

FOR LEASE

1310 WESTWOOD BLVD

Modern Westwood Office with Prime Westwood Blvd Frontage



LOS ANGELES, CA 90024

km Kidder
Mathews

Property Highlights

Excellent space for production companies, creative offices, architectural firm, professional services

Prime Westwood Blvd frontage

Westwood Village is future host of the 2028 Olympics: Set to become an iconic destination with global exposure

1 tandem parking on site, additional available in nearby Oppenheimer building

Ample street parking

Close to upcoming Westwood/UCLA Metro Station: Anticipated Purple Line stop in 2027

Plans in place for open rooftop area

Secured, 24/7 access to building



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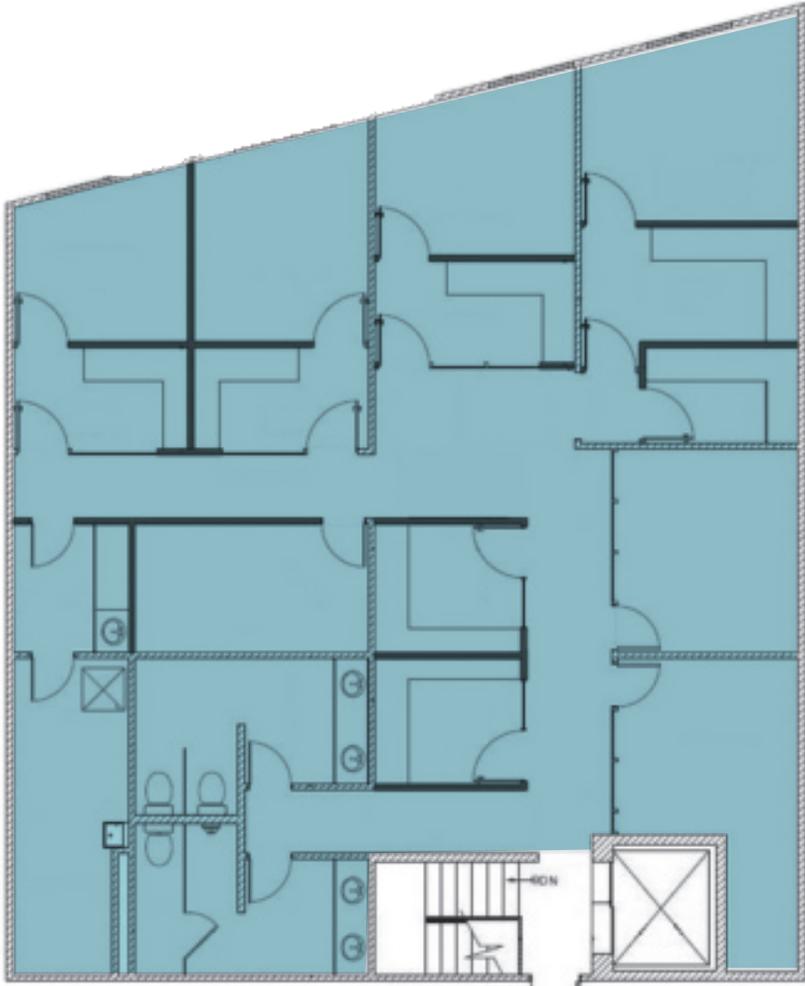
Space Highlights

- Space features: ±2,345 SF, Second Floor
- Turnkey: Move-in ready with Premium Finishes
- Private bathrooms
- Reception & Kitchen Area
- Separate HVAC
- Full Security System
- 4 Windowed Offices with support area
- ADA accessible

RENT	\$3.00 FSG
OCCUPANCY	Immediate

±2,345 SF AVAILABLE **\$3.00** LEASE RATE/ FSG

FLOOR PLAN - 2ND FLOOR



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SPACE PHOTOS



*Call for additional suite photos

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COMMON AREA



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Westwood Overview

Westwood Village is centrally located in the heart of Los Angeles, serving the neighborhoods of Holmby Hills, Bel Air, Wilshire Corridor, Brentwood, Pacific Palisades, Beverly Hills, West Hollywood and Santa Monica. Westwood Village is being revitalized with a unique collection of retail business, galleries and restaurants that cater to all of West Los Angeles and is surrounded by approximately 9 Million square feet of leased office space and home to UCLA with over 60,000 students and The Ronald Reagan Hospital with over 1 million square feet of space and considered the Best Hospital in the West! Under construction of over 1,200 new student housing units!

DEMOGRAPHICS

	2 Mile	5 Miles
2024 POPULATION	151,826	620,288
2029 PROJ. POPULATION	149,899	608,614
AVG HH INCOME	\$131,778	\$136,211
2024 EMPLOYEES	192,175	576,718

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