

FOR LEASE

BUILDING TOP SIGNAGE AVAILABLE

1964 Westwood Boulevard

LOS ANGELES, CA 90025



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BEITLER

WESTMAC
Commercial Brokerage Company
BEITLER
COMMERCIAL REALTY SERVICES

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PROPERTY FEATURES

- » Recently renovated lobby
- » New security system with total building surveillance
- » Suites available with balcony access and operable windows
- » Signage available
- » EV charging stations
- » Building management office onsite
- » Numerous restaurants w/in walking distance
- » Easy access to I-10 and I-405 Freeways
- » Efficient floor plates
- » On-site storage available



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1964 Westwood is a centerpoint on the west side, located between Santa Monica Boulevard and Olympic Boulevard. Minutes from the 405 and 10 freeways

1964 Westwood provides easy access to Santa Monica, Beverly Hills, Culver City & Century City

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AVAILABILITY

Co-Working & Executive Suites

Evolved Spaces (See Flyer On Next Page)

Dedicated Offices
Co-Working Desks
Conference Room Rental

1st Floor

±3,334 RSF

Suite 145 medical / dental office space

2nd Floor

Suite 200 medical / dental office space

Suite 205 medical / dental office space - 4,055 RSF Contig

Suite 235 office space - 1,471 RSF

3rd Floor

±1,145 - ±9,513 RSF

Suite 310 psychology space - 2,266 RSF

Suite 330 office suites - 1,145 RSF

Suite 340 medical / dental office space - 1,290 RSF

Suite 350 office space - 4,812 RSF

4th Floor

±773 - ±15,982 RSF

Suite 400 office space - 4,393 RSF

Suite 410 office space - 1,937 RSF

Suite 425 office space - 3,746 RSF Leased

Suite 430 office space - 773 RSF

Suite 435 medical office space - 3,415 RSF

Suite 450 office space - 1,718 RSFt

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PARKING

3.0/1,000 SF (All Single Spaces)

Reserved: \$205

Unreserved: \$160

LEASE RATE

Office: \$2.95-\$3.65 FSG

Medical: \$3.75-\$4.15 FSG

EV charging stations available on-site

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EVOLVED SPACES

CO-WORKING & EXECUTIVE SUITES

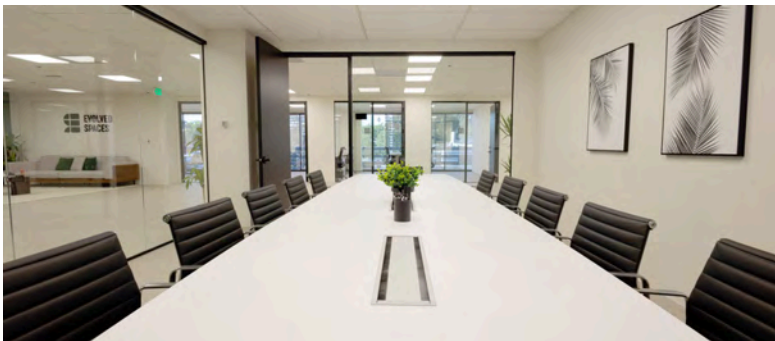
FLEXIBLE TERM & PRICING
OPTIONS AVAILABLE



AMENITIES

- FREE & SECURE HIGH SPEED INTERNET
- FREE COFFEE, TEA & WATER
- MAIL HANDLING
- SEATED TV LOUNGE
- ERGONOMIC FURNITURE
- PRINTER, SCANNER & COPIER ACCESS
- CONFERENCE ROOM
- PHONE ROOM
- KITCHEN
- VIRTUAL ADMINISTRATOR
- SECURE 24/HR ACCESS
- PRIVATE PATIO

... PLUS ADDITIONAL CENTER & BUILDING
AMENITIES



**EVOLVED
SPACES**

CONTACT US
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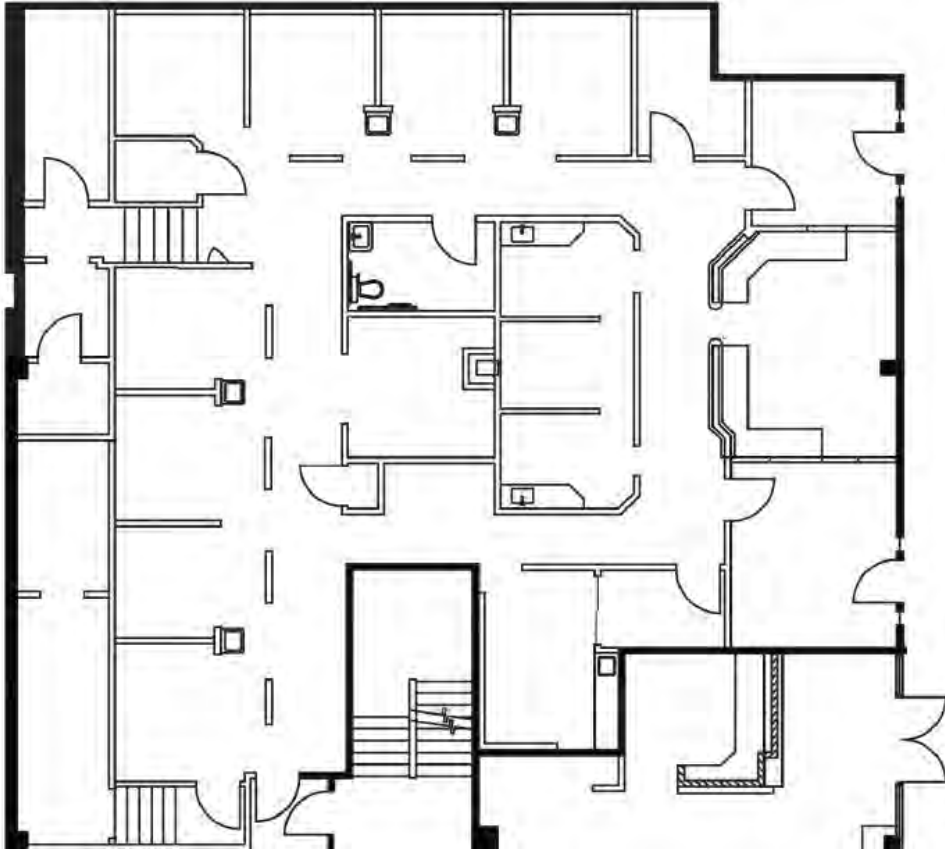


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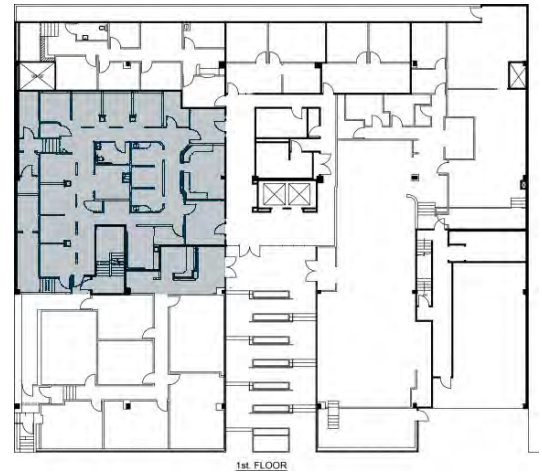
LOS ANGELES, CA 90025



SUITE 145

±3,334 RSF (*divisible*)

Medical/dental office: with access off of lobby entrance/16 office/work spaces, reception area, restroom, work/file station, storage room



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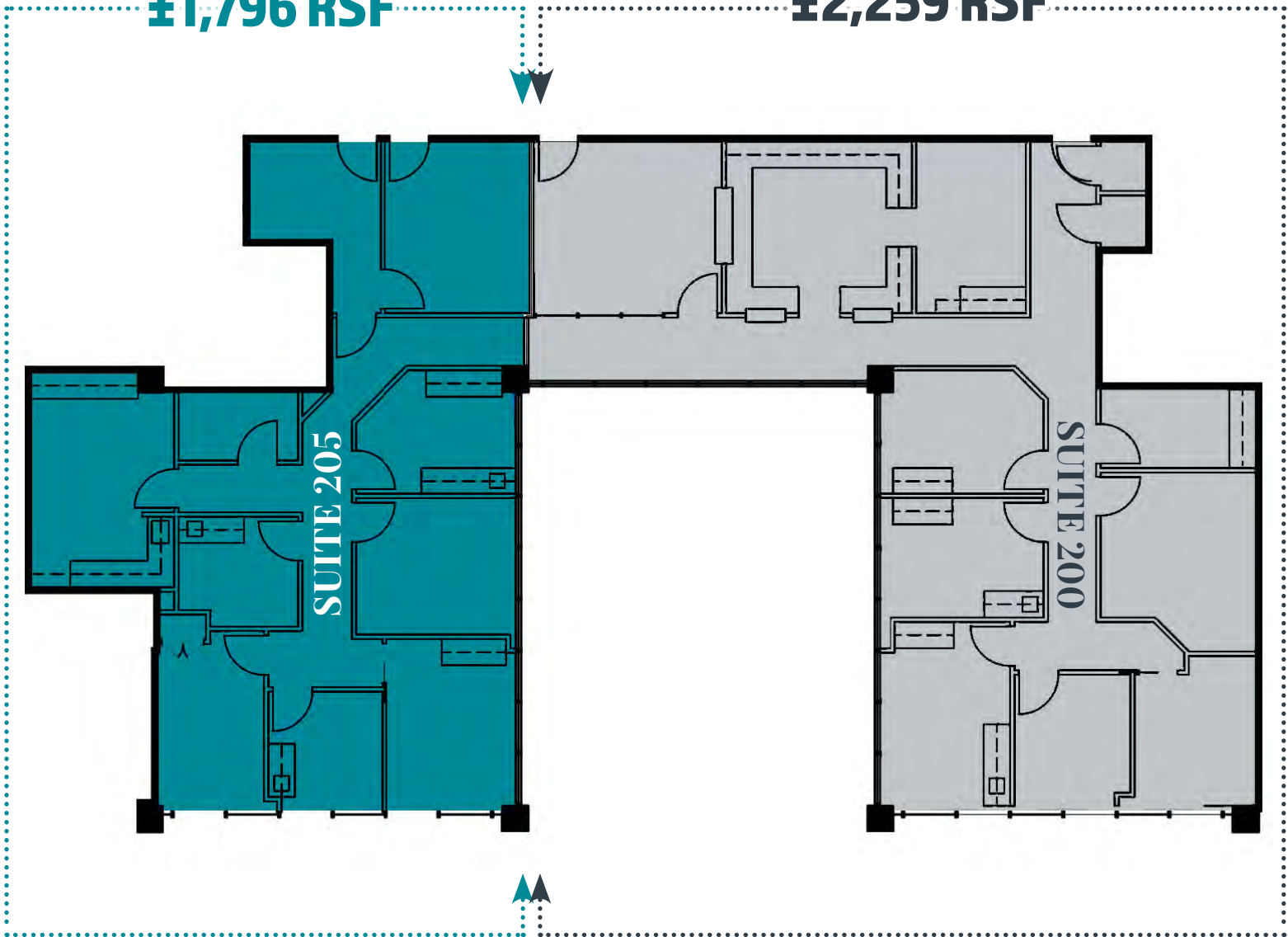
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2ND FLOOR

±1,796 RSF - 4,055 RSF
(MEDICAL/DENTAL)

±1,796 RSF

±2,259 RSF



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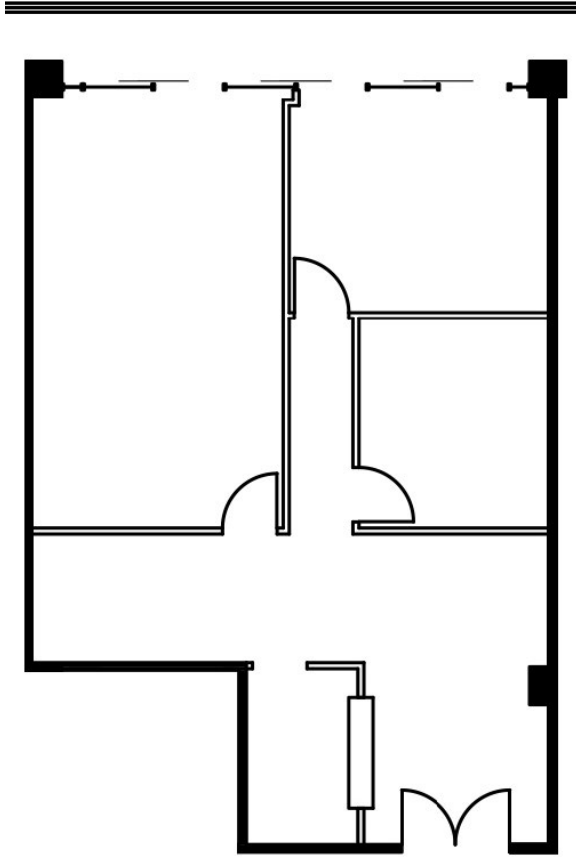
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SUITE 235

±1,471 RSF

2 window offices with balcony access,
1 interior office, reception area



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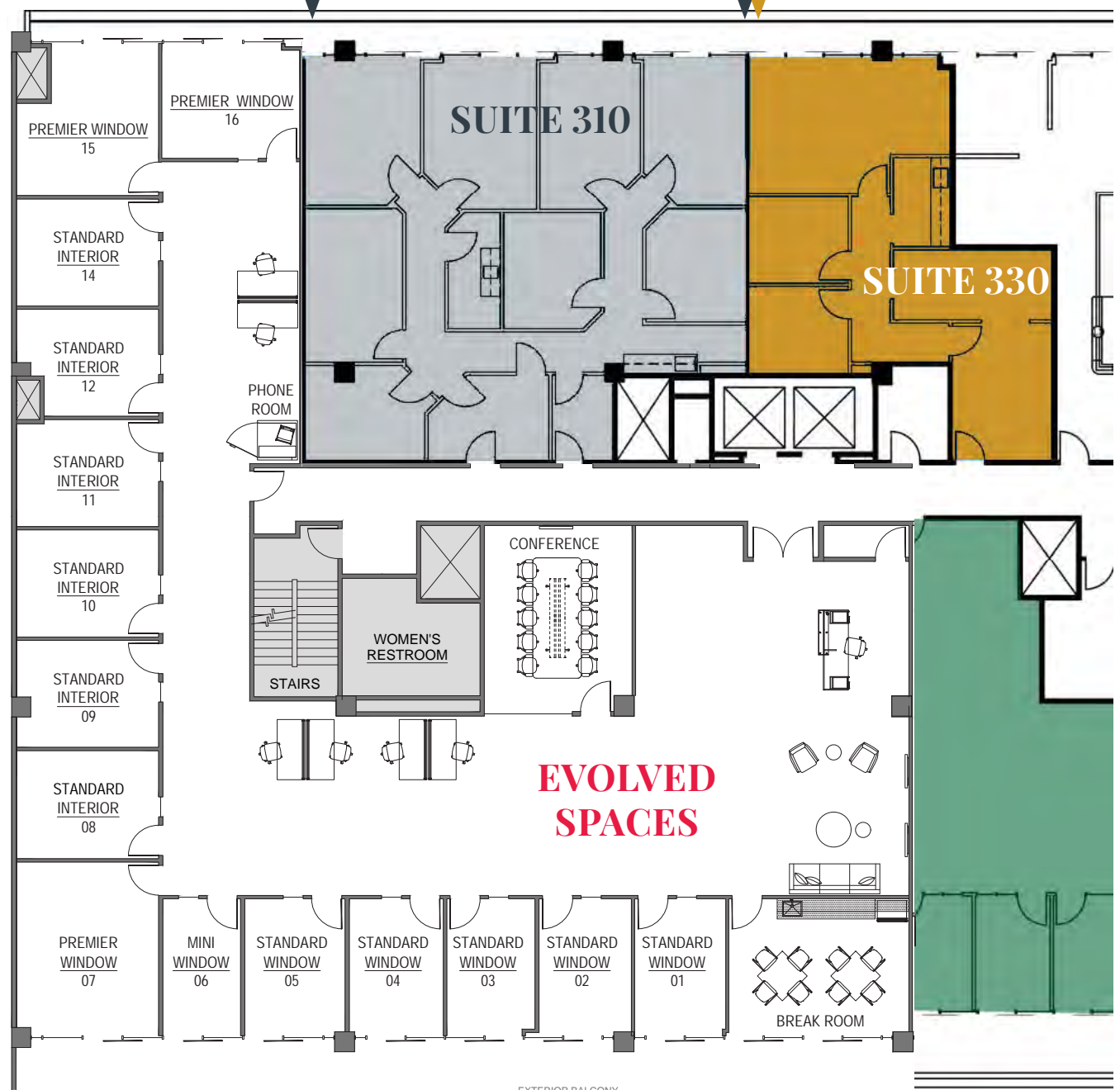
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3RD FLOOR

±2,266 RSF

±1,145 RSF



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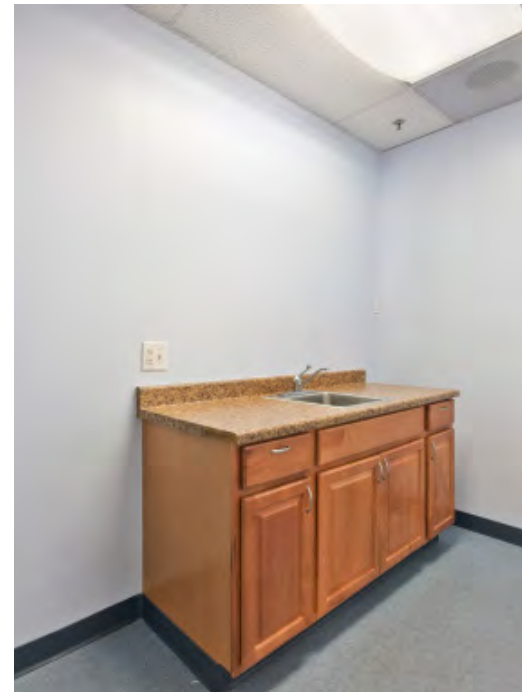
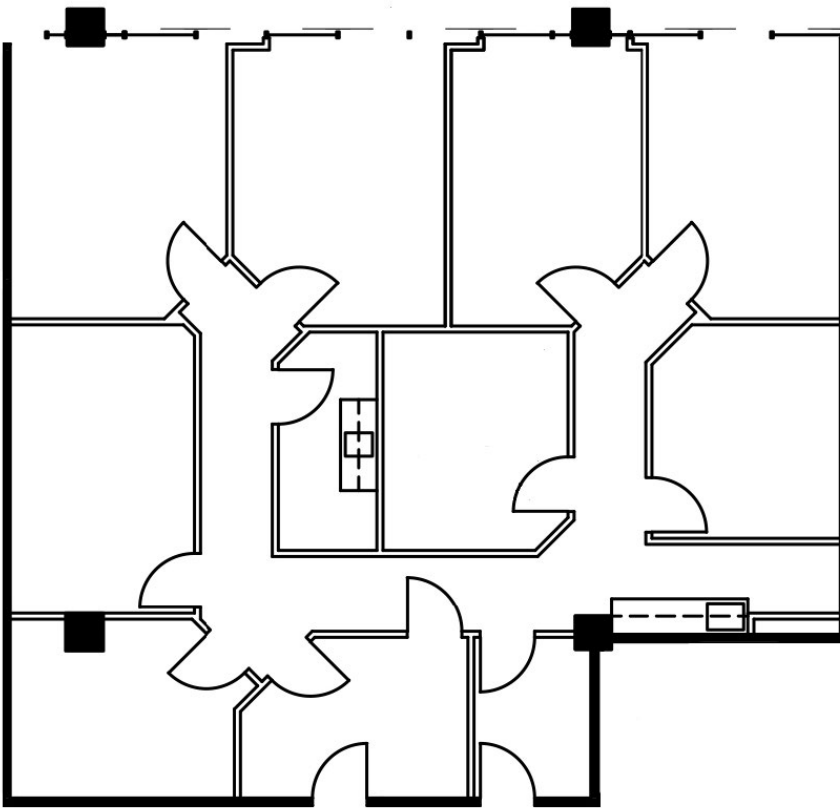
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SUITE 310

±2266 RSF

Office Suite/ Physcho Therapy:

4 window office, 4 interior offices,
reception, kitchen



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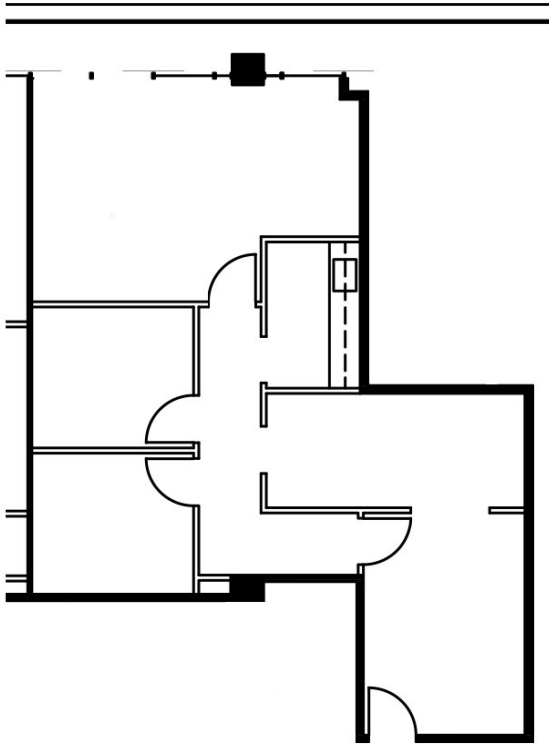
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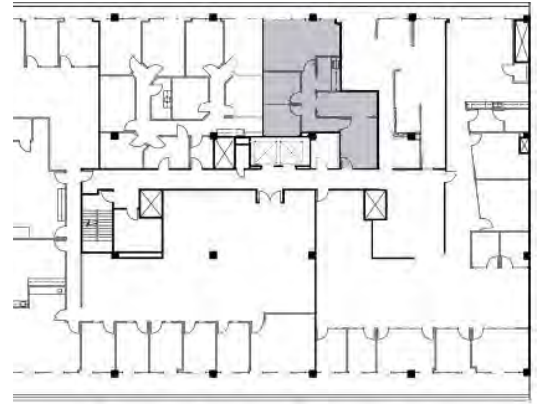
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SUITE 330

±1,145 SF

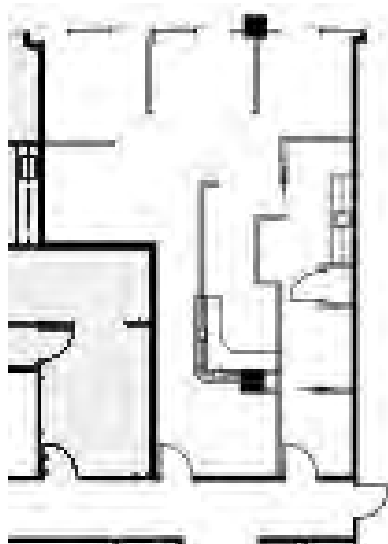
Office Suite: 1 window office,
3 interior offices, reception,
kitchenette



SUITE 340

±1,290 SF

Dental/Medical 3 window offices,
reception, kitchen, 2 interior offices



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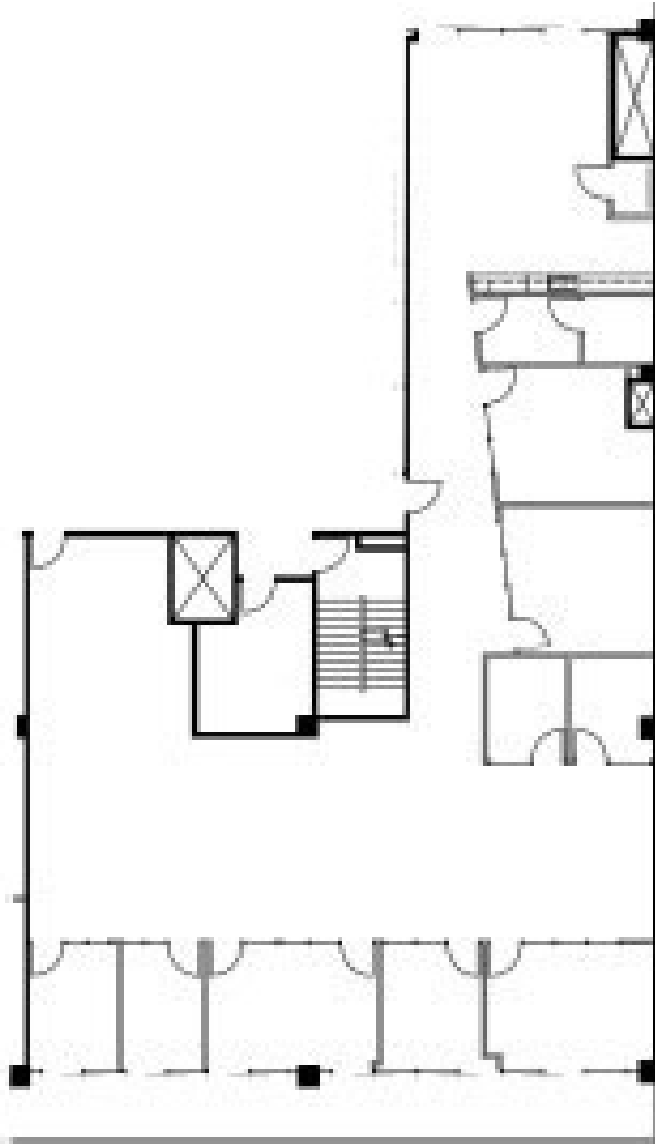
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SUITE 350

±4,812 SF

Office Suite: Creative Space,
polished concrete floors, Six
windowed offices three interior
office, high end kitchen



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4TH FLOOR

±545 SF - 15,982 RSF

±4,393 RSF

±773
RSF

±3,415 RSF



±1,937 RSF

±3,746 RSF

±1,718 RSF

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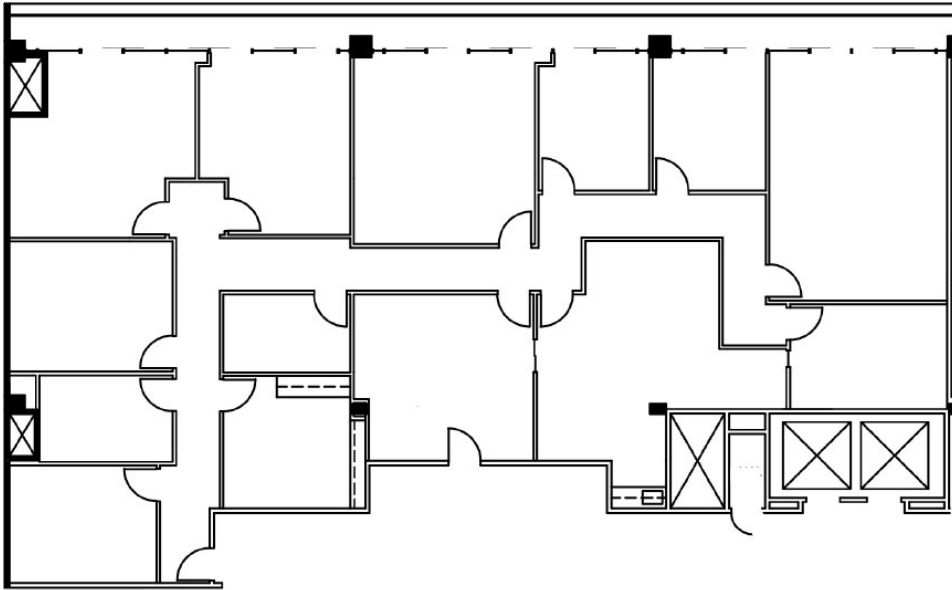
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SUITE 400

±4,393 RSF

Office: 5 window offices, 6 interior offices, reception, kitchen



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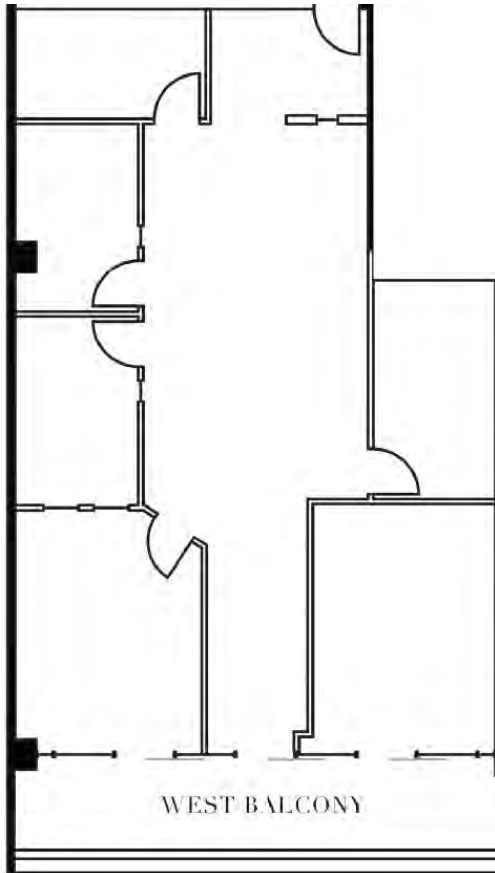
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SUITE 410

±1,937 RSF

2 offices with balcony access,
3 interior offices, breakroom with
kitchen, open area



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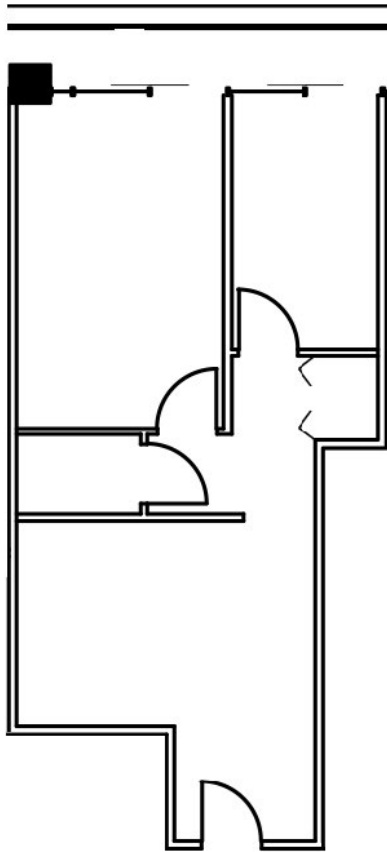
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SUITE 430
±773 RSF (*divisible*)
2 offices + kitchenette



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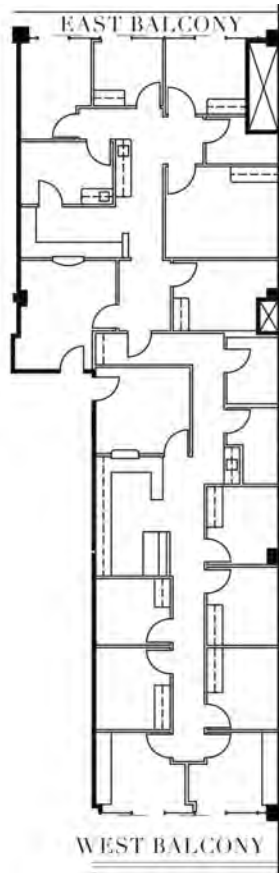
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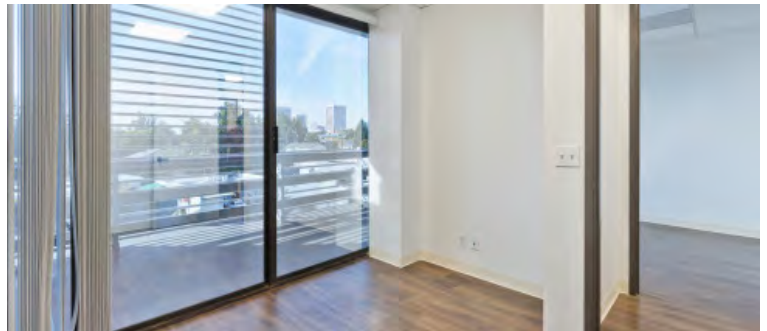
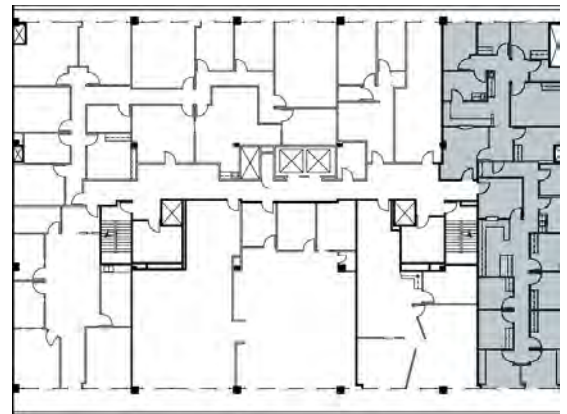
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SUITE 435

±3,415 RSF (*divisible*)

Ideal for medical user. 5 window offices with balcony access, 8 interior offices, 3 meeting rooms, reception area



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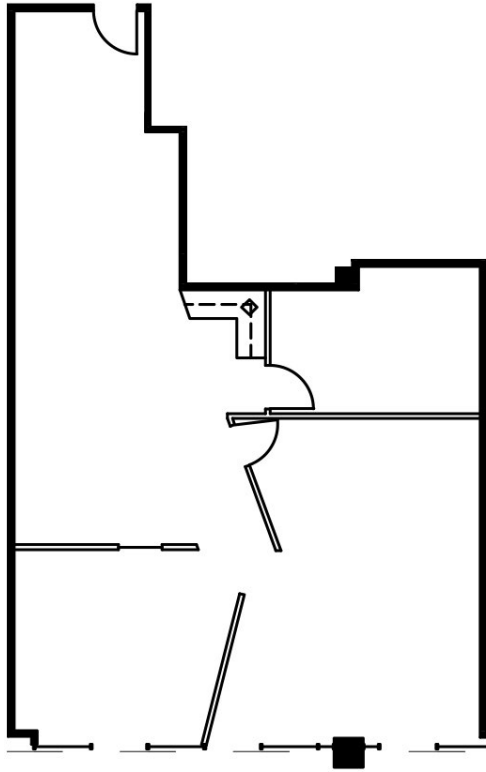
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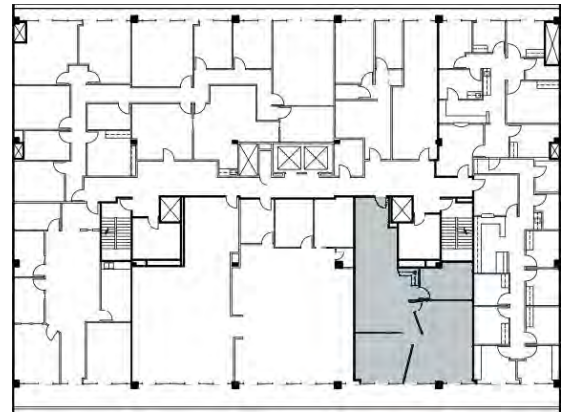
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SUITE 450

±1,718 RSF

2 window offices with balcony access, 2 interior offices, kitchen, with polished concrete floors



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RESTAURANTS

1. Byblos Mediterranean
2. Farsi Cafe
3. Mashti Malone's Ice Cream
4. Eduardo's Border Grill
5. Super Tacos Gallito
6. Feast From The East
7. Tacos Tu Madre
8. Taste of Tehran
9. Sunnin Lebanese Cafe
10. Shamshiri Grill
11. Diplomat Cafe
12. Thai Fresh Cafe
13. La Bruschetta
14. Asuka
15. Starbucks
16. Flame Persian Cuisine
17. Attari Sandwich Shop
18. Fresh Corn Grill - Westwood
19. Mary and Robb's
20. Cafe Glace
21. Pomodoro Trattoria
22. Westwood Thai Cafe
23. Maharaja Cuisine Of India
24. Tuscan Son- Modern Italian
25. Jack in the Box
26. Subway
27. The Bigg Chill
28. Pastina Trattoria

HOTELS

1. Olivia Hotel
2. Azul Inn
3. Kimpton Hotel Palomar - LA
4. Plaza La Reina
5. Royal Palace Westwood Hotel
6. Palihotel Westwood Village

FITNESS

1. Beyond Fitness
2. LA Fitness
3. Westwood Private Fitness
4. Royal Palace Hotel
5. Palihotel Westwood Village

SHOPPING

1. Trove
2. Box City
3. Hayes Center
4. Westwood Center
5. Petco
6. World Market
7. BevMo!
8. Sprouts Farmers Market
9. Bristol Farms
10. 99 Ranch Market

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