

go to

520Sepulveda.com

520 S. Sepulveda Building
Los Angeles, CA 90049
(Westwood/Brentwood area)

Private Office Suites Avail.

<u>Suite</u>	<u>SqFt</u>	<u>\$/Month</u>
#202	321	\$1,125
#308	544	\$1,895

Shared Waiting Rm/Kitchen

#308.1	308	\$1,155
#308.2	236	\$ 885
#409	363	\$1,250
#409	363	\$150-\$250*

*Monthly rent for one-day/week

Contact

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

Visit

To see office spaces find parking attendant Mon-Fri;
9:30-5:30; park free while visiting.

Notes

HVAC control & building access by tenant at all times 24/7.
FAST Building WiFi only \$15/mo. Chilled, filtered water.

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



Lease Terms

\$3.50/sf - \$4.50/sf monthly FSG*

4% fixed annual rent increase

Flexible lease term

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

Building Signage Available

\$750/mo for LADB&S-Approved Signage;
Freeway Visible; Illuminated. 2 signs.