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**520Sepulveda.com**

520 S. Sepulveda Building  
Westwood, CA 90049

**Office Space Available**

Suite #	Area (sf)	Monthly Rent
409	725	\$1,490*

\*Rent for one large soundproof private office in two-office Psychotherapy Suite plus shared use of furnished waiting room, kitchen and thermostat for dedicated HVAC unit



**Lease Terms**

\$3.95/sf monthly FSG\*  
4% fixed annual rent increase  
3 year lease term

\*FSG = Full Service Gross rent includes all utilities, janitorial, AirCon, valet/concierge

**Notes**

HVAC control by tenant 24/7.  
Wood lam flooring, bead board, wainscoting

**Parking**

Free all-day street parking on Sepulveda.  
Ample building parking w/Valet: Rates:  
Reserved: \$210/mo  
Unreserved: \$140/mo  
Visitors: \$1/10 minutes; \$18 daily max

**Contact**

David Paris: 310-709-3540;  
david@1525AKBlvd.com

**Visit**

To see office spaces find parking attendant  
Mon-Fri; 9:30-5:30;

