

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

SUITE 100

- Open, column-free creative flex space
- Soaring ceilings, operable windows, exposed structural steel, and original concrete floors
- 10 Private offices and open floor plan on the ground floor
- 5 Private offices and 2 conference rooms on the mezzanine
- Bonus basement storage
- Divisible or fully open

[CLICK FOR PROPERTY WEBSITE](#)

PREMISE

Suite 100 ± 11,913 RSF

RENT

\$2.35/SF, NNN
(\$0.63 Nets)

TERM

5 - 10 Years

OCCUPANCY

Immediate

PARKING

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



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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 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	—

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