

# 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

1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

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## PRIME WEST LOS ANGELES LOCATION

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Rental Rate : \$1,850/mo. | SF : 550 Usable : 721 Rentable  
Parking : \$135/mo. covered : \$85/mo. uncovered

**▶▶▶ PRICE REDUCED** | PENTHOUSE : SUITE 22

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



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### SUITE 18

Available SF : 1,000 SF

Min. Divisible : 150 SF | Max. Contiguous : 1,000 SF

Rental Rate : \$900/mo - \$3,200

## CONFIGURATION OPTIONS



### 150 SF

- Windowed individual furnished office
- Shared reception
- Internet, janitorial, and electric included

\$900/mo



### 1,000 SF

- Three executive offices
- Conference room
- Large reception area

\$3,200/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