

FOR LEASE

Westwood Offices Available Now



1575 Westwood Boulevard, Los Angeles, CA 90024



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Muselli Commercial Realtors is excited to present this office building located on Westwood Boulevard and Ohio Avenue in the heart of Westwood. **Available Immediately!**

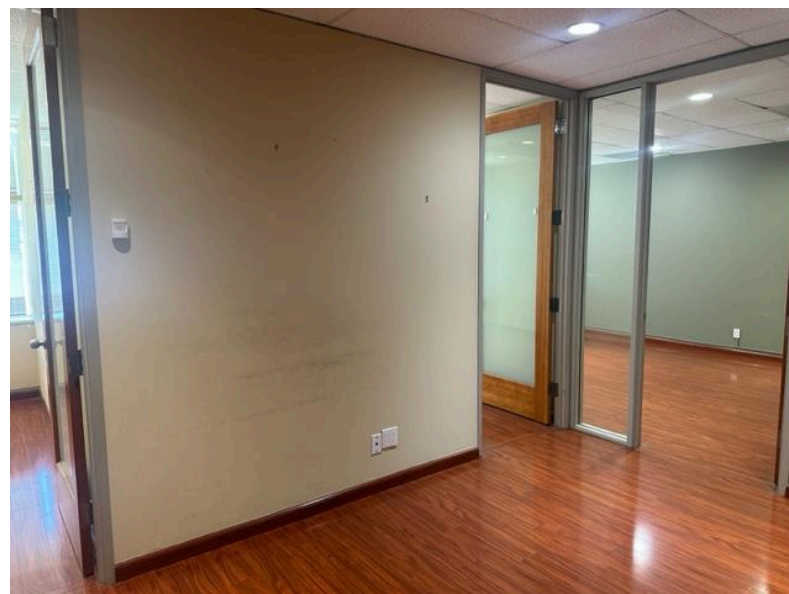
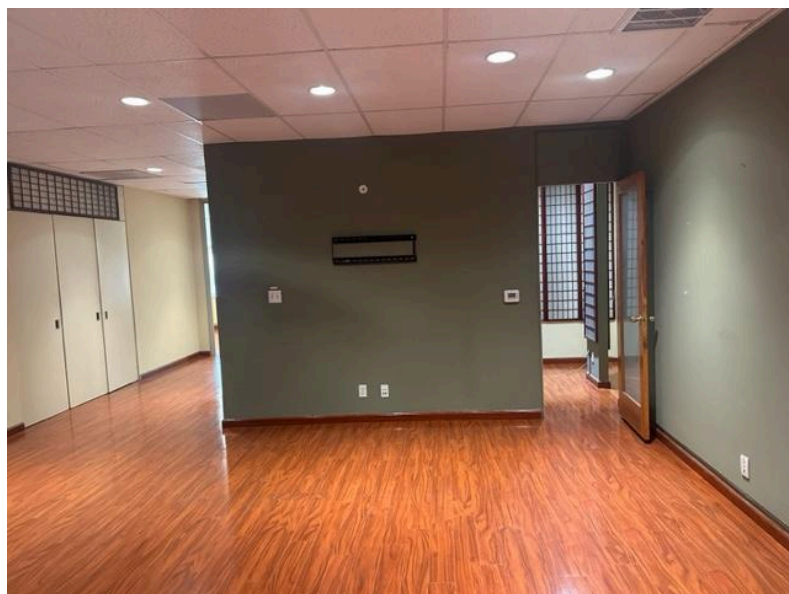
| Unit | Size | Lease Rate | Description | Availability |
|------|----------|---|---|--------------|
| 100A | 2,500 SF | \$10,500/month Modified Gross (Tenant pays utilities and janitorial) | Large Windowed reception area 4 offices Kitchenette Restroom Large room with windows overlooking Westwood Blvd Wheelchair Lift Storage/server room Great street visibility Building signage | Immediately |
| 201 | 2,100 SF | \$5,000/Modified Gross (Tenant provides their own janitorial) | Wood floors Ample storage space Large Glassed in open space Reception/waiting room 3 windowed office Support staff area | Immediately |
| 203 | 1,350 SF | \$3,300/month Modified Gross (Tenant provides their own janitorial) | Wood floors Storage/server rooms Waiting area 2 windowed offices Small interior office | Immediately |
| 204N | 800 SF | \$1,300/month Modified Gross (Tenant provides their own janitorial) | 1 Large open space with wood floors. | Immediately |
| 300 | 2,150 SF | \$5,350/month Modified Gross (Tenant provides their own janitorial) | Wood floors Light and bright 2 large windowed offices 2 interior glass enclosed offices with 2 entrances right off the elevator | Immediately |
| 303 | 1,350 SF | \$3,500/month Modified Gross (Tenant provides their own janitorial) | New floors Bright space Kitchen with sink and fridge Large glass conference room 2 windowed offices 2 interior offices | Immediately |

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|-------------------|---|
| Lease Term | 1 - 10 years with options. |
| Highlights | Move-in Ready. Secure property with gated parking and entrance. |
| Parking | Monthly parking available at \$250/month. |
| Restrooms | Shared restrooms on each floor. |
| Area | Prime Westwood location with many restaurants and eateries within close proximity including: Sunin, Hoboken, Big Chill, Rabbi's Daughter, Maria's Italian Kitchen, Gyu-kaku, Poquito Mas, Big Chill, Starbucks, Panda Express, California Chicken Cafe, Tacos Tu Madre, The Room Sushi, Apple Pan, and many more. |

Photos: Suite 100A



Interior Photos: Suite 201



Suite 203



Interior Photos of Unit 204N



Interior Photos: Suite 300



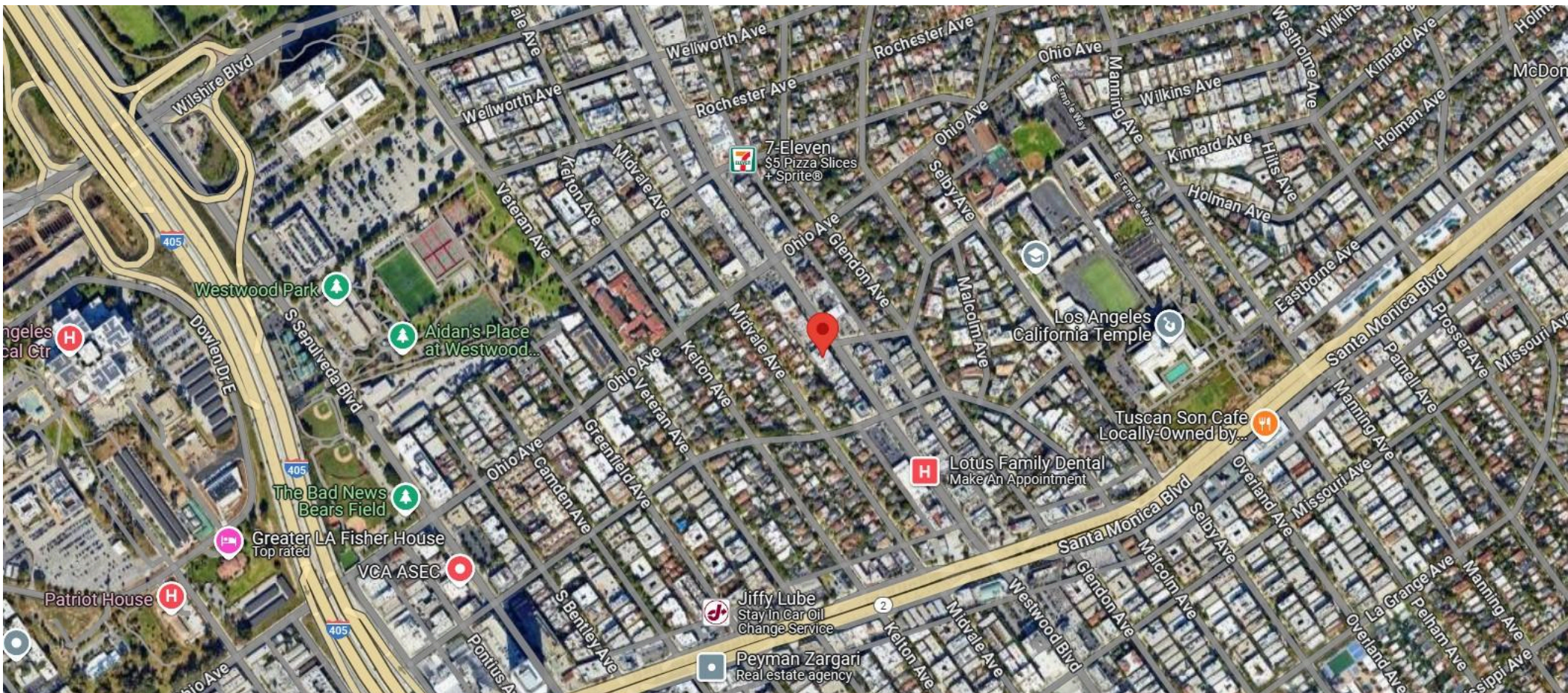
Interior Photos: Suite 302



Interior Photos: Suite 303



Aerial View



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