

# FOR LEASE

Westwood Retail Space & Second Floor Offices Available Now



2288 Westwood Boulevard, Los Angeles, CA 90064



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Muselli Commercial Realtors is excited to present this boutique retail/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.

### Units

Unit	Size	Price	Description	Availability
100	1,100 SF	\$3.00/ SF MG	Beautiful, light and bright ground floor open retail/office space, polished concrete floors. Perfect for dance studio, karate classes, or cafe. Retail or Office Use.	Immediate
102	400 SF	\$2.95/SF MG	Ground floor, 3 room office	September
200	700 SF	\$2.95/SF MG	Light and bright, 3 room office, renovated with fresh paint and carpet. Move In Ready	September
202	700 SF	\$2.95/SF MG	1 private office. 2 large open rooms. Operable windows.	Immediate
203	500 SF	\$2.95/SF MG	2 Windowed private offices. 1 large common area. Renovated with fresh paint and carpet. Move in ready.	Immediate
212	500 SF	\$2.95/SF MG	One large room, light and bright. Carpeted.	September
214	500 SF	\$2.95/SF MG	One large room, light and bright. Tile flooring.	Immediate

### Lease Term

Short and Long term available. 6 months minimum.

### Highlights

Additional \$50 per month for janitorial services 3 times per week.  
Many units freshly renovated with new paint and carpet.  
2 story building.  
Move-in Ready.  
Secure property with gated parking and entrance.

### Parking

1 gated parking space per unit at no additional charge.

### Restrooms

Shared restrooms on the 2nd 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



UNIT 101



UNIT 101



UNIT 203



UNIT 202

## Interior Photos



UNIT 200



UNIT 200

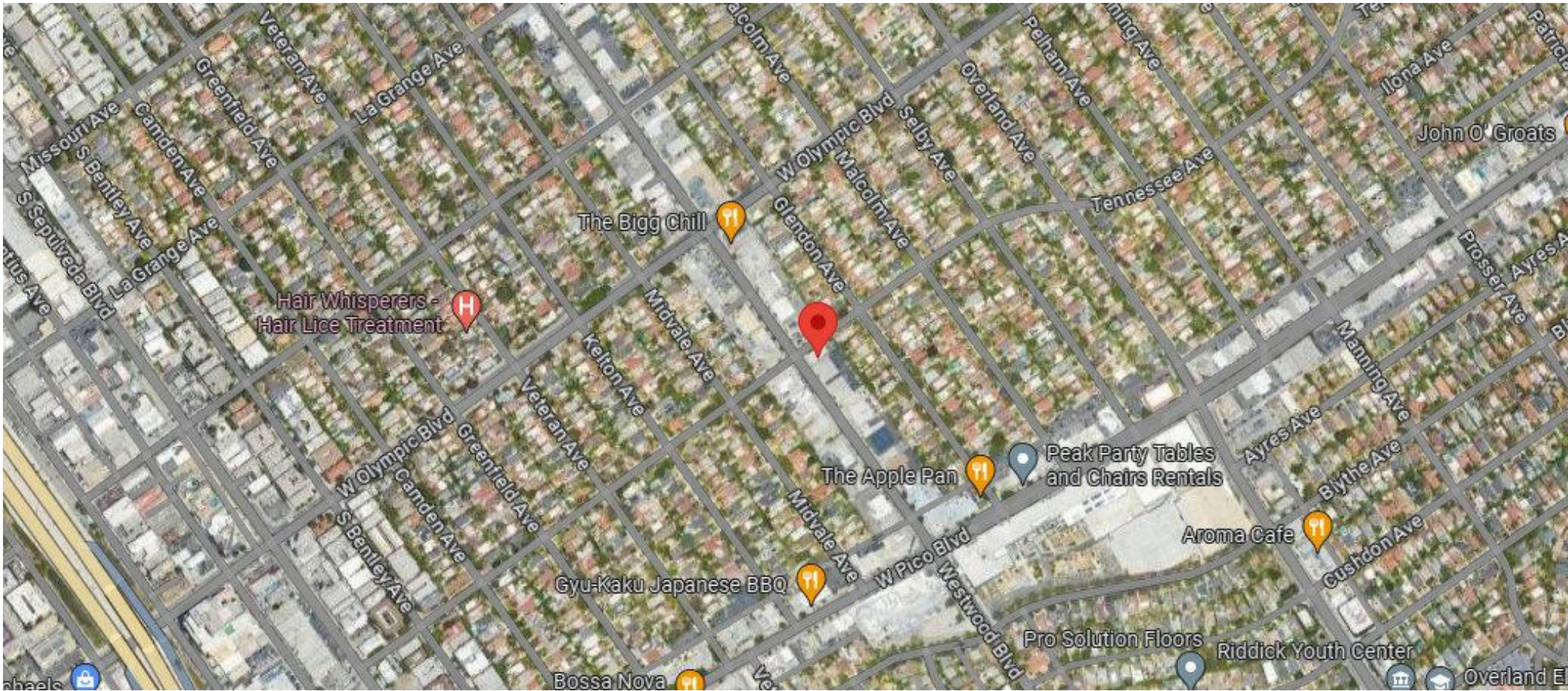


UNIT 216



UNIT 212

## Aerial View



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