



10951 W. PICO BLVD

LOS ANGELES, CA 90064

Suite 120 + 204 + 205
Medical/Office
For Lease

PREMISES

Suite 120 ± 4,566 RSF

Suite 204 ± 2,100 RSF

Suite 205 ± 1,620 RSF

OCCUPANCY

Suite 120: Available Now

Suite 204: Available Now

Suite 205: Available July 1st, 2026

PARKING

Suite 120: 11 Spaces - \$150/Space

Suite 204: 6 Spaces - \$150/Space

Suite 205: 5 Spaces - \$150/Space

FEATURES

- Drywall and Acoustical Ceiling for Better Acoustics, Sustainability, and Temperature Control
- Private Patios
- Operable Windows (in some suites)
- Easy access to Santa Monica 10 Freeway and Pacific Coast Highway
- ½ Mile (8 Minute Walk) from Sepulveda Expo Stations
- Walking Distance to Many Popular Restaurants
- Walking Distance to UCLA's Research Park

RENT

\$2.75/SF, FSG

TERM

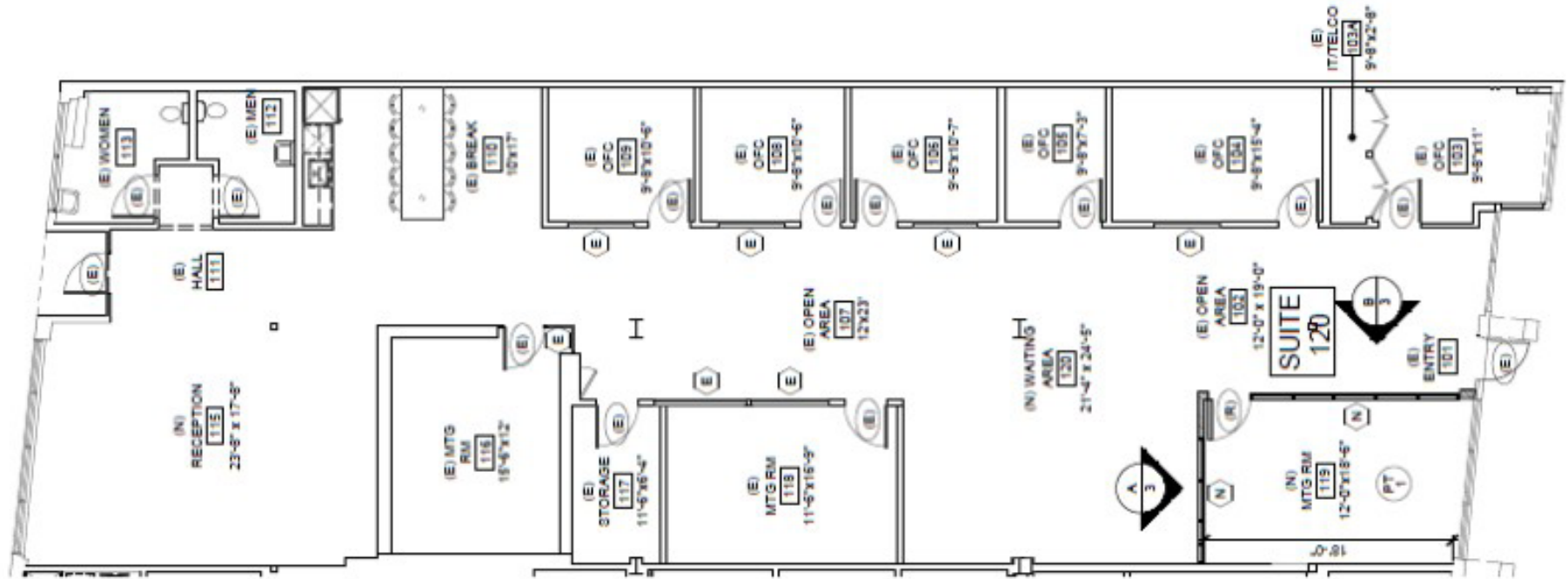
3 - 5 Years

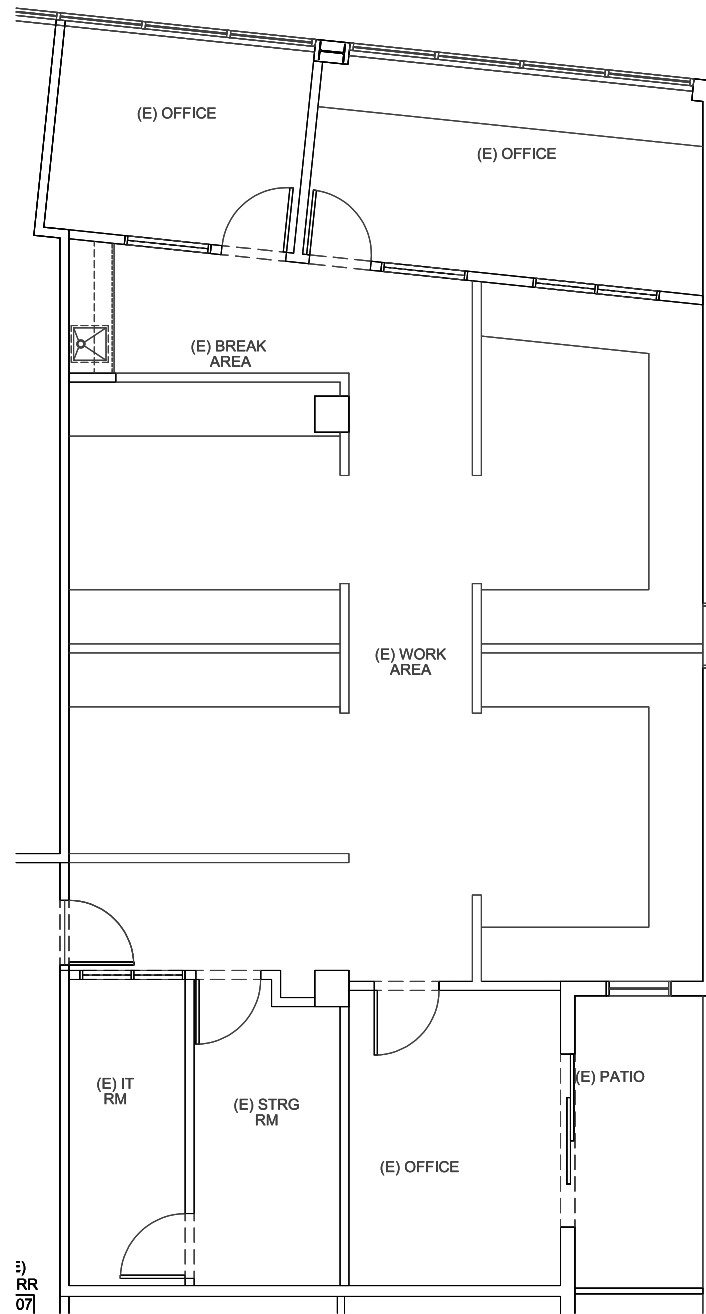




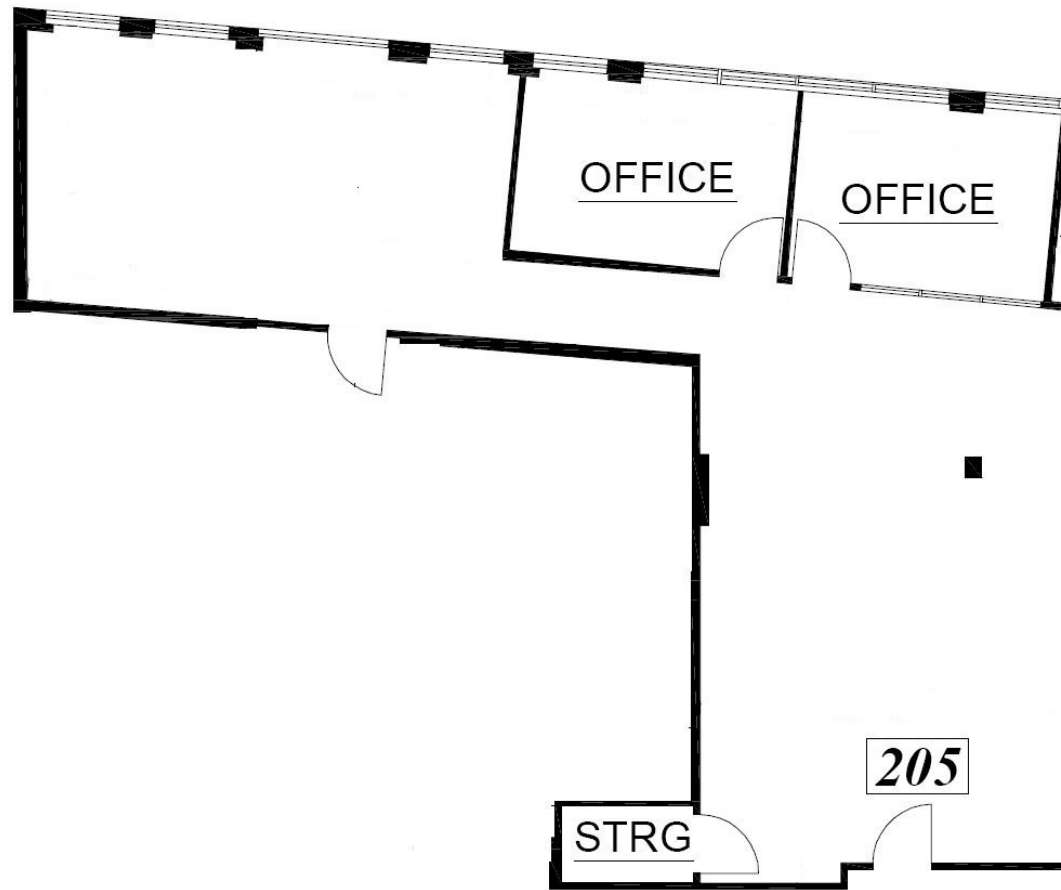








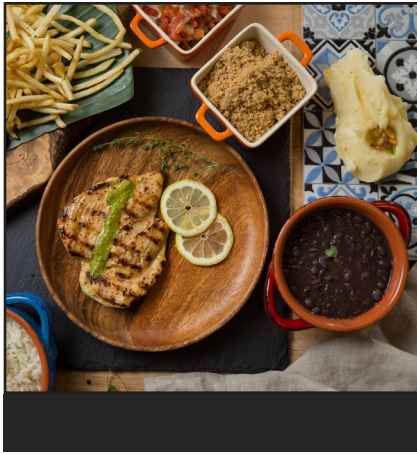
3)
RR
07





**UCLA
RESEARCH
PARK**

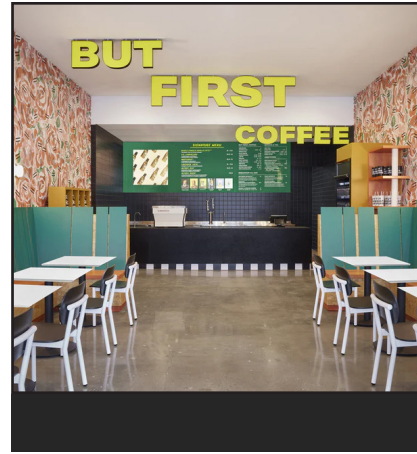
**10951
W. PICO BLVD**



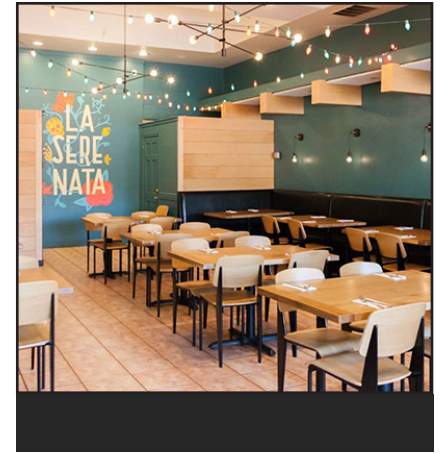
Bossa Nova is a lively, neighborhood favorite serving classic Brazilian dishes and comfort food in a relaxed, energetic setting.



Bakery LA is a local bakery known for freshly baked breads, pastries, and European-inspired sweets made daily.



Alfred Coffee is a stylish café known for craft coffee, house-made beverages, and a relaxed yet polished atmosphere.



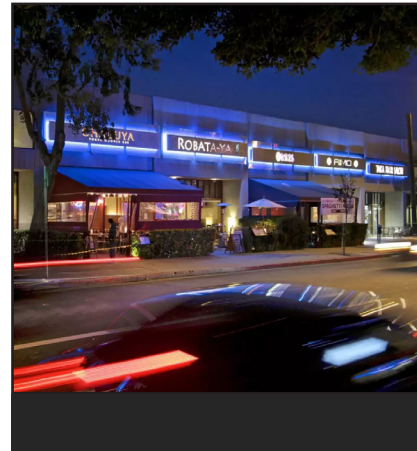
La Serenata Cantina is a charming neighborhood spot offering elevated Mexican cuisine, handcrafted cocktails, and a warm, inviting ambiance.



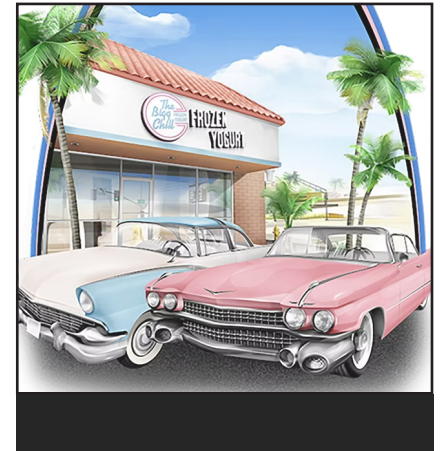
Trader Joe's is a go-to specialty grocer offering curated everyday essentials, unique finds, and exceptional value.



Motoring Coffee is a design-forward café blending specialty coffee with a laid-back, automotive-inspired aesthetic.



Sawtelle Japantown is a lively cultural district known for its diverse food scene, eclectic shops, and a vibrant blend of traditions and modern urban culture.



The Big Chill frozen yogurt is a beloved dessert destination serving classic frozen yogurt and nostalgic treats in a casual, family-friendly atmosphere.



George Wilson

PRINCIPAL
gwilson@leewestla.com
310.899.2738
DRE: 02090678

David Wilson

PRINCIPAL
dwilson@leewestla.com
310.899.2707
DRE: 00822760

James Wilson

PRINCIPAL
jwilson@leewestla.com
310.899.2708
DRE: 00883324

Lindsay Shuford

ASSOCIATE
lshuford@leewestla.com
310.899.2710
DRE: 02231518