

# 2440 S SEPULVEDA BLVD

## LOS ANGELES, CA 90064



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# FEATURES

- 24 Hour on-site security/gated parking lot
- 10 Charging stations
- Outdoor picnic tables
- Metro station adjacent to the property
- Gated secure lot with ample parking spaces
- Direct loading from parking lot
- Ample power
- Concrete floors



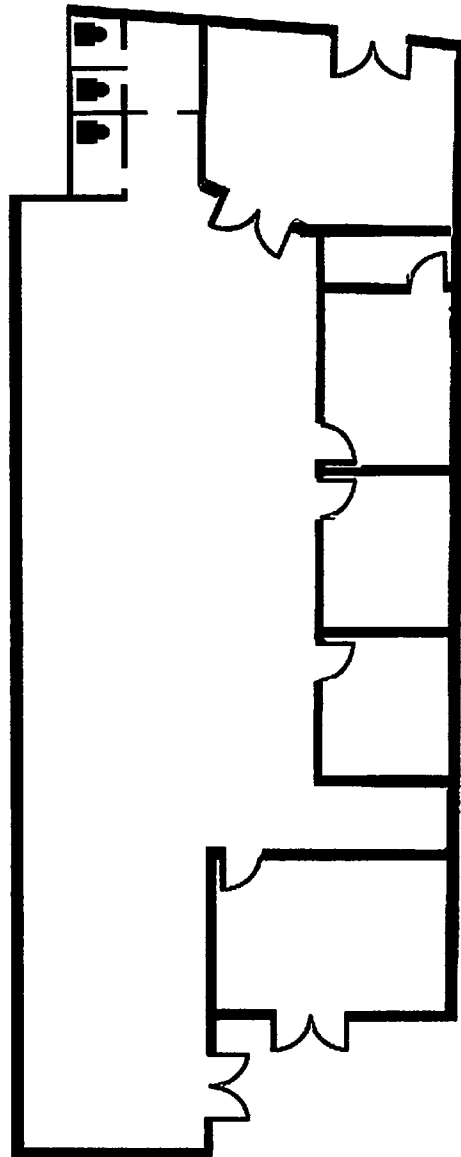
PREMISES	RENT	TERM	OCCUPANCY	PARKING
Suite 119 ± 4,582 SF Suite 125 ± 7,546 SF Contiguous to ± 12,128 SF	\$1.95/SF, NNN (\$0.63 Nets)	5 - 10 Years	Immediate	3.4 Spaces/1,000 SF \$85 - \$170/Space



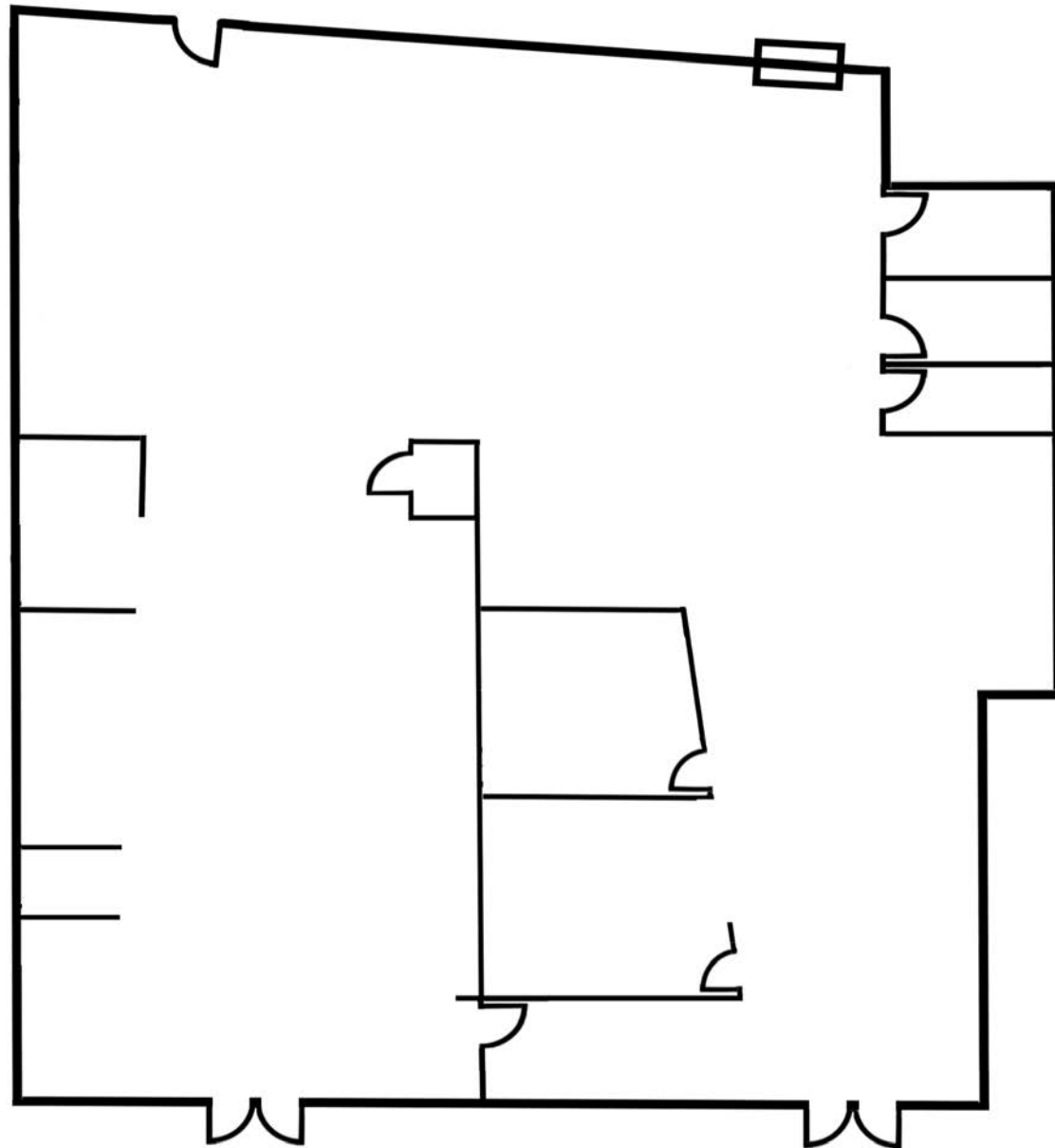




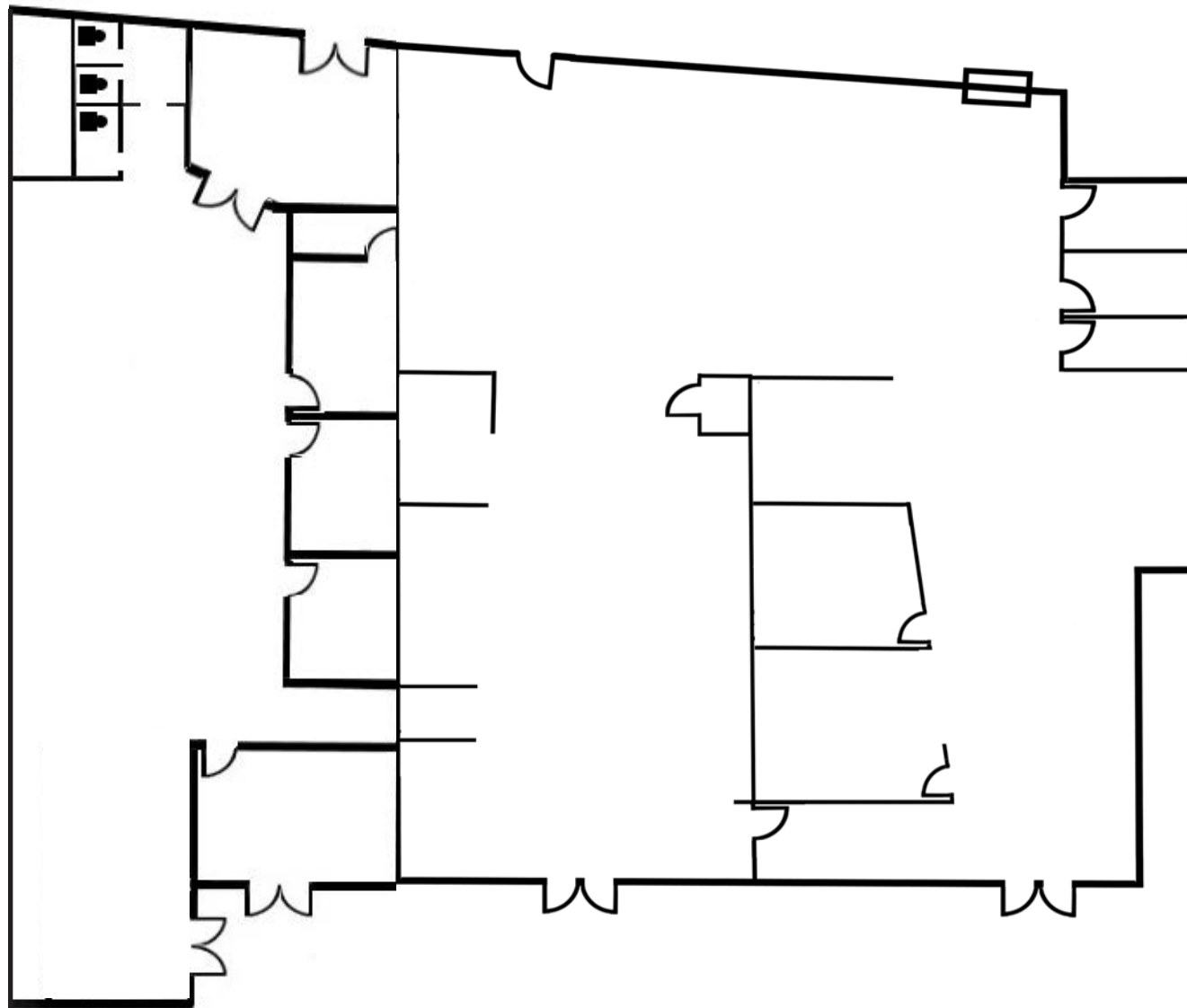




\*Not to Scale



\*Not to Scale



\*Not to Scale



# ZONING

2440 Sepulveda is located within the new Expo Transit Corridor Plan. Its zoning designation is HR (EC) Hybrid Industrial: Residential Emphasis Zone which provides for allowable uses:



## Use Classification

**HR(EC)**  
Hybrid Industrial:  
Residential  
Emphasis Zone

### Non-Residential Uses

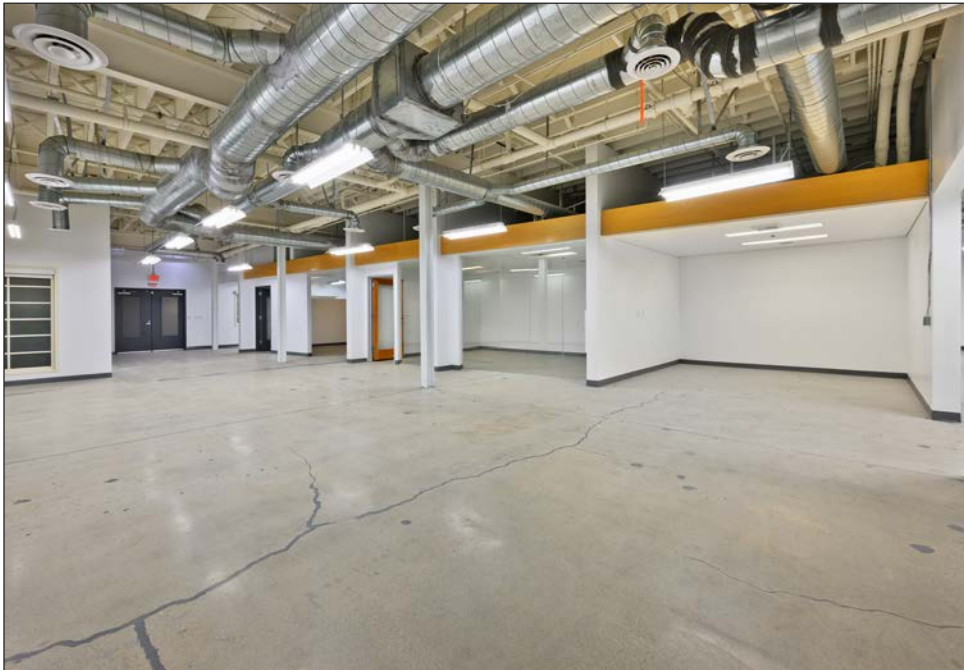
Animal Services and Care / Veterinary Clinic	—
Animal Hospital / Kennel	—
Assembly, Entertainment, or Cultural Facility	Allowed
Automobile-Related Use	-/Limited <sup>2</sup>
Child Care Facility	Limited <sup>3</sup>
Commercial Hotel	Allowed/Conditional <sup>4</sup>
Drive-Through Establishment	—
Hospital	Allowed
Light Manufacturing and Assembly	—
Noxious Use	—
Nursing and Residential Care Facility	Allowed
Office	Allowed
On-Site Alcohol Sales	Conditional
Parking	Limited <sup>5</sup>
Personal Services	Limited
Publishing, Motion Picture, Broadcasting	Allowed
Recreation Facilities or Gym	Allowed
Repair and Maintenance Facility	—
Research and Development	Allowed
Retail	Limited <sup>6</sup>
Schools, Elementary and High	Conditional
Server Farms	—
Sit-Down Restaurant	Limited
Supportive Services	Allowed
Trucking and Transportation Facility	—
Utility Facility	—
Vocational School	Allowed
Warehouse / Storage Building	—
Waste Management or Remediation Services	—
Wholesale Sales	—















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# AREA AMENITIES





# NOTABLE TENANTS IN THE AREA





# CONTACTS

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