



Availabilities	Size		Lease Rate
204	± 1,118 RSF	\$4.00	\$2.75* per sf FSG
302	± 445 RSF	\$4.00	\$2.75* per sf FSG
303	± 179 RSF (Single office)		Call for Rate
312	± 535 RSF	\$4.00	\$2.75* per sf FSG
401	± 375 RSF	\$4.01	\$2.75* per sf FSG
404	± 134 RSF (Single office)		Call for Rate
406	± 442 RSF	\$4.00	\$2.75* per sf FSG
407	± 1,722 RSF	\$4.01	\$2.75* per sf FSG

Lease Term: 3 - 5 years

Parking: Covered Parking Spaces at \$140/month
Reserved Parking Spaces at \$210/month

This jewel box creative office building boasts small office suites suitable for a wide range of tenants. Completely remodeled in 2022 the building features spectacular open-air atrium with tables and seating to accommodate outside working space. Office suites feature various sizes that includes private offices, kitchenettes, and are built to suit. The first floor has rentable storage space, and shared bathrooms are available on floors two through four.

Avison Young | 11150 Santa Monica Blvd, Ste 450 | Los Angeles, CA 90025

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\$2.75* Effective Rate

*Available for qualified tenants signing long-term leases **(36+ months)**.

Flexible terms and teaser rates available. Call for more details on promotional concessions.

Get more information

Sean Konishi

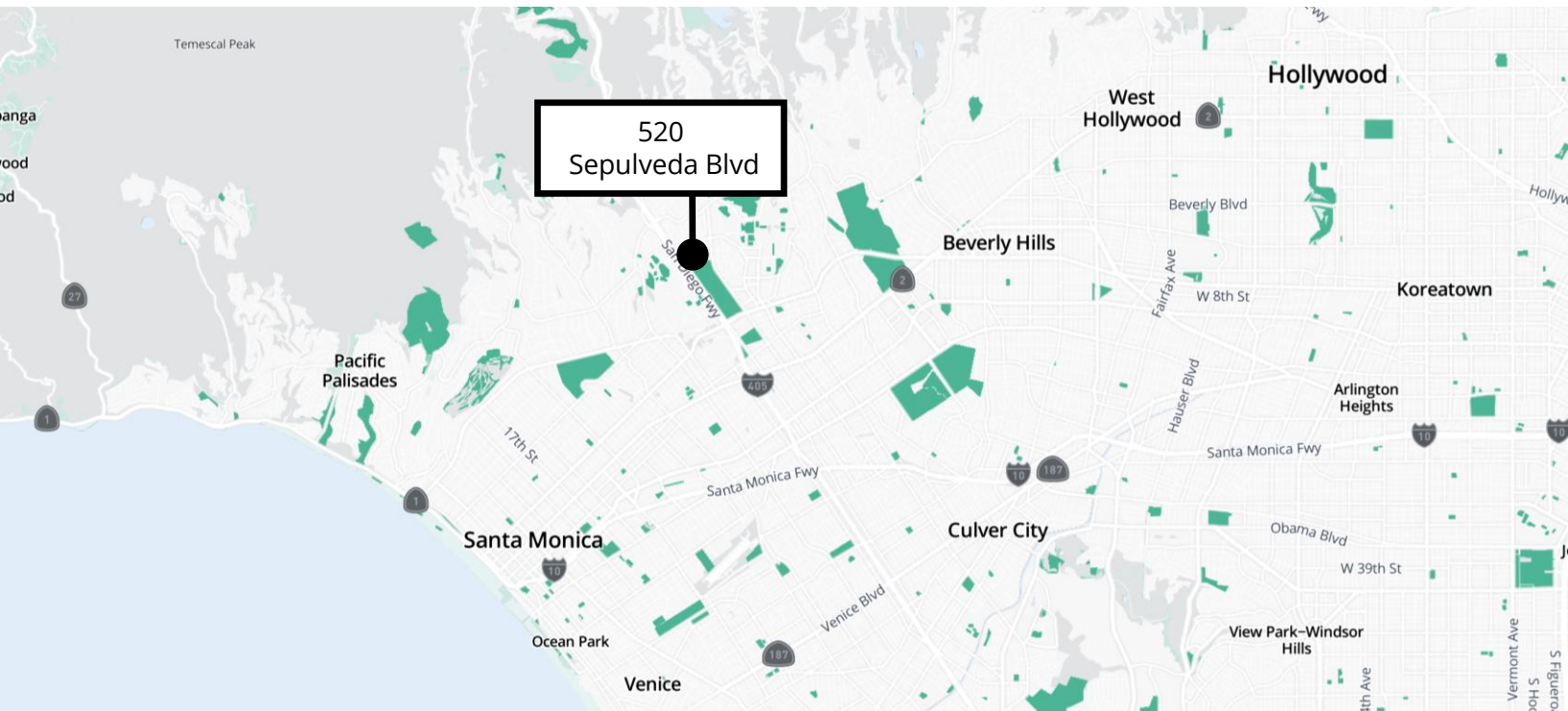
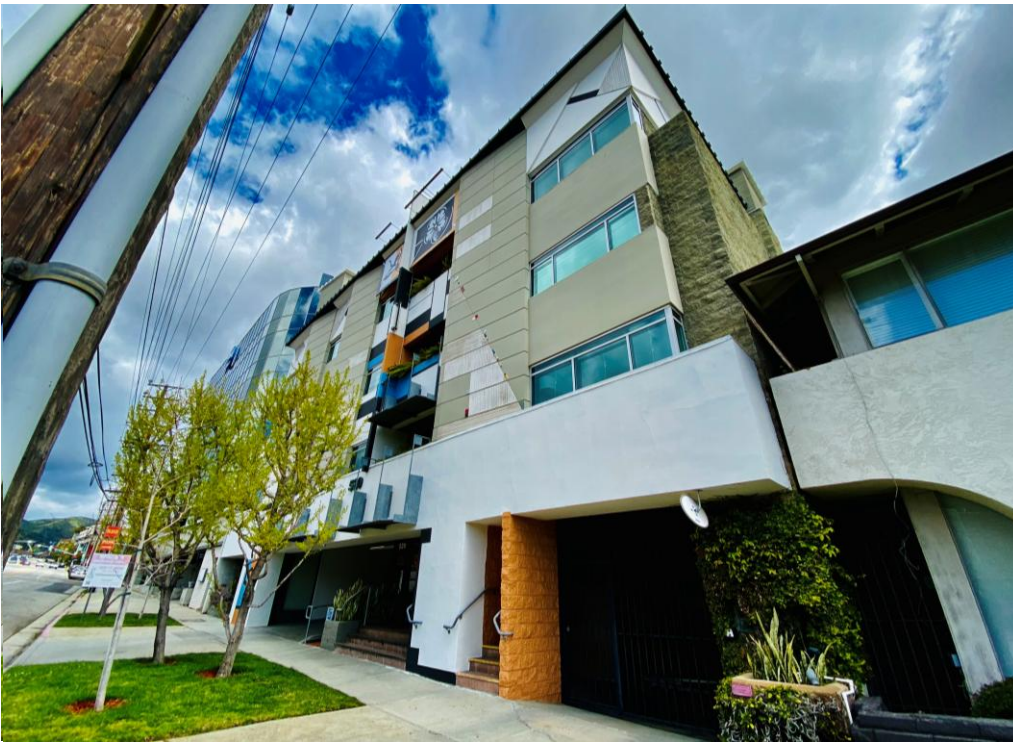
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Mitch Stokes

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C 310 780 6909
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Office Space For Lease

\$2.75 Effective Rate
520 S Sepulveda Blvd Los Angeles, CA



**AVISON
YOUNG**

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