

3,403 SF

OFFICE SPACE FOR LEASE



2558
OVERLAND
AVENUE

Rancho Park, Los Angeles



*Unparalleled Comfort,
Convenience, and
Connectivity*

\$5.25/SF MG

ASKING RATE

WHERE SUBURBIA MEETS THE CITY

Experience the perfect blend of suburban serenity and urban convenience at this modern office building in the heart of Rancho Park, Los Angeles. Nestled amidst quaint tree-lined streets and charming single-family homes, this free-standing creative office space offers superior improvements, epitomizing the convergence of comfort and professionalism. Its strategic location provides easy access to Century City and Beverly Hills, while being a stone's throw away from Culver City and West LA via Pico Boulevard. Golf enthusiasts will delight in the proximity to two premier golf courses. The property is also within strolling distance to a plethora of restaurants and retail stores, and offers seamless connectivity with the Santa Monica (10) and San Diego (405) Freeways. Welcome to the contemporary workspace, where business meets pleasure.

PROPERTY OVERVIEW



3,403
Square Feet



\$5.25 MG
Asking Rate



12
Parking spaces



1985/2025
Built/Renovated



Westwood/Rancho
Transit stop
9 Minute Walk



LAX
16 Minute Drive

BUILDING FEATURES



Large skylights
to give great natural light



Walking distance
to the newly planned UCLA
research park



Free Parking



Koi Pond

NEARBY AMENITIES



Interstate California



Interstate California



LA Public Library
Palms-Rancho
Park Branch



36 Nearby Restaurants



Rancho Park



Cheviot Hills
Tennis Center



1 Grocery Store

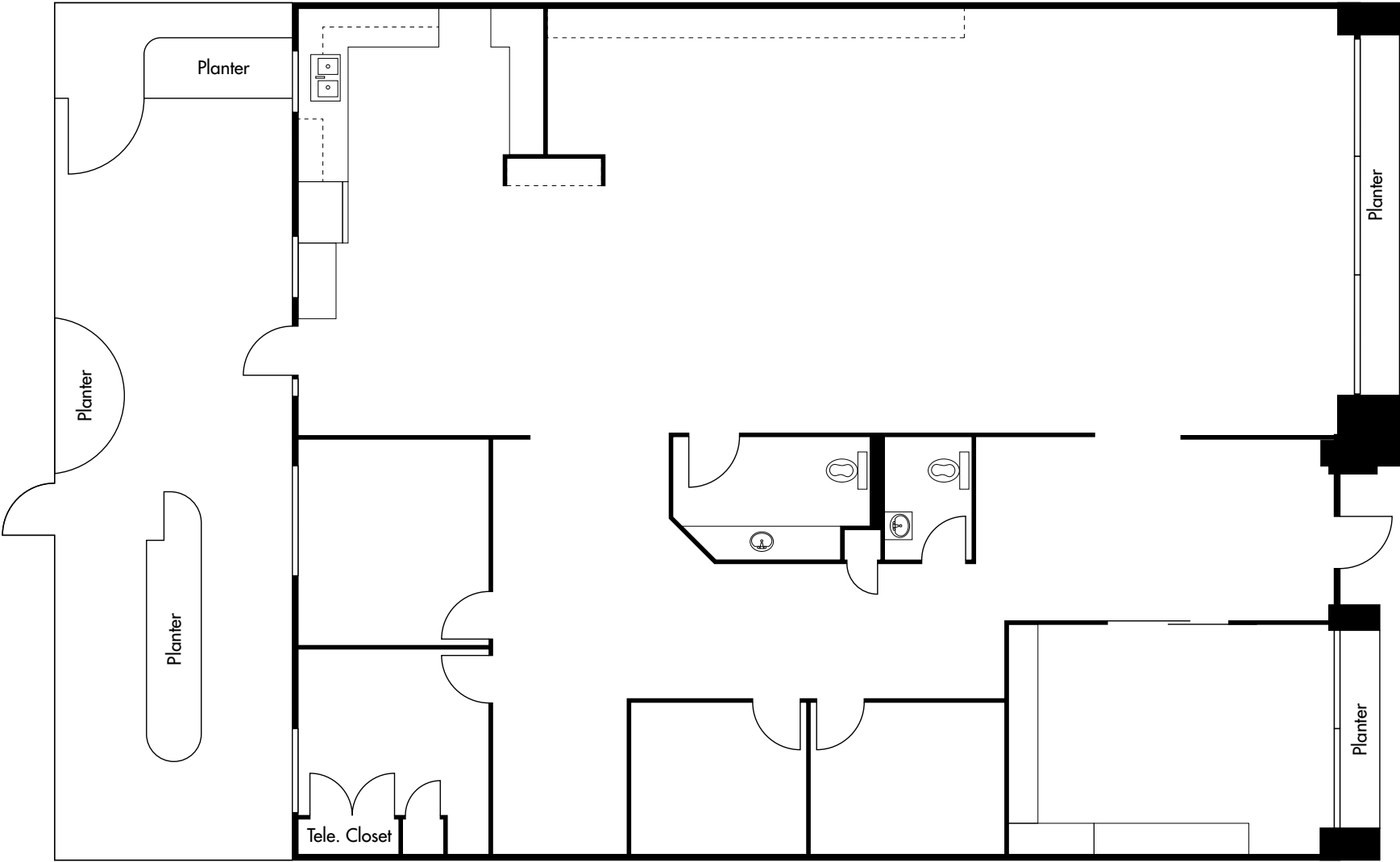


7 Fitness Options

FLOOR PLAN

3,403 SF

2558 Overland As-Built Plan



AREA MAP

81 Walk Score
Very Walkable

Westwood Village



Brentwood Village



Century City



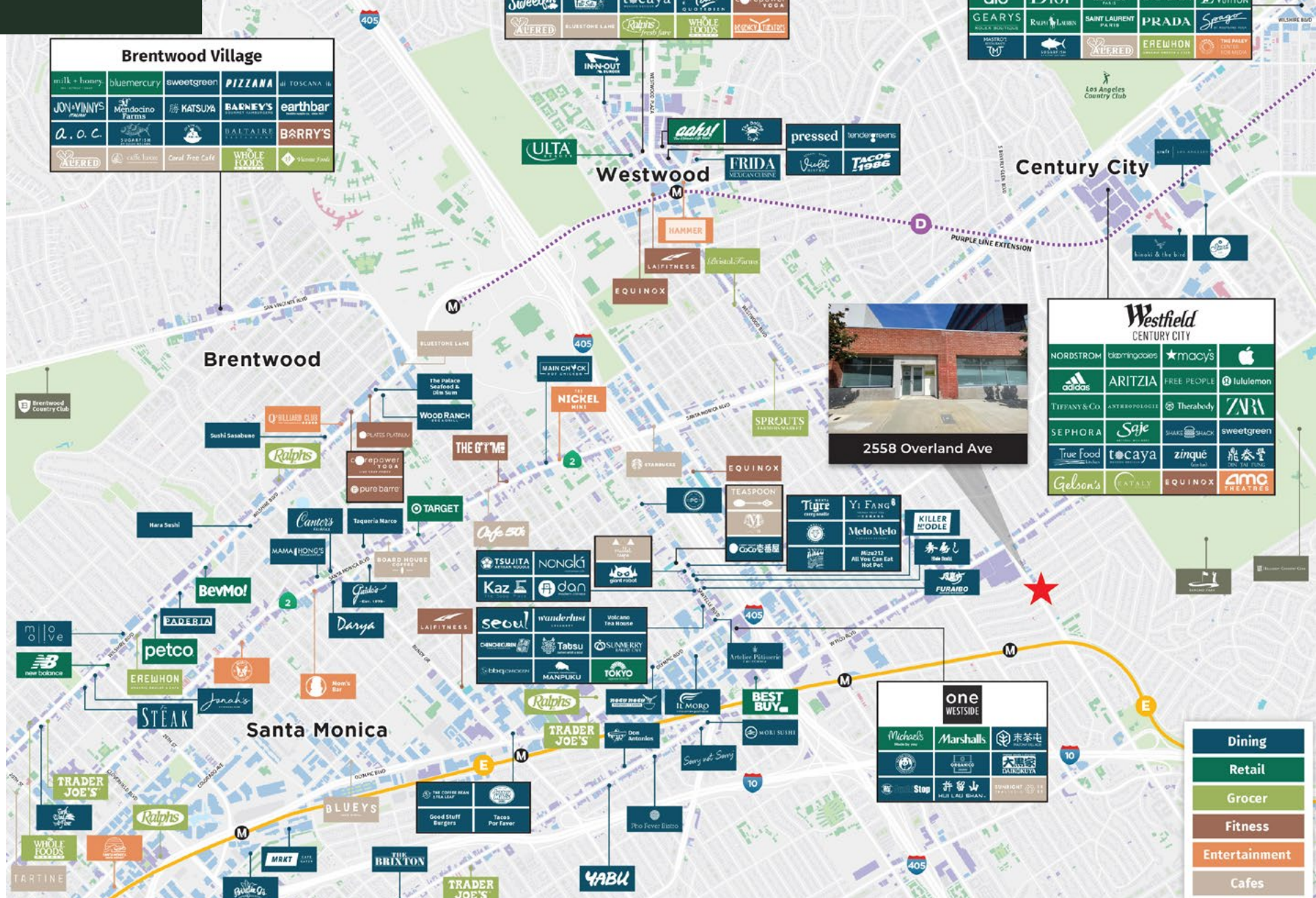
Westfield CENTURY CITY



Brentwood

Santa Monica

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





*Where Business
Thrives Amidst
Urban Tranquility*





2558

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Rancho Park, Los Angeles

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