

# 10,610 SF FOR SALE

2254 S. Sepulveda Blvd. | Los Angeles, CA



CREATIVE OFFICE / FLEX BUILDING

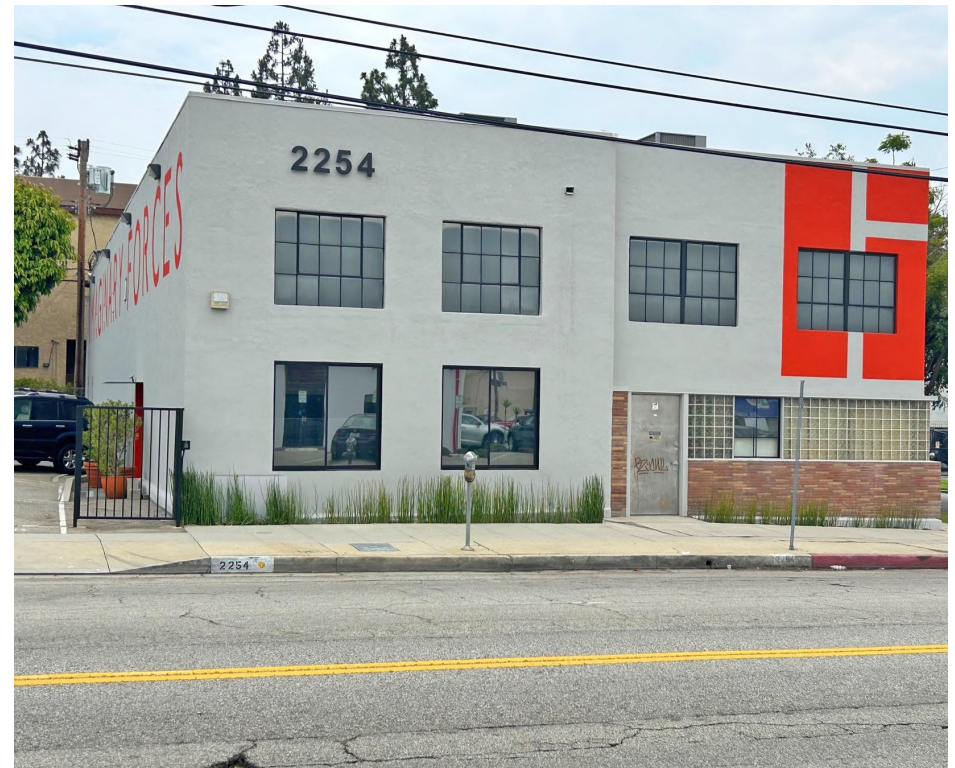
# SPACE OFFERING

Location	2254 S. Sepulveda Blvd. Los Angeles, CA 90064
Approximate Square Footage	10,610 SF
Sale Price:	\$5,570,000 or \$525/sf

Notes Possession: Close of Escrow

## HIGHLIGHTS

- Magnificent Westside creative/loft style office space.
- Total of 10,610 sf available on 2 stories - Combination of private offices, conference rooms and open area to meet various office layout needs.
- Perfect for a variety of media, entertainment, production, technology and other creative office uses.
- Also, suitable for a variety of studio, showroom/retail or flex uses.
- Great central, West LA location within close proximity to the 405/10 Freeways, Sawtelle Retail Corridor and numerous other restaurants and retail amenities.
- Private, gated surface parking lot for 19 cars at no additional charge. Additional street parking available.
- Great exposure / Major boulevard visibility.
- Great Bones - Beautiful exposed arched bow truss ceilings, polished concrete floors, exposed brick, HVAC ducting and upscale finishes throughout.
- Space consists of secured entry/reception area, 11 private offices, open bullpen area 2 kitchen/break areas, 4 restrooms (2 on each floor) and small storage area.
- Ground level loading door along Tennessee Ave.
- All square footage is usable with no load factor.
- To Show, call broker.



### POPULATION

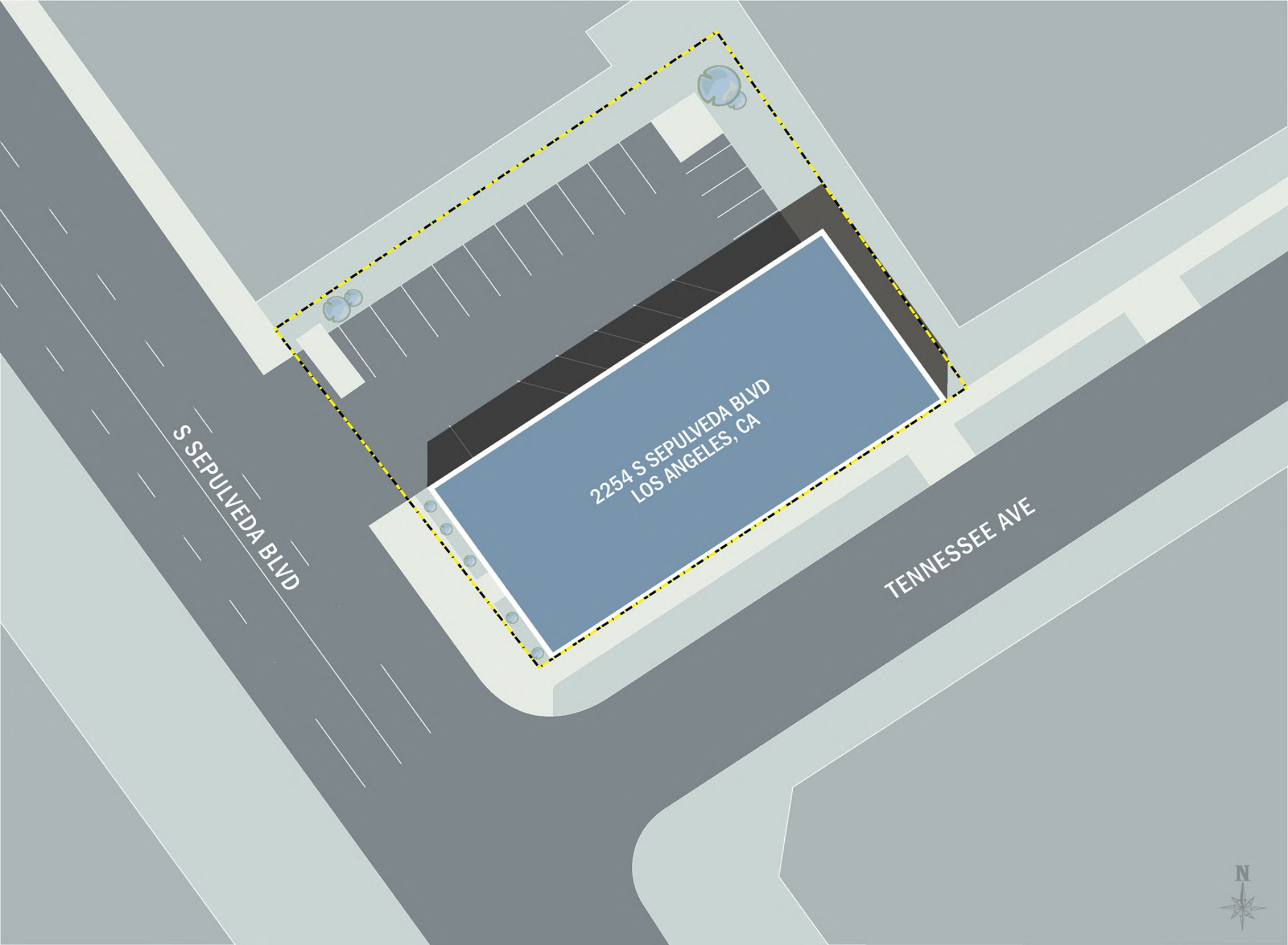
	1.00 MILE	3.00 MILE	5.00 MILE
	37,357	317,045	649,709

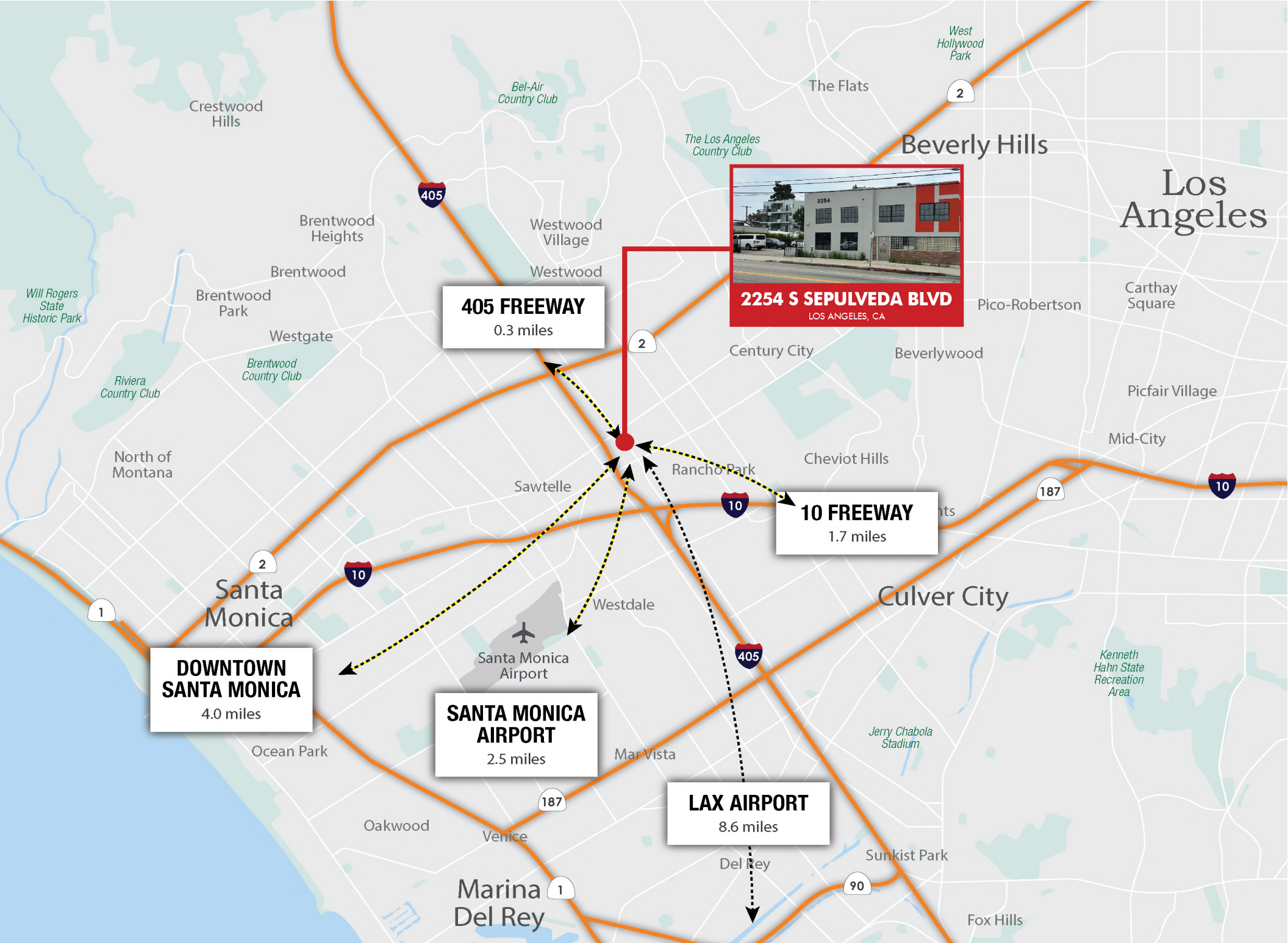
### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$173,782	\$169,573	\$173,985

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	17,738	141,849	301,946







HAMMER

Pacific Spas & Sauna  
Soothing Mind, Body & Spirit  
CHEFS TOYS  
LIVING ART  
Aquatic DESIGN, INC.  
ROYAL STONE & TILE

99  
大華超市  
99 RANCH MARKET

SPROUTS  
FARMERS MARKET

California Rehabilitation INSTITUTE  
WESTFIELD CENTURY CITY  
AMC  
SEPHORA  
TESLA  
macy's  
HUGO BOSS  
Gelson's  
LEGO  
OLD NAVY



MUSEUM OF TOLERANCE LOS ANGELES

Rancho Park Golf Course & Driving Range

LOS ANGELES

VA U.S. Department of Veterans Affairs

ROSS  
DRESS FOR LESS

Q BILLIARD CLUB

UNIVERSITY HIGH SCHOOL

2

7-ELEVEN

odyssey

NIJYA MARKET

Ralphs

TARGET

ONE WESTSIDE  
HomeGoods  
Marshalls  
Michaels  
tigawok

BEST BUY

UNITED STATES POSTAL SERVICE

CENTINELA FEED & PET SUPPLIES  
ANAWALT  
Party City

GRIFFIN CLUB LOS ANGELES

VONS

2

Ralphs

BIG TIRES

Red Bull

Smart & Final  
SUPERFORMANCE

TRADER JOE'S

jiffylube

VONS  
CVS

Ralphs

10

Ralphs  
Staples

redbox

ROSS  
DRESS FOR LESS

SANTA MONICA  
Virginia Avenue Park

WHOLE FOODS MARKET

TRADER JOE'S

TRADER JOE'S

BEST BUY  
Ralphs  
redbox  
RITE AID  
LA FITNESS

SANTA MONICA COLLEGE

Clover Park

Santa Monica Airport

WHOLE FOODS MARKET

WINDWARD SCHOOL

MUSEUM OF Flying

405

187

CULVER CITY

SONY PICTURES



## GROUND FLOOR



## SECOND FLOOR



## Gated Parking Lot



## Ample Secured Parking



Work Area



Work Area



Lounge Area



## Lobby Area



Gorgeous Kitchen Area



**Kitchen Bar Counter**

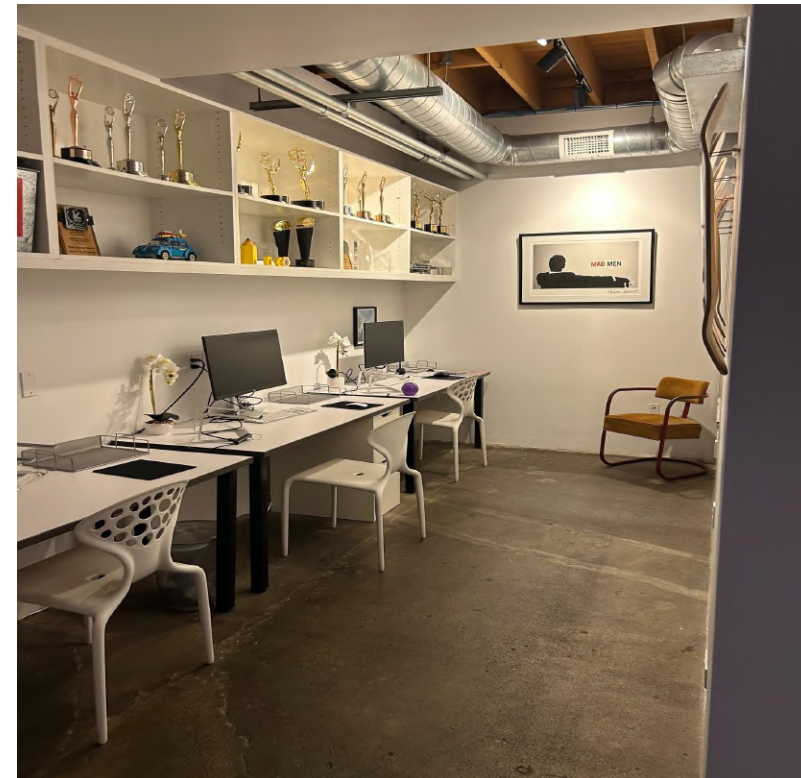




Reception Area



Highly Improved Restrooms





Lots of Natural Light



Beautiful Water Feature



## Work Stations



**Large Meeting / Classroom / Open Work Area**

# 10,610 SF for LEASE

## CONFIDENTIALITY and DISCLAIMER

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*Exclusively Marketed by:*

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