through Establishment	—
Hospital	Allowed
Light Manufacturing and Assembly	—
Noxious Use	—
Nursing and Residential Care Facility	Allowed
Office	Allowed
On-Site Alcohol Sales	Conditional
Parking	Limited ⁵
Personal Services	Limited
Publishing, Motion Picture, Broadcasting	Allowed
Recreation Facilities or Gym	Allowed
Repair and Maintenance Facility	—
Research and Development	Allowed
Retail	Limited ⁶
Schools, Elementary and High	Conditional
Server Farms	—
Sit-Down Restaurant	Limited
Supportive Services	Allowed
Trucking and Transportation Facility	—
Utility Facility	—
Vocational School	Allowed
Warehouse / Storage Building	—
Waste Management or Remediation Services	—
Wholesale Sales	—

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