

FOR LEASE

1307 Westwood Blvd Unit 201,
Los Angeles, CA 90024



PROPERTY AERIAL MAP



SUBJECT

1307



WESTWOOD BLVD

PROPERTY OVERVIEW



TYPE

Office



SIZE

Unit 201 - 1,100 SF



RATE

\$3,400/mo MG

\$100/mo (includes all utilities minus internet)



TERM

3-5 years



YEAR BUILT

1947



ZONING

LAC4



PROPERTY PHOTOS

UNIT 114



Rose & Co.
COMMERCIAL GROUP

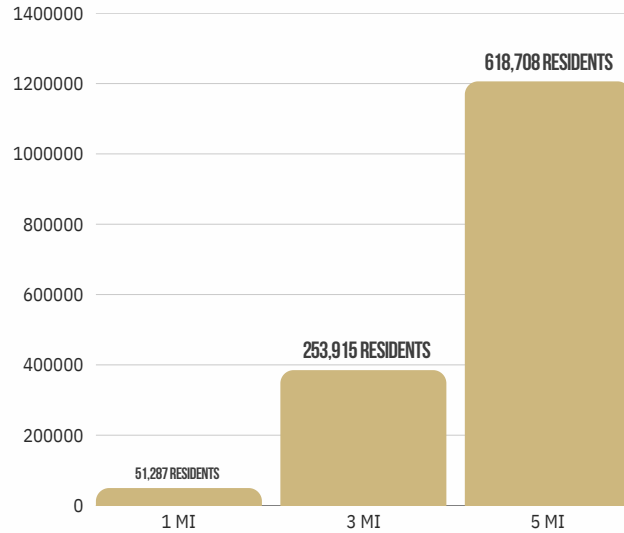
PROPERTY SHOWCASE



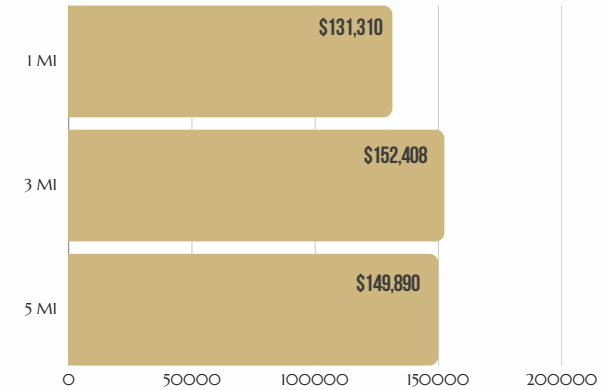
- **Prime Westwood Boulevard Location** - Highly visible and centrally located in one of West LA's most desirable business districts.
- **Bright, Open Second-Floor Office** - Open-concept layout with an abundance of windows providing excellent natural light throughout the space.
- **Private & Secure Access** - Second-floor office with secure coded entry, offering added privacy and controlled access

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Westwood Boulevard	Westwood Boulevard	29,530 vehicles/day	.02miles
Westwood Boulevard	Westwood Boulevard	29,530 vehicles/day	.03miles
Westwood Boulevard	Westwood Boulevard	29,530 vehicles/day	.06miles
Westwood Boulevard	Westwood Boulevard	29,530 vehicles/day	.07miles
Ashton Ave	Midvale Ave	6,826 vehicles/day	.09miles
Midvale Ave	Rochester Ave	1,336 vehicles/day	.09miles
Westwood Boulevard	Westwood Boulevard	29,504 vehicles/day	.09miles
Midvale Ave	Ashton Ave	11,104 vehicles/day	.10miles
Midvale Ave	Ashton Ave	11,207 vehicles/day	.10miles
Wilkins Ave	Midvale Ave	871 vehicles/day	.13miles



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