

738 SF 2ND FLOOR OFFICE SPACE FOR LEASE

Heavy Traffic Corner With Fantastic Exposure

2207 Sepulveda Blvd, Los Angeles, CA 90064



Offering Memorandum



Sepulveda Blvd

Olympic Blvd

**2207 SEPULVEDA BLVD
LOS ANGELES, CA 90064**

Property Details

Office Unit Area: 738± SF

Total Building Area: 8,000± SF

Year Built: 1985

Parking: 15 Shared Surface Spaces

Zone: NI(EC)

Traffic Count: 52,298 Vehicles Per Day (2022)

Property Highlights

- Second floor office unit ideal for professional or creative applications
- High profile Westside strip center with corner exposure
- Heavy traffic location with access from 2 streets
- Fantastic signage and exposure
- Southwest corner of Olympic Blvd and Sepulveda Blvd
- Nice Views! Light and bright! Fully air conditioned
- Shared on-site parking included
- Situated 2 blocks east of the San Diego (405) Freeway

Lease Rental: \$2,214 Per Month (\$3.00 Per SF NNN)

NNN Charges = \$1.32 Per SF Per Month

Subject Space



Sepulveda Blvd

Olympic Blvd



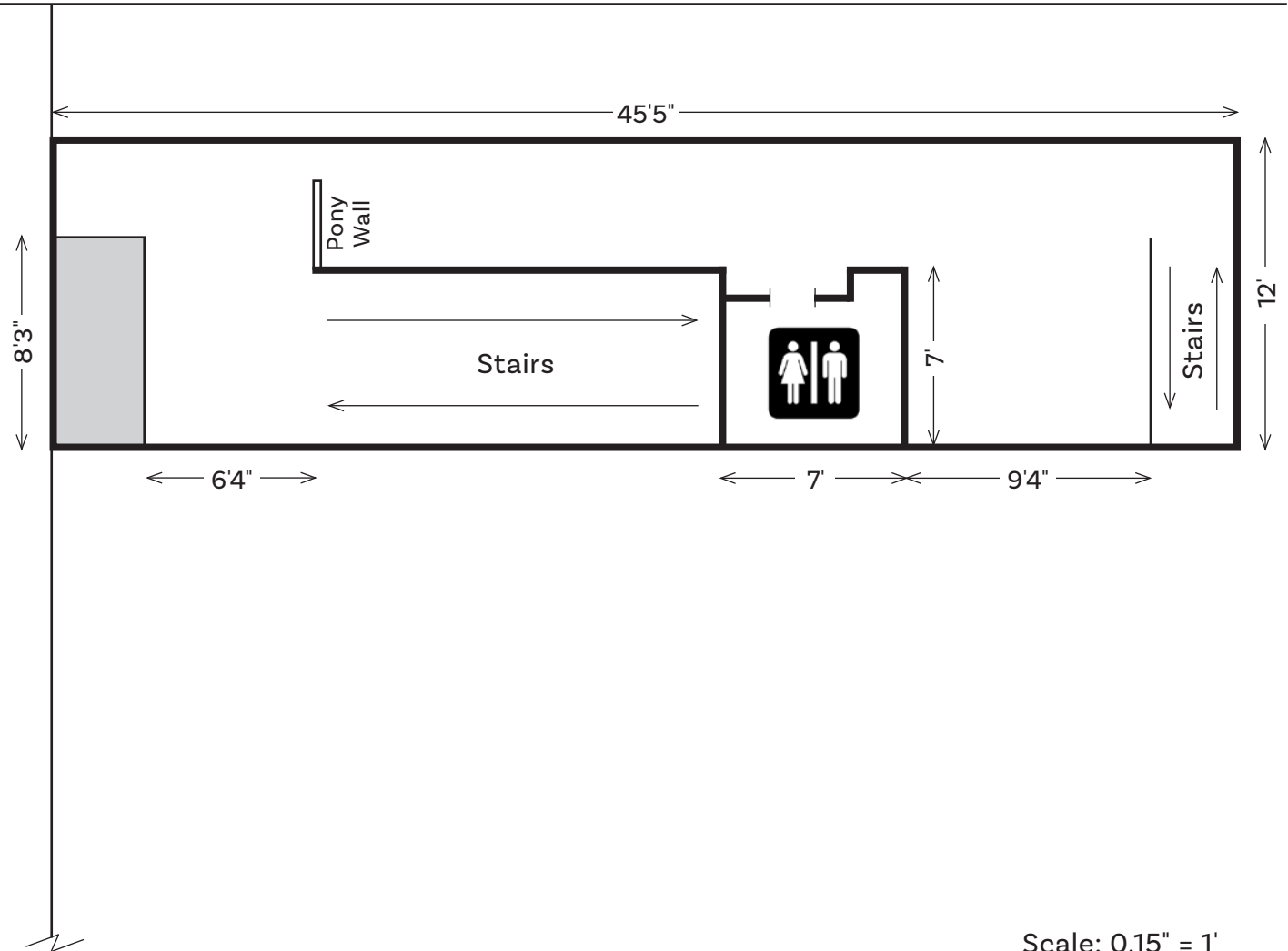
Site Plan



Sepulveda Blvd

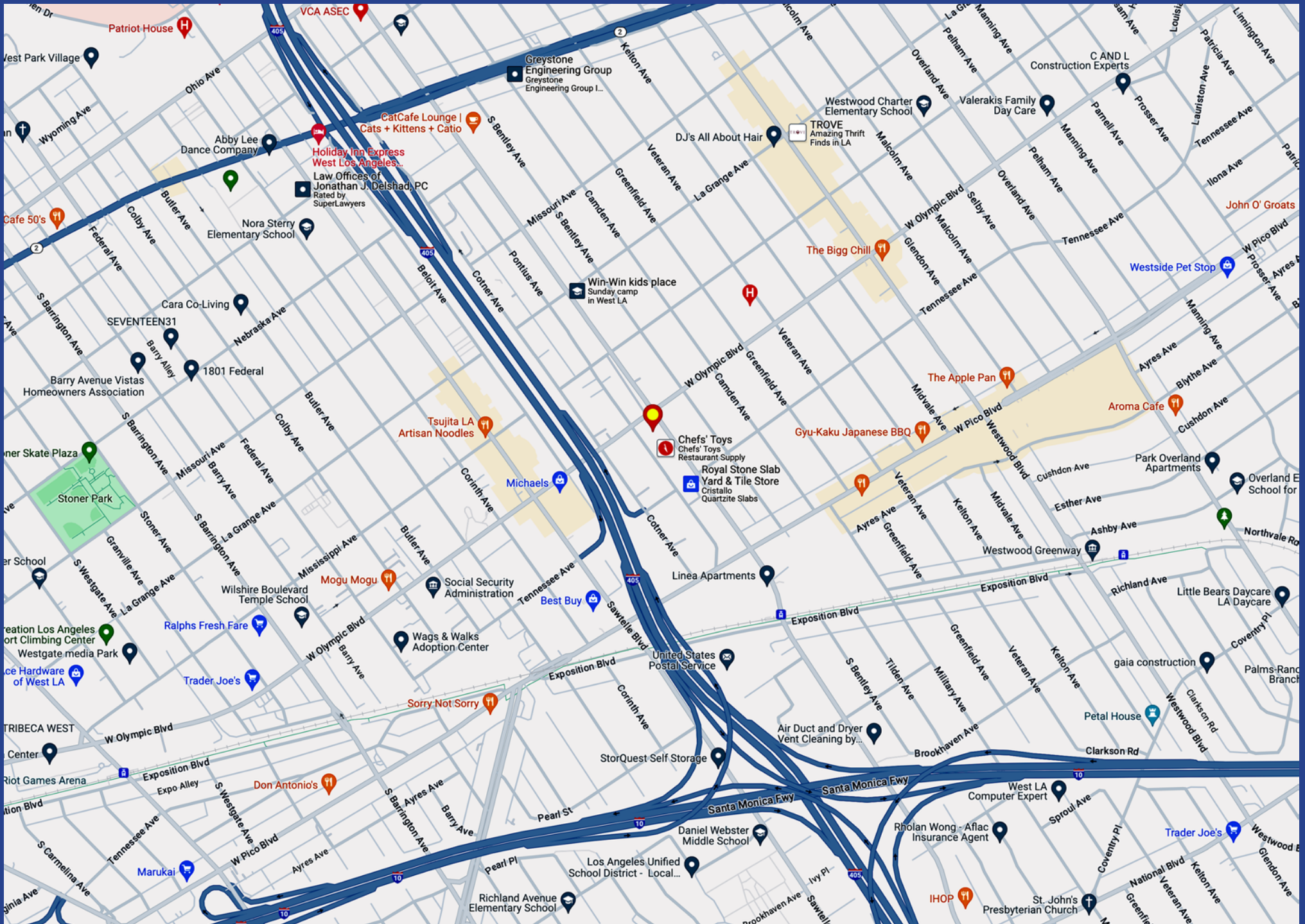
Olympic Blvd

Parking Lot



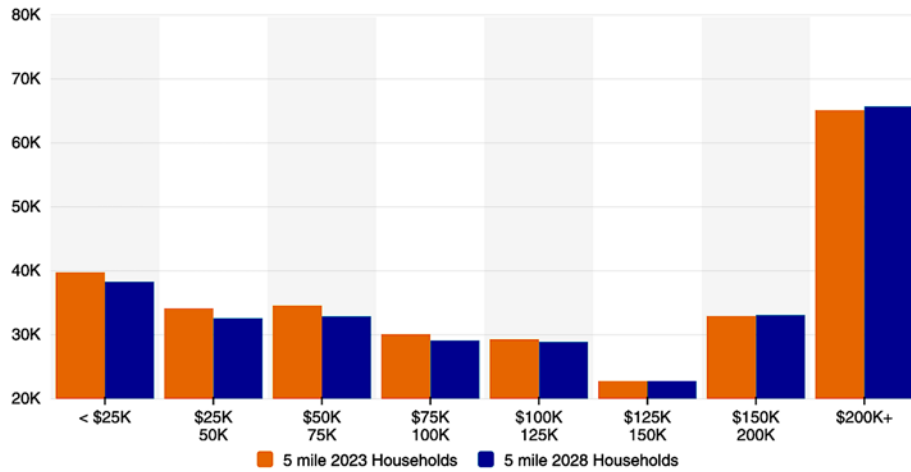
Scale: 0.15" = 1'

Area Map

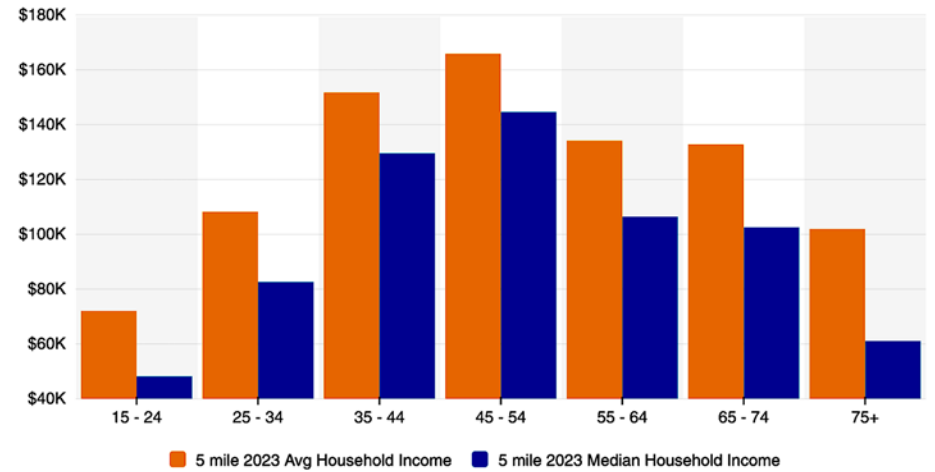


Area Demographics

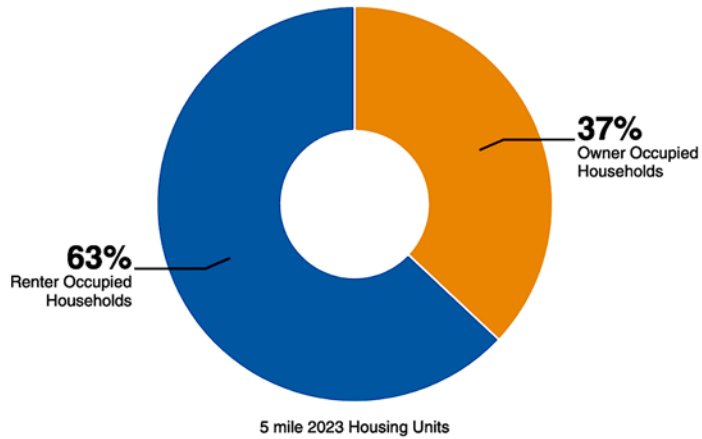
Household Income



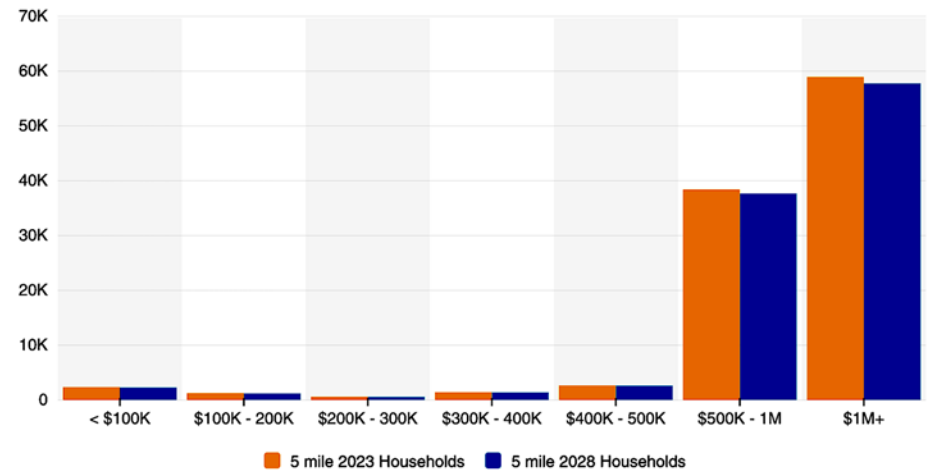
Household Income By Age



Housing Occupancy



Home Values



2207 Sepulveda Blvd
Los Angeles, CA 90064

738± SF 2nd Floor Office

Heavy Traffic, Signalized
Corner Location

Abundant Shared Parking



Exclusively Offered by



Cole D Gee

Sales Associate

213.222.1208 office

805.404.5883 mobile

cole@majorproperties.com

Lic. 02009034

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

majorproperties.com

