

FOR LEASE

WESTWOOD TERRACE

1640 S. Sepulveda Blvd., Los Angeles, CA



BUILDING HIGHLIGHTS

- Asking Rate: \$2.50 to \$2.75 FSG
- Flexible Floor Plans from 1,343 SF to 25,000 SF Contiguous
- Great Location 1 Block from San Diego Freeway
- Close Proximity to Westwood, Brentwood, Century City, Santa Monica & Beverly Hills
- Walking Distance to Sports Club LA, Starbucks, Peet's, Coffee Bean, Hamasaku Sushi and Numerous other Restaurants
- California United Bank on Ground Floor; On-Site Security
- Above Standard Parking
- Energy Star Award Winner in 2006 and 2007
- Balconies & Outdoor Courtyard

AVAILABLE SPACES Office or *Medical Use

SUITE	SQ. FT.	RATE/SF/FSG	DESCRIPTION
104	1,343	\$2.50	3 offices, open area, kitchen, stone flooring
106	2,088	\$2.50	Built out space with 5 window offices, 1 interior office, reception and open work areas. Divisible.
200	10,204	\$2.55	Divisible. Built out highly efficient office space. 20 window offices, conference room, interior office and work areas, kitchen and access to a deck. Tenant improvement allowance available.
210	2,602	\$2.55	Built out space with 4 window offices, large conference room on the window line (which could be converted to two more window offices), kitchen, reception, large utility/storage/IT room. Contiguous with suites 214, 216, and 218
214	2,200	\$2.55	3 window offices, 2 interior offices, kitchen reception. Contiguous with suites 210, 216, and 218
216	1,100	\$2.55	2 window offices, reception, file room, Contiguous with suites 210, 214, and 218
218	4,816	\$2.55	Corner suite with 9 offices (6 window), bullpen and reception. Contiguous with suites 210, 214, and 216
230	4,093	\$2.55	5 window offices, open area, wood flooring in reception area
322	2,154	\$2.60	Built out space with 5-6 offices plus interior work area, west view facing suite.
330	1,050	\$2.60	Two large private offices, reception and administrative areas.
430	1,920	\$2.60	4 window offices, 3 interior offices, kitchen, conference and reception area
450	1,500	\$2.75	Raw space with great north east views of the mountains, Westwood and Century City.

*Slightly higher rates for medical use

NAI Capital
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For information, please contact your exclusive listing agent

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