



COMMERCIAL ADVISORY



2134 S. SEPULVEDA BLVD.

LOS ANGELES, CA 90025

PRESENTED BY ALEXANDER KOUSTAS
& KEVIN STRIDIVANT



PROPERTY SUMMARY

Offering price: Call For Offers due *November 15th, 2024!*

Type: Flex / Industrial property

Sqf. : 4,542 RSF *plus mezzanine

Lot: 4,949 Sqf.

YOC: 1964 / Renovated 2015

Clear Height: 22 Ft.

Zoning: M2

Parcel I.D.: 4322-019-007

County: Los Angeles

2134 S. Sepulveda Blvd. is a rare opportunity to own a prime flex/industrial asset in the highly desirable West L.A. marketplace. Boasting 4,542 Rsf of versatile flex space, this property stands ready to accommodate a diverse range of industries and enterprises.

Remodeled in 2015, the property was updated using only high-end finishes that truly makes this building special. Upgrades include high security roll up loading door, climate controlled rooms, a mezzanine collaboration area and a kitchenette. Additionally, the entire building has been wired for sound and high speed internet throughout.

FLEXIBLE LAYOUT: The layout of the property was designed for adaptability and is perfectly suited for a variety of businesses including high-end auto / art storage, gallery space, creative office, etc.

HIGH-END REMODEL: No expense was spared in the remodeling of this property in 2015. Featuring top-of-the-line materials and finishes throughout, this building exudes modern styling and functionality.

STRATEGIC LOCATION: Situated in just off the 405 and 10 freeways this property enjoys excellent access to Century City, Santa Monica and LAX Airport.

SECURE FACILITY: The property is wired for secure monitoring 24/7 surveillance with alarm and camera capability. It is also fully fenced and gated with 2 exterior parking spaces.

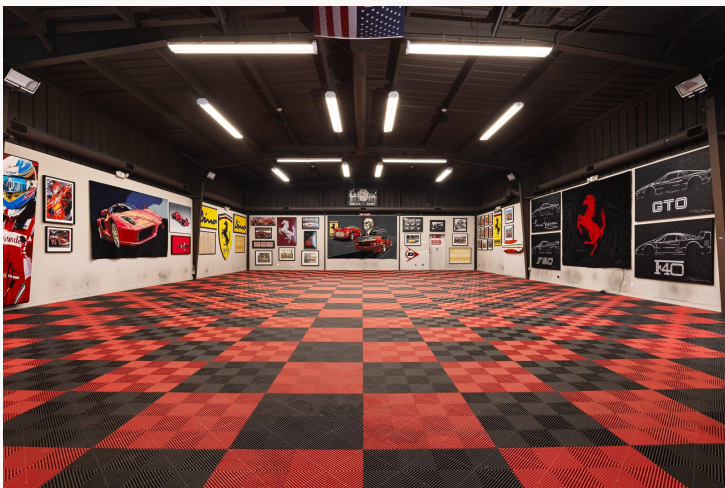
INCREDIBLE OWNER USER OPPORTUNITY



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MASSAGE



*TOURS BY APPOINTMENT ONLY. CONTACT JAYDEN COLINA *

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