

2300 S. Sepulveda Blvd.

Los Angeles, CA 90064

Rare Stand-Alone Building on Main West LA Corridor.

KEY INFORMATION

6,092 sqft Building
9,392 sqft Corner Lot
APN 4322-021-053
Year Built: 1986
\$3.30/sqft/month
NNN (\$.50/sqft)
19 Parking Spots Included
Zoning: NI(EC)

HIGHLIGHTS

- Main West LA corridor location.
- Creative, open space with high ceilings and private, conference, office mix.
- Walking distance to amenities.
- 19 Parking spots INCLUDED with drive through feature.
- Excellent corner lot visibility.
- Content Creation/Production, Medical or Cannabis Opportunity.
- Kitchen, Balcony & Mezzanine
- Flexible and Generous Zoning.

ABOUT THE PROPERTY

Are you a tech, finance or law firm? A bank, entertainment, school, or marketing company? Do you need production/content creation space? Conduct your business around the gorgeous, sunlit open floor plan while embracing the sacred private office options.

2300 is a secure, single tenant building on a main corridor in West Los Angeles between Pico and Olympic. With every commuting option in the book, there is easy access to the 10, 405, Expo Line, several buses and your own private surface parking lot with drive-through access.

The secured parking lot holds 15 spots and there are four additional tandem guest spots at the front of the building. The zoning is extremely flexible.

There is a large kitchen, IT room, wired security system and fabulous conference, meeting or production space with separate loading dock entrance.

Low NNNs, Available June 2023.

 **Amanda Robertson**
Real Estate Brokerage & Investments

310.614.8071 | amanda@amandarobertson.com | DRE #01405403

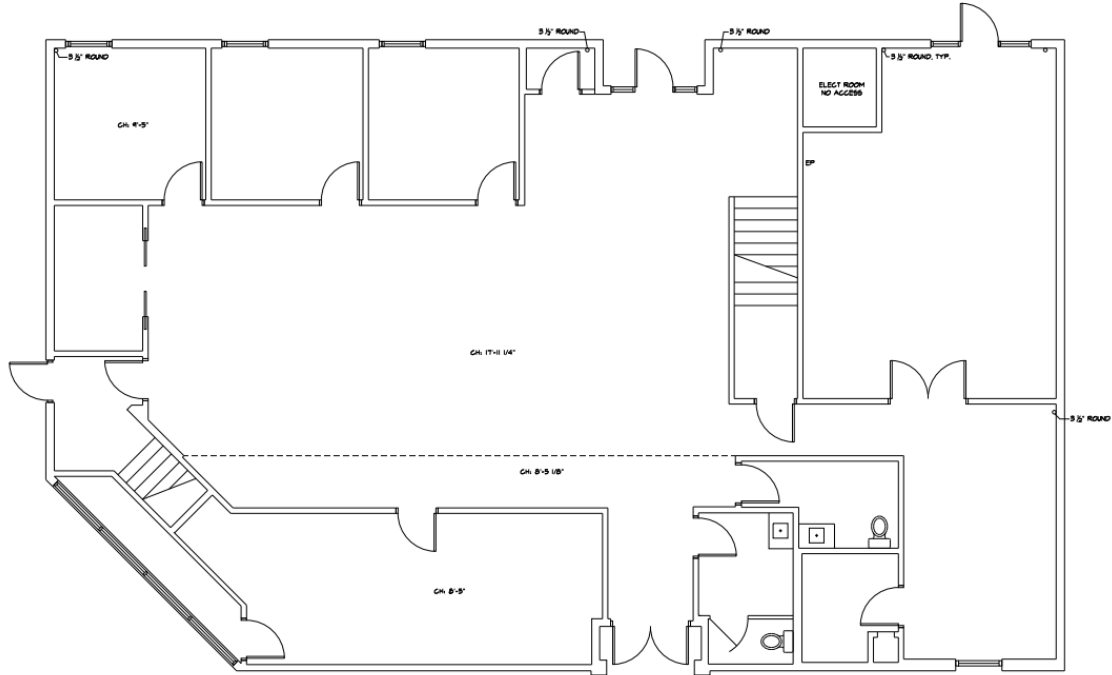


2300 S. Sepulveda Blvd. Los Angeles, CA

Floor Plans

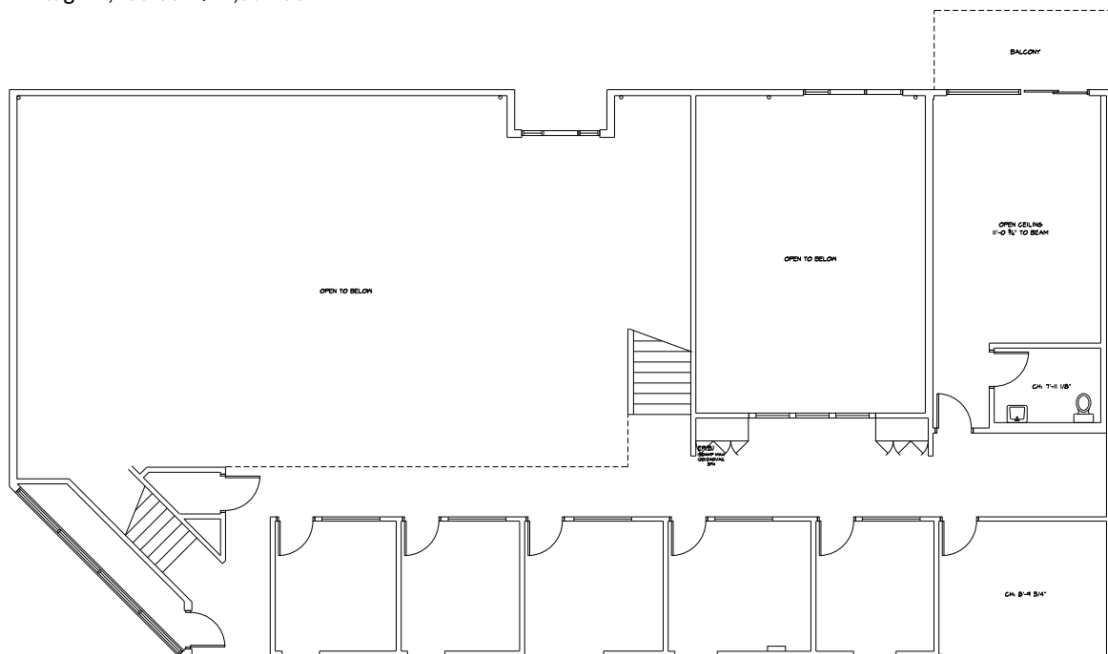
GROUND FLOOR

Square Footage: 3,859 GSF / 3,703 USF



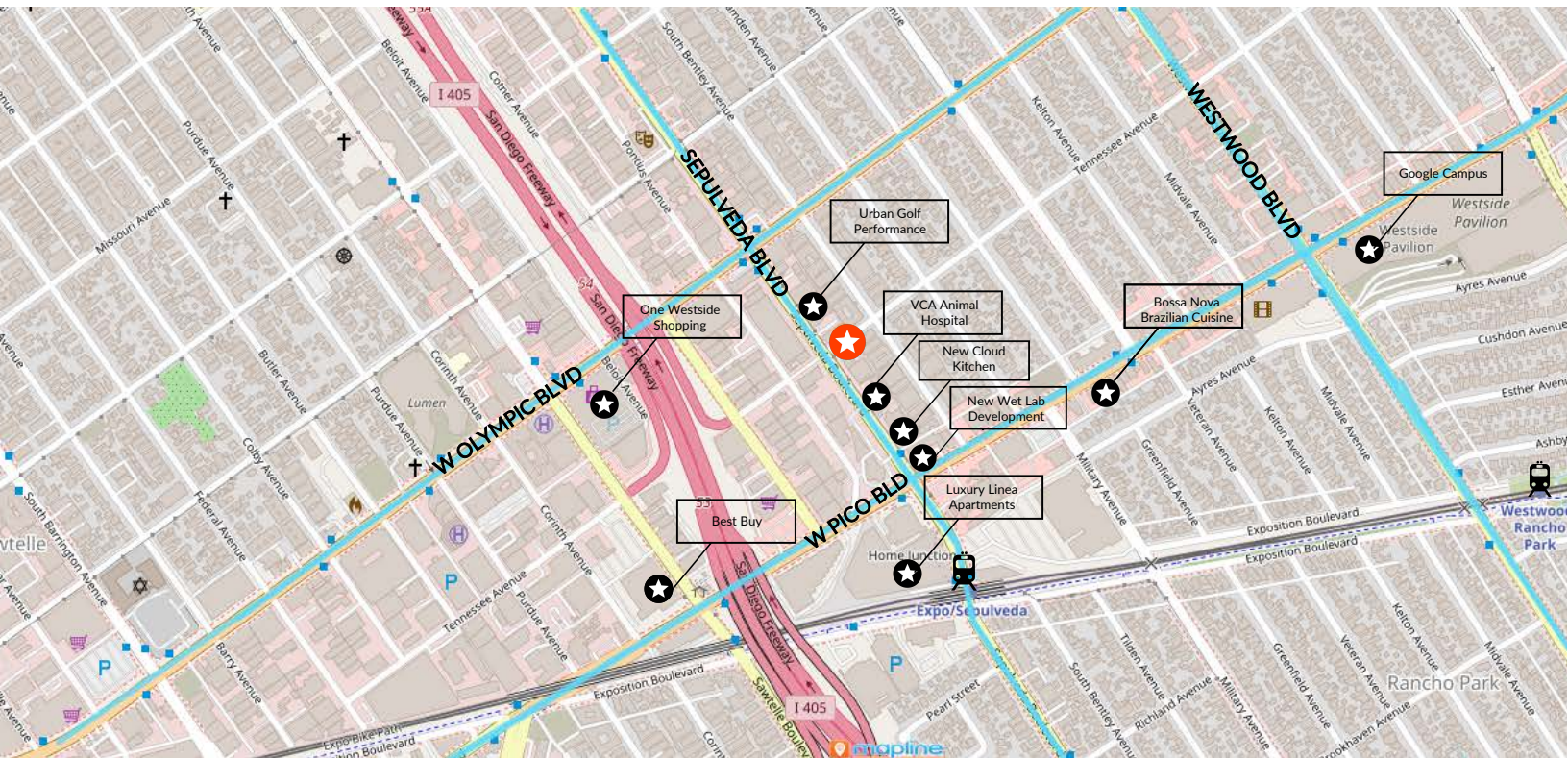
2ND FLOOR/MEZZANINE

Square Footage: 2,233 GSF / 2,001 USF



2300 S. Sepulveda Blvd. Los Angeles, CA

Location Map



ZONING

NI(EC) or New Industry Hybrid Industrial Exposition Corridor

The New Industry zone is an employment zone with uses tailored to 21st century and creative industries such as digital technology, Research and Development, media, design, Publishing, Motion Pictures, and Broadcasting. Supporting uses associated with these industries, such as light manufacturing, assembly, and limited retail or Restaurants, are also appropriate. Residential Uses are prohibited, with the exception of limited Live/Work Units, in order to preserve employment opportunities. (Los Angeles County Dpt of Regional Planning).

HIGHLIGHTS

- Main West LA corridor location.
- Creative, open space with high ceilings and private, conference, office mix.
- Walking distance to amenities.
- 19 Parking spots INCLUDED with drive through feature.
- Excellent corner lot visibility.
- Content Creation/Production, Medical or Cannabis Opportunity.
- Kitchen, Balcony & Mezzanine
- Flexible and Generous Zoning.



Amanda Robertson
Real Estate Brokerage & Investments

310.614.8071 | amanda@amandarobertson.com | DRE #01405403