

1015 GAYLEY AVENUE WESTWOOD VILLAGE

MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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1015 GAYLEY AVENUE

LOS ANGELES, CA 90024

MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE



Westwood Village Prime Medical/Professional Office

- Immaculately maintained historical medical and professional building
- Located within UCLA campus and directly across the street from Whole Foods.
- Walking distance to some of LA's finest shops, restaurants, theaters, banks and a myriad of other local amenities.

PROPERTY INFO

AVAILABILITY:	Suite 200: ±178 RSF
	Suite 220: ±783 RSF
	Suite 300: ±1,839 RSF
	Suite 301: ±1,500 RSF
USE:	Contiguous up to ±3,339 RSF
RENTAL RATE:	Medical Office/Professional Office
TERM:	\$4.00/RSF MG
PARKING:	3 to 10 Years
	Ample parking available nearby

SPACE FEATURES

- Separate HVAC air conditioning system
- Operable windows
- Controlled environment
- Private therapy offices
- Spaces are filled with light with operable windows
- Central Heating and Air Conditioning
- All spaces have private bathrooms
- Architectural features and character throughout

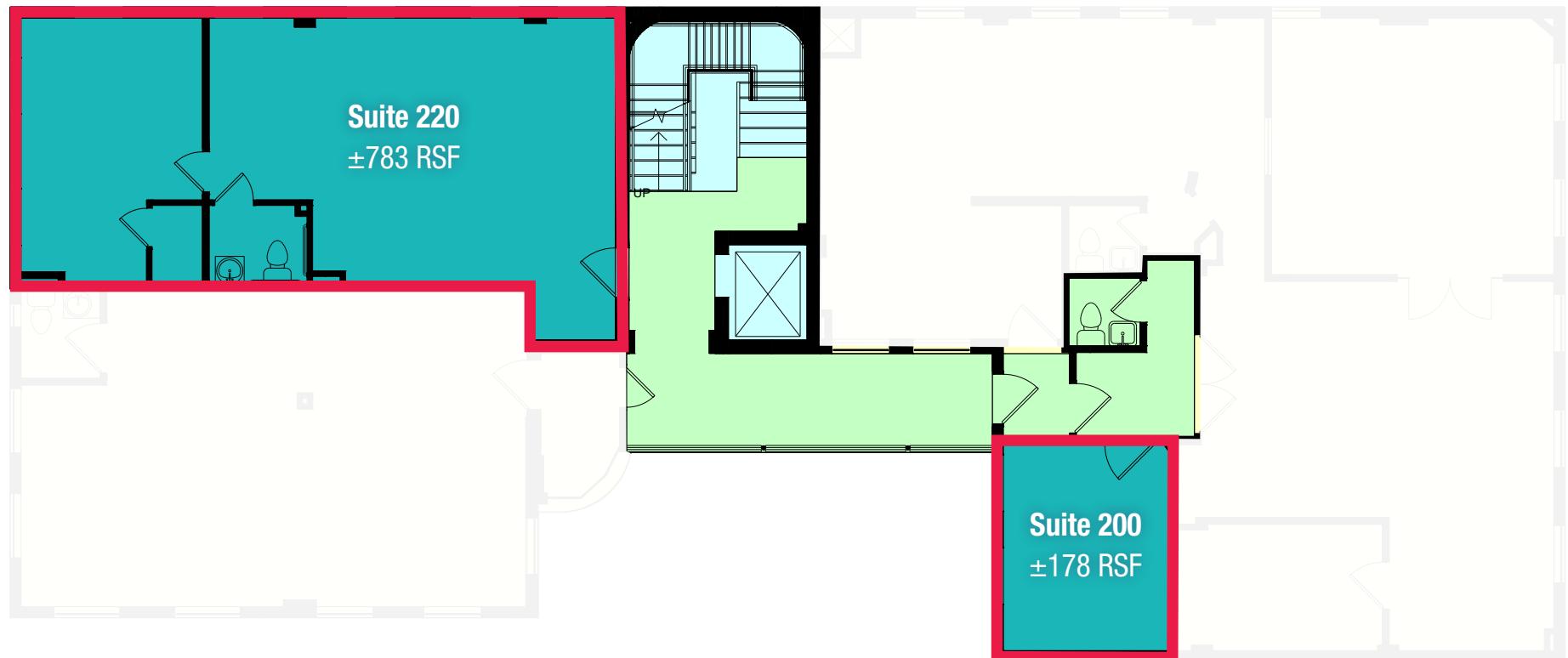
1015 GAYLEY AVENUE

LOS ANGELES, CA 90024

MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

Second Floor

FLOOR PLAN



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1015 GAYLEY AVENUE

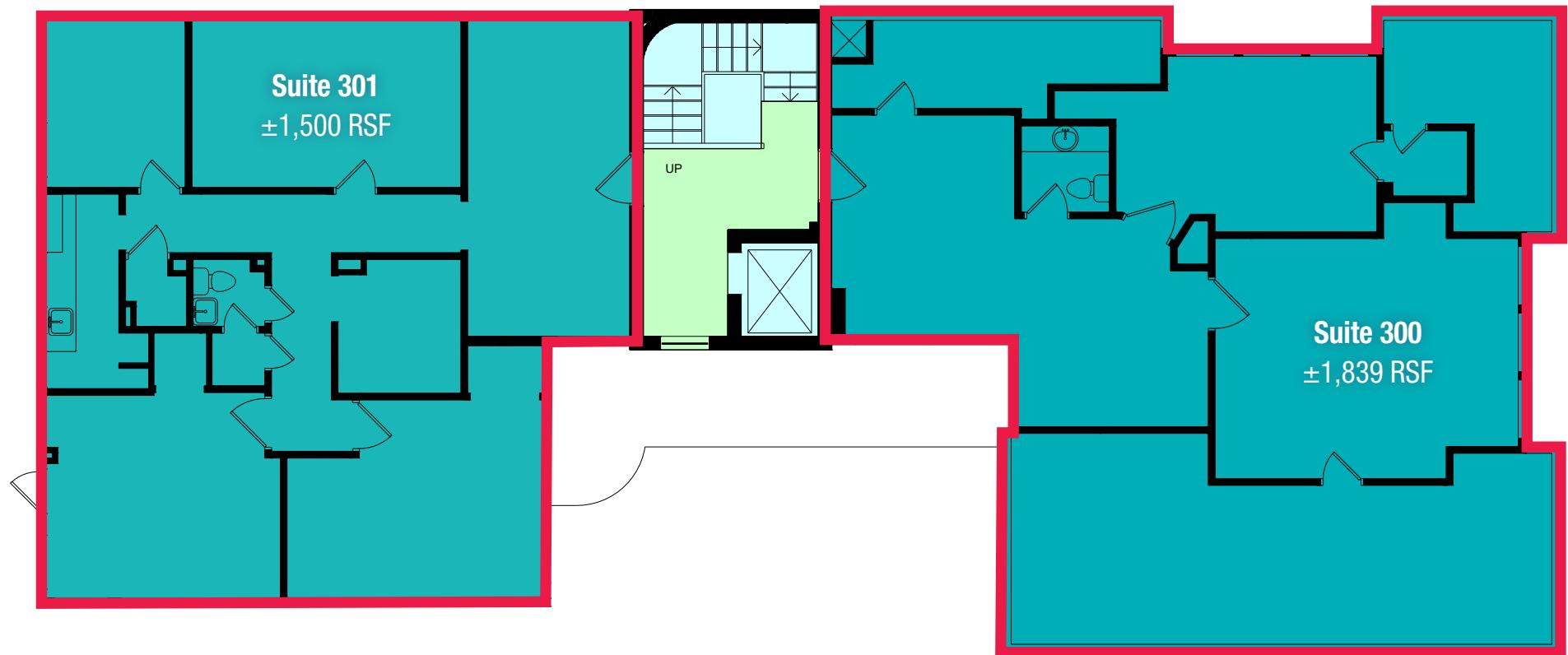
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MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

Third Floor

FLOOR PLAN

Suites 300 & 301 are contiguous up to $\pm 3,339$ RSF.



1015 GAYLEY AVENUE

LOS ANGELES, CA 90024

MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

Suite 301

±1,500 RSF



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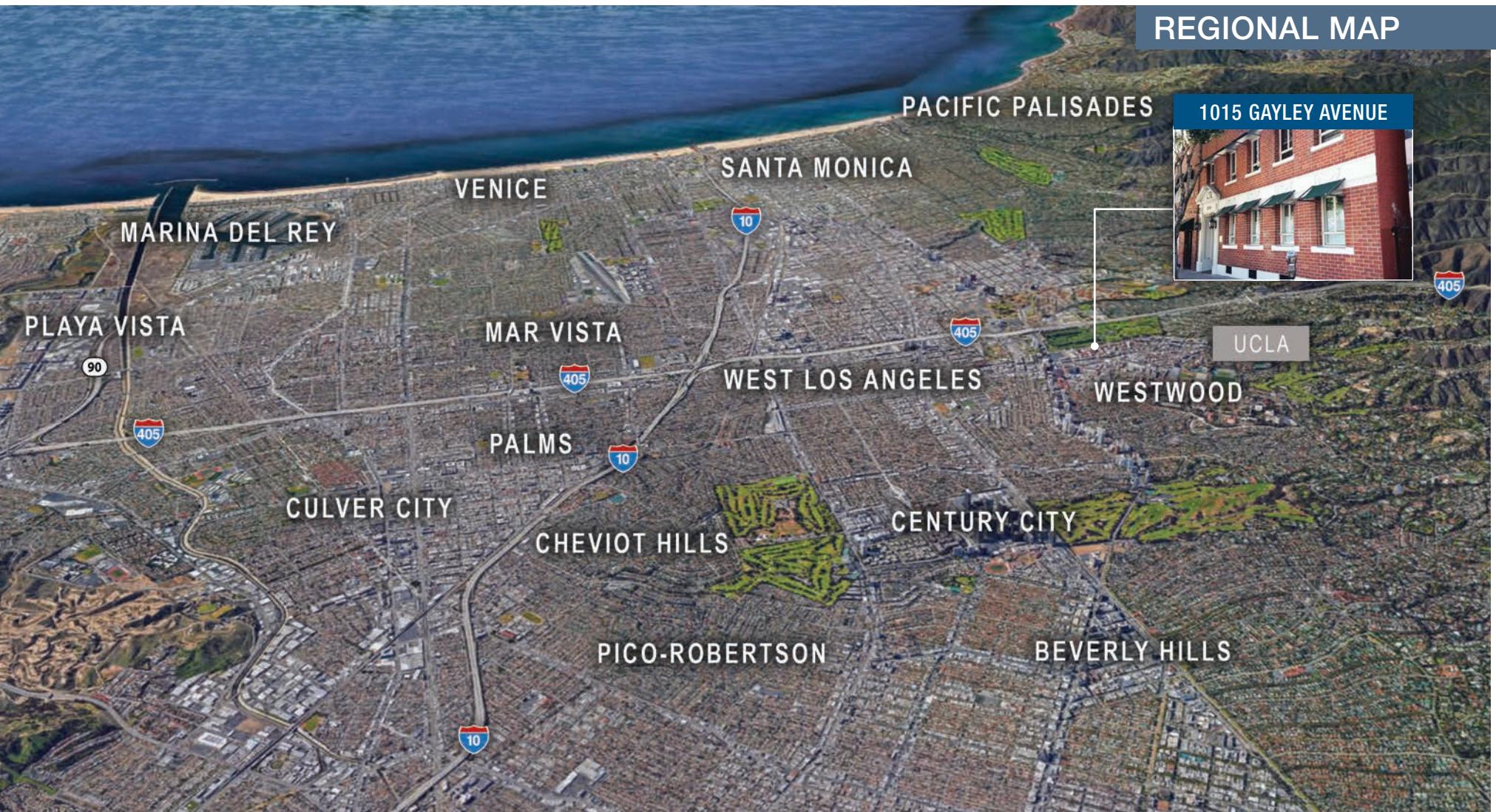
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REGIONAL MAP



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1015 GAYLEY AVENUE

LOS ANGELES, CA 90024

MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

Dining

1 Barney's Beanery

2 Bella Pita

3 Bibigo Westwood

4 California Pizza Kitchen

5 Chick-fil-A

6 Chipotle Mexican Grill

7 Corner Bakery Café

8 Diddy Riese

9 Espresso Profeta

10 El Pollo Loco

11 Elysee Bakery

12 Fat Sal's Deli

13 Pieology Pizzeria

14 Gushi

15 Habib Café

16 In-N-Out Burger

17 Lamonica's NY Pizza

18 Napa Valley Grille

19 Native Foods Café

20 Novel Café

21 Rocco's Tavern

22 Skylight Gardens

23 Stan's Donuts

24 Starbucks

25 Tanino Restorante Bar

26 TLT Food

27 The Coffee Bean & Tea Leaf

28 ShopHouse Southeast Asian Kitchen

29 Yogurtland

30 800° Degrees Neapolitan Pizzeria

31 The Boiling Crab

32 Pinches Tacos

Retail/Grocery

1 Aahs! The Ultimate Gift Store

2 American Apparel

3 Brandy Melville

4 Sur La Table

5 CVS Pharmacy

6 Rite Aid

7 Trader Joe's

8 Urban Outfitters

9 Verizon

10 Ralphs

11 Target

12 Whole Foods Market

Banking

1 Bank of America

2 Citibank

3 Wells Fargo

Gas Stations

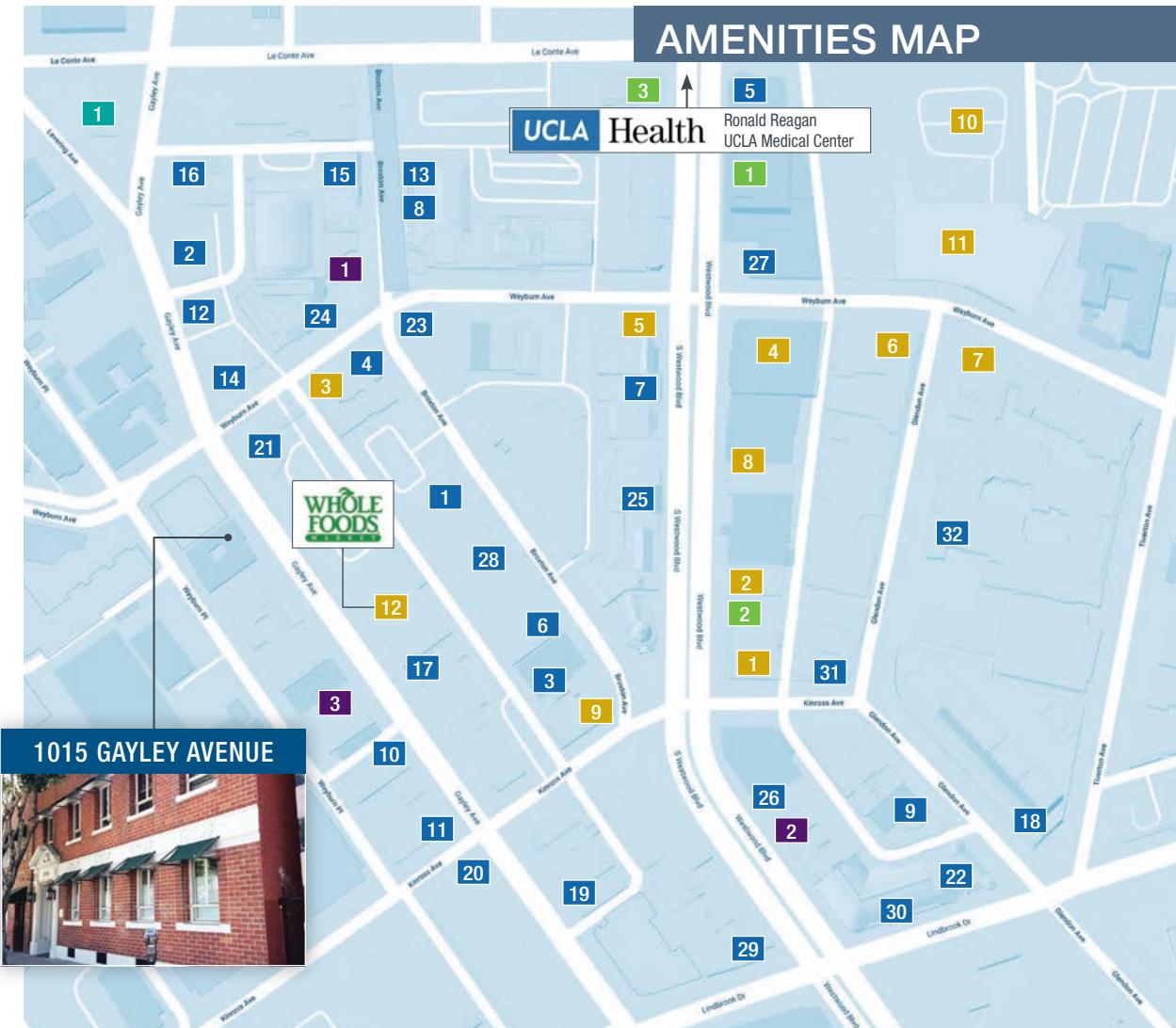
1 Chevron

Other Services

1 Bruin Westwood Village Theatre

2 European Wax

3 Oakley's Barber Shop



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