

FOR LEASE

Westwood | Ground Floor Office



2300 Westwood Boulevard, Los Angeles, CA 90064



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Muselli Commercial Realtors is excited to present this boutique office building located at the corner of Westwood Boulevard and Tennessee Avenue and adjacent to the newly purchased UCLA Research Park at Westside Pavilion. Immediately available, the office space is on the ground floor and is built out for standard office use and has secured entry and gated parking. Located in a Prime West LA location, the building would be great for many uses including legal office, therapist, and much more!

Size 1,000 SF of ground floor space with the potential to lease up to 2,000 SF.

Rental Rate \$3.25 per square foot Modified Gross (net of interior interior janitorial).

Lease Term 2-5 years.

Highlights 2 Private Offices, storage, and open area.
Move-in Ready.
Two entrances into the suite.
Law Building ideal for an attorney, general office, or therapist.
Adjacent to the new UCLA Research Park at Westside Pavilion.
Secure property with gated parking and entrance.

Parking 3 gated parking spaces at \$200 per month per space.

Restrooms Shared restrooms next to the unit.

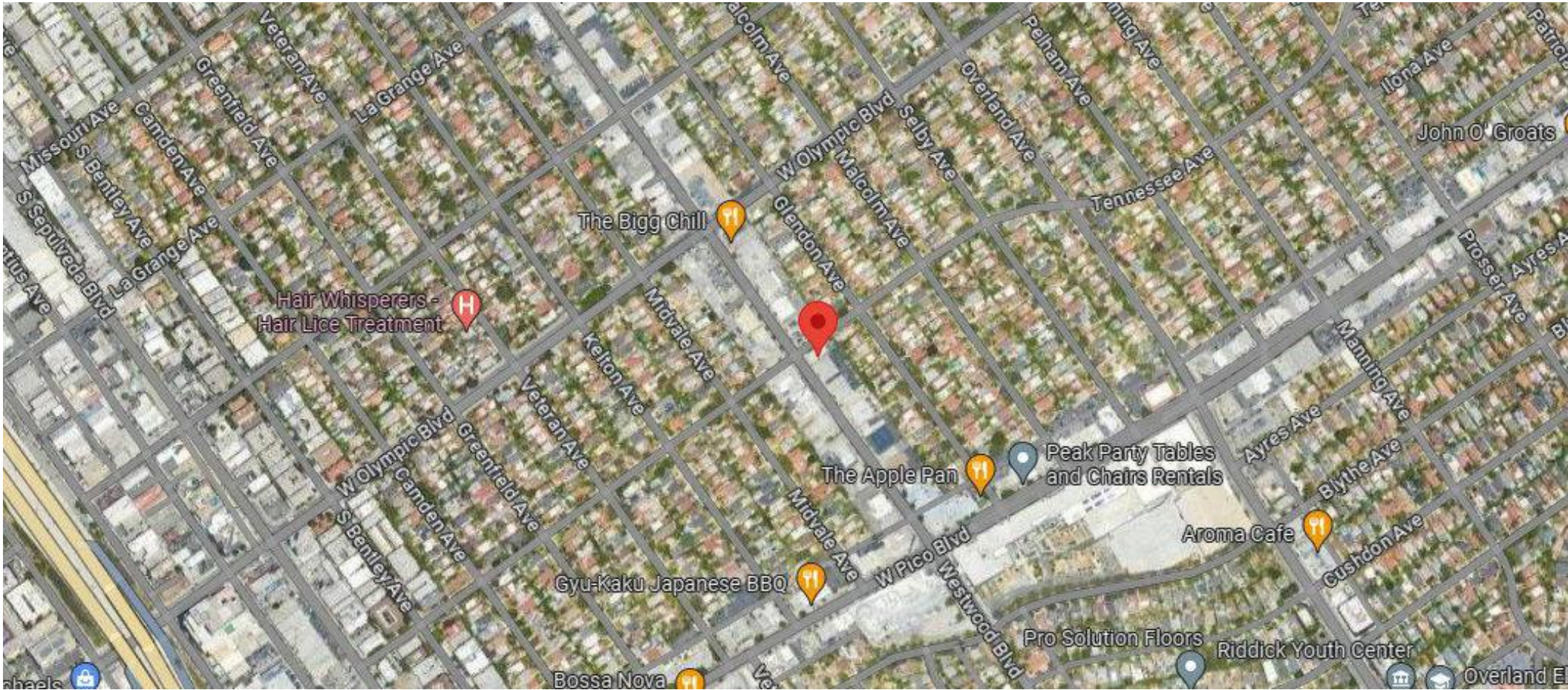
Area Prime Westwood location with many restaurants and eateries within close proximity including: Sunin, Hoboken, Big Chill, Rabbi's Daughter, Maria's Italian Kitchen, Gyu-kaku, Poquito Mas, Big Chill, Starbucks, Panda Express, California Chicken Cafe, Tacos Tu Madre, The Room Sushi, Apple Pan, and many more.



Photos



Aerial View



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