

INDU
STRY

CREATIVE OFFICE
±500 RSF – ±7,388 RSF

11400
W OLYMPIC BLVD
WEST LA

FOR SUBLEASE



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SUITE	AVAILABLE AREA	RATE	THRU	TIMING	OCCUPANCY	PARKING
1200	±500 RSF to ±7,388 RSF	\$3.35/SF per Mo. FSG	June 1, 2027	Immediate	Immediate	2 Reserved \$383, 16 Unreserved \$289

Creative Office building for Sublease

12th Floor

Good natural light w/ views

Full kitchen

9 private offices + 4 small offices/
phone booths

Furnished

Open to shared space

Walkable amenities



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

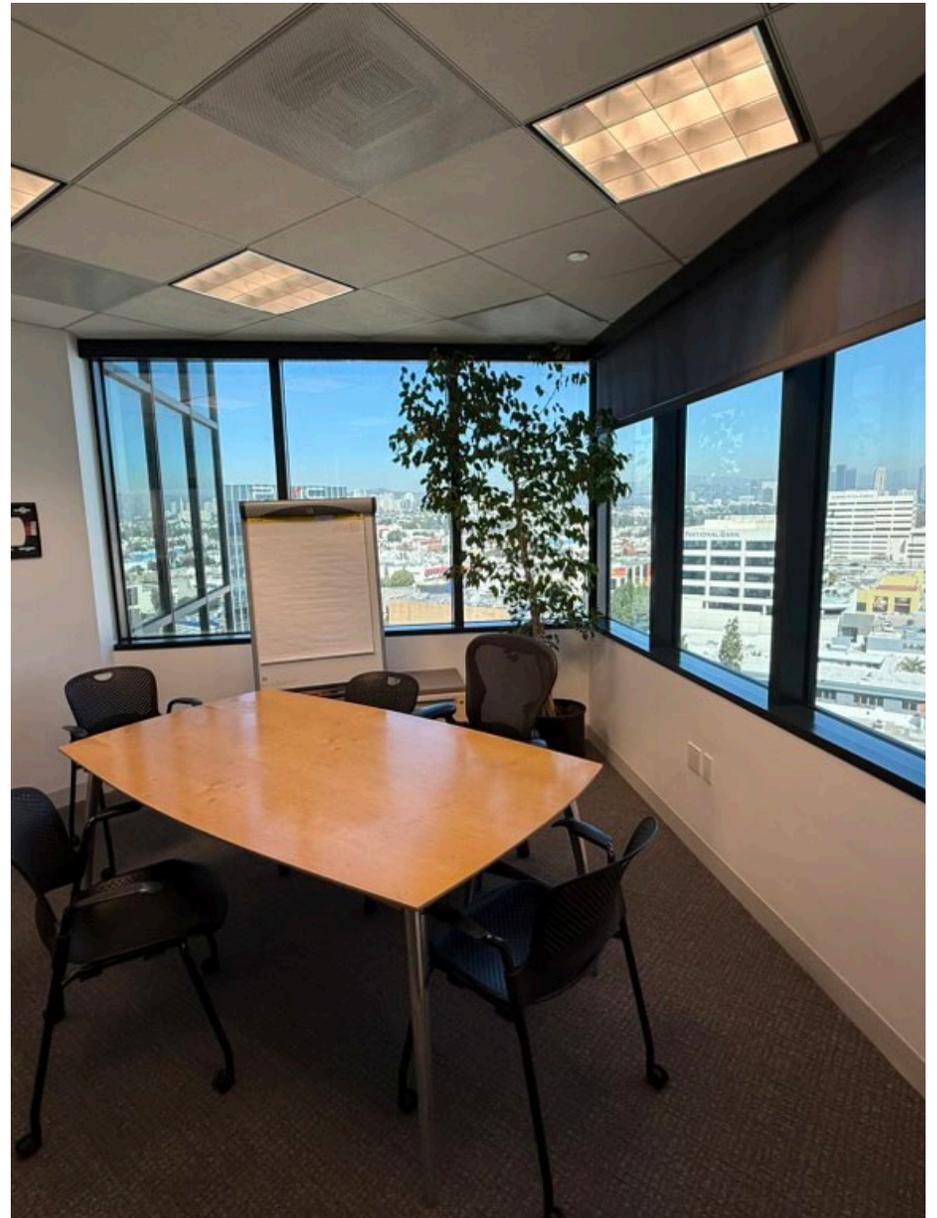
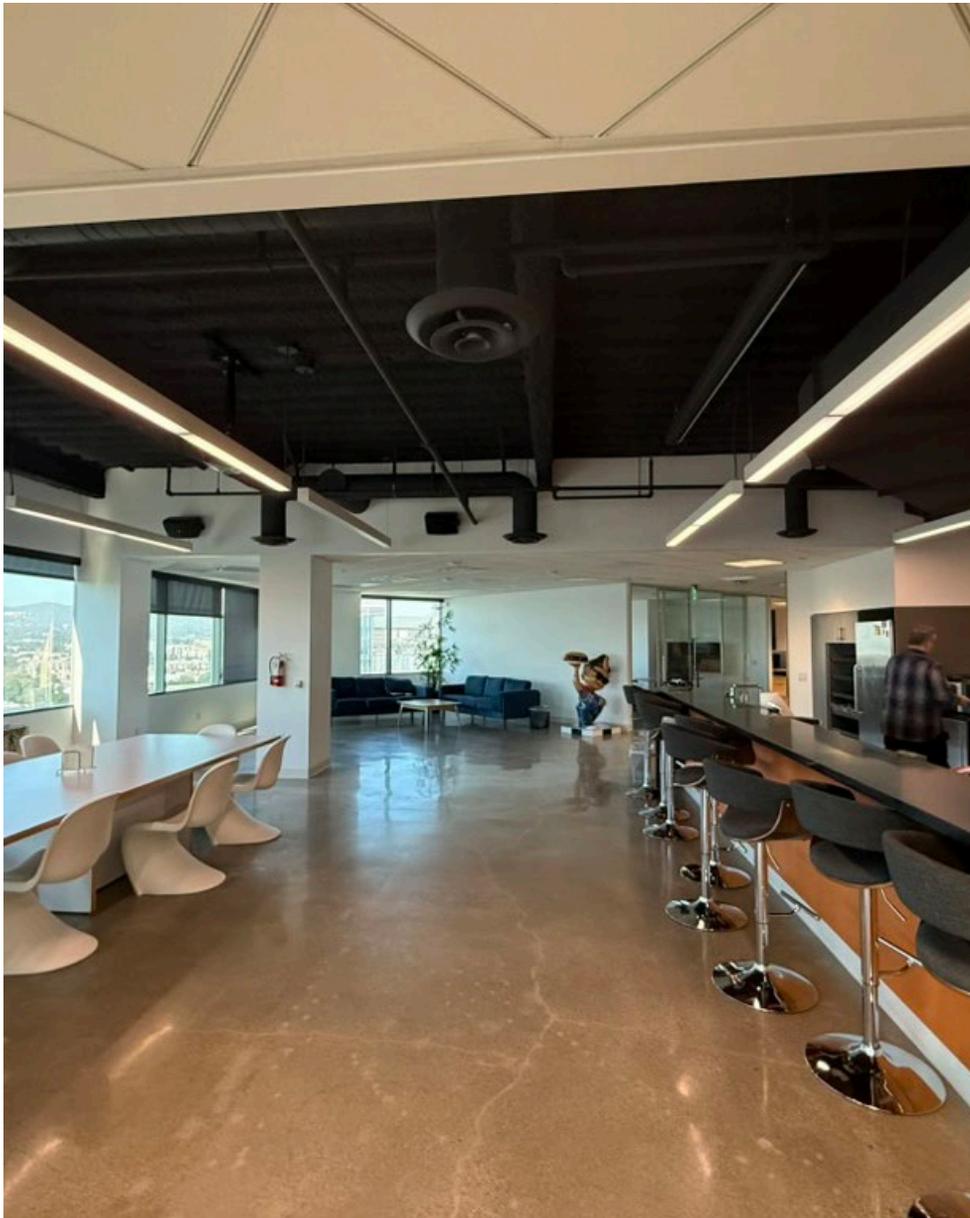
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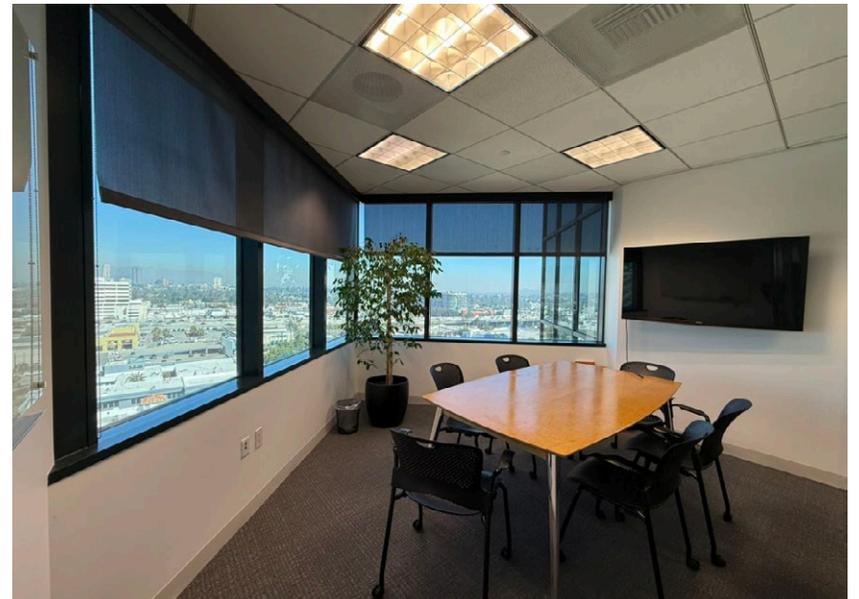
FLOOR PLAN
±500 RSF – 7,388 RSF



W OLYMPIC BLVD.

NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary





2 min
WALK

Il Moro Restaurant: A refined Italian restaurant offering handmade pastas, fresh seafood, and classic Northern Italian dishes. Its elegant dining room and attentive service create a polished yet welcoming atmosphere. With an extensive wine list and seasonal specials, it's ideal for lunches, date nights, or celebratory dinners.

2 min
WALK

Ivory's Bake Shop: A charming bakery known for beautifully crafted cakes, pastries, and custom desserts. It blends classic techniques with creative designs, offering treats that feel both artisanal and approachable. Warm service and attention to detail make it a go-to for celebrations or everyday indulgences.

4 min
WALK

Artelice Pâtisserie: A boutique pastry shop specializing in high-end French desserts, delicate entremets, éclairs, and seasonal creations. Each item is meticulously designed, balancing flavor with artistic presentation. It's a destination for dessert lovers seeking elevated, modern patisserie with a luxurious touch.

4 min
WALK

Sea Salt Poke: A casual, fresh poke spot offering customizable bowls made with sashimi-grade fish, vibrant toppings, and house-made sauces. The menu centers on clean, flavorful ingredients, creating balanced meals ideal for a quick lunch or a light, satisfying dinner.

4 min
WALK

Sushi Enya Sawtelle: An elegant sushi bar focused on high-quality fish, thoughtful preparation, and attentive service. With a menu featuring traditional nigiri, sashimi, and refined rolls, it offers a serene, intimate atmosphere well suited for sushi enthusiasts seeking a more elevated dining experience.

6 min
WALK

Tatsu Ramen: A modern ramen shop known for customizable bowls, rich broths, and bold flavors. Guests order digitally, choosing toppings and spice levels to fit their taste. Its lively, casual vibe and consistently satisfying bowls make it a popular stop for quick, flavorful comfort food.

7 min
WALK

Tsujita LA Artisan Noodles: A renowned noodle house celebrated for its tonkotsu ramen and tsukemen dipping noodles. The long-simmered broth is rich and layered, attracting ramen enthusiasts from across the city. The minimalist, cozy space emphasizes craftsmanship and depth of flavor above all else.

10 min
WALK

Motoring Coffee: A sleek, design-driven café inspired by car culture and specialty coffee craftsmanship. It offers expertly pulled espresso, curated beans, and a stylish atmosphere that blends modern minimalism with automotive flair. A great stop for caffeine, conversation, or a quiet moment.

8 min
WALK

Hermanito: A Mexican-inspired restaurant merging vibrant flavors with Japanese influences. Expect inventive tacos, creative small plates, and cocktails crafted with bold, unexpected ingredients. The lively, modern setting makes it ideal for social dinners, date nights, and groups seeking something playful and unique.

10 min
WALK

10 Speed Coffee Sawtelle: A relaxed neighborhood café known for quality coffee, house-made pastries, and bike-inspired branding. With plenty of natural light and a laid-back atmosphere, it's a favorite for remote work, morning rituals, and quick caffeine stops backed by skilled baristas and thoughtful roasting.