

# FOR LEASE

## PRIME WEST LOS ANGELES LOCATION

1539 Sawtelle Boulevard, Los Angeles, CA 90025



**310.839.3333**  
Lancelotcommercial.com

**GATED  
PARKING**



## OFFICE SPACE AVAILABLE:

This freestanding, elevator served, centrally air conditioned building makes terrific use of natural light, glass, and high ceilings.

One block to the 405 Freeway at Santa Monica Boulevard on/off ramp. Walking distance to numerous restaurants in Little Osaka (Japan Town), countless sushi restaurants and others including Plan Check, Flores and Sons, Shin Sen Gumi.

## CONTACT:

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**LANCELOT**

Commercial Industrial Brokerage

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### SUITE 3

- Large open executive office with private entrance and kitchenette

Rental Rate : \$1,200/mo. | SF : 400 | Available : Feb. 15

Parking : \$135/mo. covered : \$85/mo. uncovered



### PENTHOUSE : SUITE 22

- Penthouse floor with secure gated garage
- 3 room office with private entrance
- Private restroom and private wet bar within suite

Rental Rate : \$1,950/mo. | SF : 550 Usable : 721 Rentable

Parking : \$135/mo. covered : \$85/mo. uncovered



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### SUITE 18

Available SF : 700 SF

Min. Divisible : 150 SF | Max. Contiguous : 700 SF

Rental Rate : \$900/mo - \$2,250

## CONFIGURATION OPTIONS



### 150 SF

- Individual furnished office
- Shared conference room

\$900/mo



- Furnished one suite office
- Reception desk
- Shared conference room

\$1,450/mo

*or*

*or*



- Furnished two suite office
- Shared conference room

\$1,800/mo



### 700 SF

- Furnished two suite office
- Reception desk
- Shared conference room

\$2,250/mo