



Availabilities	Size	Lease Rate	
204	± 1,118 RSF	\$4.00	\$2.75* per sf FSG
301	± 641 RSF	\$4.00	Sublease through Jan '27 Call for pricing
312	± 535 RSF	\$4.00	\$2.75* per sf FSG
401	± 375 RSF	\$4.01	\$2.75* per sf FSG
403	± 259 RSF	\$4.00	Sublease through Feb '28 Call for pricing
404	± 134 RSF	(Single office)	\$900 / monthly
407	± 1,722 RSF	\$4.01	\$2.75* per sf FSG

Lease Term:	3 - 5 years
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Parking:	Covered Parking Spaces at \$140/month Reserved Parking Spaces at \$210/month
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This jewel box creative office building boasts small office suites suitable for a wide range of tenants. Completely remodeled in 2022 the building features spectacular open-air atrium with tables and seating to accommodate outside working space. Office suites feature various sizes that includes private offices, kitchenettes, and are built to suit. The first floor has rentable storage space, and shared bathrooms are available on floors two through four.

Avison Young | 11150 Santa Monica Blvd, Ste 450 | Los Angeles, CA 90025

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\$2.75* Effective Rate

*Available for qualified tenants signing long-term leases **(36+ months).**

Flexible terms and teaser rates available. Call for more details on promotional concessions.

Get more information

Sean Konishi

Associate

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C 310 617 2572

CalDRE #02064387

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Mitch Stokes

Principal

D 424 257 6472

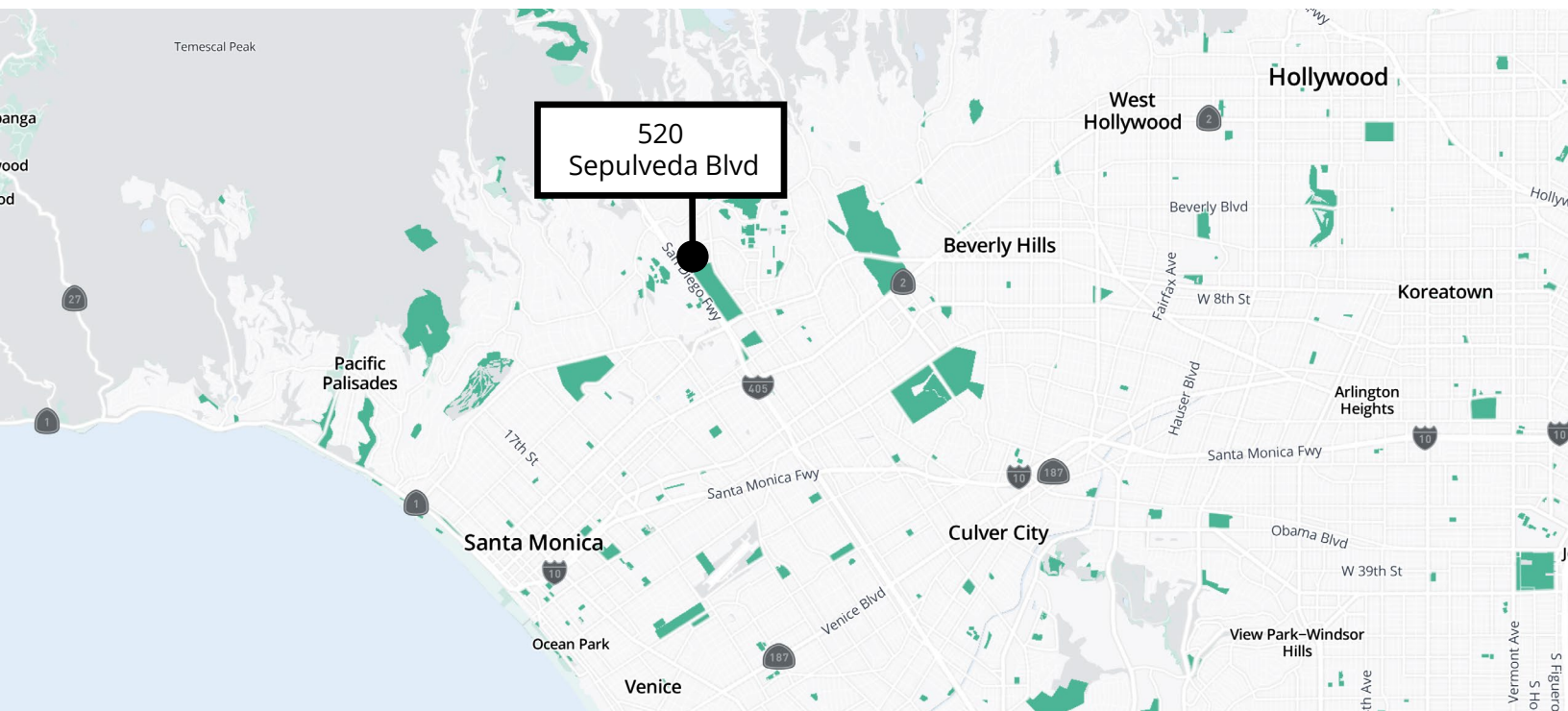
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Office Space For Lease

\$2.75 Effective Rate
520 S Sepulveda Blvd Los Angeles, CA



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