

# 4013 Sawtelle Blvd

4013 Sawtelle Blvd, Los Angeles, CA 90066

Presented By:  
STS Real Estate Brokerage, Inc.



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## Property Details

Available now is a flexible commercial space, currently set up as a medical office, perfect for skin clinics, anesthetics, spas, and more, offering both a prime location and dedicated parking. Spanning two floors, the first level provides approximately 2,259 square feet. Upstairs, two individual office suites, each around 1,100 square feet, feature 5 to 6 rooms, connecting hallways, and waiting areas designed for smooth flow, ideal for patients or clientele. Beyond medical use, this versatile property can be easily adapted into professional attorney offices, CPA firms, consulting practices, or even boutique retail. Whether you seek a single office or a full suite, the property offers unmatched flexibility, professional appeal, and a prime setting. Reach out today to explore your future space!

**Price: \$42.00 /SF/YR**

- Prime location- easy access
- New bright building

View the full listing here: <https://www.loopnet.com/Listing/4013-Sawtelle-Blvd-Los-Angeles-CA/36817463/>

Rental Rate:	\$42.00 /SF/YR
Min. Divisible:	1,100 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	4,704 SF
:	
Year Built:	2021
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	80 (Very friendly)
Taxes:	\$0.30 USD/SF/MO
Operating Expenses:	\$0.20 USD/SF/MO
Rental Rate Mo:	\$3.50 /SF/MO

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## Listing spaces

### 1st Floor

Space Available:	2,259 SF
Rental Rate:	\$42.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Professional Services
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	1 - 5 Years

### 2nd Floor

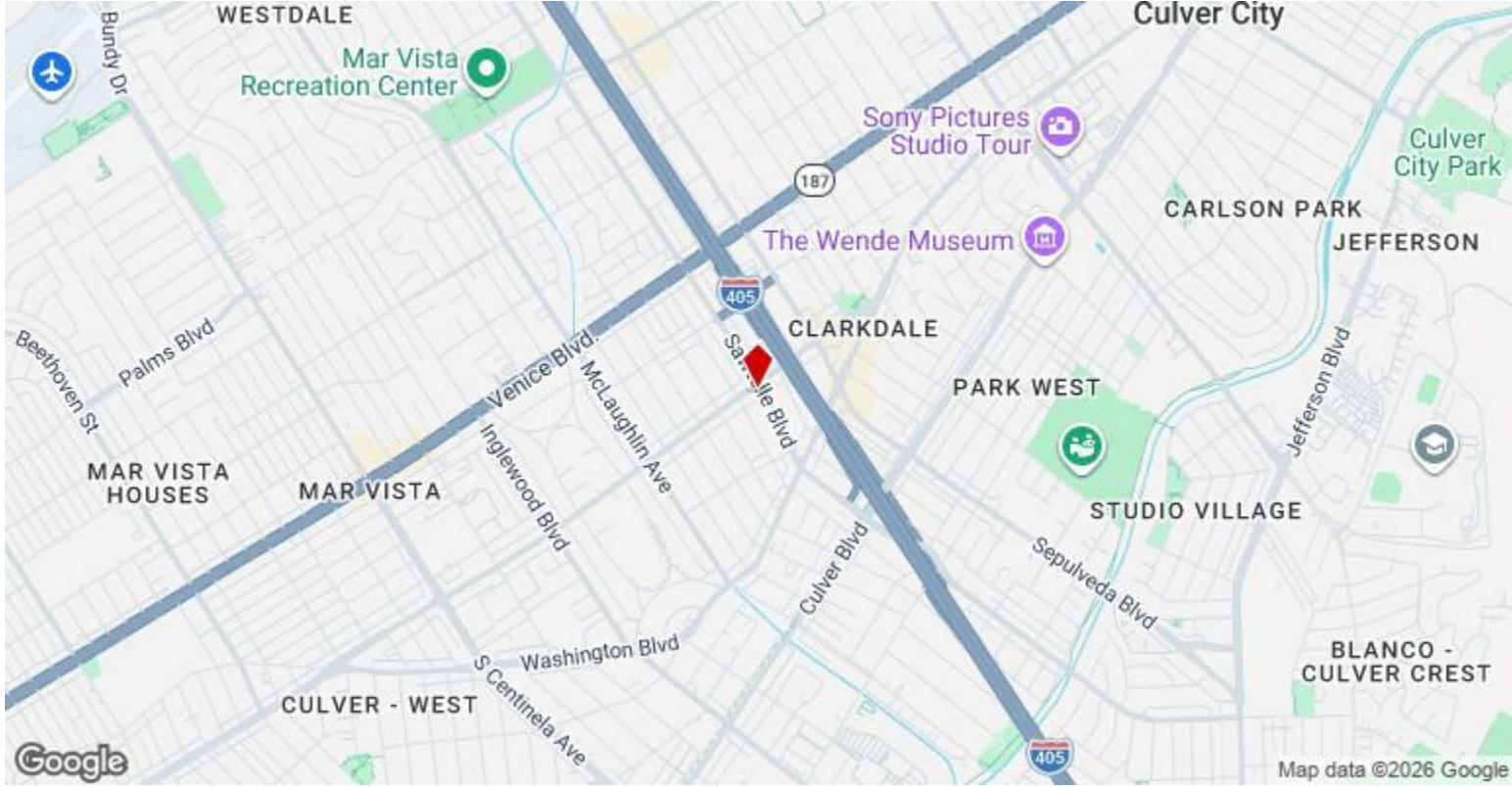
Space Available:	1,100 - 2,186 SF
Rental Rate:	\$42.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Professional Services
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	1 - 5 Years

This professional space offers two private offices that can be leased together or separately. Each office is approximately 1100 sq, making it an ideal option for individual practitioners or growing medical teams. The layout includes 5–6 exam rooms for each office, a welcoming waiting area, and a connecting hallway—designed with functionality and patient flow in mind.

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## Location



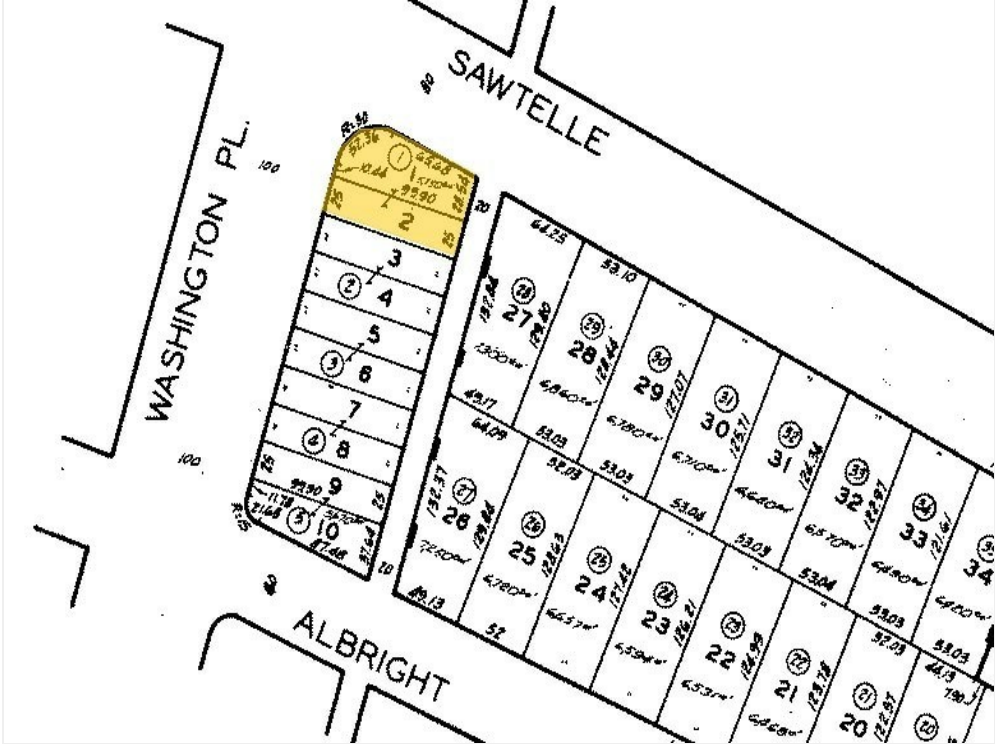
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## Property Photos



Primary Photo



Plat Map

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## Property Photos



Building Photo



Building Photo

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Building Photo



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## Property Photos



Building Photo



Interior Photo

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Interior Photo



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Interior Photo



Building Photo

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Plat Map



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Plat Map



Building Photo

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Building Photo



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## Property Photos



Interior Photo



Building Photo

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## Property Photos



Aerial



Interior Photo

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## Property Photos



Interior Photo



Interior Photo

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## Property Photos



Interior Photo



Interior Photo

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## Property Photos



Interior Photo



Building Photo

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