

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

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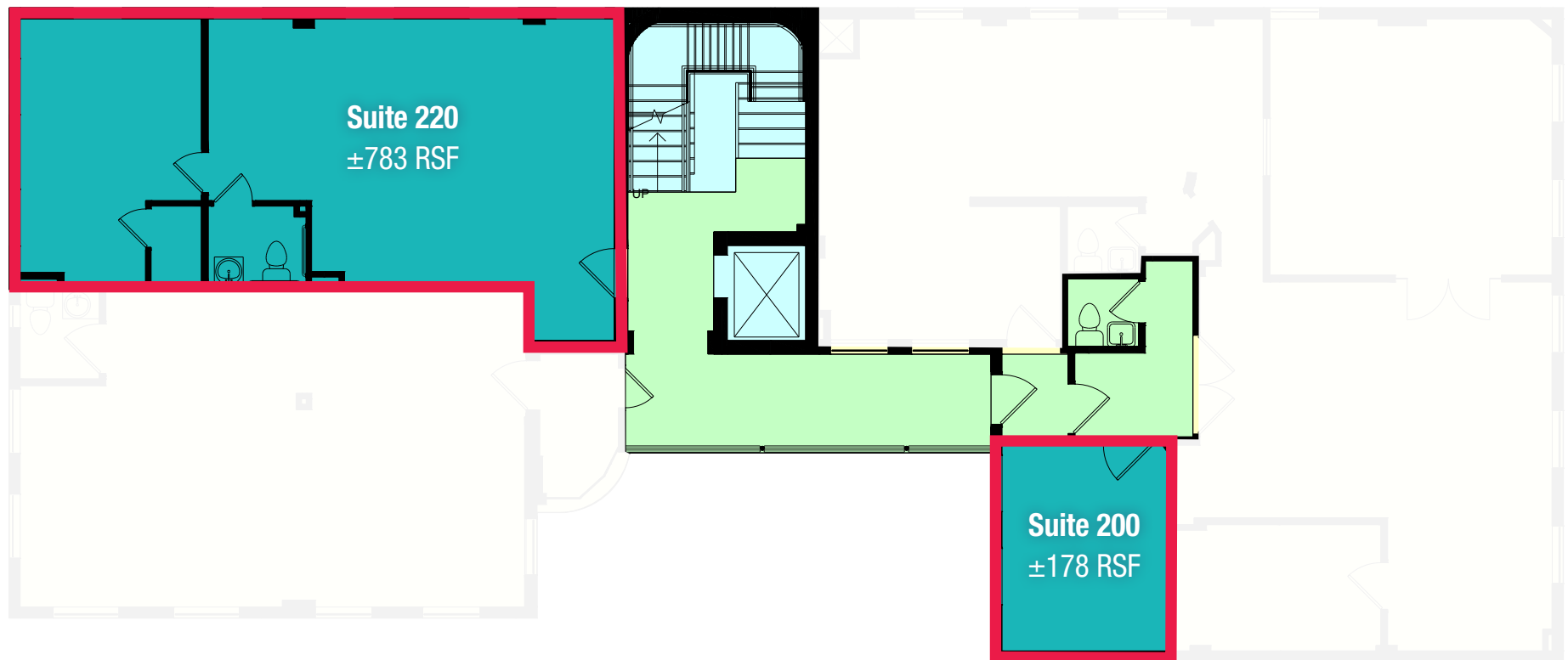
1015 GAYLEY AVENUE

LOS ANGELES, CA 90024

MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

Second Floor

FLOOR PLAN



1015 GAYLEY AVENUE

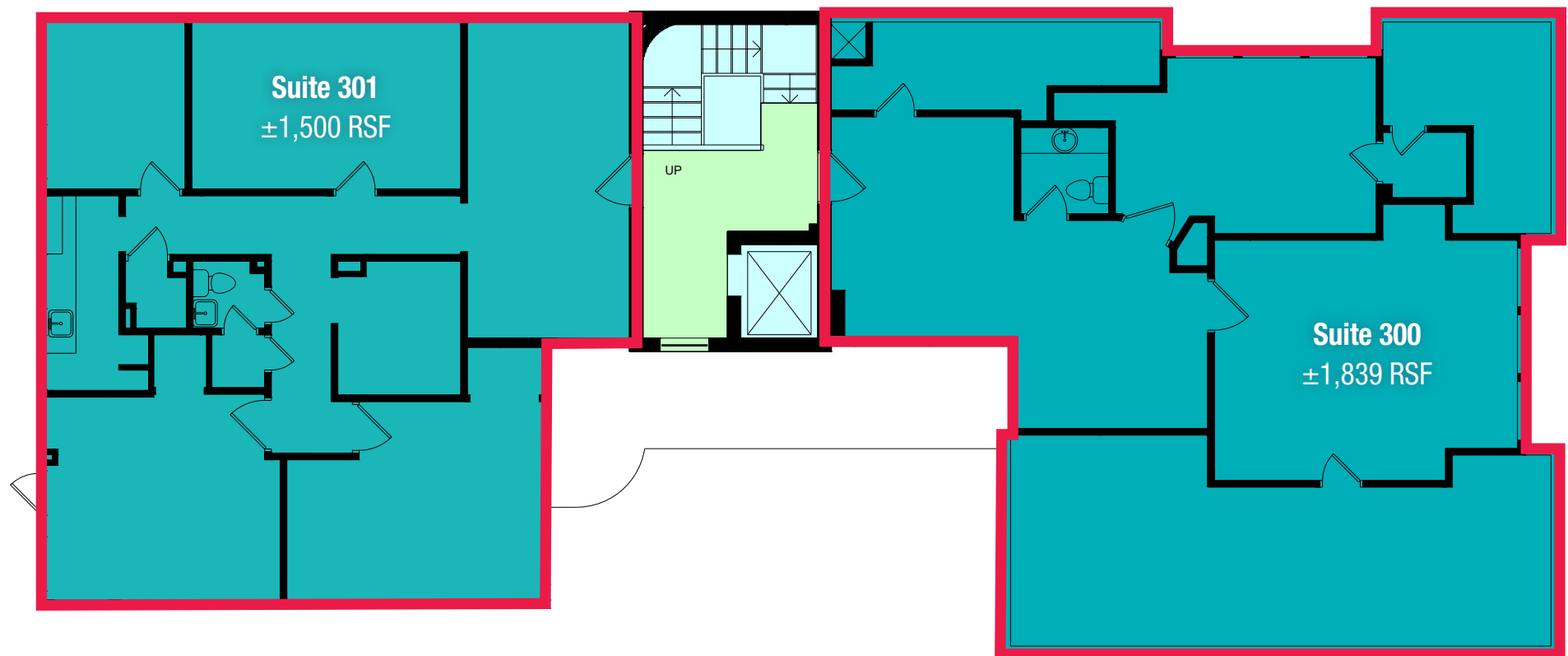
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MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

Third Floor

FLOOR PLAN

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



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MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

Suite 301

±1,500 RSF



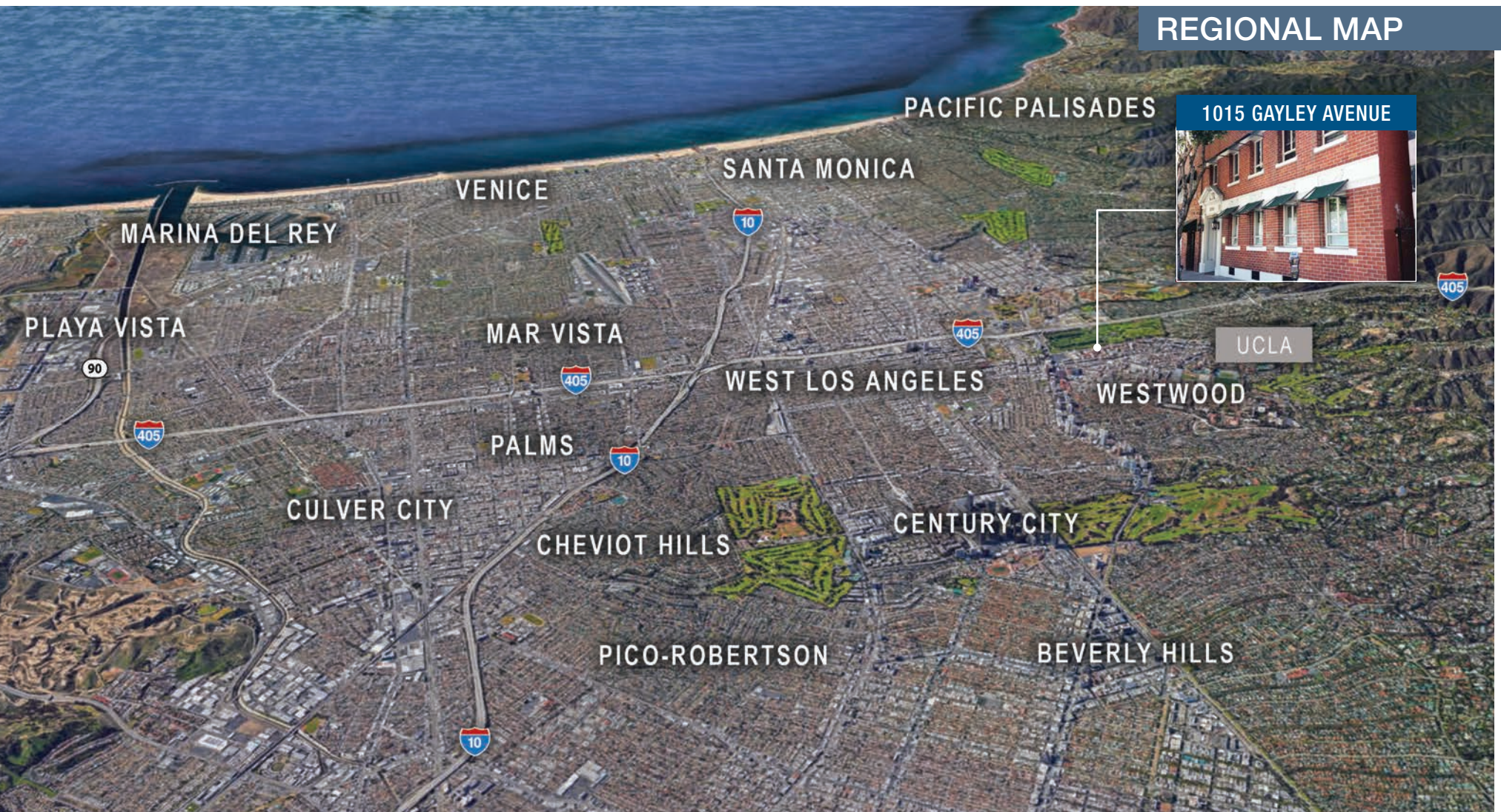
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Dining

- 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 Ristorante 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

