



## Prime West Los Angeles Office/Showroom/Medical for Lease

1734-1736 S Sepulveda Blvd, Los Angeles, CA 90025

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Muselli Commercial Realtors, as exclusive advisor to the Landlord, is pleased to present the opportunity to lease approximately 9,736 square feet of two-story Creative Office>Showroom/Medical space at 1736 S. Sepulveda Boulevard, Los Angeles, CA. Located in prime West Los Angeles just south of Santa Monica Boulevard and immediately east of the 405 Freeway, the property offers excellent accessibility and visibility.

The wide-open layout with concrete floors makes this an ideal environment for a showroom, media or entertainment company, architect or design studio, advertising agency, or creative office user. The flexible floor plan allows a tenant to transform the space into a truly custom, dream office setting.

The ground floor is currently occupied by ARC Document Solutions, but can be delivered by July 2026.

The second floor was previously occupied by Cat Café Lounge and is available now.

<b>Size</b>	Ground Floor is 7,850 SF. 2nd Floor is 1,886 SF. These two spaces can be combined for approximately 9,736 SF.
<b>Lease Rate</b>	\$3.75 per SF per month + NNN of \$.81/SF.
<b>Term</b>	3-10 years
<b>Highlights</b>	<p><b>Ground Floor</b></p> <p>Zoned M2-1VL Polished concrete floors. Conference room, 2 offices, and break room/kitchenette. Men's and women's dedicated restrooms and 1 all gender bathroom. Multiple large open areas. Roll up door. Great street visibility along Sepulveda with pole signage. 9 tandem spaces for 18 cars with additional parking available.</p> <p><b>2<sup>nd</sup> Floor</b></p> <p>Reception area Private rooms and open space Restroom Rooftop Patio 4 parking spaces</p>







## About West Los Angeles

West Los Angeles is one of the city's most established and sought-after business hubs, known for its central location, strong daytime population, and blend of professional and creative energy. The area offers an ideal balance of accessibility and lifestyle, with a dense mix of restaurants, cafés, boutique services, and fitness options that support a vibrant work environment. Its proximity to major transportation corridors and surrounding Westside neighborhoods continues to attract media, design, technology, and professional firms seeking a dynamic yet polished setting for their operations.

Situated in the heart of West Los Angeles, 1736 S. Sepulveda Boulevard offers exceptional centrality and connectivity. The property provides quick access to Santa Monica, Brentwood, and **Century City**, making it an ideal hub for businesses seeking a highly accessible location for clients, talent, and collaborators. With immediate proximity to the 405 Freeway and major east-west corridors, commuting throughout the Westside and greater Los Angeles is seamless.

The surrounding area is rich with amenities, including an array of popular restaurants, cafés, and everyday conveniences, as well as premier retail and dining at **Westfield Century City**. Nearby lifestyle offerings include luxury fitness destinations such as Equinox, creating an environment that supports both productivity and work-life balance. This dynamic neighborhood blends business, culture, and lifestyle—making it a highly desirable setting for creative and forward-thinking companies.

## Ground Floor





## Ground Floor

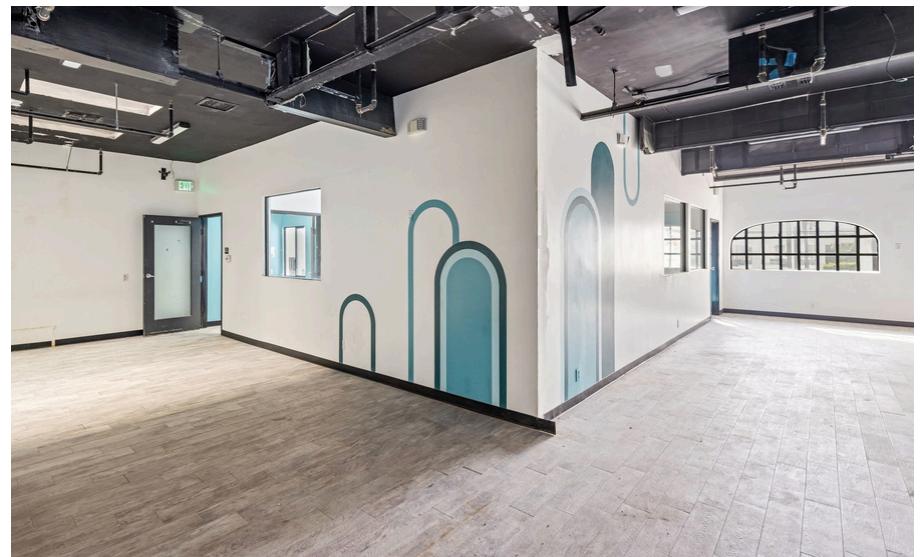
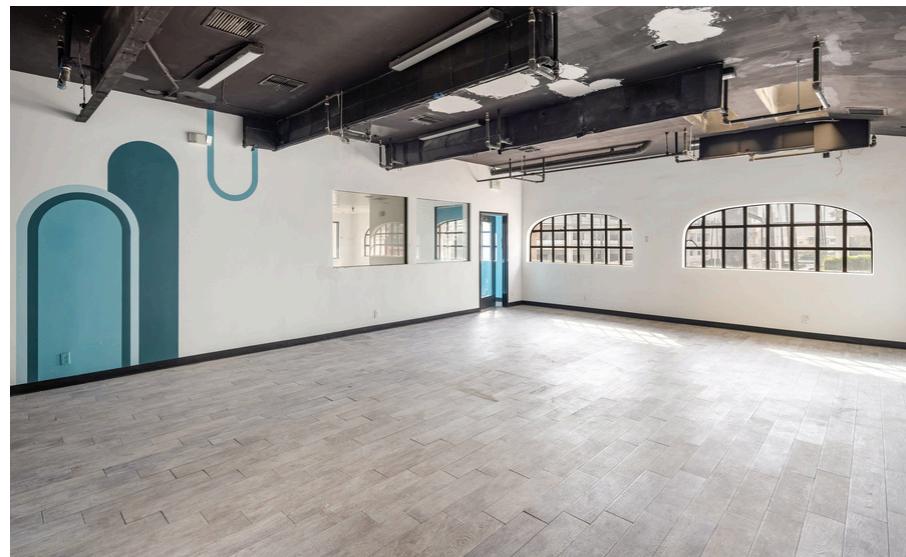


## Ground Floor





## 2<sup>nd</sup> Floor





## Exterior

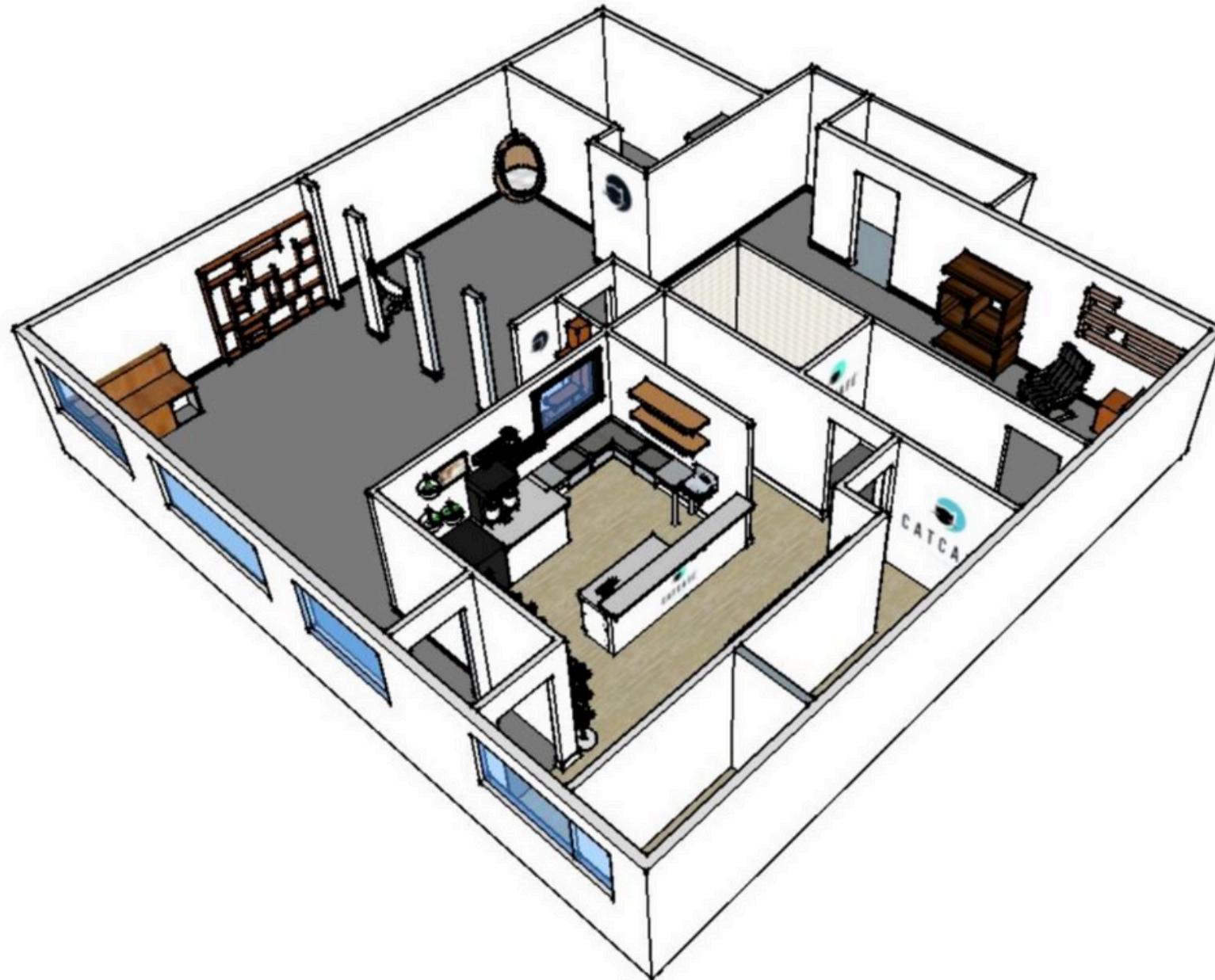




## Floor Plan Ground Floor - 7,850 SF



## Digitized Rendering of 2<sup>nd</sup> Floor - 1,886 SF



## Aerial View of Location

