

2045 Sawtelle Blvd

Los Angeles, CA 90025

SAWTELLE MEDICAL AND RETAIL SPACES FOR SUBLEASE

ENTIRE GROUND FLOOR ($\pm 4,760$ SF - DIVISIBLE)
+ PORTION OF 2ND FLOOR ($\pm 3,642$ SF)



Adam Funk
Managing Director
Commercial Asset Group
310.666.0124
afunk@cagre.com
Lic. 02129715

Daniel Chiprut
Co-Principal
Commercial Asset Group
310.275.8222
daniel@cag-re.com
Lic. 01808709

Steven Salas
Senior Managing Director
Newmark
310.407.6569
steven.salas@nmrk.com
Lic. 01232955



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Parking: 4/1,000

1st Floor Rate: \$6.00/SF + NNN

2nd Floor Rate : \$4.95/SF MG

Term: Negotiable

Stand alone, private, secured building in highly desirable South Sawtelle

Multiple outdoor patios with excellent natural ventilation

Large amount of on site and subterranean parking

Ideal single tenant medical building with ample secured parking

Prominent building signage available on Sawtelle Boulevard

Co-tenant is one of the largest fertility groups in the country, Pinnacle Fertility (pinnaclefertility.com), with 40+ clinics nationwide

Located in the heart of Sawtelle Japantown, one of West LA's top dining and retail corridors, known for its dense mix of Japanese and Asian restaurants, dessert shops, and specialty retailers

Walking distance to dozens of destination restaurants, cafes, and dessert concepts along Sawtelle Boulevard, drawing strong day and evening foot traffic

±21,000 vehicles per day on Sawtelle Boulevard

93/100 Walk Score "Walker's Paradise"

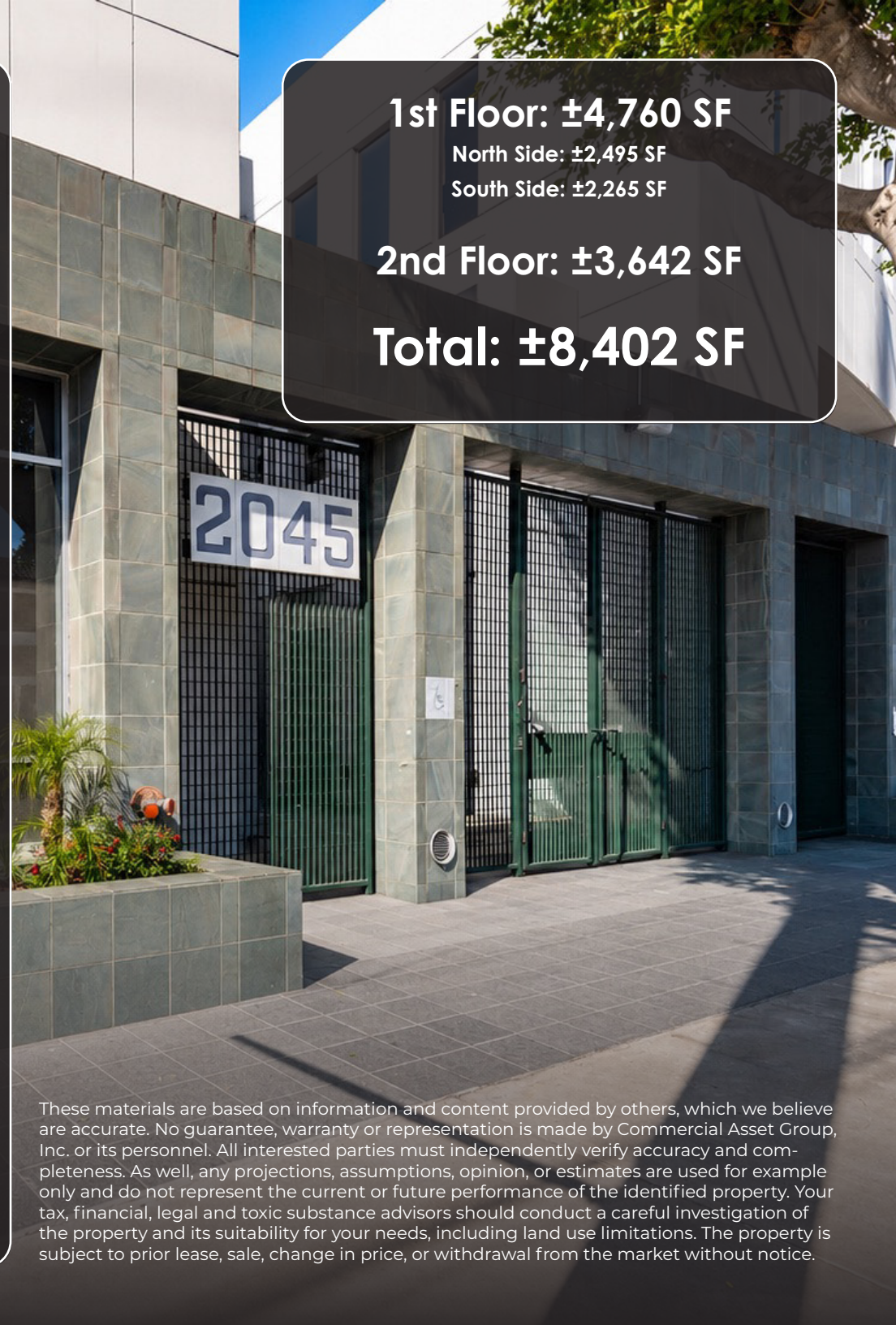
1st Floor: ±4,760 SF

North Side: ±2,495 SF

South Side: ±2,265 SF

2nd Floor: ±3,642 SF

Total: ±8,402 SF

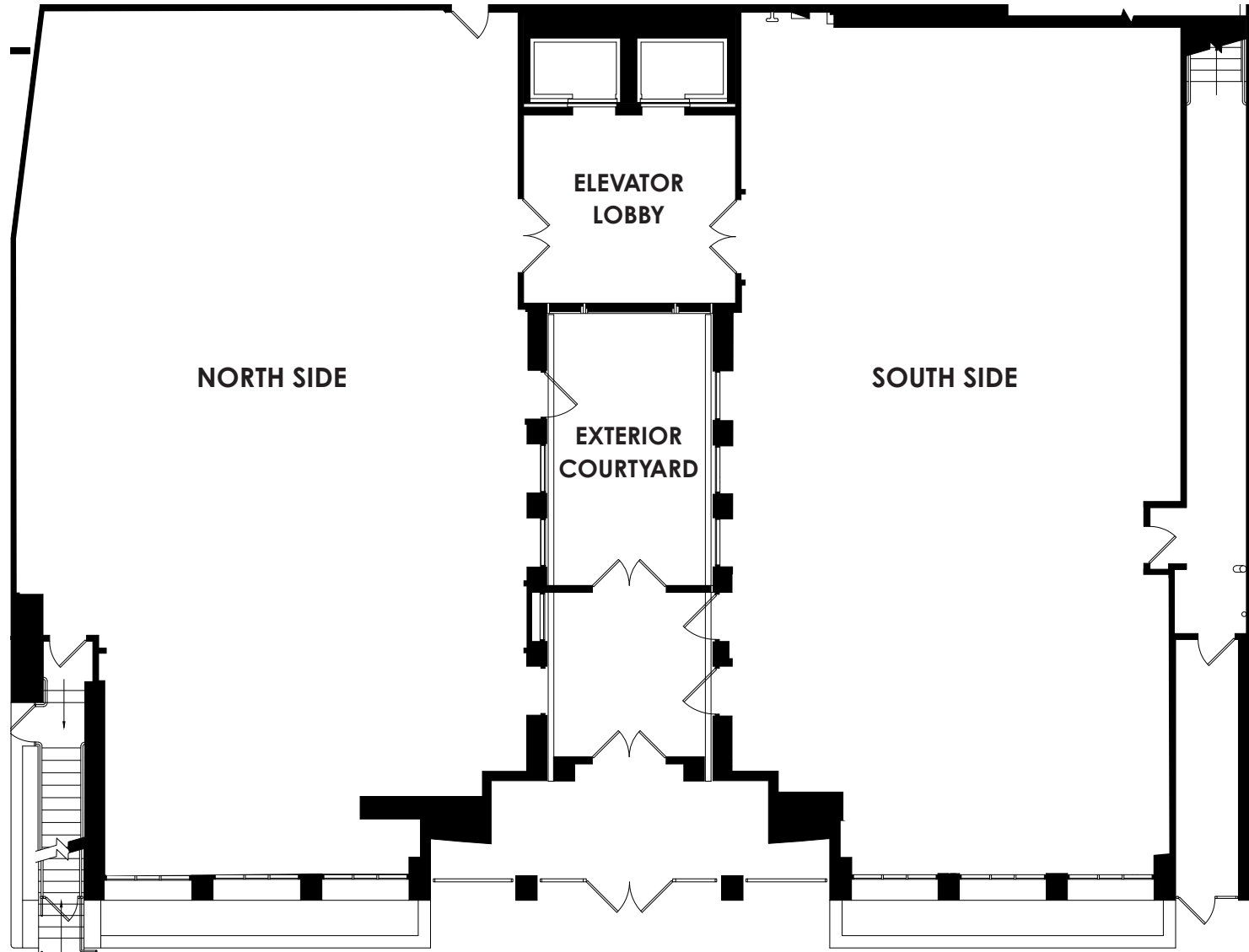


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FIRST FLOOR PLAN: ±4,760 SF

North Side: ±2,495 SF

South Side: ±2,265 SF



SAWTELLE BLVD

ADDITIONAL PHOTOS



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Commercial Asset Group
190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
www.cagre.com Lic. 01876070



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