

FOR LEASE

BUILDING TOP SIGNAGE AVAILABLE

1990 Westwood Boulevard

LOS ANGELES, CA 90025



Q2 2026 BROKER BONUS

\$2 PSF on 3 Year deals | \$3 PSF on 5 Year deals*

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BEITLER

WESTMAC
Commercial Brokerage Company

BEITLER
COMMERCIAL REALTY SERVICES

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PROPERTY FEATURES

- » Building signage available
- » New state-of-the-art security system
- » Numerous restaurants within walking distance
- » Secured parking
- » EV charging stations
- » Efficient building with low load factor
- » On-site management team
- » Outdoor tenant atrium lounge
- » On-site storage available
- » Easy access to I-10 and I-405 Freeways



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1990 Westwood is a centerpoint on the west side, located between Santa Monica Boulevard and Olympic Boulevard. Minutes from the 405 and 10 freeways

1990 Westwood provides easy access to Santa Monica, Beverly Hills, Culver City & Century City

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LEASE RATE

Office/Medical: \$3.25-\$4.50 FSG

AVAILABILITY

Suite 210 ±1,179 SF
Office space (*potential medical*)

~~Suite 238~~ **LEASED** ~~±1,939 SF~~

Suite 260 ±1,822 SF
3 glass window offices, kitchen, storage room, bull pen, Spec Suite

~~Suite 300~~ **LEASED** ~~±3,546 SF~~
~~5 window offices, large corner executive office with restroom, large glass conference room, 1 interior office, storage/copy/IT room~~

Suite 305 - 310 ±2,570 SF
Planned Spec Suite

Suite 330 ±4,724 SF
Evolved Therapy Suite(s) for psychiatrist and psychologists

Suite 350 ±3,411 SF
Seven windowed offices, four interior offices, kitchen, reception



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PARKING

2.5/1,000 SF

Reserved: \$205

Unreserved: \$160

Tandem: \$270 (\$135 per car)

EV CHARGING STATIONS AVAILABLE ON-SITE

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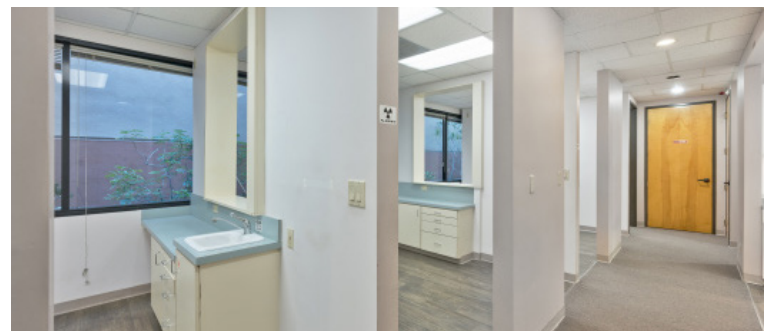
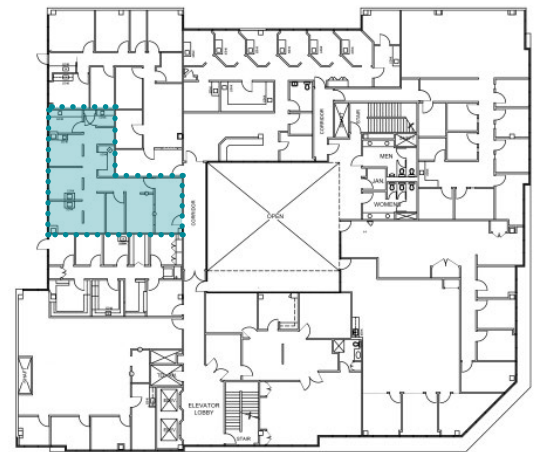
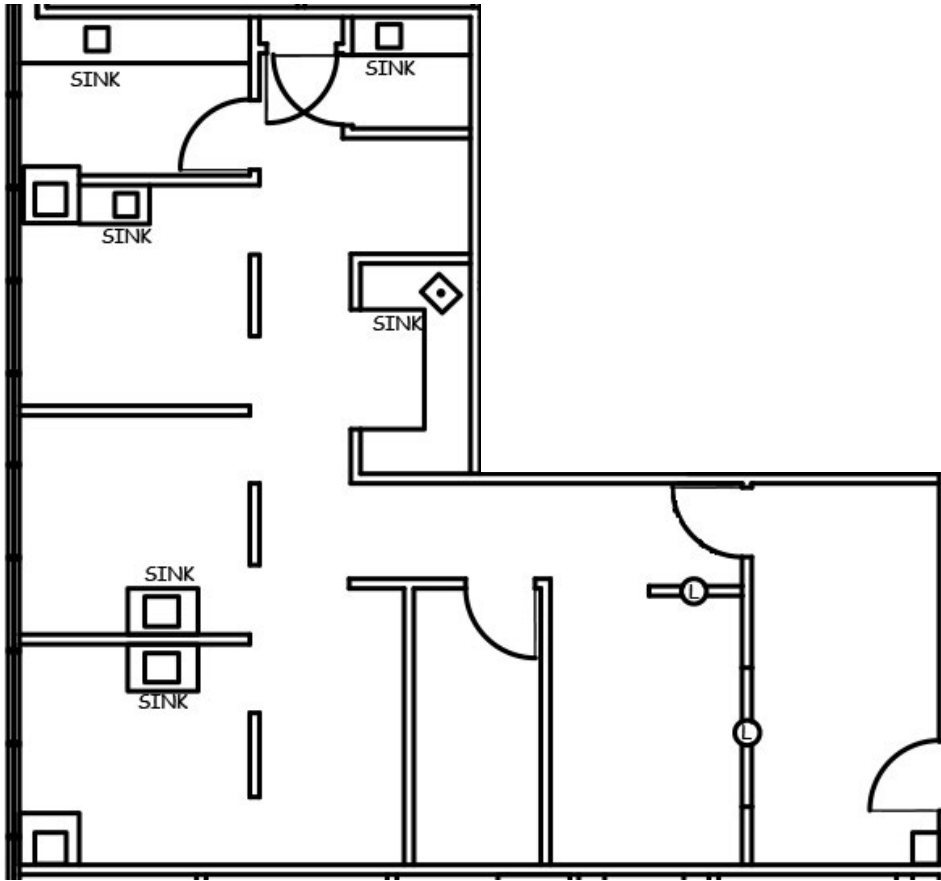
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SUITE 210

±1,179 SF

Office space (*potential medical*)



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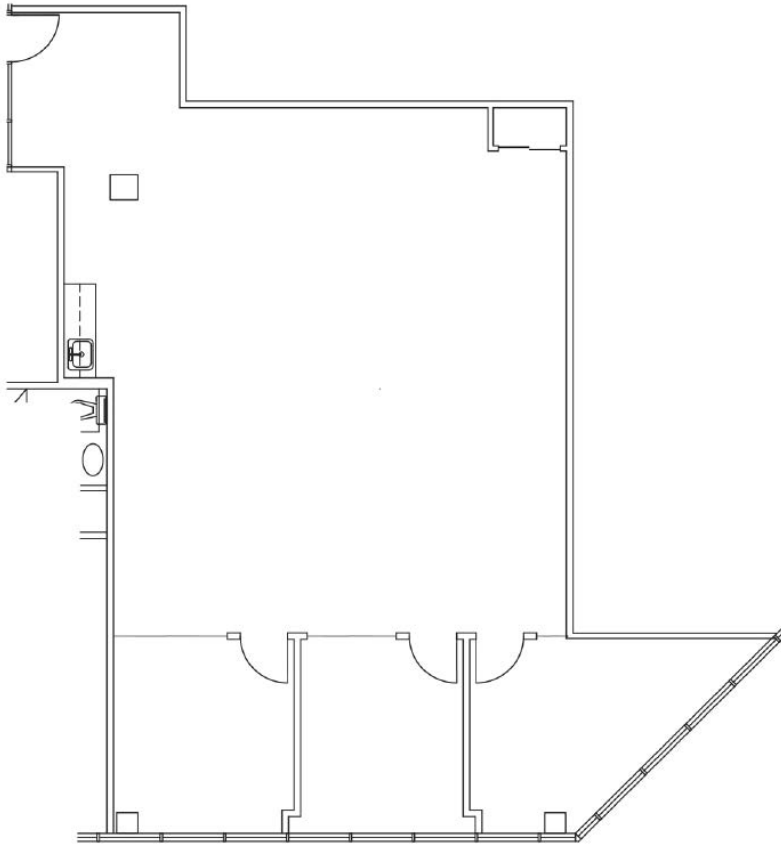
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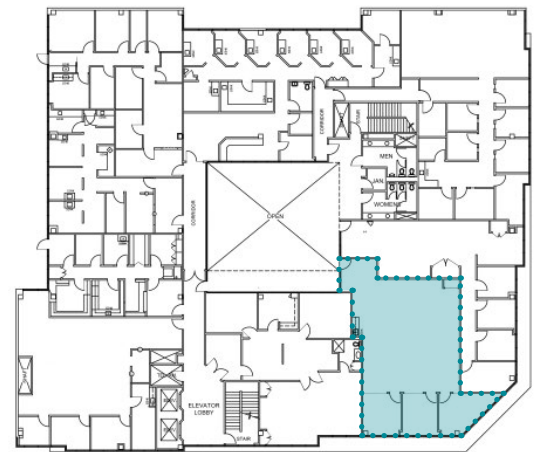
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SUITE 260

±1,822 SF

3 glass window offices, kitchen,
storage room, high end spec suite



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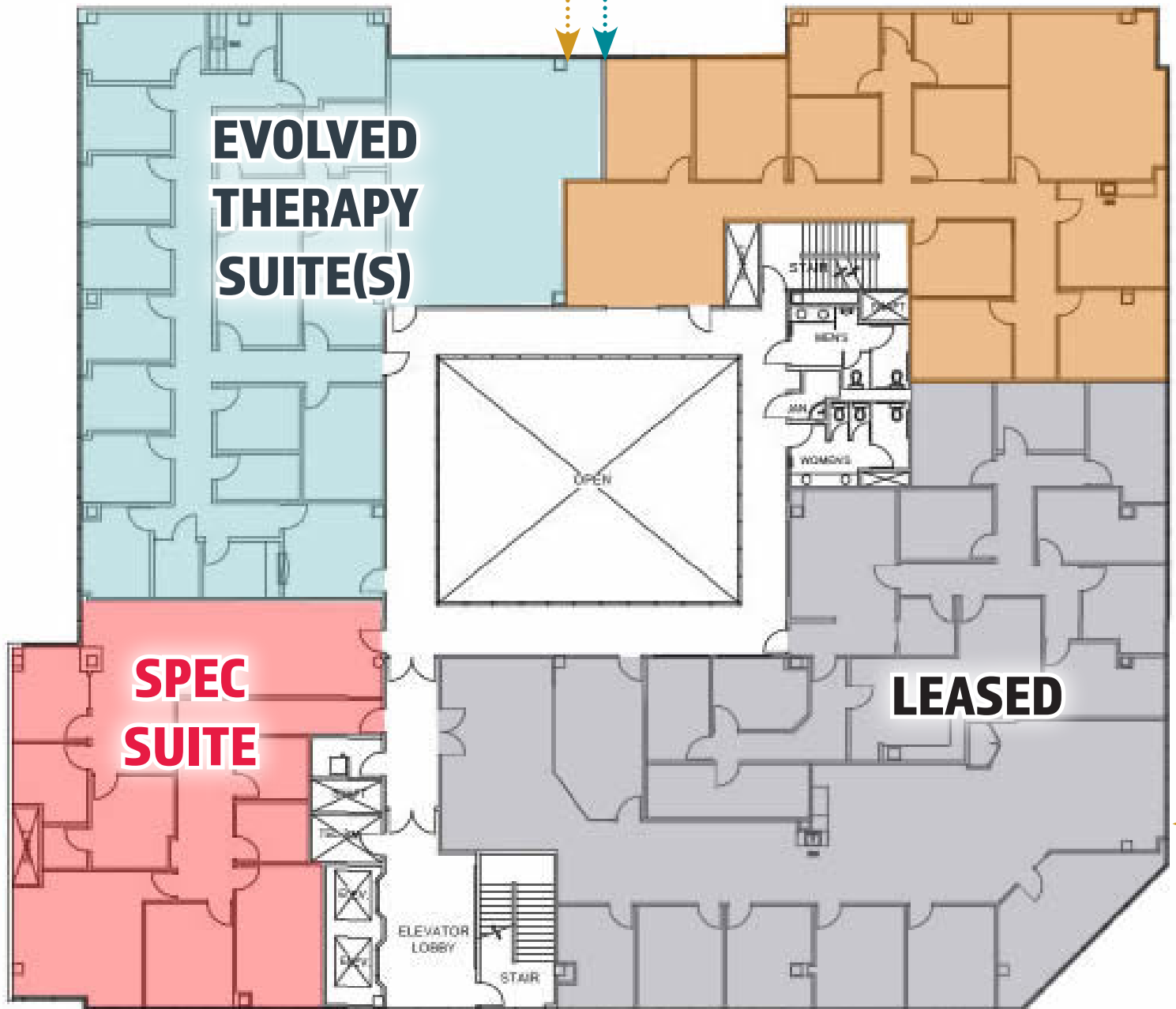
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3RD FLOOR

±4,724 SF

±4,311 SF



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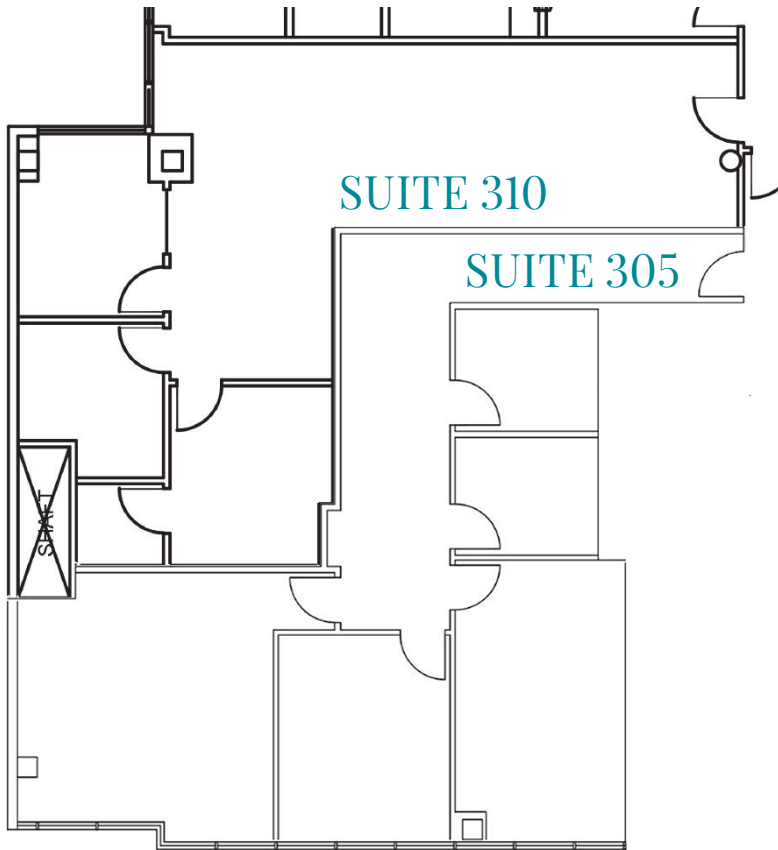
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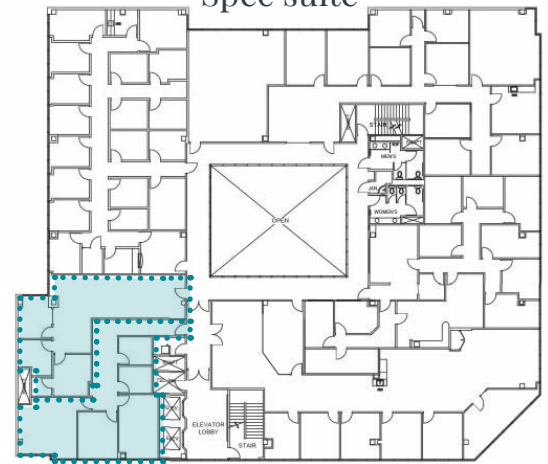
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SUITE 305 ±1,458 SF

SUITE 310 ±1,112 SF

↓
±2,570 SF
Contiguous
Spec suite



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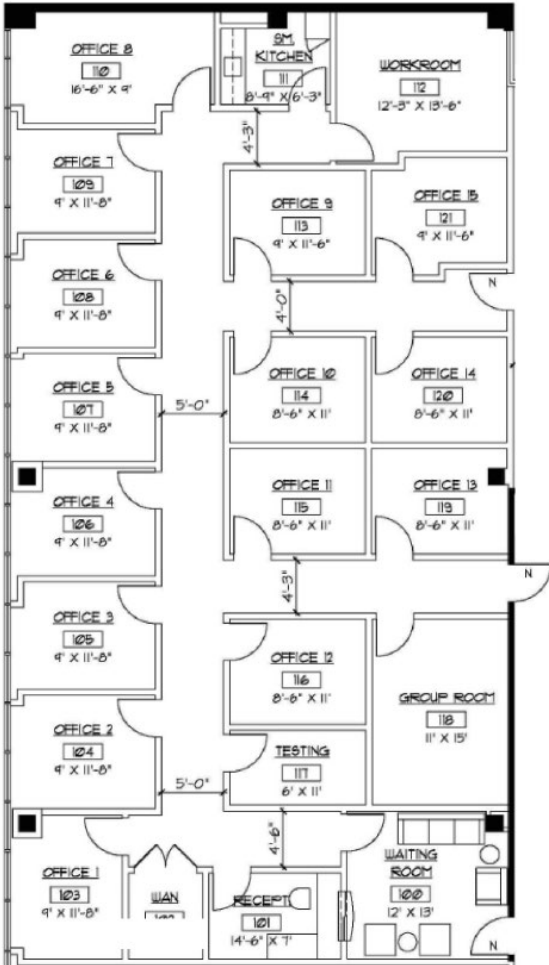
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SUITE 330 - EVOLVED THERAPY ±4,724 SF

Psychiatrist and Psychologist Suite which can be leased in its entirety or as individual offices



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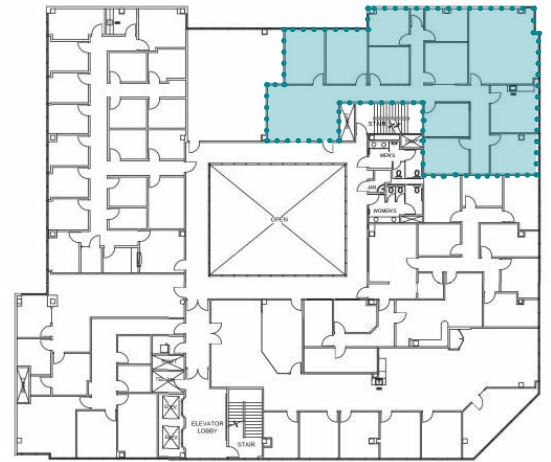
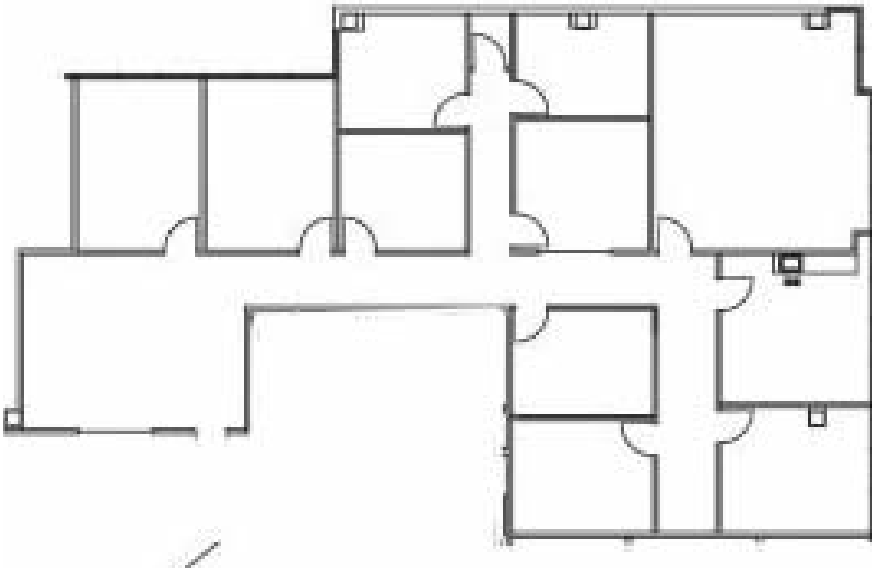
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SUITE 350

±3,411 SF

Seven [7] windowed Offices,
Four [4] interior offices, kitchen,
reception



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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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FOR MORE INFO CONTACT EXCLUSIVE AGENTS

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