

# 2440 S SEPULVEDA BLVD

LOS ANGELES, CA 90064



A DIVISION OF  
**LEE & ASSOCIATES**

**FOR LEASE**

# A 1950s Industrial Campus, *Reimagined*

## 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

## RENT

All Suites: \$2.35/SF, NNN (\$0.59 Nets)

*\*Suite 180: \$1.95/SF, NNN (\$0.63 Nets)*

## OCCUPANCY

Immediate

## TERM

5 - 10 Years

## PARKING

3.4 Spaces / 1,000 SF

\$85 - \$170/Space

## PREMISES

### 1st Floor

Suite 100 - 11,913 RSF

CONTIGUOUS

Suite 110 - 4,230 RSF

Suite 140 - 2,547 RSF

Suite 135 - 5,107 RSF

CONTIGUOUS

Suite 130 - 3,876 RSF

Suite 145 - 987 RSF

Suite 180 - 15,766 RSF\*

Suite 181 - 3,156 RSF

Suite 185 - 3,495 RSF

### 2nd Floor

CONTIGUOUS

Suite 220 - 4,282 RSF

Suite 275 - 8,824 RSF

CONTIGUOUS

Suite 225 - 4,644 RSF

Suite 235 - 5,393 RSF



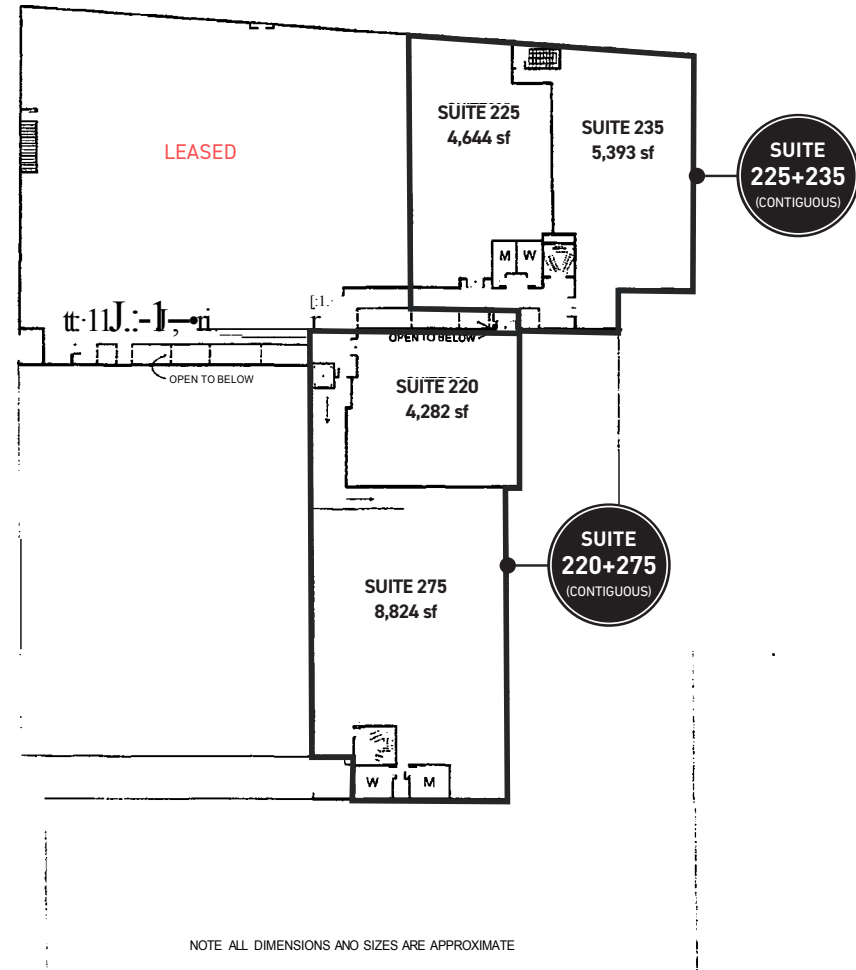
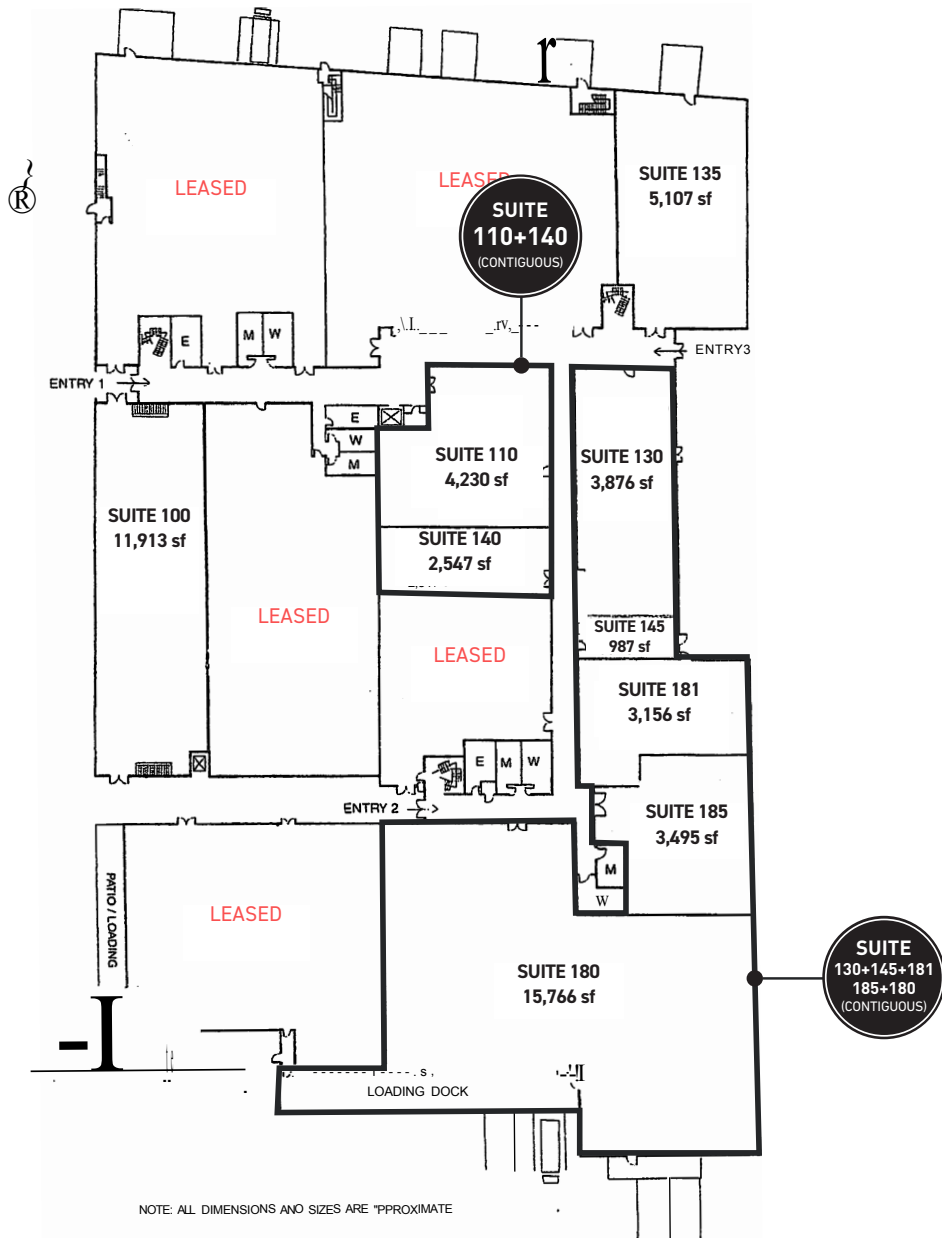
[CLICK FOR PROPERTY WEBSITE](#)



**FOR LEASE**

# FIRST FLOOR

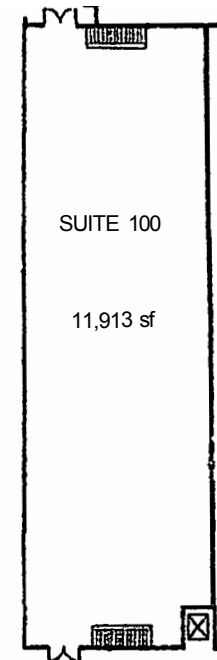
# SECOND FLOOR





1ST FLOOR

## SUITE 100 - 11,913 RSF



- Office Space
- Soaring high ceilings with operable windows
- Open floor plan
- 10 ground-floor private offices
- 5 mezzanine private offices
- 2 conference rooms
- Basement storage

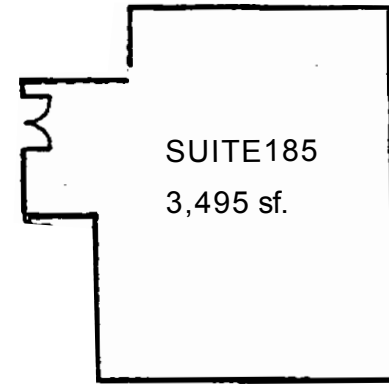
[CLICK FOR FULL SUITE BROCHURE](#)

[CLICK FOR MORE SUITE PHOTOS](#)



1ST FLOOR

## SUITE 185 - 3,495 RSF



- Office Space
- 4 private offices, conference room, and private restroom
- High ceilings, exposed brick, and large windows
- Flexible layout for additional collaboration zones

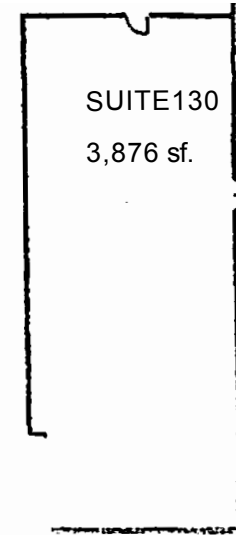


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1ST FLOOR



## SUITE 130 - 3,876 RSF

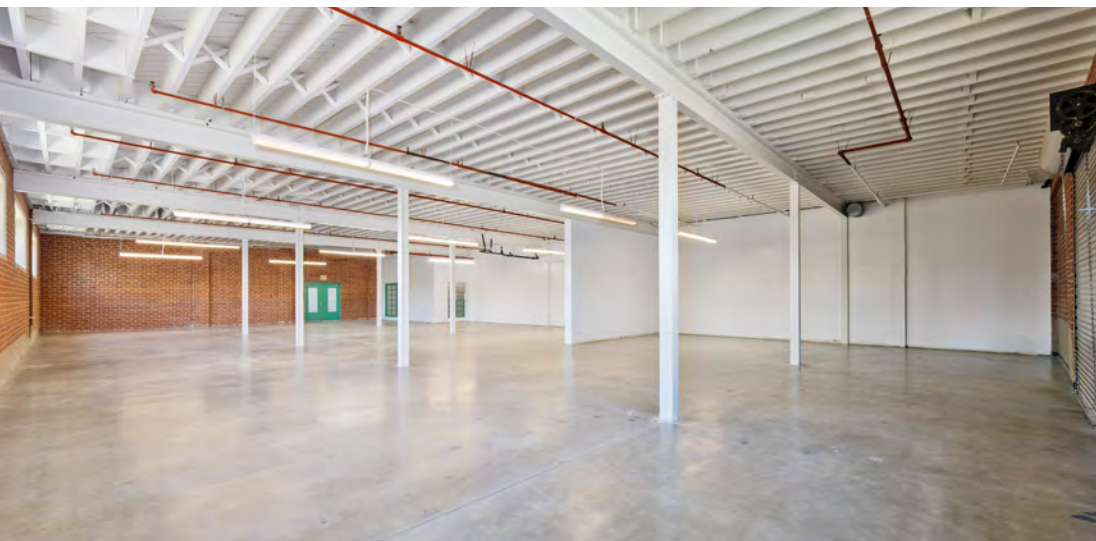


- Retail / Flex Space
- Private entrance with two loading doors and direct parking lot access
- Option to reserve 6 parking spaces for controlled loading operations
- Ideal for showroom, bullpen, private offices, or flex retail

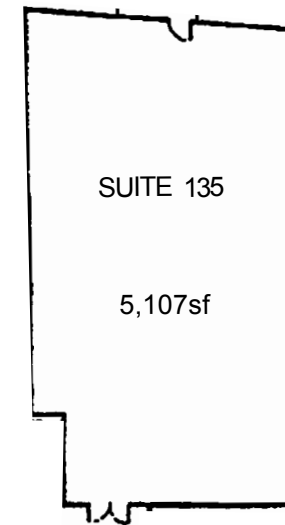


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1ST FLOOR



## SUITE 135 - 5,107 RSF



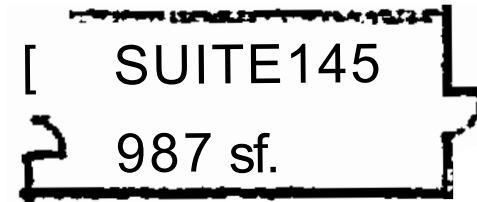
- Creative Office / Flex Space
- Soaring ceilings and exposed brick
- Open floor plan; configure for private offices, collaboration, or team zones
- Ideal for a mid-size creative team with room to grow

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1ST FLOOR

## SUITE 145 - 987 RSF



- Boutique ground-floor creative suite
- Private exterior entrance with street-level presence
- Exposed brick, high ceilings, and natural light
- Ideal for a studio, gallery, or client-facing creative office

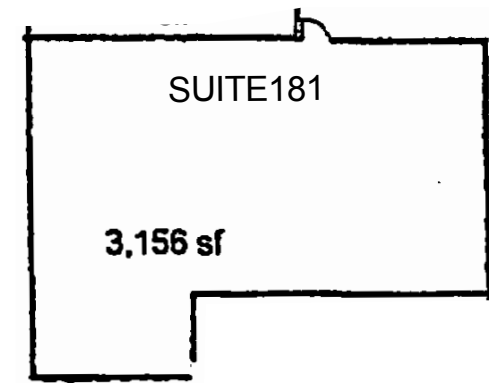


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1ST FLOOR



## SUITE 181 - 3,156 RSF

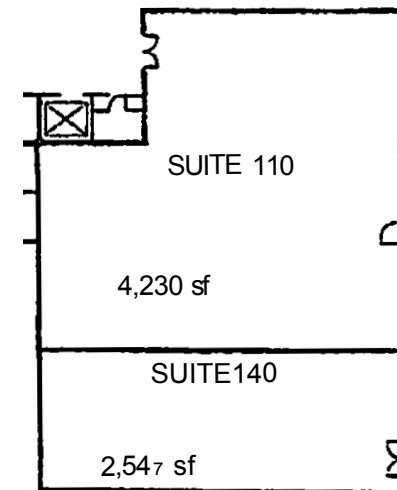


- Open creative office/ flex space
- Private exterior entrance with no shared lobbies or corridors
- Exposed brick and natural light from multiple exposures
- Ideal for a team of 15-25 with flexible layout options

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## 1ST FLOOR

### SUITE 110 - 4,230 RSF

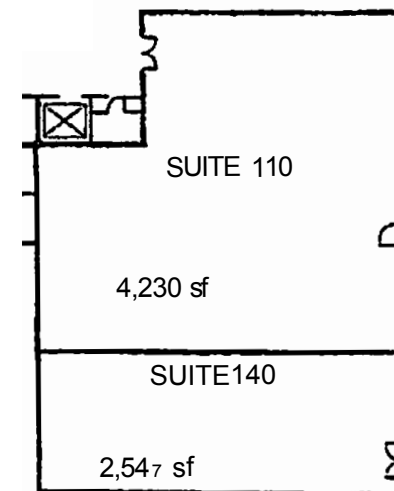


- Industrial / Flex
- Ground-floor industrial flex suite
- Can combine with adjacent Suite 140 for 6,777 RSF or lease individually
- Ideal for post-production, flex workspace, or creative studio

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1ST FLOOR

## SUITE 140 - 2,547 RSF



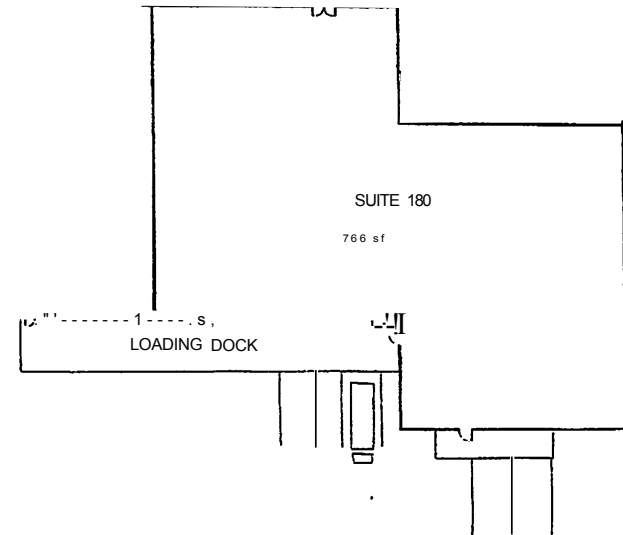
- Flex / R&D / Office
- 2,547 RSF individually or combine with Suite 110 for 6,777 RSF
- Open layout ideal for a team of 10–20
- Character-driven space without the large footprint

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1ST FLOOR

## SUITE 180 - 15,766 RSF



- \$1.95 NNN (\$0.63 Nets)
- Industrial Space
- Bow truss roof with ceiling heights from 16'10" to 29' at peak
- Two 52" dock-high loading doors with drive-in capability
- Ideal for production, distribution, creative studio, or large-scale flex use

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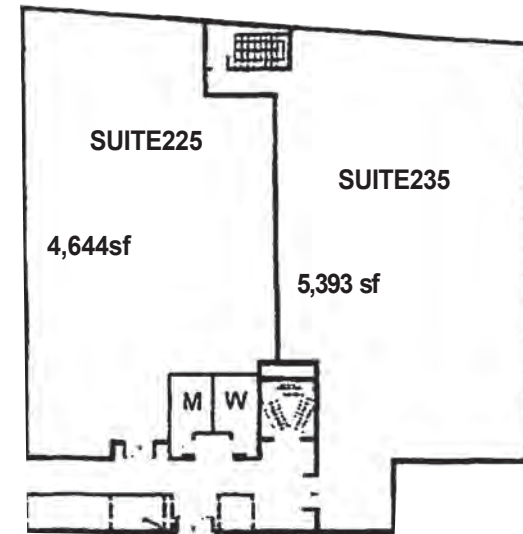


**SUITE 180  
LOADING DOCKS**



## 2ND FLOOR

### SUITE 225 - 4,644 RSF



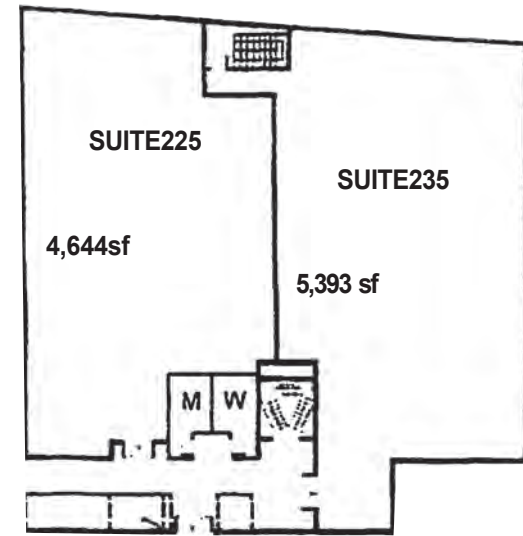
- Open second-floor creative suite
- Walls of restored steel-frame windows with sweeping Westside views
- 4,644 RSF individually or combine with Suite 235 for 10,037 RSF
- Column-free, light-filled floor plate
- Ideal for design studios, agencies, or collaborative teams

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*Images reflect sample flooring.*

## 2ND FLOOR

### SUITE 235 - 5,393 RSF

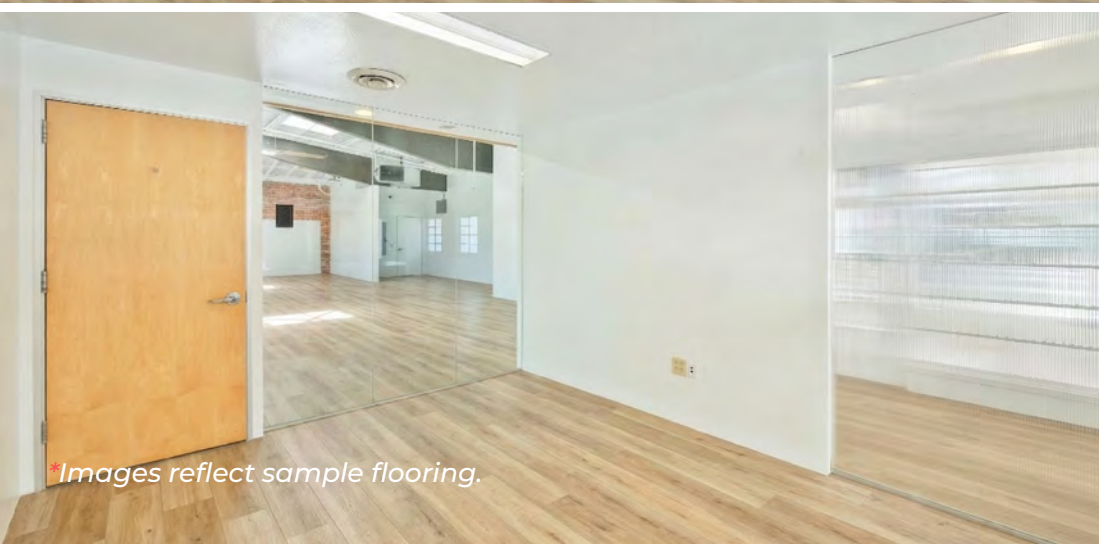


- Open second-floor creative suite
- Most dramatic ceiling height on the upper level
- 5,393 RSF individually or combine with Suite 225 for 10,037 RSF
- Restored steel-frame windows on multiple exposures with panoramic views
- Ideal for large teams with unobstructed sightlines throughout

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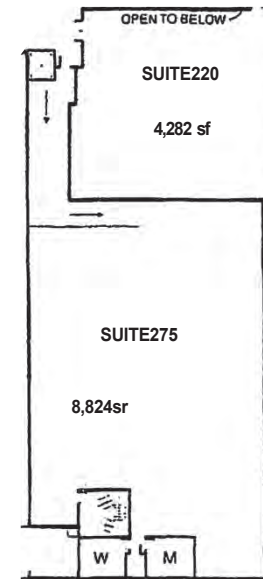
*\*Images reflect sample flooring.*

## 2ND FLOOR



*Images reflect sample flooring.*

## SUITE 220 - 4,282 RSF

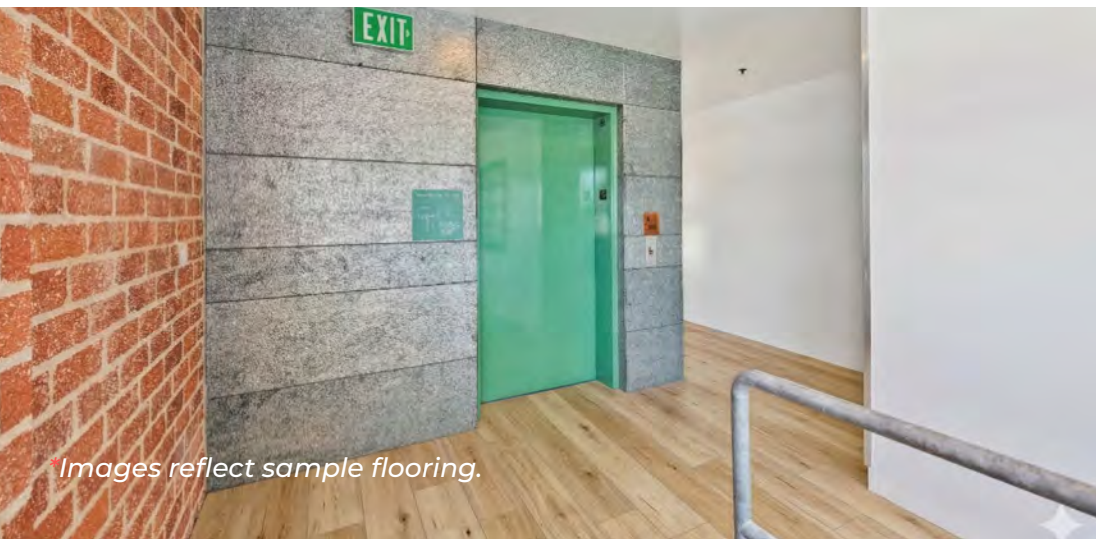


- Second-floor open creative workspace with soaring ceilings
- 4,282 RSF individually or combine with Suite 275 for 13,106 RSF
- Original 1940s steel-frame windows with panoramic Westside views
- Column-free floor plate; configure as bullpen, showroom, or studio

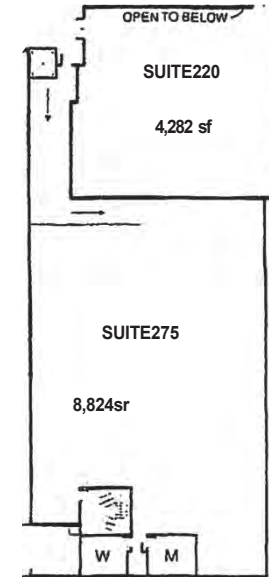
[CLICK FOR MORE SUITE PHOTOS](#)

## 2ND FLOOR

### SUITE 275 - 8,824 RSF



*Images reflect sample flooring.*



- Open second-floor Office Space
- 8,824 RSF individually or combine with Suite 220 for 13,106 RSF
- Private elevator access for a dedicated arrival experience
- Massive steel-frame windows and exposed brick
- Ideal for large teams, event space, or mixed creative uses

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# AREA AMENITIES



# NOTABLE TENANTS IN THE AREA



# 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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