

WESTWOOD TERRACE BUILDING
Creative Office for Sublease

1640
S Sepulveda Blvd, 3rd Floor
Los Angeles, CA 90025



Price Reduced
Motivated Sublessor



Available	Immediately
Premises	± 5,797 RSF
Rate	\$1.95/ RSF
Term	Sept. 30, 2026

- Reception Area
- Nine (9) Windowed Offices
- Large / Open Bullpen Area
- Spacious Large Conference Room
- Small Interior Conference Room
- Open Kitchen Area with Appliances
- Dedicated IT / Storage Room

- ✓ Floor to Ceiling Glass
- ✓ Move-in Ready
- ✓ Furniture Available
- ✓ Perfect for Creative Professionals



Ron Kaspi
310.202.9008 x 127
ron@wilshireag.com
DRE# 01986929

The information furnished regarding rent roll, income, expenses, layouts, measurements and similar data has been submitted to us by others and thus we cannot make any representation as to its accuracy. The information furnished regarding property for sale, rental or financing is submitted subject to errors, omissions, change of price or other conditions, prior sale lease, or withdrawal without notice.

WESTWOOD TERRACE BUILDING
Creative Office for Sublease

1640
S Sepulveda Blvd, 3rd Floor
Los Angeles, CA 90025



Ron Kaspi
310.202.9008 x 127
ron@wilshireag.com
DRE# 01986929

The information furnished regarding rent roll, income, expenses, layouts, measurements and similar data has been submitted to us by others and thus we cannot make any representation as to its accuracy. The information furnished regarding property for sale, rental or financing is submitted subject to errors, omissions, change of price or other conditions, prior sale lease, or withdrawal without notice.

WESTWOOD TERRACE BUILDING
Creative Office for Sublease

1640
S Sepulveda Blvd, 3rd Floor
Los Angeles, CA 90025

