

# 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	Price	Description	Availability
201	2,100 SF	\$5,000/Modified Gross (Tenant pays 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 pays janitorial)	Wood floors Storage/server rooms Waiting area 2 windowed offices Small interior office	Immediately
204N	800 SF	\$1,950/month Modified Gross (Tenant pays janitorial)	1 Large open space with wood floors.	Immediately
300	2,150 SF	\$5,350/month Modified Gross (Tenant pays janitorial)	Wood floors Light and bright 2 large windowed offices 2 interior glass enclosed offices with 2 entrances right off the elevator	Immediately
302	900 SF	\$2,350/Modified Gross (Tenant pays janitorial)	Bright space Waiting area/reception 2 offices Views of Westwood Blvd, Century City, and the mountains	Immediately
303	1,350 SF	\$3,500/month Modified Gross (Tenant pays janitorial)	New floors Bright space Kitchen with sink and fridge Large glass conference room 2 windowed offices 2 interior offices	Immediately

**Lease Term**

1 - 3 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.



## Interior Photos: Suite 201



## Suite 203





## Interior Photos of Unit 204N

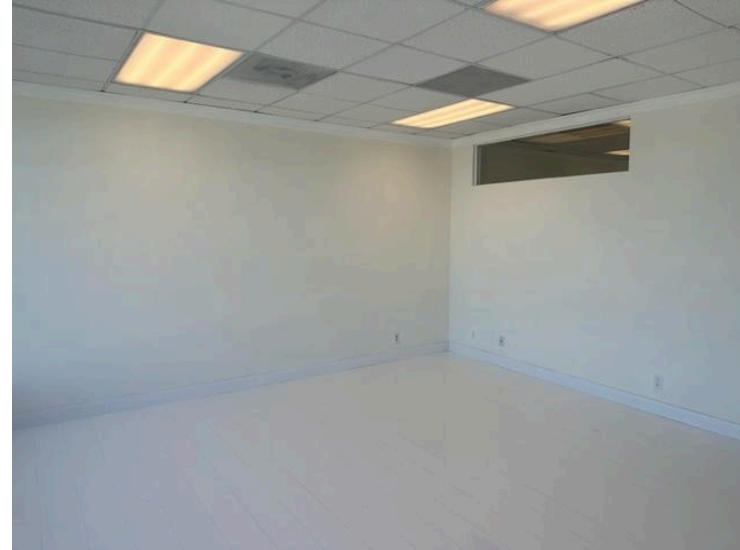


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## Interior Photos: Suite 300



## Interior Photos: Suite 302



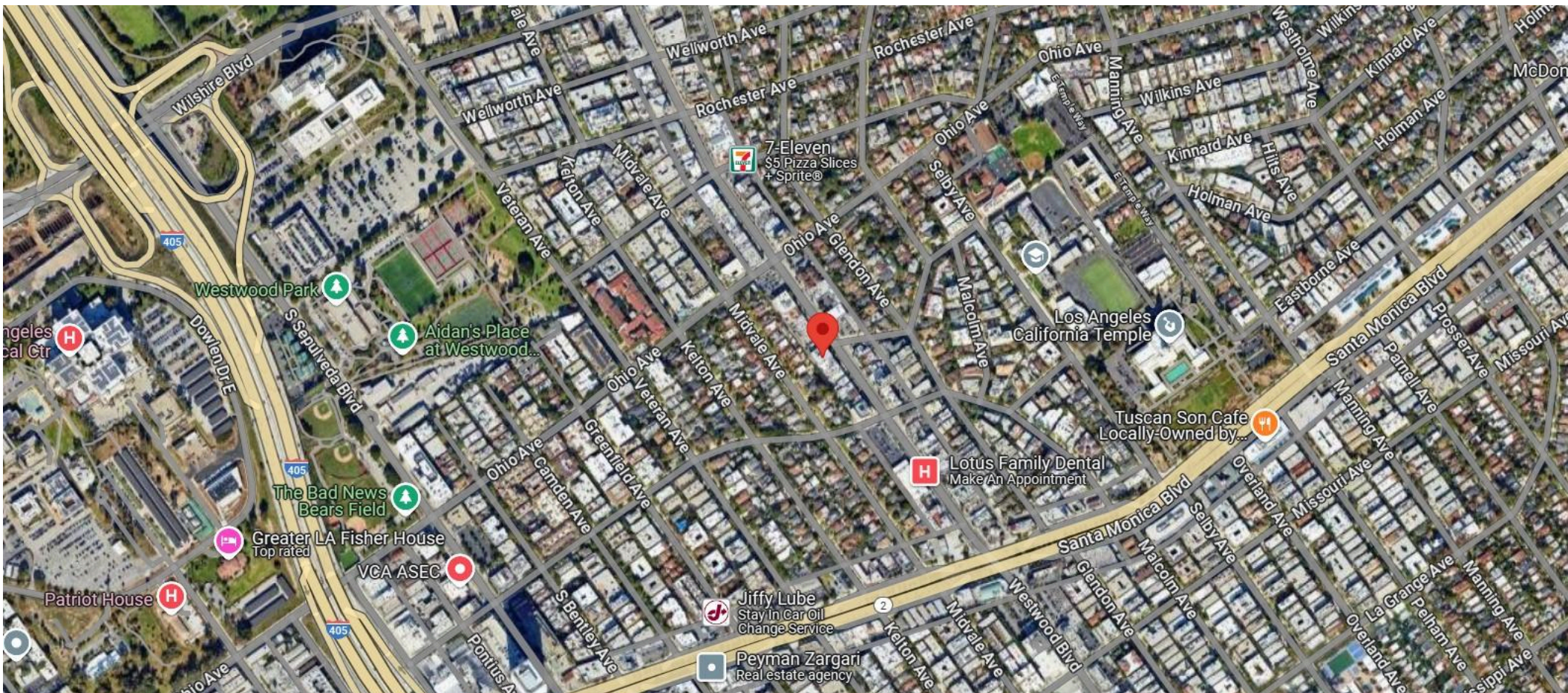


## Interior Photos: Suite 303





## Aerial View



1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 [www.muselli.net](http://www.muselli.net)  
**DRE BROKER # 00825237**

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