



SEPULVEDA



CBRE

PROPERTY OVERVIEW

185,555 SF
BUILDING SIZE

12
FLOORS

16,015 SF
AVERAGE FLOOR PLATE

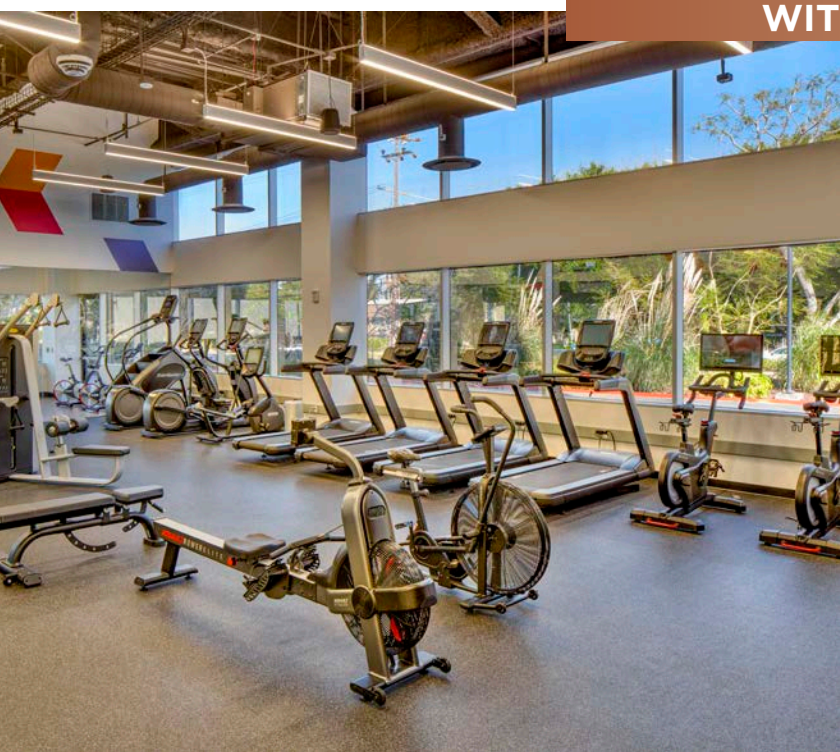
2023
RENOVATED

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

Prominent Building Signage with
405 Freeway Visibility Available



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



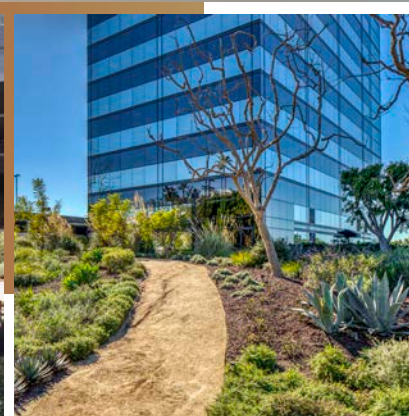
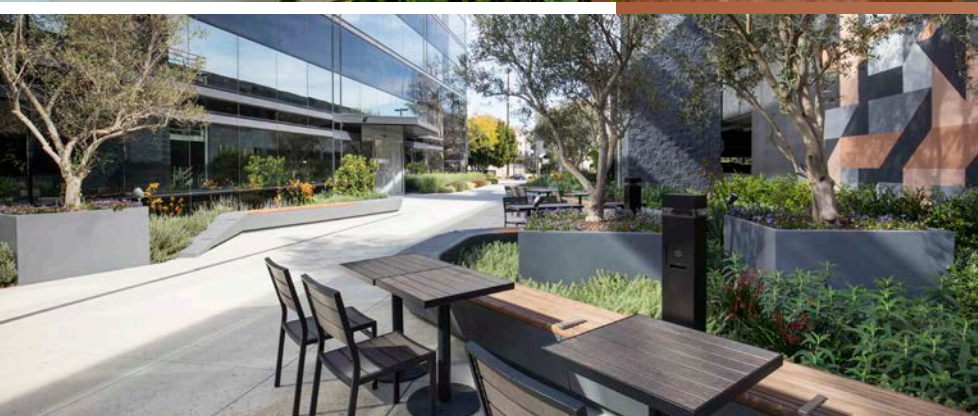


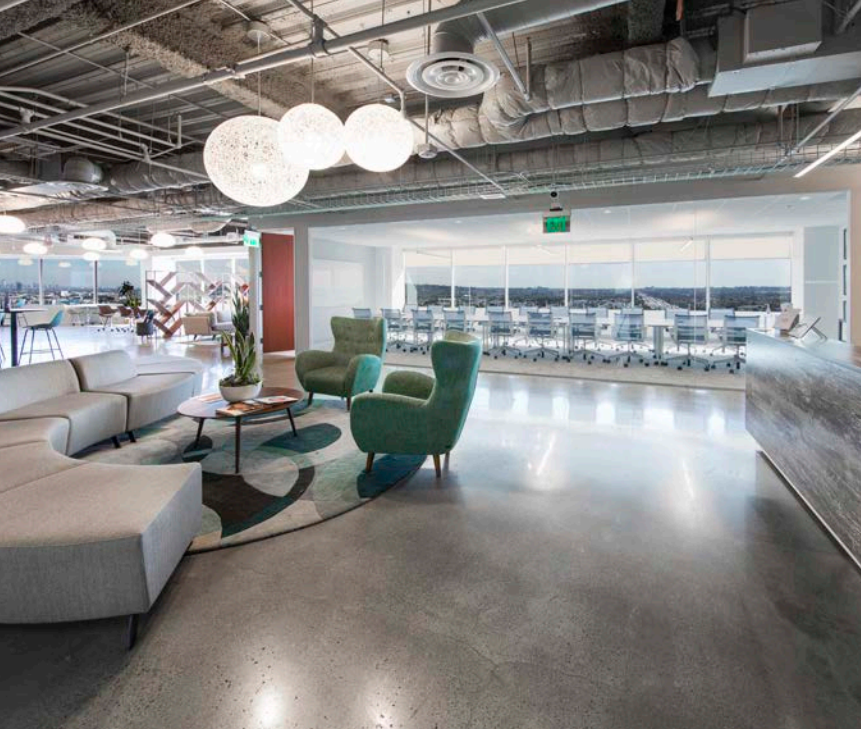
**NEW STATE OF THE ART CONFERENCE CENTER
AND TENANT LOUNGE**



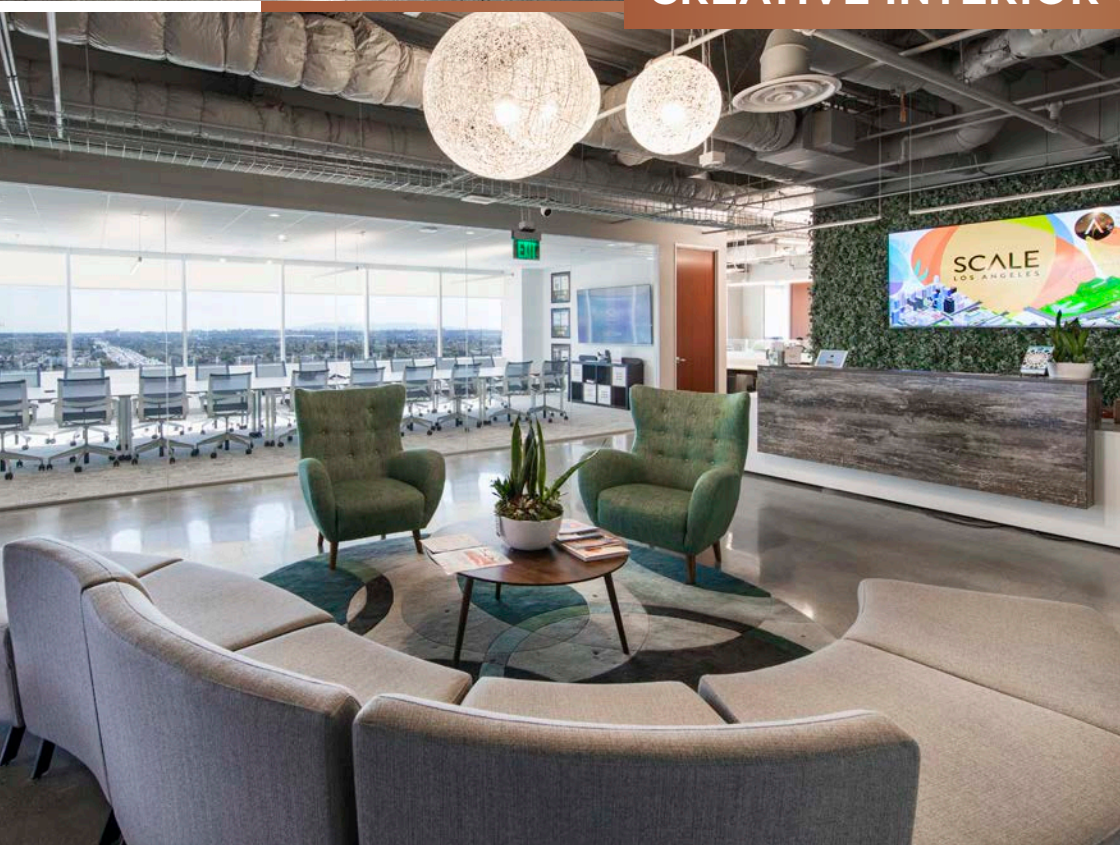


FULLY RENOVATED MAIN LOBBY AND OUTDOOR PLAZA





CREATIVE INTERIOR OFFICE SPACES



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CREATIVE INTERIOR OFFICE SPACES





CREATIVE INTERIOR OFFICE SPACES



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AVAILABILITIES

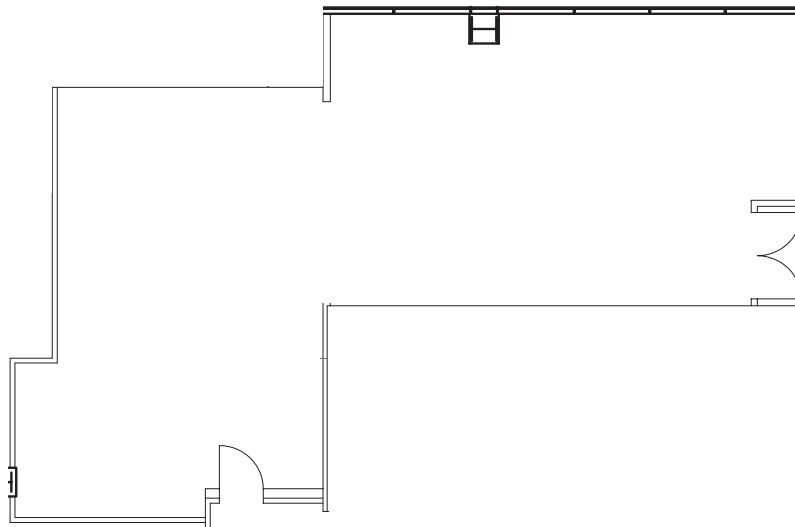


SUITE	RSF	RATE/SF FSG	DESCRIPTION
160	1,663	\$3.80	Ground floor, white boxed shell
 320	1,845	\$3.80	FURNISHED Spec Suite: 4 window offices, kitchen, open area
350	1,429	\$3.80	1 window conference/office, 2 interior offices
370	2,274	\$3.80	4 window offices, 1 large window conference room, 2 interior offices, kitchen
600	5,398	\$3.90	Spec Suite: 3 interior offices, open kitchen, conference room, large bullpen area
660	1,238	\$3.90	3 window offices, storage, open area
702	1,365	\$3.90	Open area
820	5,003	\$3.90	7 window offices, 1 window conference, storage room, open area
910	6,476	\$3.95	17 window offices, 5 interior offices, kitchen, storage/file room
 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 bull pen area

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SURFACE PARKING LOT

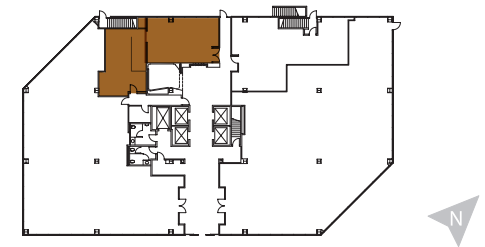


SUITE 160

1,663 RSF

SUITE FEATURES:

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



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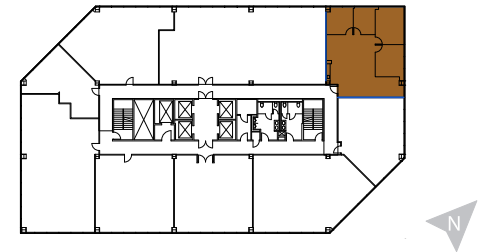
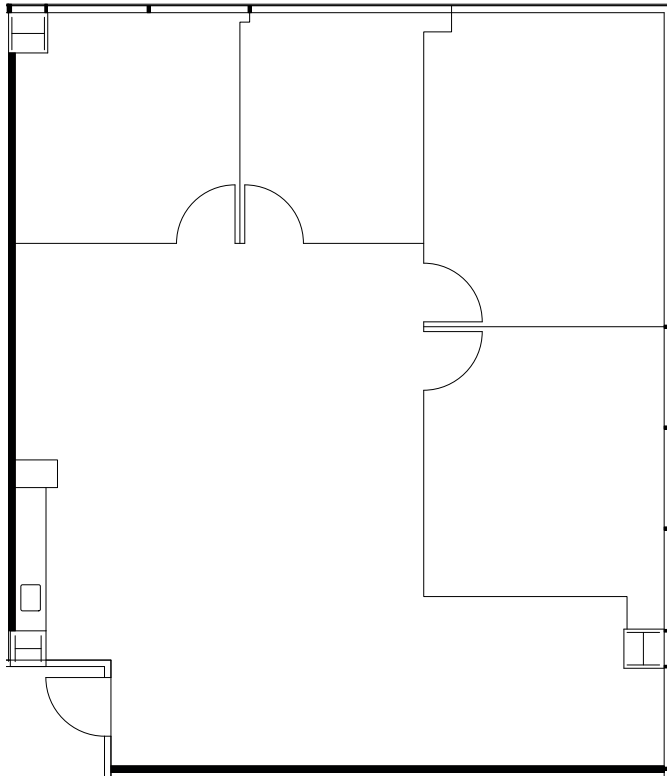
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SUITE 320 1,845 RSF

SUITE FEATURES:

- » Spec suite
- » 4 window offices
- » Kitchen
- » Open area



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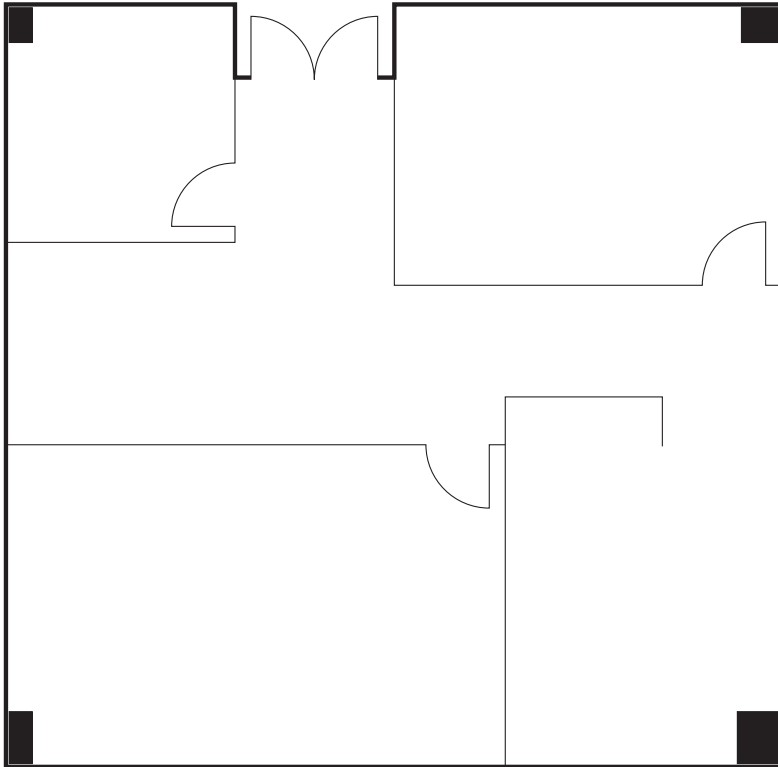
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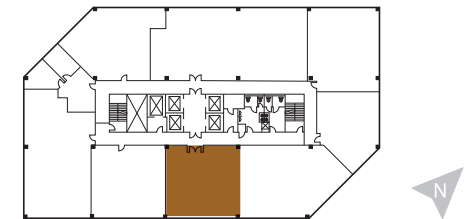


SUITE 350

1,429 RSF

SUITE FEATURES:

- » 1 window conference/office
- » 2 interior offices



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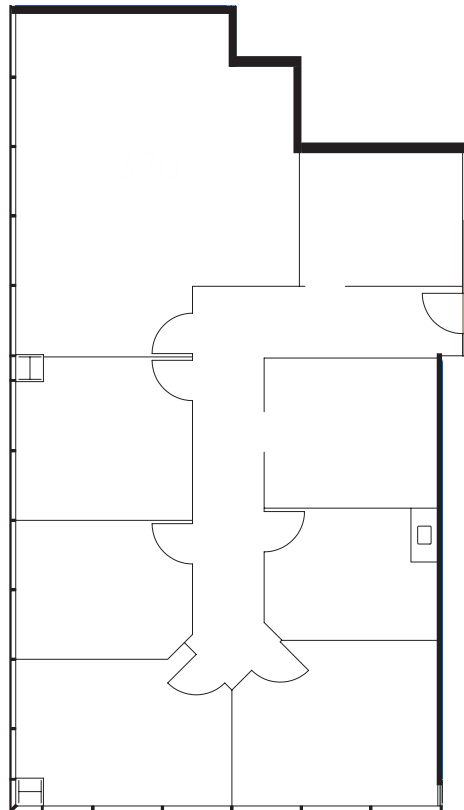
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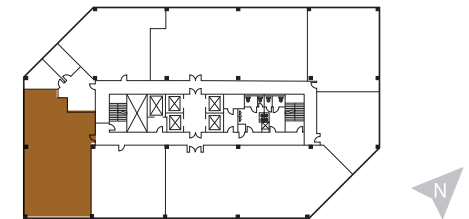


SUITE 370

2,274 RSF

SUITE FEATURES:

- » 4 window offices
- » 1 large window conference room
- » 2 interior offices
- » Kitchen



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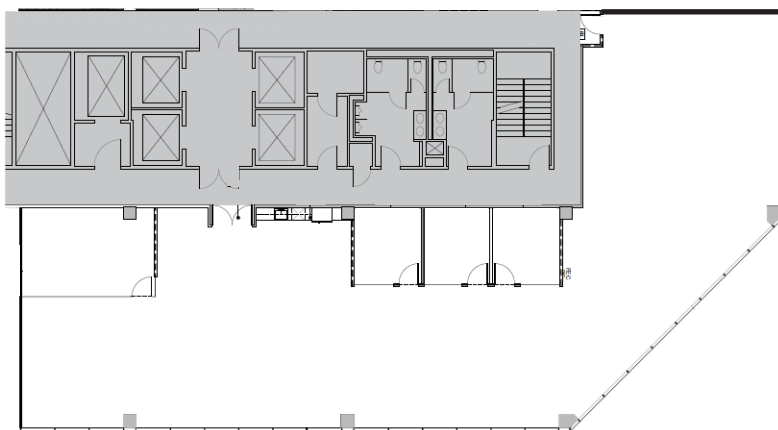
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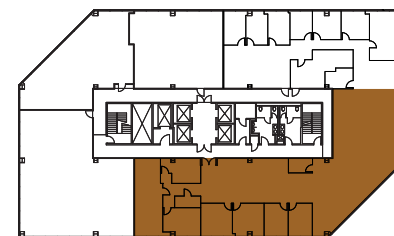


SUITE 600

5,398 RSF

SUITE FEATURES:

- » Spec suite
- » 3 interior offices
- » Open kitchen
- » Conference room
- » Large bullpen area



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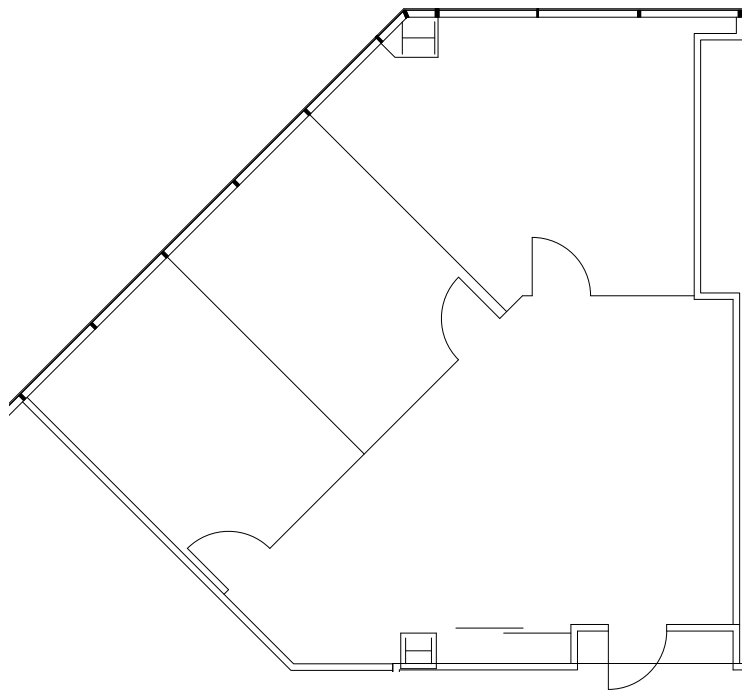
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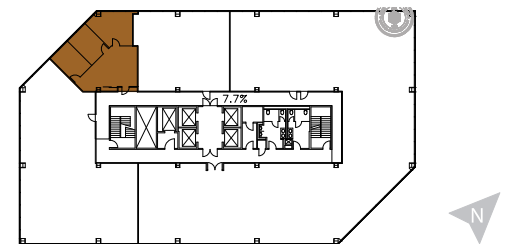
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SUITE 660 1,238 RSF

SUITE FEATURES:

- » 3 window offices
- » Open area
- » Storage



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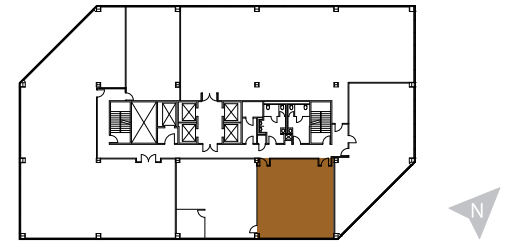
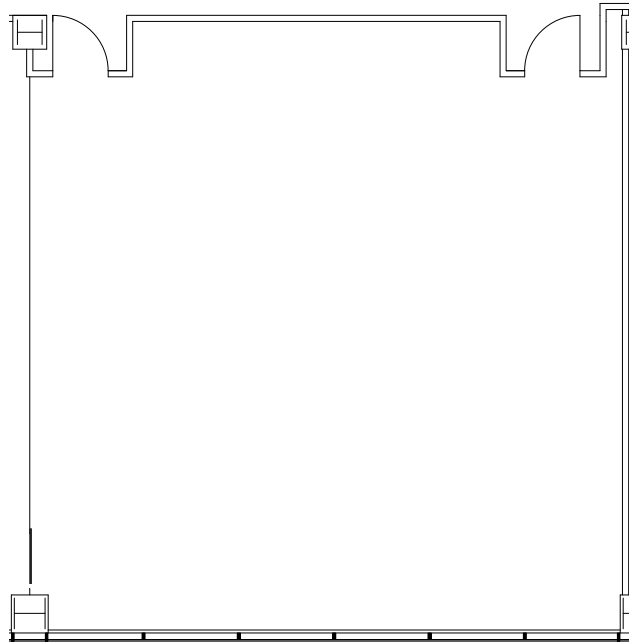
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SUITE 702

2,792 RSF

SUITE FEATURES:

» Open area



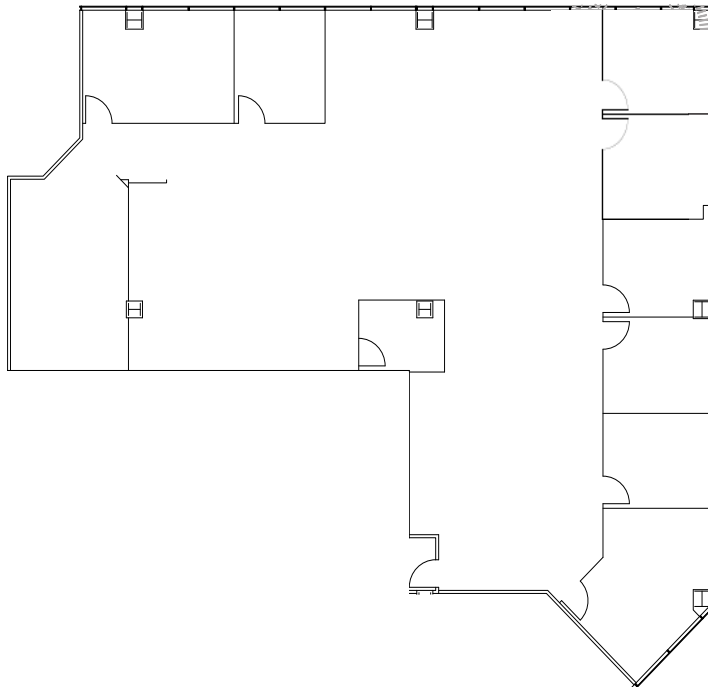
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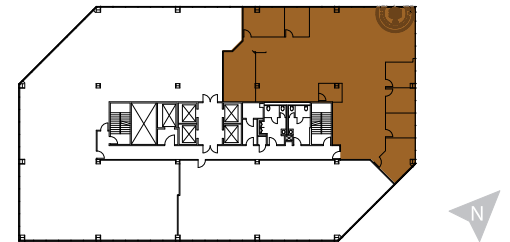
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SUITE 820 5,003 RSF

SUITE FEATURES:

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



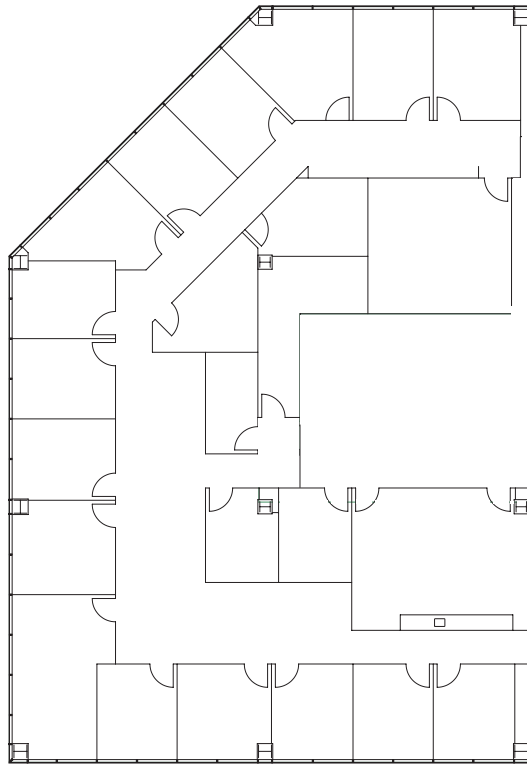
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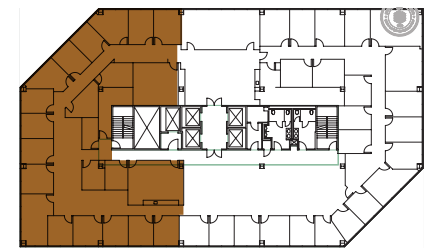
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SUITE 910 6,476 RSF

SUITE FEATURES:

- » 16 window offices
- » 5 interior offices
- » Kitchen
- » Storage/file room



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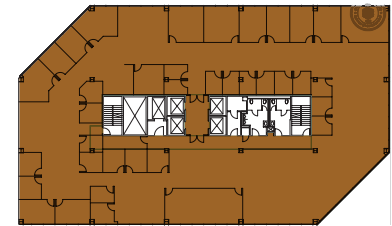
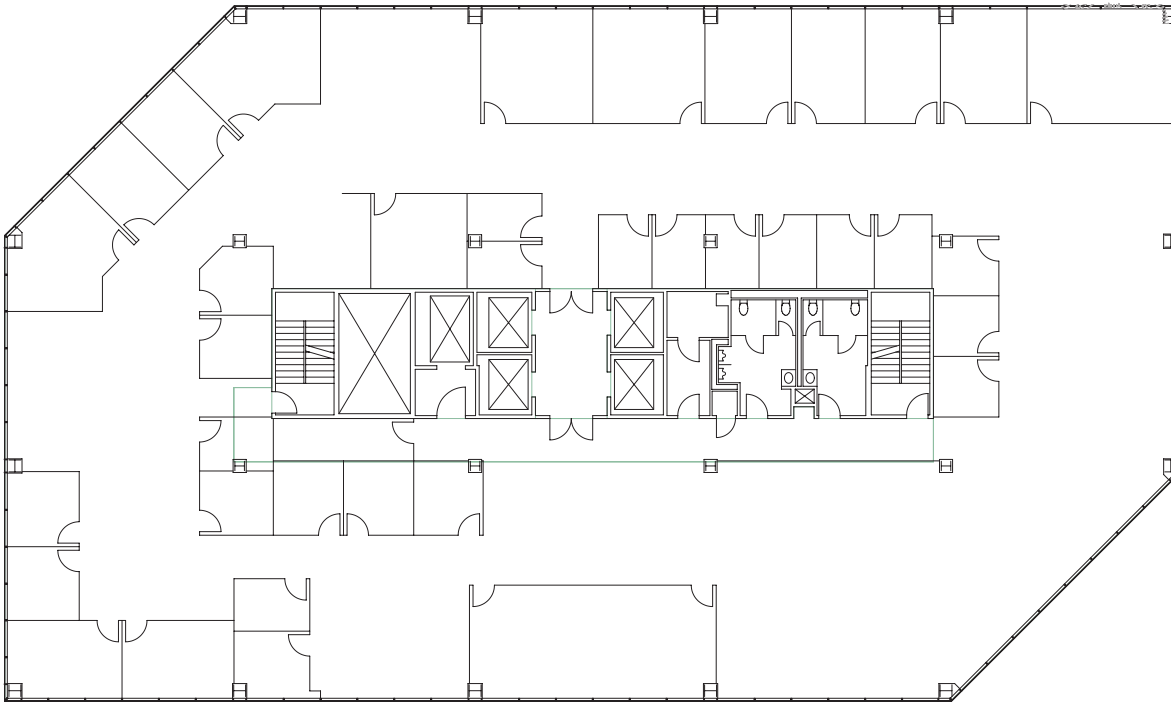
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SUITE 1000 16,015 RSF

SUITE FEATURES:

- » Full floor spec suite with creative build-out and open ceilings
- » 16 window offices
- » Large window conference room
- » 19 interior offices
- » Storage room
- » Large bull pen



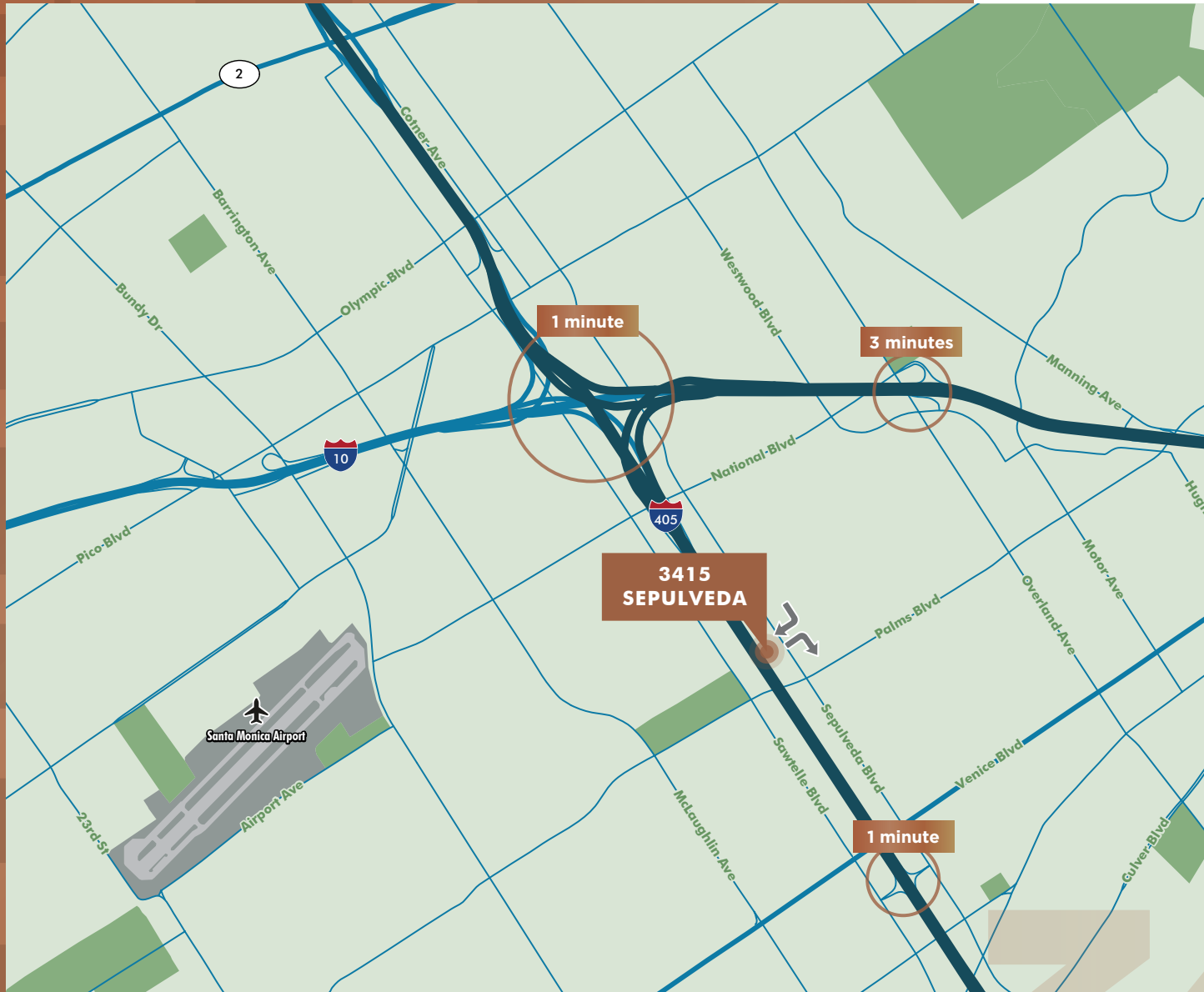
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ON-SITE AMENITIES



- 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

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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)