

# WEST LA CREATIVE OFFICE SUBLEASE



**2254 S. SEPULVEDA BLVD LOS ANGELES 90064**



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Immaculate 11,000 square foot, 2-story office building at Sepulveda and Olympic. Bow truss ceilings, polished concrete floors, exposed brick, wood and upscale finishes throughout. Built out with a mix of conference rooms, executive suites, smaller offices, bullpens, and large open work spaces to meet various office needs.

- Date Available:** • May 1, 2022
- Size:** • 5,500–11,000 SF
- Rental Rate:** • \$3.33/SF Modified Gross
- Lease Term:** • Lease expires Feb 28, 2025, longer term possible
- Parking:** • Twenty two (22) striped parking spaces in private gated lot at no additional charge. Additional parking available if tandem
- Features:** • Space can be delivered fully wired and furniture is negotiable
- 2 editing/post-production rooms, 3 conference rooms, server room
  - 2 full kitchens
  - 4 restrooms total – two located on each floor
  - Separate, private, garage door entrance off Tennessee Avenue
  - Secured entry and reception area
- Area:** • Close proximity to Sawtelle/Olympic shopping district, 405 and 10 freeways. Google offices, retail and restaurants.







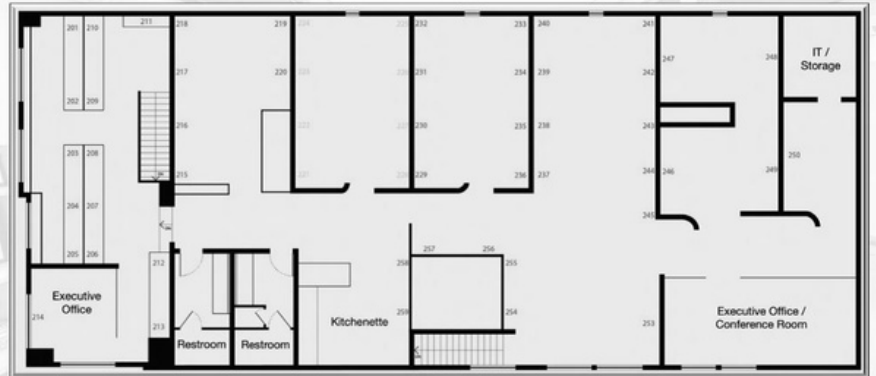


Floor Plan

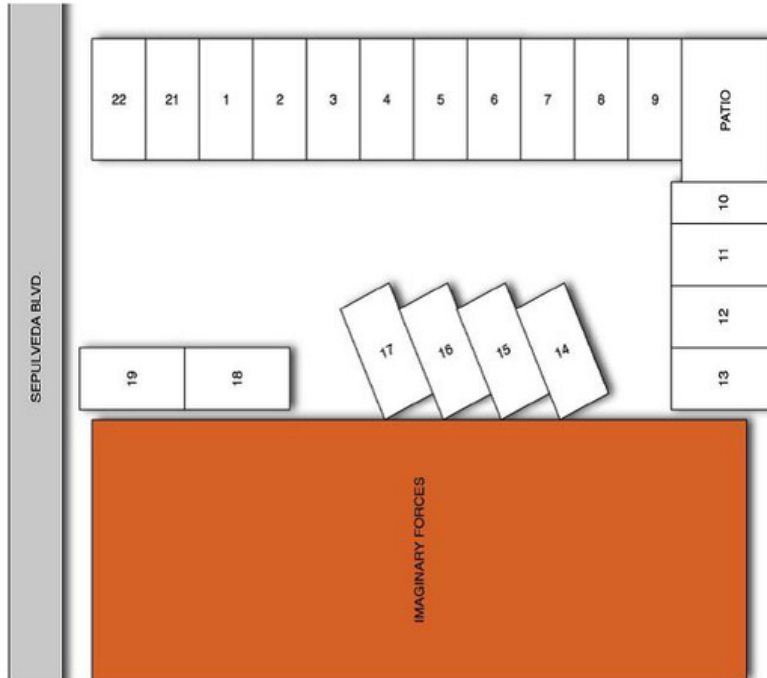


First Floor

Floor Plan



Second Floor



Parking Lot Layout



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions.

All measurements are approximate and have not been verified by Broker.

You are advised to conduct an independent investigation to verify all information.



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