

2440 S SEPULVEDA BLVD

LOS ANGELES, CA 90064



A DIVISION OF



FOR LEASE



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

Suite 115* ± 7,915 SF
Suite 125* ± 7,546 SF

RENT

\$2.25/SF, NNN
(\$0.63 Nets)

TERM

3 - 5+ Years

OCCUPANCY

Immediate

PARKING

3.4 Spaces/1,000 SF
\$85 - \$170/Space

* Contiguous to ± 15,461 SF

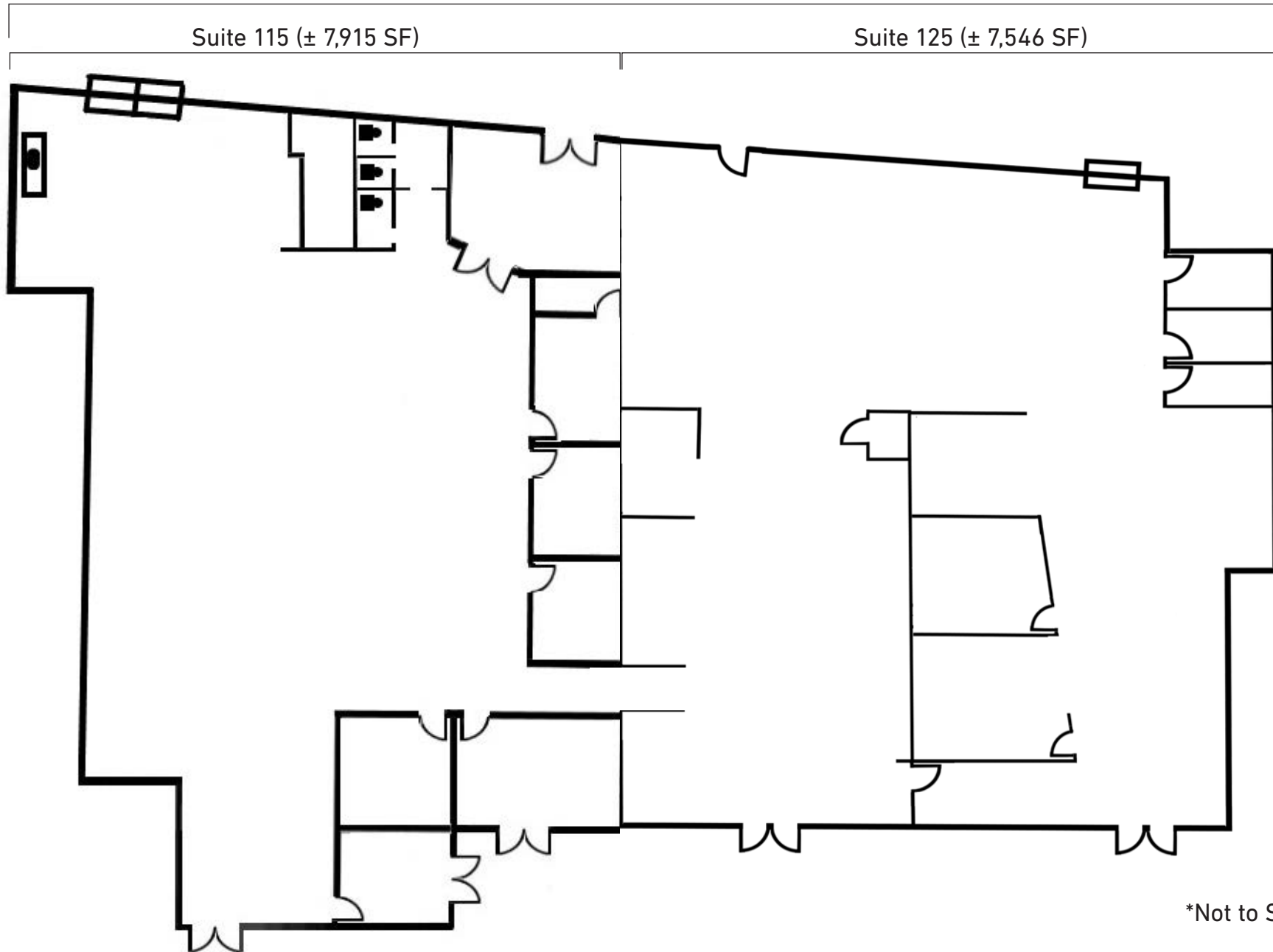




Suite 115 & 125 (± 15,461 SF)

Suite 115 (± 7,915 SF)

Suite 125 (± 7,546 SF)



*Not to Scale

ZONING

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



Use Classification		HJ(EC) Hybrid Industrial: Jobs Emphasis Zone
Non-Residential Uses		
Animal Services and Care / Veterinary Clinic		Allowed
Animal Hospital / Kennel		—
Assembly, Entertainment, or Cultural Facility		Limited (20%)
Automobile-Related Use		-/Limited ²
Child Care Facility		Limited ³
Commercial Hotel		Allowed/Conditional ⁴
Drive-Through Establishment		—
Hospital		Allowed
Light Manufacturing and Assembly		Allowed
Noxious Use		—
Nursing and Residential Care Facility		—
Office		Allowed
On-Site Alcohol Sales		Conditional & Limited (20%)
Parking		Limited ⁵
Personal Services		Limited (20%)
Publishing, Motion Picture, Broadcasting		Allowed
Recreation Facilities or Gym		Limited (10%)
Repair and Maintenance Facility		—
Research and Development		Allowed
Retail		Limited ⁶ (20%)
Schools, Elementary and High		Conditional
Server Farms		Limited (10%)
Sit-Down Restaurant		Limited (20%)
Supportive Services		Allowed
Trucking and Transportation Facility		—
Utility Facility		—
Vocational School		Allowed
Warehouse / Storage Building		Limited (20%)
Waste Management or Remediation Services		—
Wholesale Sales		Limited (20%)

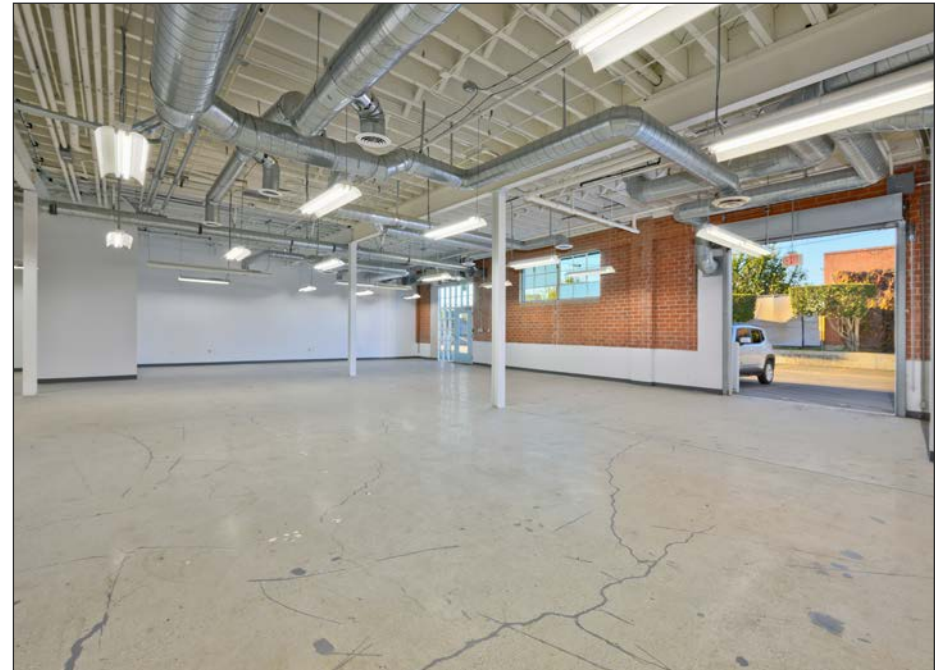
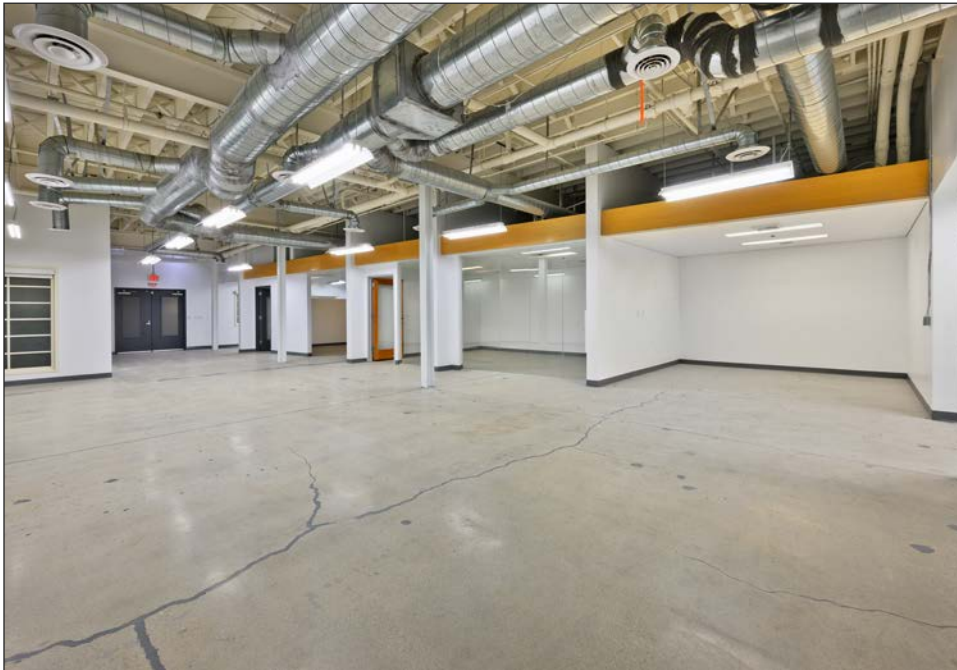
SUITE 115 (± 7,915 SF)- INTERIOR PHOTOS



SUITE 115 (± 7,915 SF)- INTERIOR PHOTOS



SUITE 125 (± 7,546 SF)- INTERIOR PHOTOS



SUITE 125 (± 7,546 SF)- INTERIOR PHOTOS



AREA AMENITIES



NOTABLE TENANTS IN THE AREA



CONTACTS

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