



Designed for Inspiration.

Low-Rise Creative Flex Office

2440 S Sepulveda Boulevard
Los Angeles, CA 90064

CBRE

Property Overview

For Lease
Newly Renovated Space on Sepulveda Blvd in West LA



Size

7,945 – 15,461 RSF



Price

\$2.95/SF NNN



Timing

Available Immediately



Parking

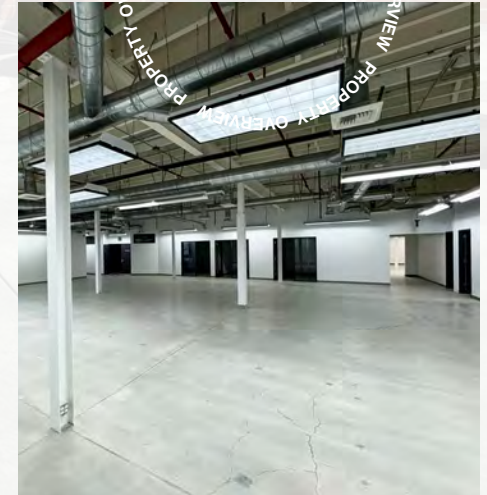
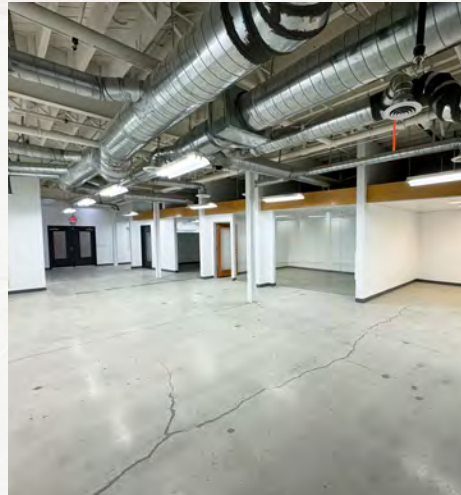
3.4/1000 priced at \$200/
reserved and \$125/
unreserved per month



Property Highlights

Unique flex creative office space with immediate access to parking and ground up loading doors.

10 newly added charging stations





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Building Amenities



Monument Sign



Parking Lot



EV Charging Stations



Outdoor Patio

Amenities Map

Brentwood Village

milk + honey	bluemercury	sweetgreen	PIZZANA	TOSCANA II
JON + VINNY'S	Mendocino Farms	KATSUYA	BARNEY'S	earthbar
a.o.c.	SUGARFISH	Coral Tree Cafe	BALTAIRE	BARRY'S
ALFRED	caffe luxxe	Coral Tree Cafe	WHOLE FOODS	100% Tiramisu

GOLDEN TRIANGLE

BEVERLY HILLS	Norman Macrae	CHANEL	Cartier	CÉLINE
alo	Dior	HERMÈS PARIS	GUCCI	LOUIS VUITTON
GEARYS	RAJHI LAUREN	SAINT LAURENT PARIS	PRADA	Spago
MASTROS	SUGARFISH	ALFRED	EREWHON	THE PALEY CENTER FOR MEDIA

Westwood Village

URBAN OUTFITTERS	CVS pharmacy	TARGET	DIDDY RISE	CREATION
corner bakery	WILDBIRD	KAZU NORT	sweetgreen	kreation
Sweetfin	FEVON	tocaya	PAIN QUOTIDEN	repower YOGA
ALFRED	BLUESTONE LANE	Ralphs freshfarm	WHOLE FOODS	REGENCY THEATERS

Westfield CENTURY CITY

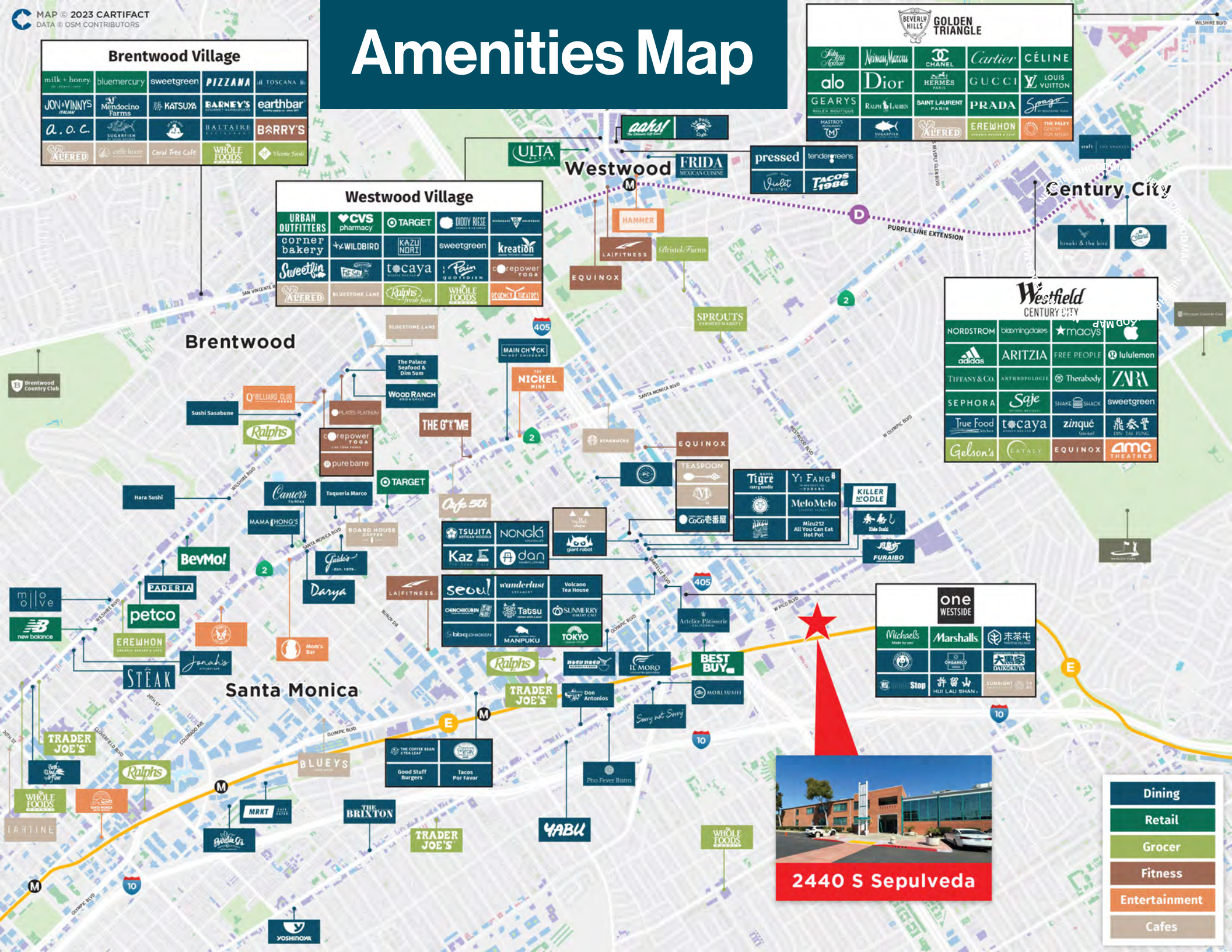
NORDSTROM	blamingsdales	macys	apple
adidas	ARITZIA	FREE PEOPLE	lululemon
TIFFANY & CO.	ANTHROPOLOGIE	Therabody	ZARA
SEPHORA	Saje	SHAKE SHACK	sweetgreen
True Food Kitchen	tocaya	zinqe	鼎泰豐
Gelson's	EATATLY	EQUINOX	AMC THEATRES

one WESTSIDE

Michaels	Marshalls	末茶屯
OSAKANO	大塚家	DAIKUKIYA
Stop	許留山	SUNRIGHT
MUI LAI SHAN		



- Dining
- Retail
- Grocer
- Fitness
- Entertainment
- Cafes





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