

# 2028 Stoner 2040 Stoner

Los Angeles, CA

**5,000 SF to 13,800 SF**  
Prime Westside Campus  
For Lease



**NEWMARK**

**JENNIFER FRISK**

Senior Managing Director

t 213-596-2261

[jennifer.frisk@nmrk.com](mailto:jennifer.frisk@nmrk.com)

CA RE Lic. #01880015

# Campus Info

## 2028 Stoner

**Building Size** 2028 Stoner Ave: ±5,000 RSF  
2040 Stoner Ave: ±8,800 RSF

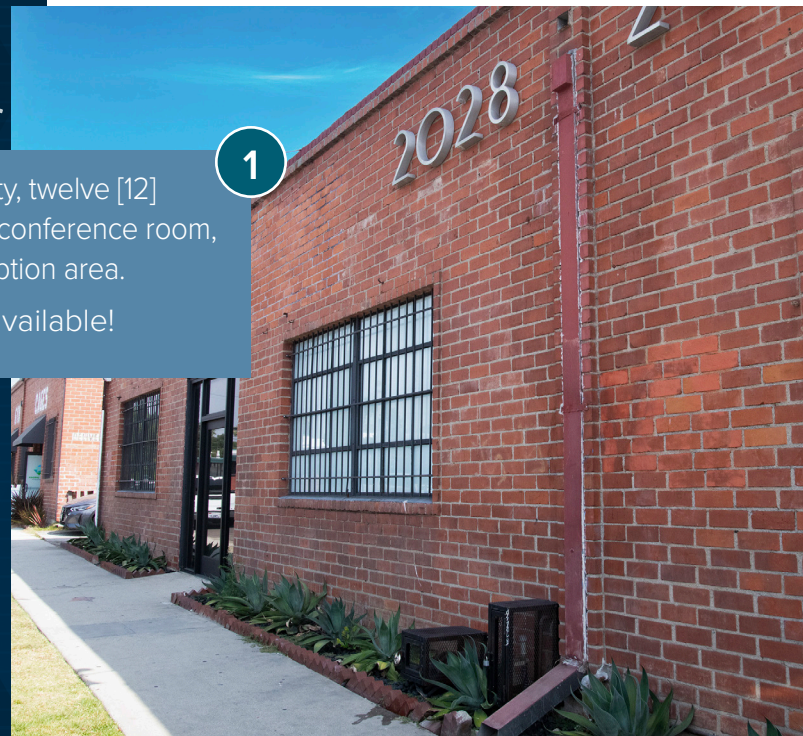
**Asking Rate** Withheld

**Term** Through February 2028

**Parking** Multiple Spaces Available

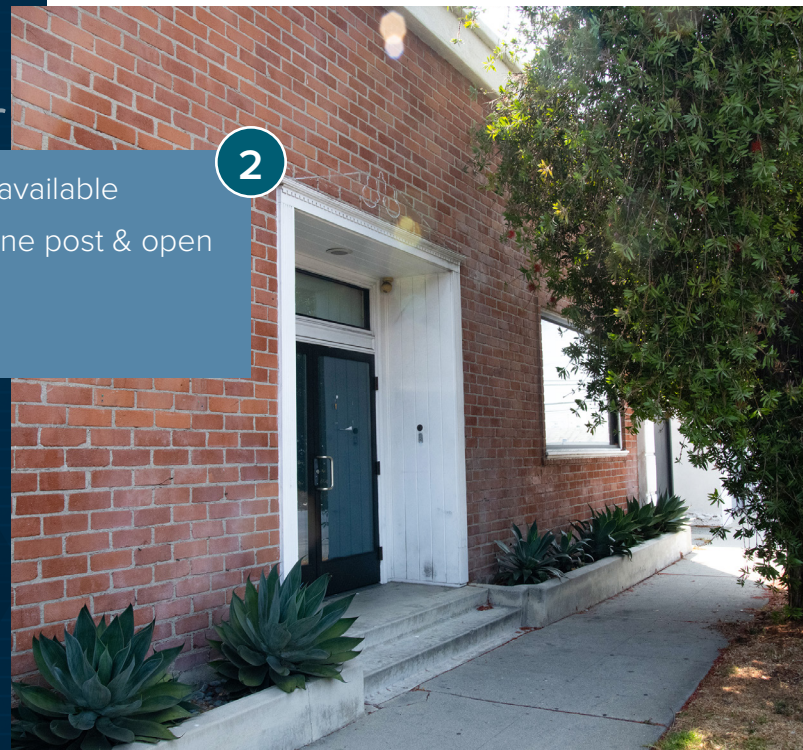
**Use** Retail or Creative Office

- New online/mix facility, twelve [12] edit bays, mix room, conference room, break area and reception area.
- 7 parking spaces available!



## 2040 Stoner

- 14 parking spaces available
- Private offices, offline post & open office space



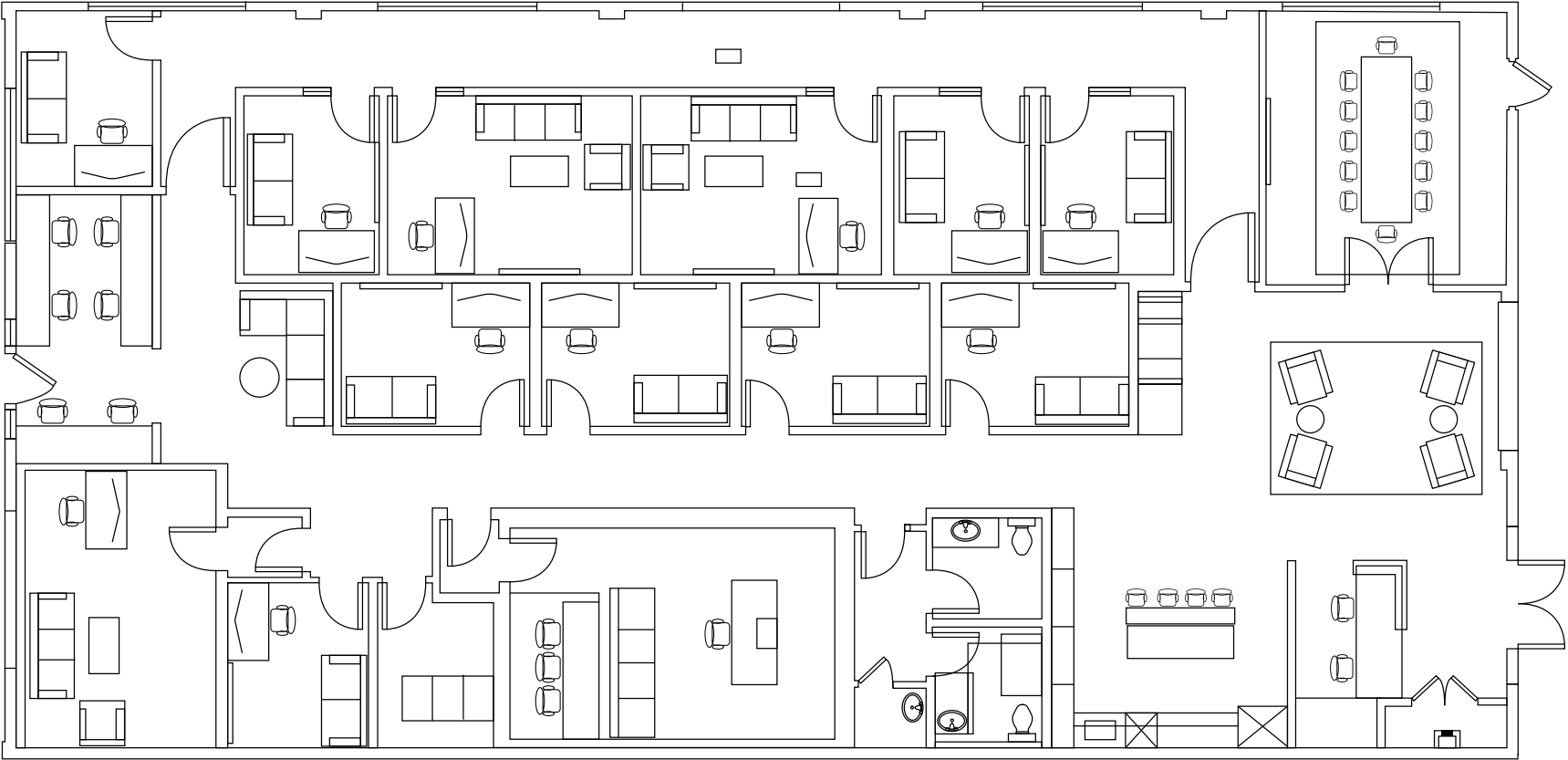
# Property Images

2028Stoner



# Floorplan

2028Stoner



STONER AVE

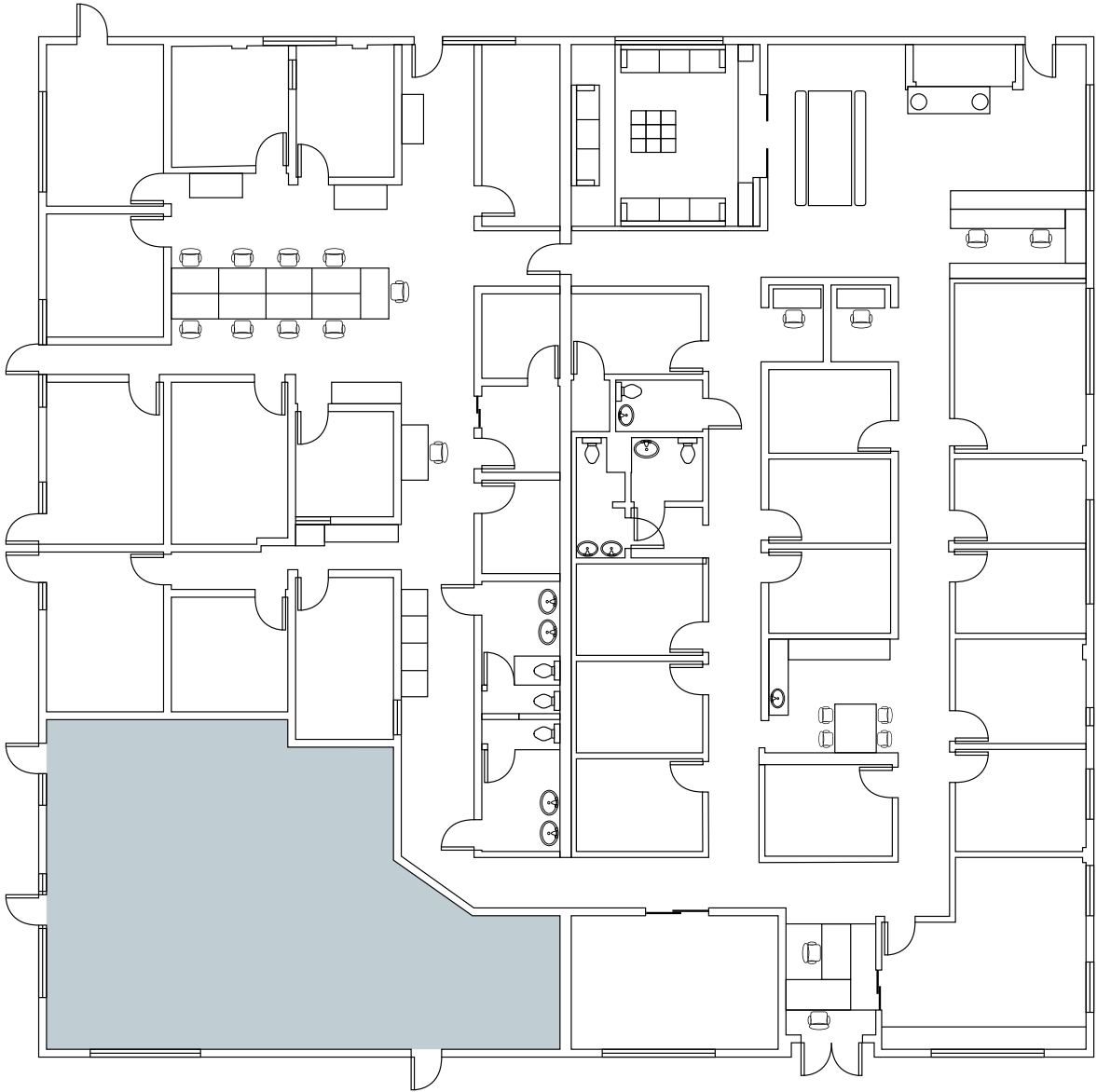
# Property Images

2040Stoner



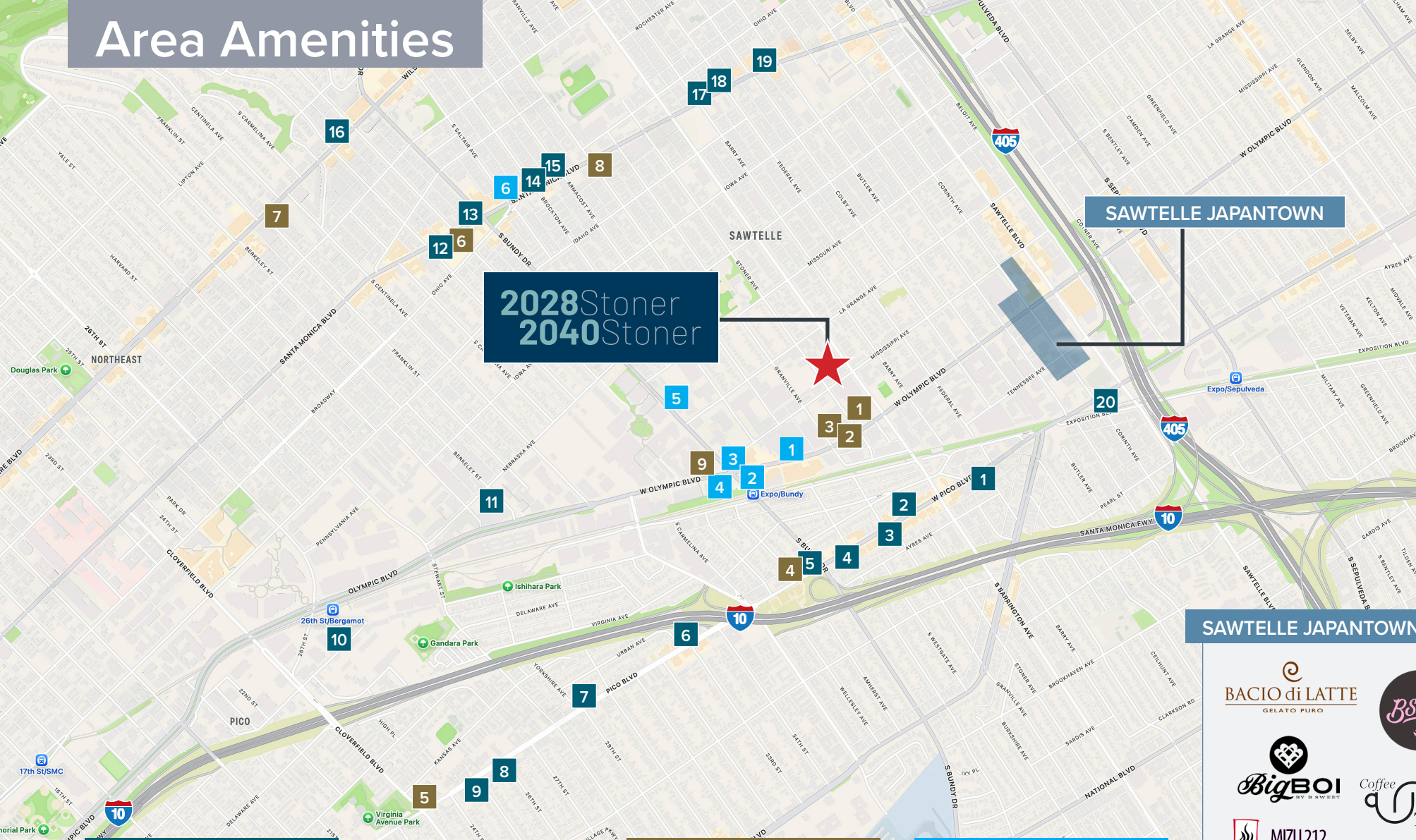
# Floorplan

2040Stoner



STONER AVE

# Area Amenities



2028 Stoner  
2040 Stoner

SAWTELLE JAPANTOWN

SAWTELLE JAPANTOWN

## RESTAURANTS & BARS

- |                          |                          |
|--------------------------|--------------------------|
| 1. Federal Coffee        | 11. Blueys Market & Cafe |
| 2. Don Antonio's         | 12. Mom's Bar            |
| 3. neat                  | 13. Ono Hawaiian BBQ     |
| 4. The Arsenal           | 14. Tokyo Fast Food      |
| 5. Taco Bell             | 15. Board House Coffee   |
| 6. The Upper West        | 16. Thunderbird Bar      |
| 7. Lares Mexican Cuisine | 17. Cafe 50's            |
| 8. Gilbert's Mexican     | 18. Good People Coffee   |
| 9. Lunetta All Day       | 19. Aki                  |
| 10. Birdie G's           | 20. Dusty Vinyl          |

## GROCERY & PHARMACY

1. Ralphs
2. Trader Joe's
3. Walgreens
4. Marukai Market
5. Whole Foods Market
6. Smart and Final
7. CVS (two locations)
8. Target
9. Gelson's

## SERVICES

1. Wells Fargo
2. Sinclair Gas
3. Chevron Gas
4. Icon Fit
5. LA Fitness
6. Chase Bank

BLACKMARKET

# 2028 Stoner 2040 Stoner

Los Angeles, CA

**5,000 SF to 13,800 SF**  
Prime Westside Campus  
For Lease



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**

Corporate License #01355491

[nmrk.com](http://nmrk.com)

**JENNIFER FRISK**

Senior Managing Director

t 213-596-2261

[jennifer.frisk@nmrk.com](mailto:jennifer.frisk@nmrk.com)

CA RE Lic. #01880015