

FOR LEASE

1762 WESTWOOD BLVD.
LOS ANGELES, CA

- **MODERN 4-STORY OFFICE BUILDING**
- **AVAILABLE BUILDING TOP SIGNAGE**
- **SUBTERRANEAN PARKING GARAGE**

AVAILABLE SPACE

1ST FLOOR MEDICAL
8,285 SF

3RD FLOOR OFFICE
875 SF

4TH FLOOR OFFICE
1,729 SF

RG
ROBHANA
GROUP

ROBHANA GROUP, INC.
606 S. OLIVE ST., Suite 600
LOS ANGELES, CA 90014



LEASING HIGHLIGHTS



Building Size

33,000+
Rentable SF



Contiguous RSF Available

up to 8,285
Rentable SF



Amenities Close By

**Top Rated Retail,
Dining, & More**



Location

**Westwood
Submarket**



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1762 WESTWOOD

The 1762 Westwood Building is a low-rise, three-story, 33,000-sf building located within the premier Los Angeles & Westwood Submarket of Southern California. The property features underground covered parking, and is home to a diverse and affluent tenant mix.

AVAILABLE

1st Floor, Suite 100 (Office/Retail/Medical)
Approximately 8,285 Rentable SF
\$3.95 PSF/Month, Triple Net

3rd Floor, Suite 350 (Office)
Approximately 875 Rentable SF
\$3.25 PSF/Month, Full-Service Gross

4th Floor, Suite 410 (Office)
Approximately 1,729 Rentable SF
\$3.25 PSF/Month, Full-Service Gross

PROPERTY

4-Story Building + 3 Levels of Underground Garage
2:1,000 Parking Ratio

Recently Remodeled Elevators & Common Areas

Close Proximity To UCLA, Westwood Village, Google's Campus,
And Numerous Shopping Destinations

KEY DEMOGRAPHICS



617,011
Total Popoulation
within 5-Mile Radius



\$1,027,773
Median Home Value
within 2-Mile Radius

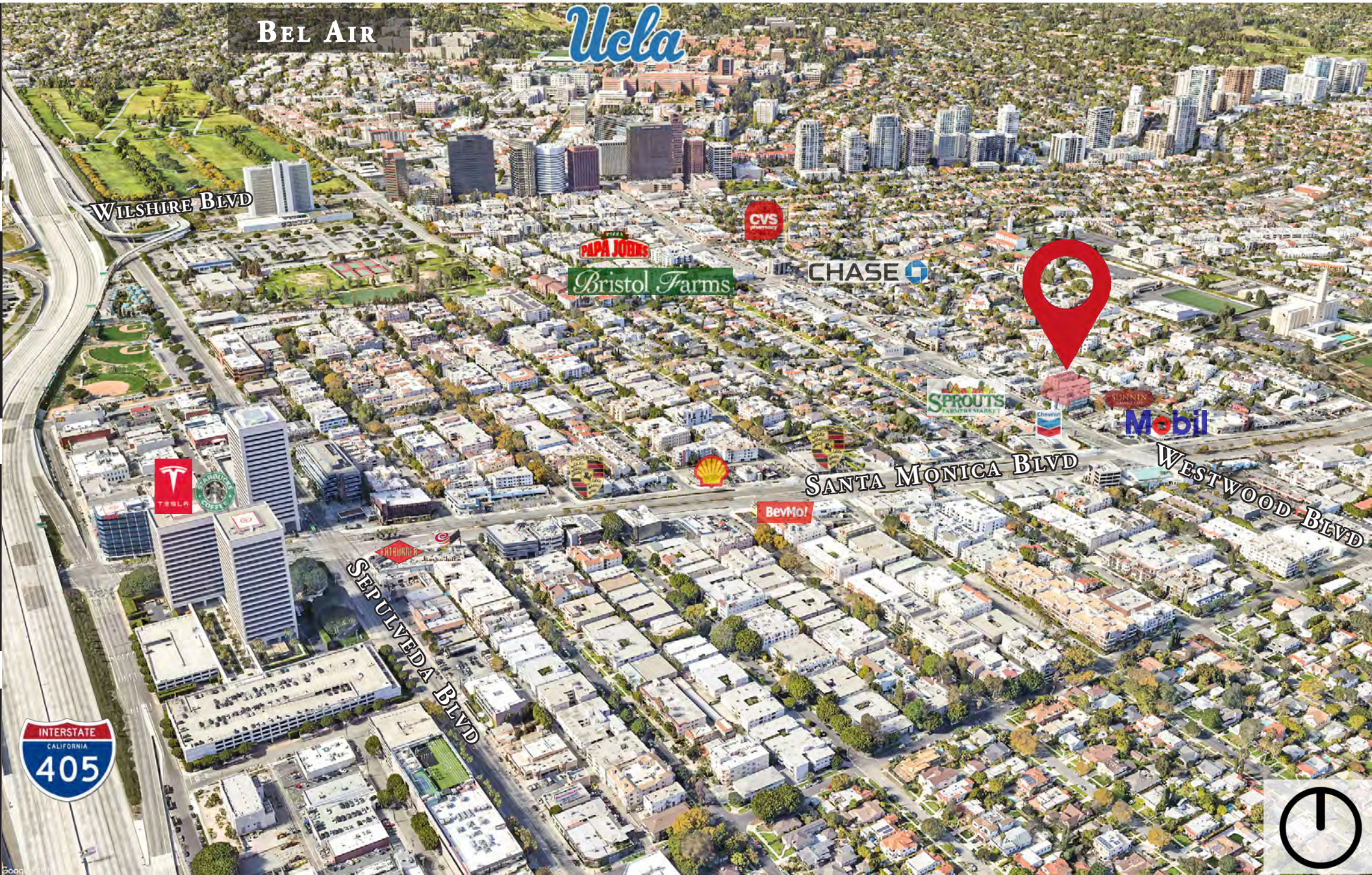


\$123,753 /Yr
Avg. Household Income
within 2-Mile Radius



61,468+
Cars Per Day
Westwood Blvd &
Santa Monica Blvd

AERIAL MAP



BEL AIR

Ucla

WILSHIRE BLVD

PAPA JOHN'S

CVS

Bristol Farms

CHASE



SPROUTS

Mobil

TESLA

STARBUCKS

SHELL

BevMo!

SANTA MONICA BLVD

WESTWOOD BLVD

SEPULVEDA BLVD

INTERSTATE CALIFORNIA 405

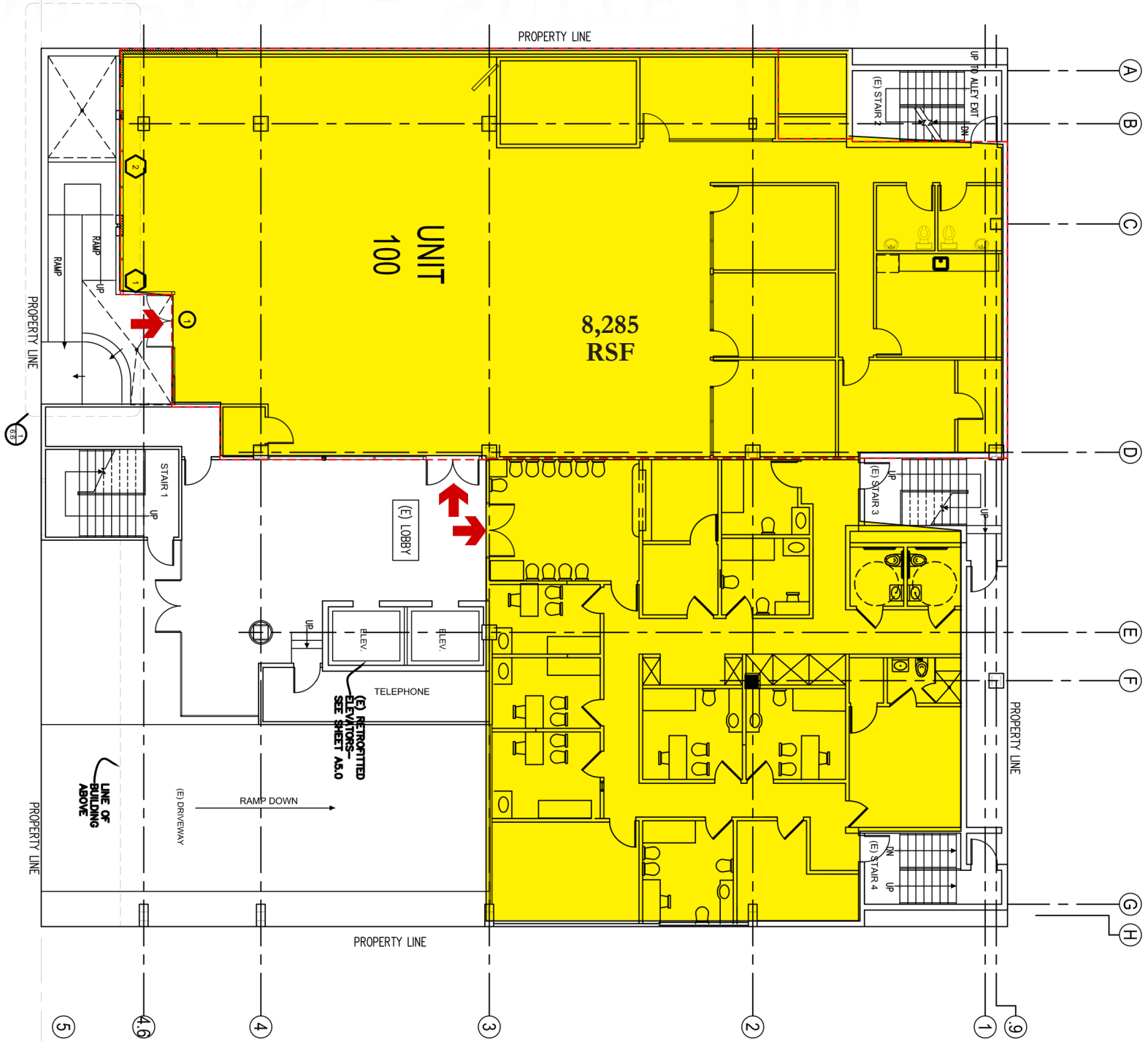


FLOOR PLAN - SUITE 100

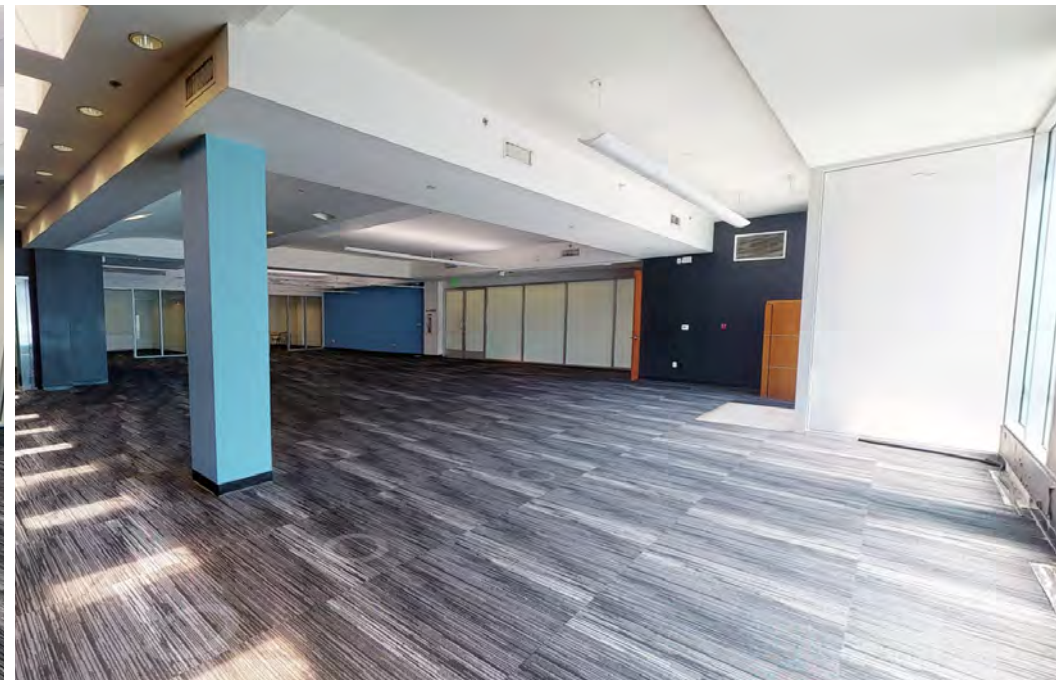


WESTWOOD BOULEVARD

61,000+ Cars Per Day



IMAGES - SUITE 100

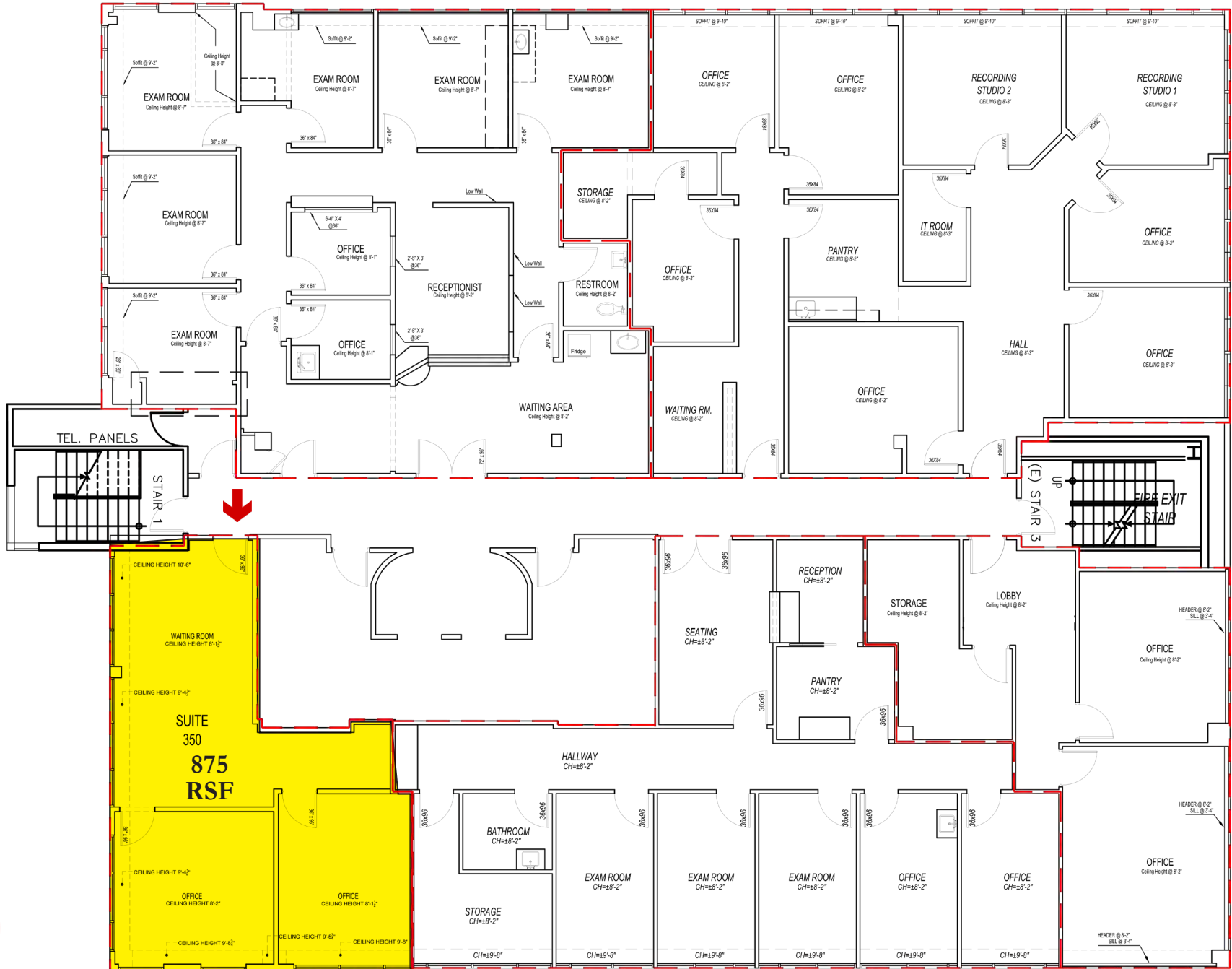


FLOOR PLAN - SUITE 350



WESTWOOD BOULEVARD

61,000+ Cars Per Day



IMAGES - SUITE 350

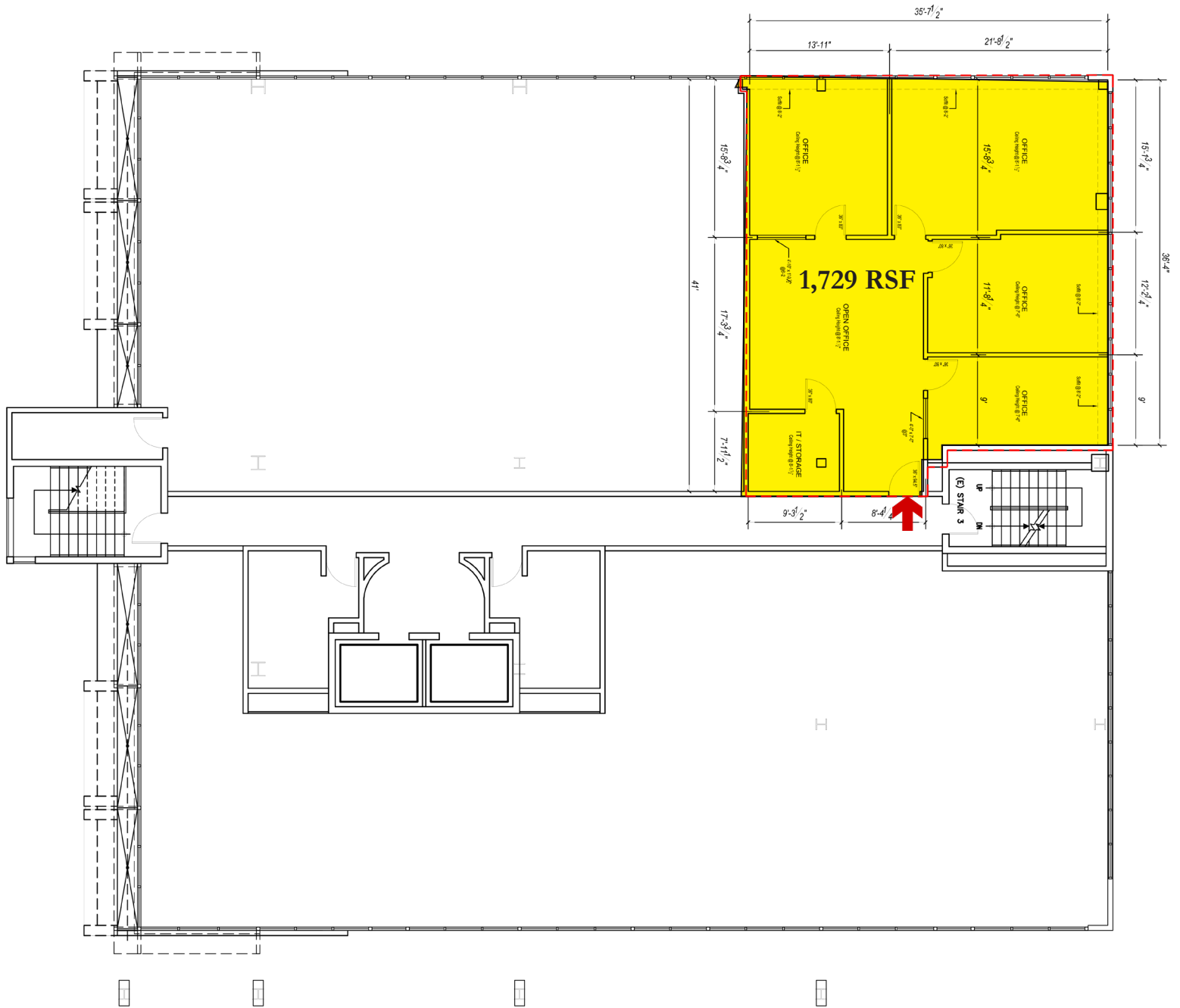


FLOOR PLAN - SUITE 410



WESTWOOD BOULEVARD

61,000+ Cars Per Day



IMAGES - SUITE 410



WESTWOOD NEIGHBORHOOD



NEW
GOOGLE CAMPUS



GOOGLE JOINS
NETFLIX, AMAZON
& APPLE'S GROWING
MEDIA SECTOR IN LA

TOP RATED
MEDICAL SCHOOL



TOP RATED
MEDICAL HOSPITAL





EXPLORE
THE GETTY



ENJOY
THE GEFFEN PLAYHOUSE



EPICENTER OF
RESTAURANTS & AMENITIES



EAT YOUR HEART OUT



**KAZU
NORI**
BY SUSHI
NOZAWA