



SAWTELLE CREATIVE OFFICE SUITE  
2,120 SF - 5,276 SF **FOR LEASE**

---

**11390**  
W. OLYMPIC BLVD



# Creative Office Opportunity in the *Heart of Sawtelle*

**Suite 350 at 11390 W Olympic Blvd** offers 5,276 square feet of thoughtfully designed creative office space in one of West Los Angeles' most dynamic and walkable neighborhoods. Positioned on the third floor of a meticulously maintained four-story building, the suite delivers a seamless blend of functionality and modern design.

The space features a highly efficient layout with a mix of private offices, a dedicated conference room, full kitchen, and expansive open workspace, ideal for collaboration and team growth. Design-forward elements including polished concrete floors, exposed ceilings, and floor-to-ceiling glass partitions create a bright, inspiring environment filled with natural light.



## PROPERTY OVERVIEW

|                       |                                                |
|-----------------------|------------------------------------------------|
| <b>Premises:</b>      | 11390 W. Olympic Blvd<br>Los Angeles, CA 90064 |
| <b>3rd Floor:</b>     | <b>Suite 350</b> - 5,276 SF                    |
| <b>4th Floor:</b>     | <b>Suite 420</b> - 2,120 SF                    |
| <b>Property Type:</b> | Creative Office                                |
| <b>Rate:</b>          | \$2.25/SF, Full Service Gross                  |
| <b>Availability:</b>  | Immediate                                      |
| <b>Term:</b>          | 1 - 7 Years                                    |
| <b>Parking:</b>       | 3 : 1,000 (Additional Available)               |



## FEATURES

1.

### DESIGN-FORWARD INTERIORS

Soaring exposed concrete ceilings, polished concrete floors, and floor-to-ceiling glass partitions define a workspace that inspires creativity. Ownership has invested thoughtfully over time, the result is a building that feels curated, not merely maintained.

2.

### ABUNDANT PARKING

In West Los Angeles, parking is currency. At 3 per 1,000 SF, this building offers a genuine competitive advantage — eliminating daily friction for tenants, their clients, and their teams. A true rarity in this submarket.

3.

### WALK TO SAWTELLE

Steps from the legendary Sawtelle dining and retail corridor, a walkable stretch beloved by Westsiders, lined with acclaimed restaurants, cafés, boutiques, Trader Joe's, and everyday essentials. Client lunches, team coffee runs, after-work dining: all within reach on foot.

4.

### FREEWAY & TRANSIT ACCESS

Positioned minutes from the 405/I-10 interchange — one of Southern California's most critical junctions — and close to the Expo Line. Whether your team comes from the South Bay, the Valley, Santa Monica, or Downtown, everyone arrives with ease.

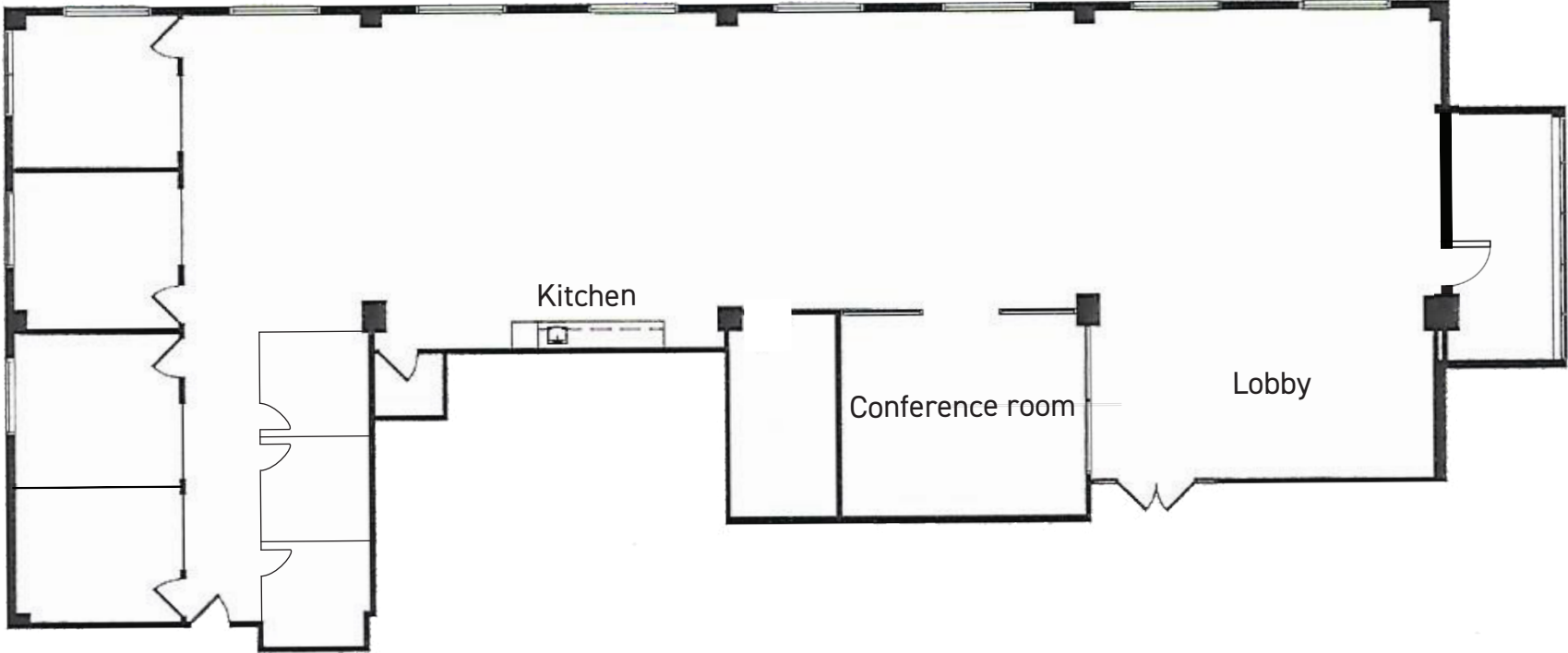




SUITE 350 - PHOTOS



SUITE 350 - FLOOR PLAN

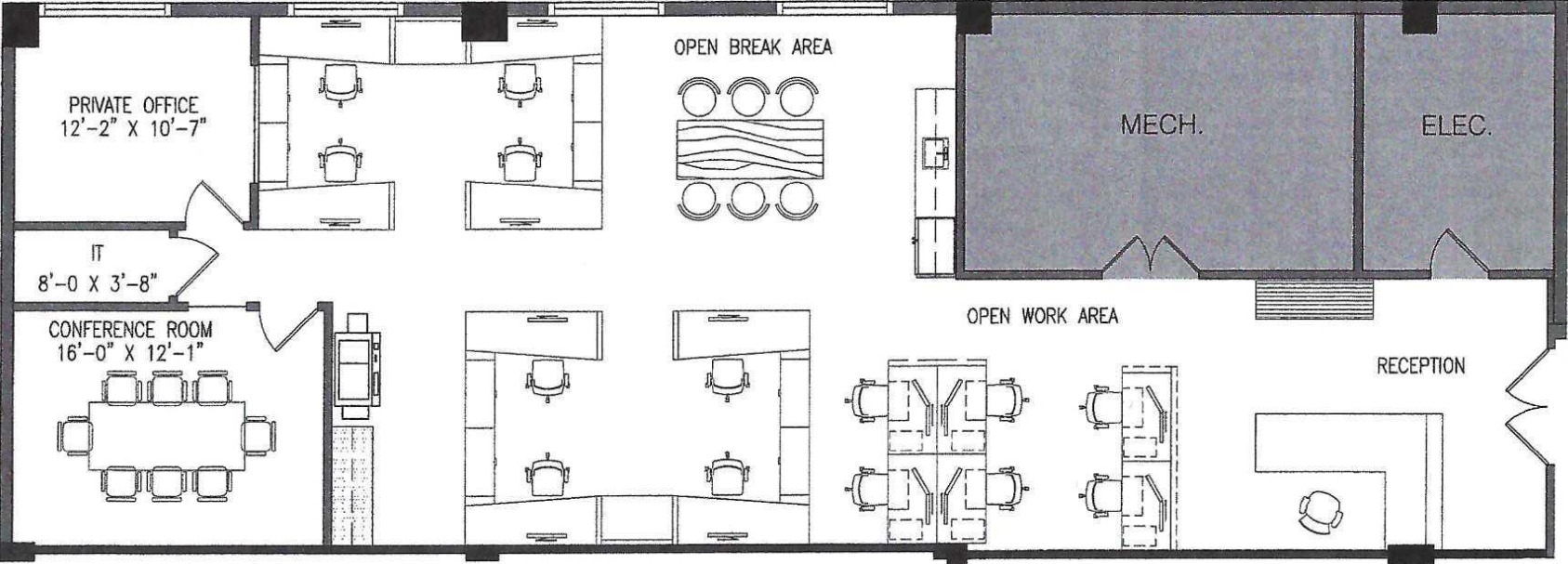




SUITE 420 - PHOTOS



SUITE 420 - FLOOR PLAN







## Steps from Sawtelle, Minutes to Everywhere

Situated at 11390 W Olympic Boulevard, this location offers a highly desirable West Los Angeles address just moments from the vibrant Sawtelle restaurant corridor, known for its diverse dining, cafés, and everyday conveniences. The property provides excellent connectivity with immediate access to the 405 and 10 freeways, as well as major arterial roads including Olympic Boulevard, Sawtelle Boulevard, and Bundy Drive. This central location allows for efficient commutes to Santa Monica, Brentwood, Century City, and Downtown Los Angeles, making it an ideal hub for businesses seeking both accessibility and surrounding amenities.







EREWHON



Sushi Enya



Gelson's



TRADER JOE'S



Artelice Pâtisserie  
CALIFORNIA

ICONFIT







**TOMMY ISOLA, SIOR**  
PRINCIPAL

310.899.2709 | [tisola@leewestla.com](mailto:tisola@leewestla.com)  
AGT DRE 01974024

**TIBOR LODY, SIOR**  
PRINCIPAL

310.899.2720 | [tlody@leewestla.com](mailto:tlody@leewestla.com)  
AGT DRE 01261129

**ALEKS TRIFUNOVIC, SIOR**  
CHAIRMAN

310.899.2721 | [atrifunovic@leewestla.com](mailto:atrifunovic@leewestla.com)  
AGT DRE 01363109

**ADAM LEVINE**  
SENIOR ASSOCIATE

310.899.2703 | [alevine@leewestla.com](mailto:alevine@leewestla.com)  
AGT DRE 02104830

**KEITH FIELDING**  
PRINCIPAL

310.899.2719 | [kfielding@leewestla.com](mailto:kfielding@leewestla.com)  
AGT DRE 01729915

1508 17TH ST, SANTA MONICA CA 90404 | [LEEWESTLA.COM](http://LEEWESTLA.COM) | 310.899.2700 | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sales or lease are subject to change or withdrawal without notice.

\*Certain images contained herein are conceptual renderings or representative photographs provided for illustrative purposes only. They do not depict the actual premises and are subject to change without notice.