

2440 S SEPULVEDA BLVD

LOS ANGELES, CA 90064



A DIVISION OF



LEE &
ASSOCIATES

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

SUITE 180

- Clearance: 16'10" to beam
- Ceiling Height: 19'-29' truss
- 2 Loading Docks (52" Height)

PREMISE

Suite 180 ± 15,766 SF

RENT

\$1.95/SF, NNN
(\$0.63 Nets)

TERM

5 - 10 Years

OCCUPANCY

Immediate

PARKING

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

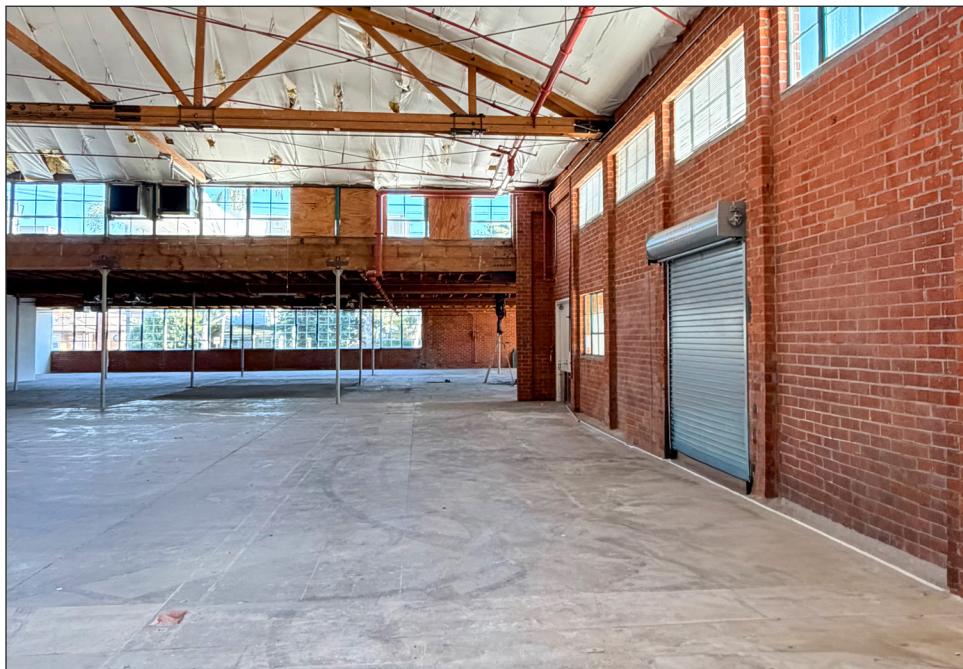






FOR LEASE

Page 5





AREA AMENITIES



HomeGoods

Michaels

Pastina



Gyu-Kaku
Japanese BBQ



Marshalls



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 ²
Child Care Facility	Limited ³
Commercial Hotel	Allowed/Conditional ⁴
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 ⁵
Personal Services	Limited
Publishing, Motion Picture, Broadcasting	Allowed
Recreation Facilities or Gym	Allowed
Repair and Maintenance Facility	—
Research and Development	Allowed
Retail	Limited ⁶
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	—

CONTACTS

DYLAN MAHOOD, CCIM

310.899.2706
dmahood@leewestla.com
AGT DRE 02027002

JAMES WILSON

310.899.2708
jwilson@leewestla.com
AGT DRE 00883324

CRISTINA GLASCOCK

602.738.0008
cglascock@leewestla.com
AGT DRE 02252335

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000



A DIVISION OF
LEE & ASSOCIATES