



h³experiences



CBRE

A photograph of a modern building with a glass facade reflecting the sky and surrounding trees. In the foreground, there is a paved courtyard area with some low-lying plants and a small tree.

PROPERTY OVERVIEW

185,555 SF
BUILDING SIZE

12
FLOORS

16,015 SF
AVERAGE FLOOR PLATE

2023
RENOVATED

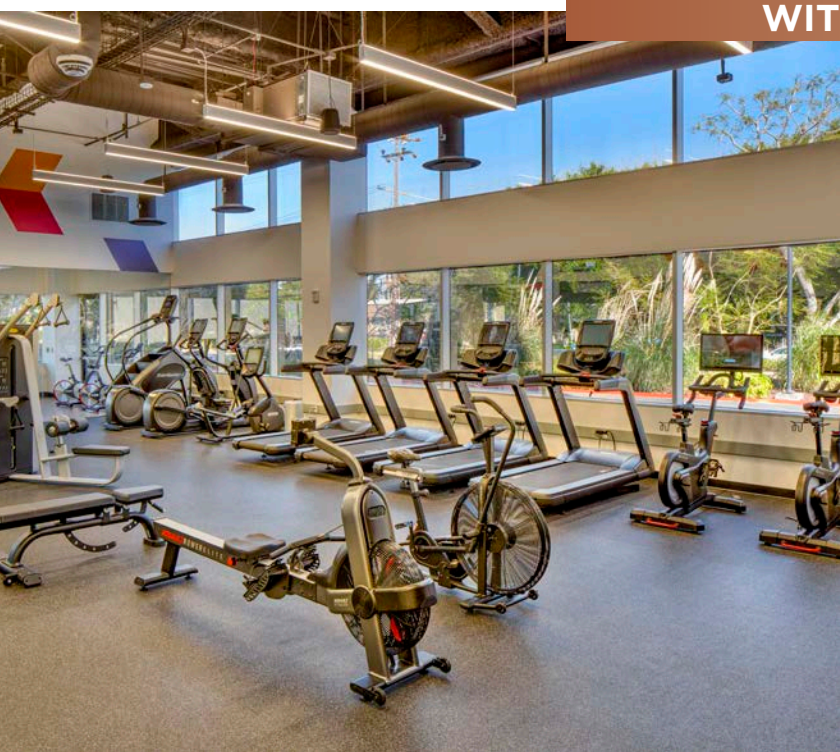
\$3.80 - \$3.95 FSG
LEASE RATE/SF

Prominent Building Signage with
405 Freeway Visibility Available





**NEW TENANT FITNESS CENTER
WITH SHOWERS AND LOCKERS**



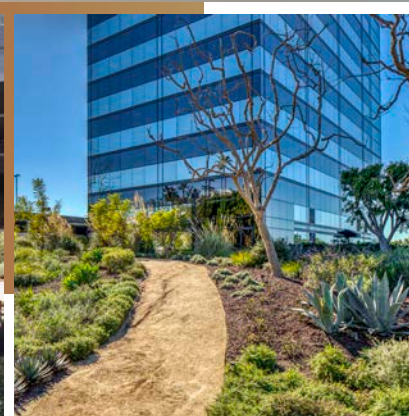
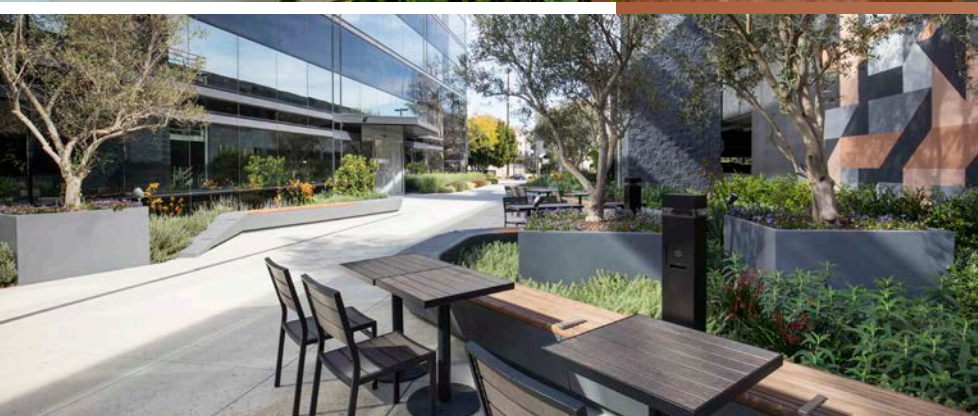


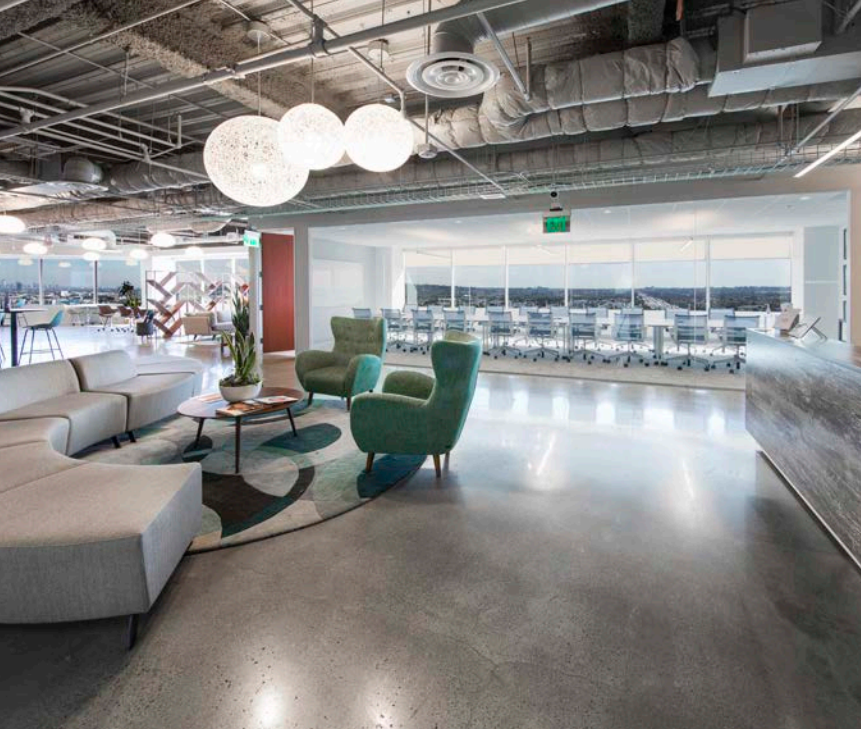
**NEW STATE OF THE ART CONFERENCE CENTER
AND TENANT LOUNGE**



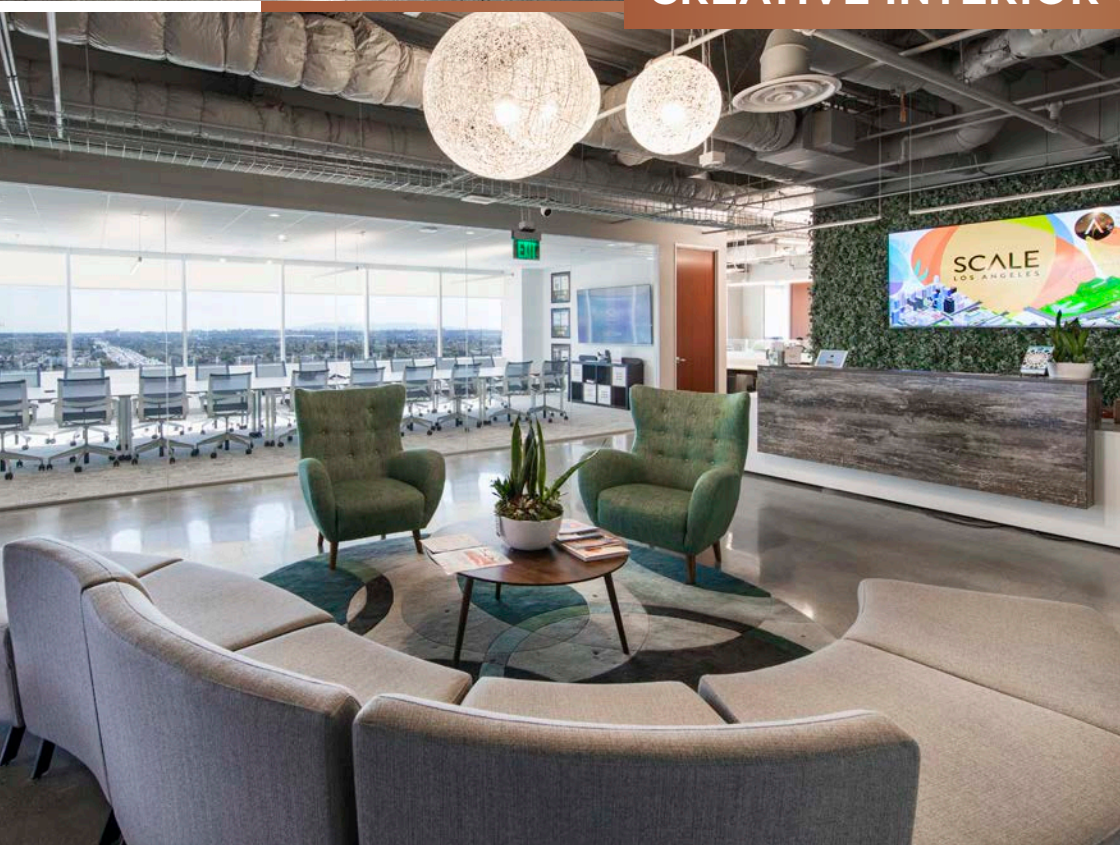


FULLY RENOVATED MAIN LOBBY AND OUTDOOR PLAZA





CREATIVE INTERIOR OFFICE SPACES



SEPULVEDA



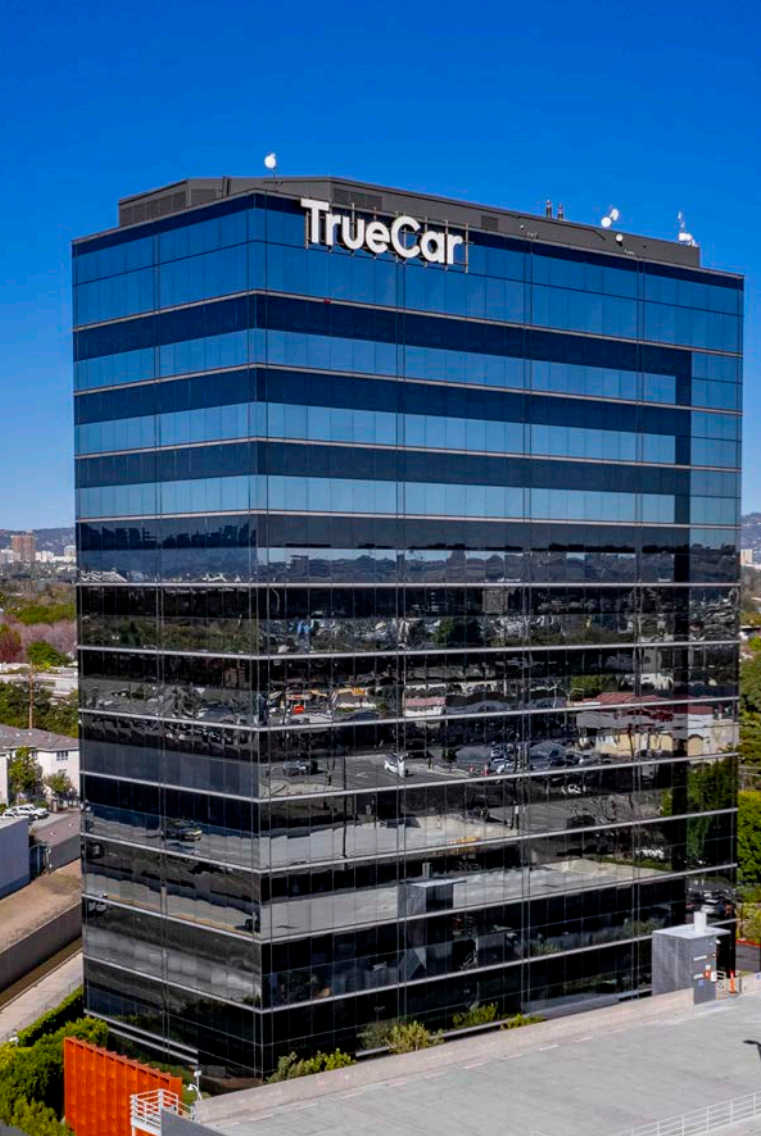
CREATIVE INTERIOR OFFICE SPACES





CREATIVE INTERIOR OFFICE SPACES





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AVAILABILITIES

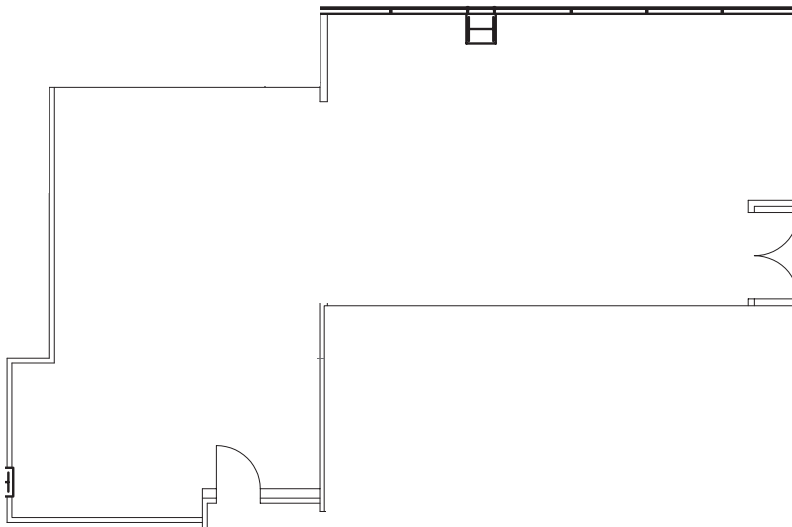
3415

	SUITE	RSF	RATE PSF FSG	DESCRIPTION
	160	1,663	\$3.80	Ground floor, white boxed shell, direct access to surface parking lot
contiguous	300	840	\$3.80	Available 02/01/2027: 2 window offices, open area, contiguous to suite 370
	370	2,274	\$3.80	4 window offices, 1 large window conference room, 2 interior offices, contiguous to suite 300
360°	320	1,845	\$3.80	FURNISHED Spec Suite: 4 window offices, kitchen, open area
contiguous	340	1,866	\$3.80	Available 12/01/2027 or sooner: 2 window offices, 2 interior offices, kitchen, open area
	350	1,429	\$3.80	1 window conference/office, 2 interior offices
	400	6,531	\$3.90	Available 10/01/2026: Double door elevator identity, 3 window offices, 4 large window conference rooms, 2 interior offices, storage room, bullpen area
contiguous	660	1,238	\$3.90	3 window offices, storage, open area, contiguous to suite 670
	670	1,769	\$3.90	Available 04/01/27: 1 window office, 1 interior office, kitchen, storage room, bullpen, contiguous to suite 660
	702	1,365	\$3.90	Open area
	710	4,793	\$3.90	Available 05/01/2027: Double door elevator identity, 7 window offices, 2 corner window conference rooms, 3 interior offices, reception area, storage room, open area
	820	5,003	\$3.90	7 window offices, 1 window conference, storage room, open area
	910	2,428 - 6,466	\$3.95	9 window offices, 2 window conference rooms, kitchen, bullpen area.
360°	1000	16,015	\$3.95	FURNISHED Full Floor Spec Suite: Creative space with open ceilings: 16 window offices, large window conference room, 19 interior offices, storage room, large bullpen area
	1250	6,636	\$3.95	Available 01/01/2027: 5 window offices, 3 window conference rooms, 11 interior offices, kitchen, open area

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SEPULVEDA

SURFACE PARKING LOT

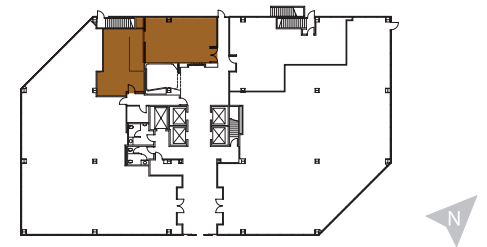


SUITE 160

1,663 RSF

SUITE FEATURES:

- » Ground floor
- » White boxed shell
- » Direct access to surface parking lot



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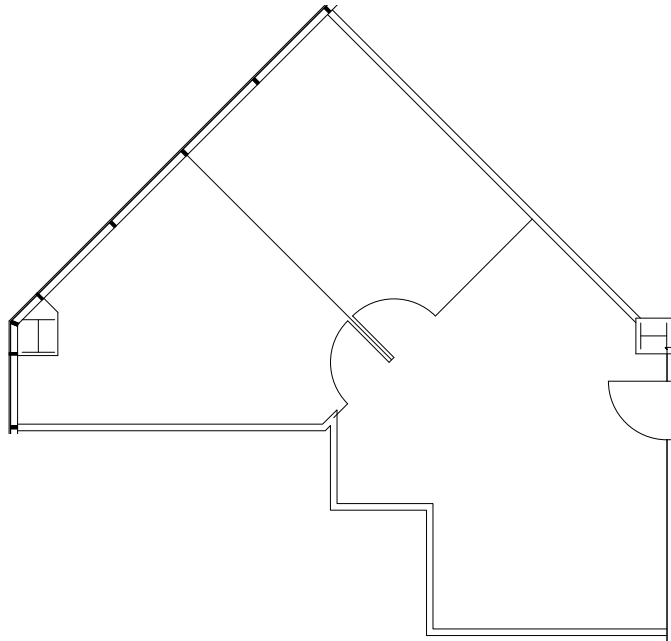
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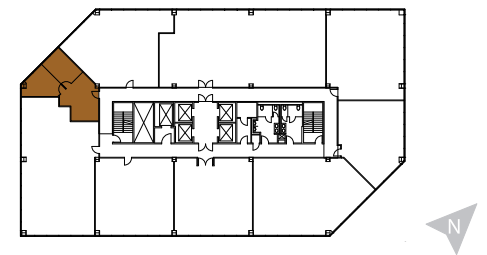
3415 SEPULVEDA



SUITE 300 840 RSF

SUITE FEATURES:

- » Available 02/01/2027
- » 2 window offices
- » Open area
- » Contiguous to suite 370 (available now) for a total 3,114 SF



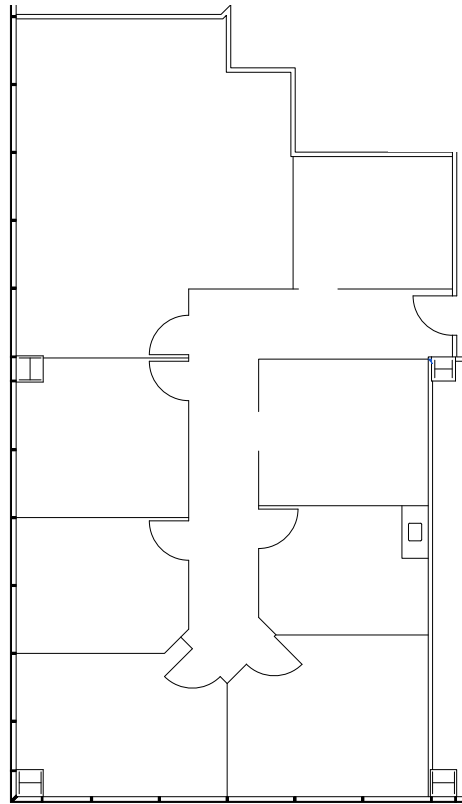
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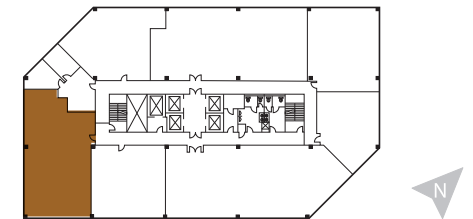
3415 SEPULVEDA



SUITE 370 2,274 RSF

SUITE FEATURES:

- » 4 window offices
- » 1 large window conference room
- » 2 interior offices
- » Contiguous to Suite 300 (available 02/01/2027) for a total 3,114 SF



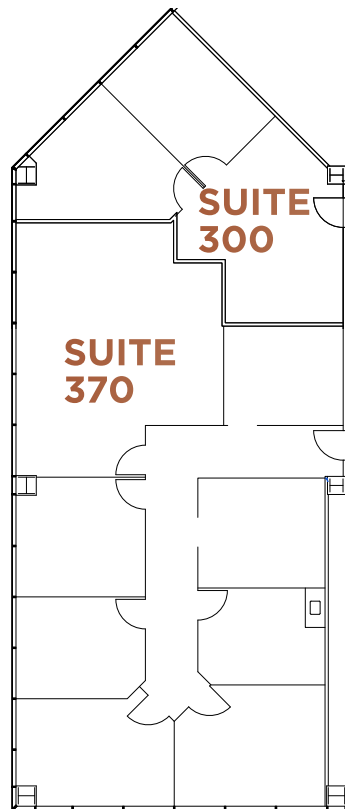
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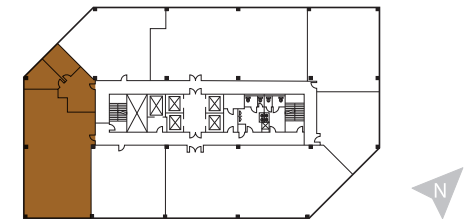
3415 SEPULVEDA



SUITE 300 + 370 3,114 RSF

SUITE FEATURES:

- » 6 window offices
- » 1 large window conference room
- » 2 interior offices
- » Open area
- » Suite 300 available 02/01/2027
- » Suite 370 available now



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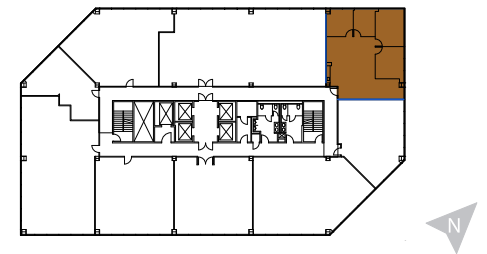
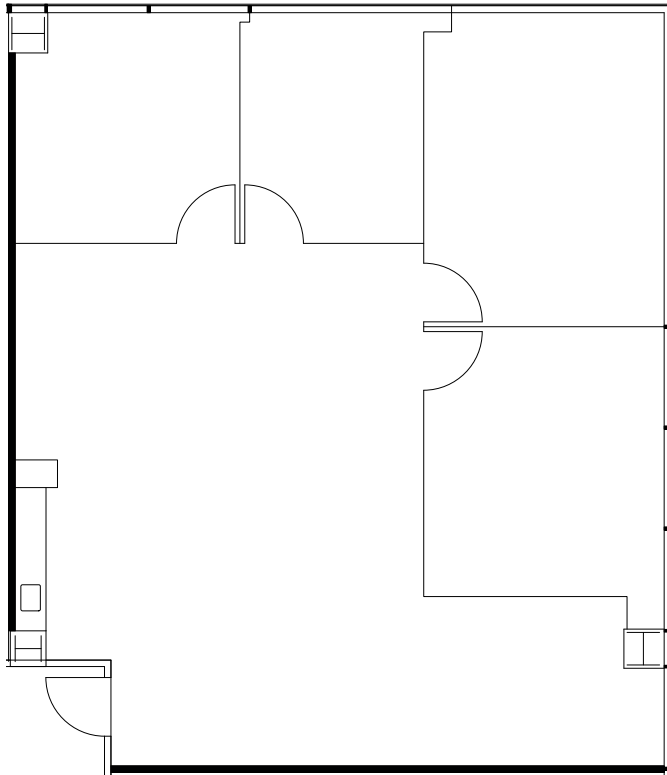
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SUITE 320 1,845 RSF

SUITE FEATURES:

- » Furnished spec suite
- » 4 window offices
- » Kitchen
- » Open area



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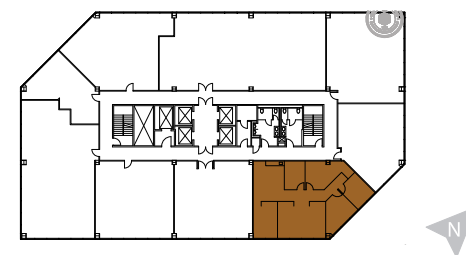
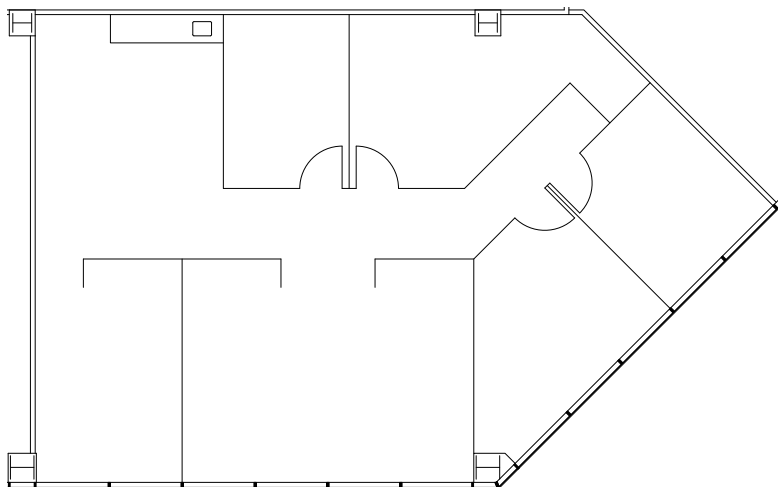
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SUITE 340 1,866 RSF

SUITE FEATURES:

- » Available 12/01/2027 or sooner
- » 3 window offices
- » 2 interior offices
- » Kitchen
- » Contiguous to Suite 350 (available now) for a total 3,295 SF



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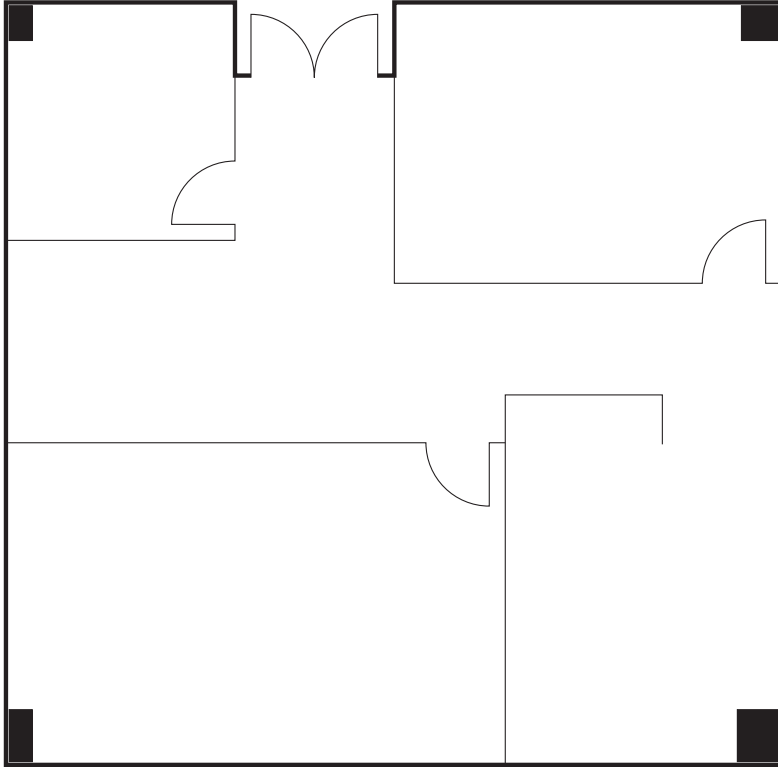
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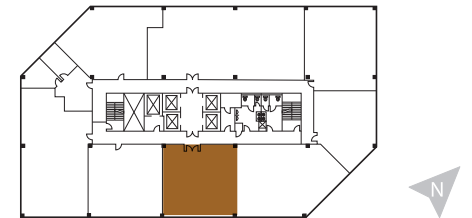


SUITE 350

1,429 RSF

SUITE FEATURES:

- » 1 window conference/office
- » 2 interior offices
- » Contiguous to Suite 340 (available 12/01/2027 or sooner) for a total 3,295 SF



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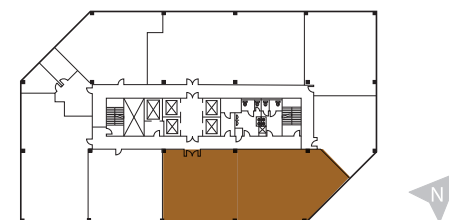
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3415 SEPULVEDA

SUITE 340 + 350 3,295 RSF

SUITE FEATURES:

- » 3 window offices
- » 1 window conference room
- » 4 interior offices
- » Kitchen
- » Suite 340 available 12/01/2027 or sooner
- » Suite 350 available now



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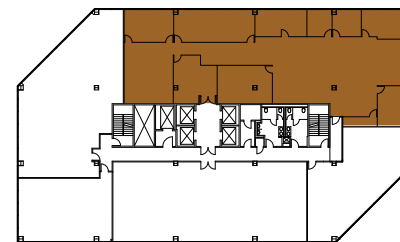
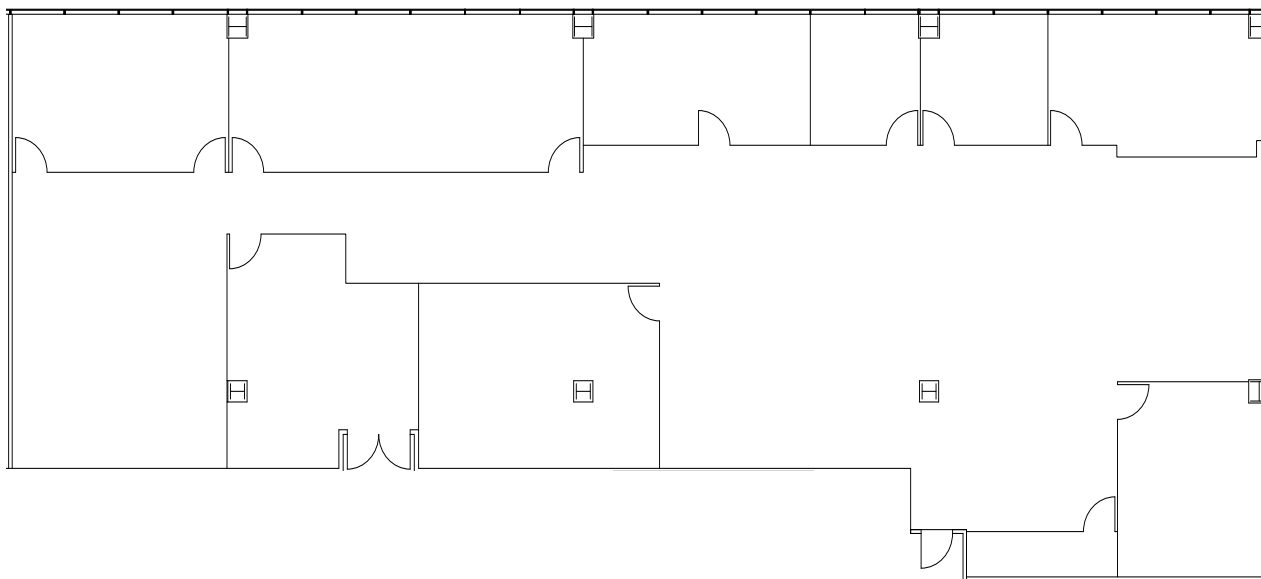
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SUITE 400 6,531 RSF

SUITE FEATURES:

- » Available 10/01/2026
- » Double door elevator identity
- » 3 window offices
- » 4 large window conference rooms
- » 2 interior offices
- » Storage room
- » Bullpen area



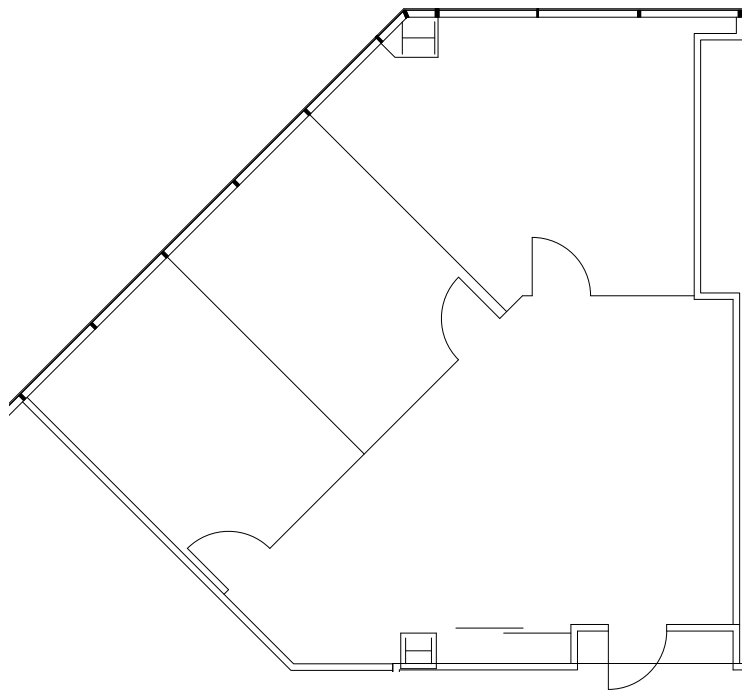
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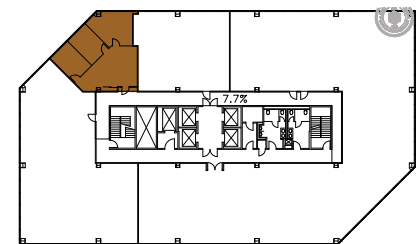
3415 SEPULVEDA



SUITE 660 1,238 RSF

SUITE FEATURES:

- » 3 window offices
- » Open area
- » Storage
- » Contiguous to Suite 670 (available 04/01/2027) for a total 3,007 SF



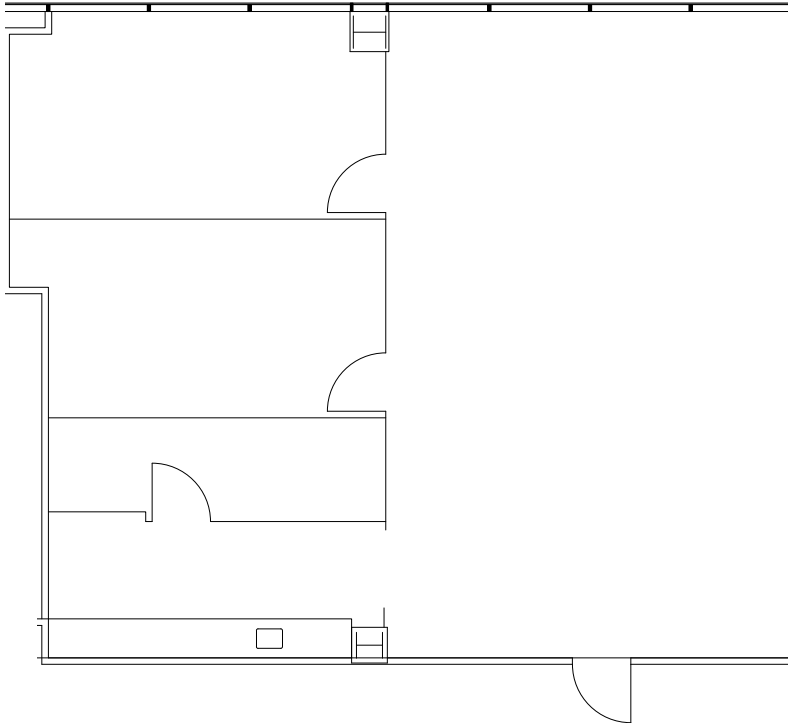
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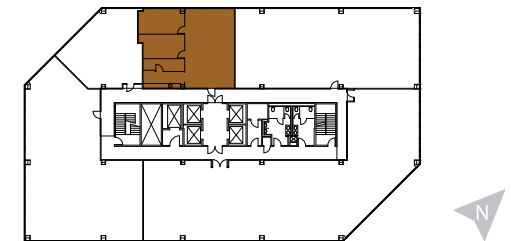
3415 SEPULVEDA



SUITE 670 1,769 RSF

SUITE FEATURES:

- » Available 04/01/2027
- » 1 window office
- » 1 interior office
- » Kitchen
- » Storage room
- » Bullpen
- » Contiguous to Suite 660 (available now) for a total 3,007 SF



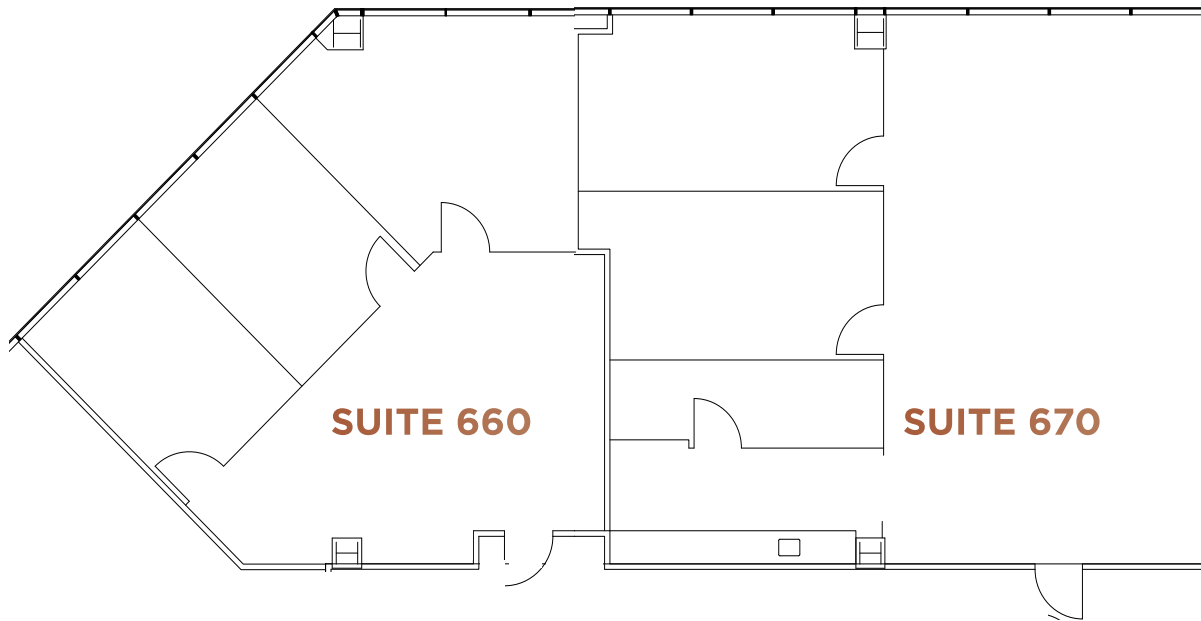
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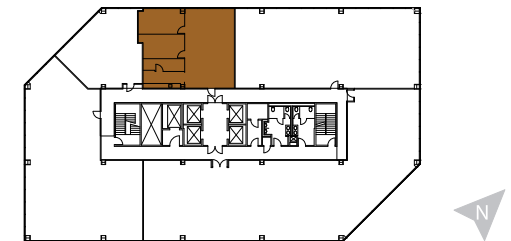
3415 SEPULVEDA



SUITE 660 + 670 3,007 RSF

SUITE FEATURES:

- » Suite 660 available now
- » Suite 670 available 04/01/2027
- » 2 window office
- » 2 window conference rooms
- » 1 interior office
- » Kitchen
- » Storage room



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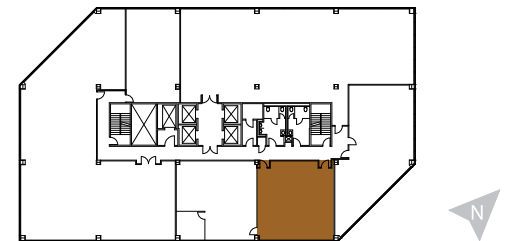
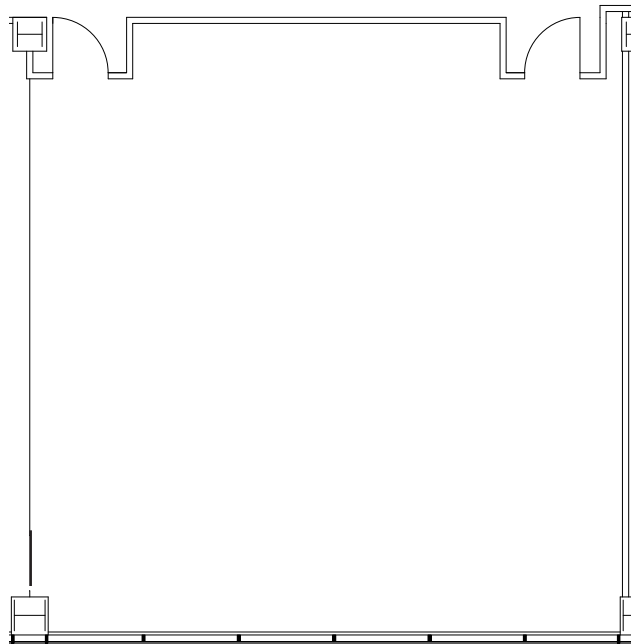
SEPULVEDA

SUITE 702

1,365 RSF

SUITE FEATURES:

» Open area



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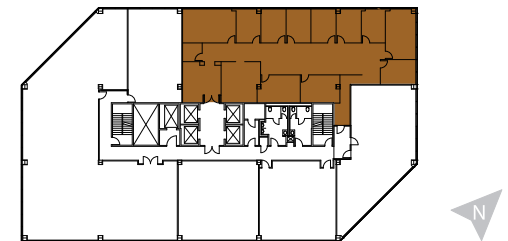
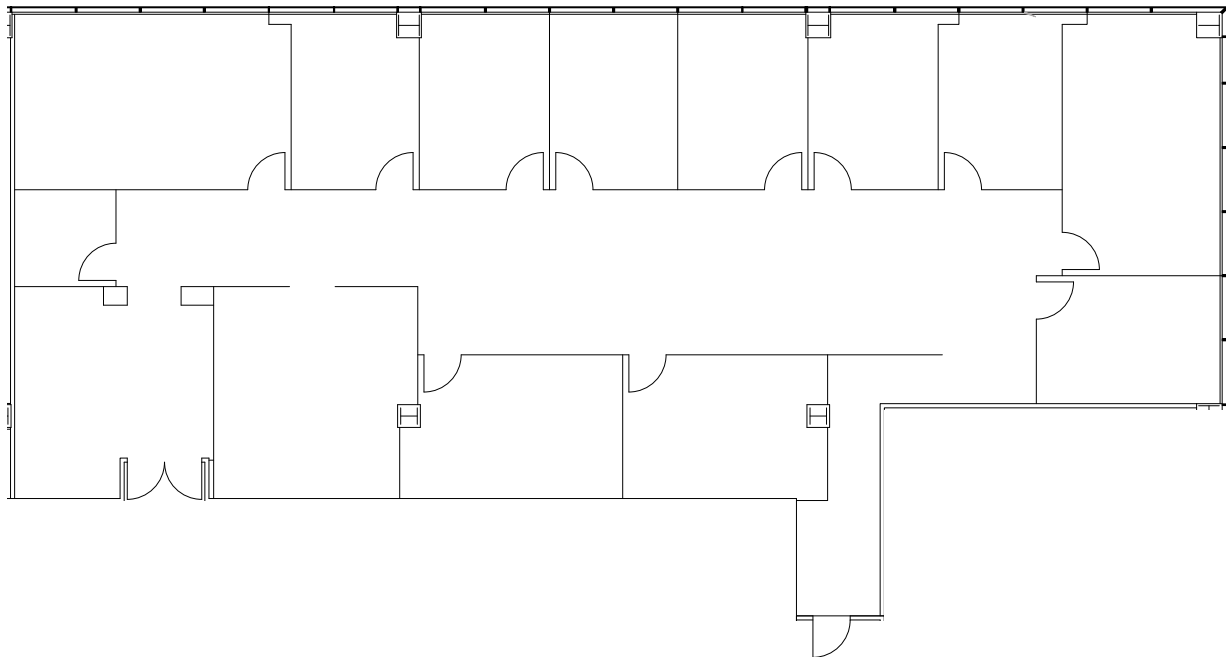
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SUITE 710 4,793 RSF

SUITE FEATURES:

- » Available 05/01/2027
- » Double door elevator identity
- » 7 window offices
- » 2 corner window conference rooms
- » 3 interior offices
- » Reception area
- » Storage room
- » Open area



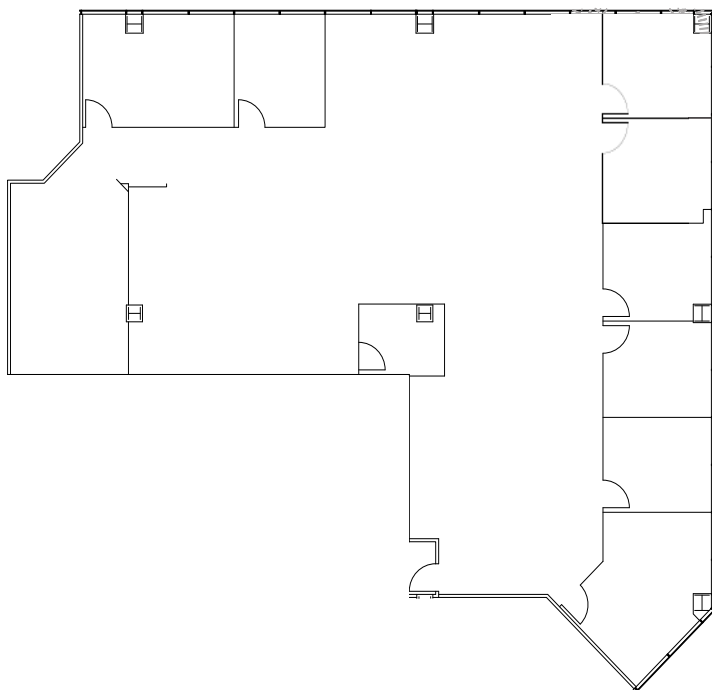
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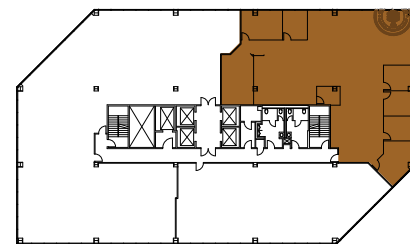
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SUITE 820 5,003 RSF

SUITE FEATURES:

- » 7 window offices
- » 1 window conference
- » Storage room
- » Open area



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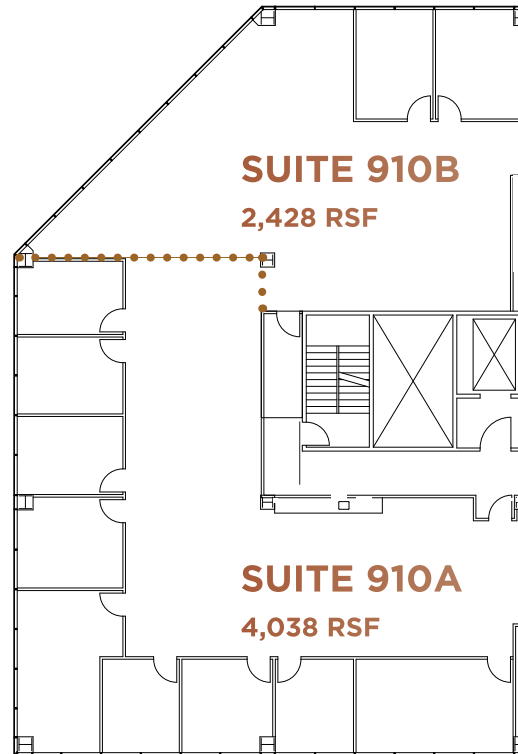
DIVISIBILITY

910A: 4,038 SF

- » 7 window offices
- » 2 window conference rooms
- » Kitchen
- » Open area

910B: 2,428 SF

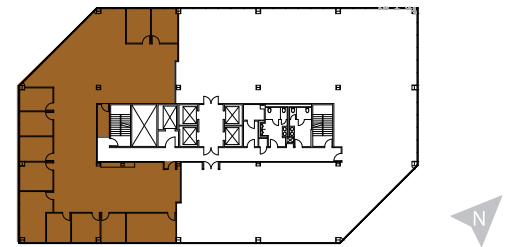
- » 2 window offices
- » Bullpen area



SUITE 910 6,466 RSF

SUITE FEATURES:

- » 9 window offices
- » 2 window conference rooms
- » Kitchen
- » Bullpen area



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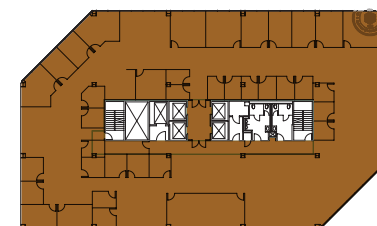
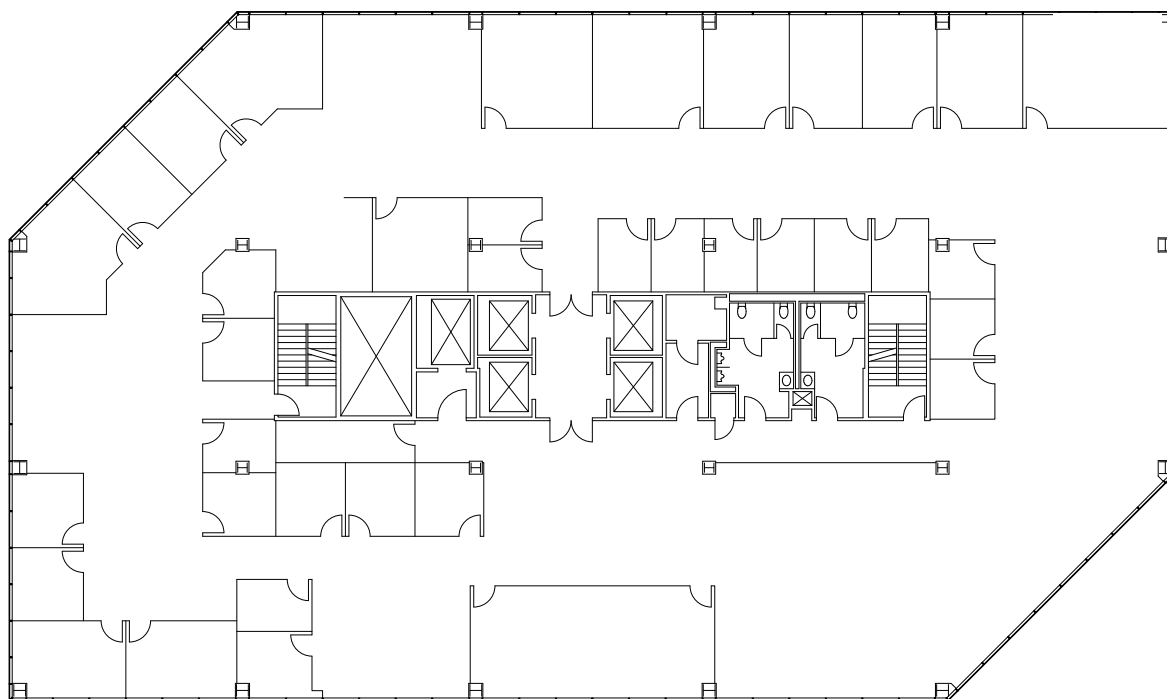
3415 SEPULVEDA



SUITE 1000 16,015 RSF

SUITE FEATURES:

- » FURNISHED full floor spec suite with creative build-out and open ceilings
- » 16 window offices
- » Large window conference room
- » 19 interior offices
- » Storage room
- » Large bullpen



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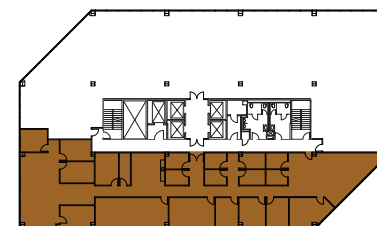
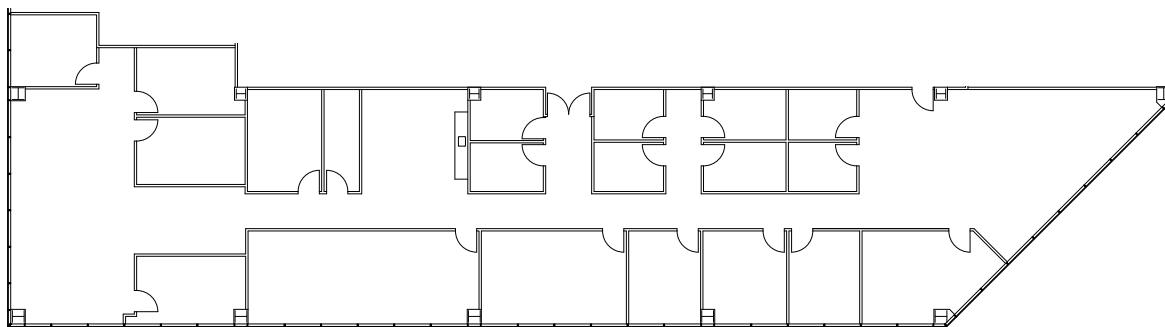
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3415 SEPULVEDA

SUITE 1250 6,636 RSF

SUITE FEATURES:

- » Available 01/01/2027
- » 5 window offices
- » 3 window conference rooms
- » 11 interior offices
- » Kitchen
- » Open area



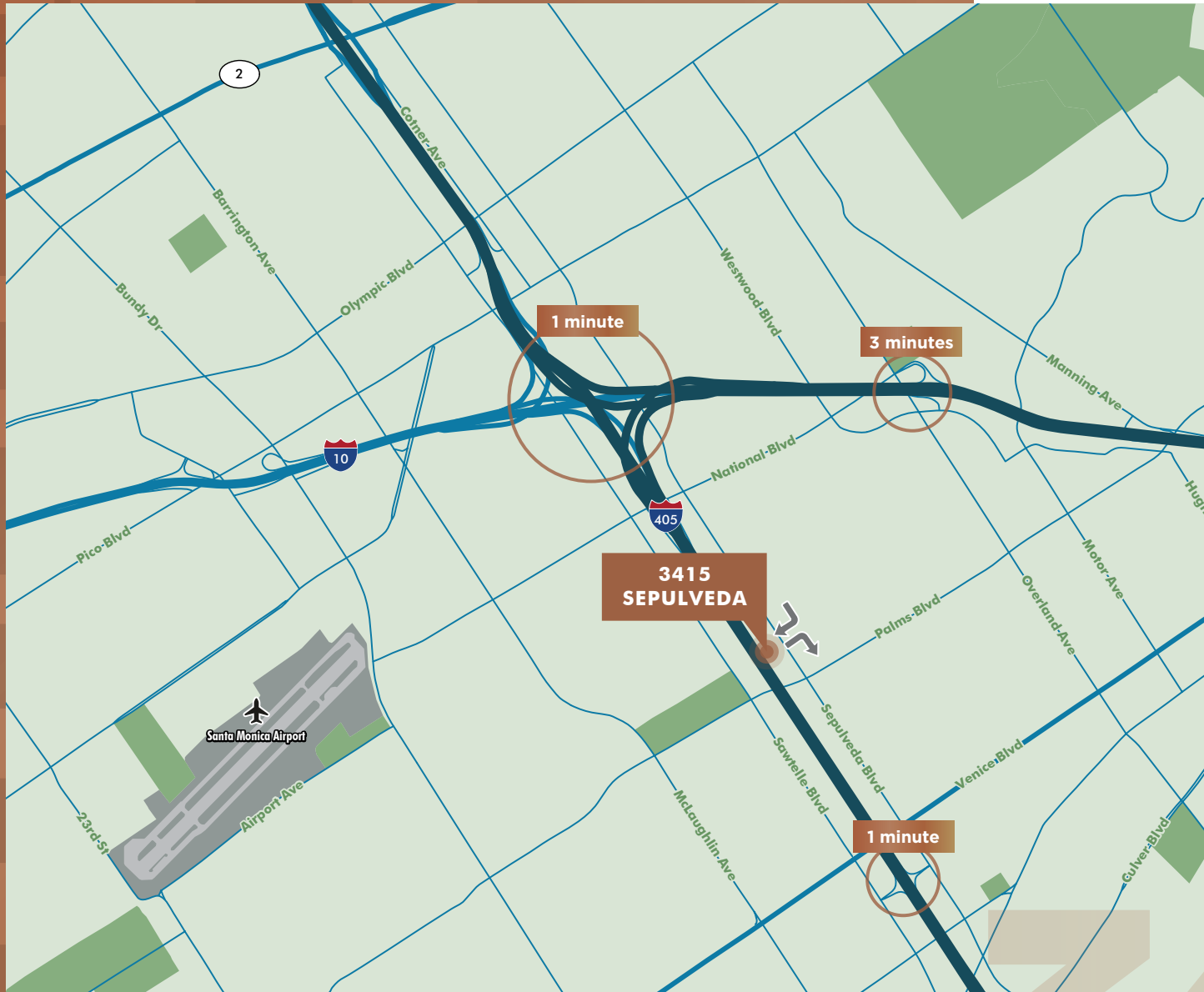
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ON-SITE AMENITIES



- Tenant Fitness Center
- Tenant Lounge
- Two State of the Art Conference Rooms
- EV Charging Stations
- Outdoor Patio with Fire Pit
- 24-hour Security
- On-site Management Team
- Ample On-Site Parking
- Mail Room & Overnight Drop Boxes
- On-site Storage

3415
SEPULVEDA

LOCAL AMENITIES

Residential

BANK

- 1 Wells Fargo
- 2 Wells Fargo ATM
- 3 Confidential Bank ATM
- 4 Bank of America
- 5 Wells Fargo ATM
- 6 One West Bank
- 7 Chase Bank
- 8 Chase Bank ATM

COFFEE / BEVERAGE

- 1 Coffee Bean & Tea Leaf
- 2 Starbucks
- 3 Boba Time
- 4 Calle Vista Cafe
- 5 Ta Tin Tea Room Bakeries
- 6 Champaign French Bakery
- 7 Starbucks

GROCERY

- 1 Trader Joe's
- 2 CVS Pharmacy
- 3 Albertsons
- 4 Vons
- 5 Whole Foods
- 6 Ralphs
- 7 Staples
- 8 Rite Aid
- 9 Whole Foods Market
COMING SOON!



FOOD

- 1 Burger King
- 2 El Pollo Loco
- 3 Bagel Factory
- 4 Julie's Pizzeria
- 5 San Hing
- 6 Ugly Roll Sushi
- 7 Royal Donuts
- 8 Yoku Yoku
- 9 Hong Kong Kitchen
- 10 Baja Bud's
- 11 Koba Bar B Q
- 12 Hamburger Habit
- 13 Marie Callender's
- 14 Subway Sandwiches
- 15 Pizza Hut
- 16 Hiko Sushi
- 17 iHop
- 18 Carl's Jr



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Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being

OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓ 20%

Reduction in
Total Energy
Consumption

Like-for-like reductions from 2018 to 2023

↓ 26%

Reduction in
GHG Emissions
Intensity

↓ 22%

Reduction
in Water
Consumption

↓ 50%

Reduction in Scope 1
and 2 GHG Emissions
by 2030

↓ 100%

Reduction in Scope 1 and
2 GHG Emissions (net zero)
by 2040



REDUCING WASTE

- › Building-level and in-suite recycling
- › On-site composting
- › Collection programs for e-waste



SAVING WATER

- › Minimizing water use for outdoor cleaning
- › Choosing water-free cleaning when possible
- › Using reclaimed water for landscaping



TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance



CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h³experiences® program.

Healthy building practices include:

- › Proper ventilation that maximizes outside air
- › Incorporating natural light
- › Use of nontoxic products
- › Monitoring CO₂, PMs and VOCs
- › LEED, WELL and Fitwel Certified Buildings

h³experiences® offers:

- › On-site meeting and conference centers
- › Amenity-sharing across properties
- › Fitness and wellness offerings
- › Community engagement activities
- › Flexible office solutions and alternative work areas



Scan QR code to download our annual 2023 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)



h³experiences®