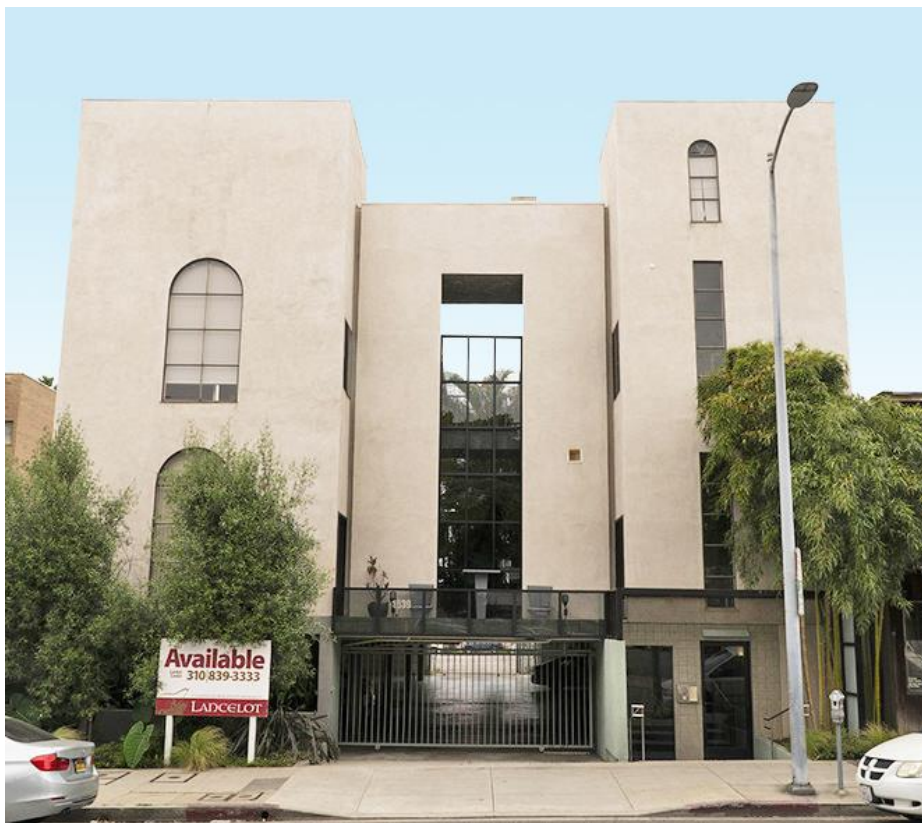


# FOR LEASE

## APPROX. 242-357 SF OFFICE SPACE

1539 Sawtelle Boulevard, Los Angeles, CA 90025



Space Available : +/-210-242 SF  
Rental Rate : \$700 - \$750 Per Month  
Parking : Gated Onsite Lot

## PROPERTY HIGHLIGHTS

- Two Suites Available in 2-Story Office Building
- Available Separately, Or Can Be Combined
- Suite 18A – 242 SF \$750 Per Month (130 SF Usable)
- Suite 18C – 210 SF \$700 Per Month (110 SF Usable)
- Reception Area Available For An Additional \$250 Per Month
- Potential For Conference Room or Executive Office
- Suites With Central Air Conditioning + Building With Elevator
- Gated Ground Level Parking

*\*Square Footage Approximate –  
Tenant to Independently Verify*

### LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com  
DRE#01128388  
Off: 310.839.3333 ext 220  
Fax: 310.839.3382



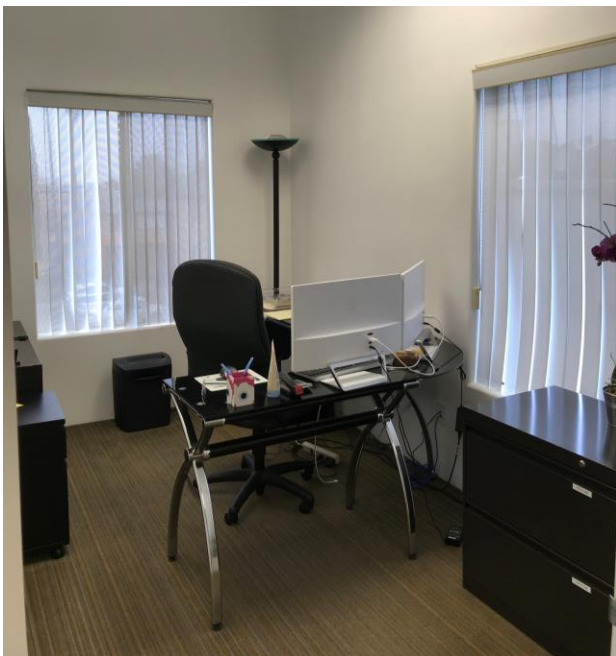
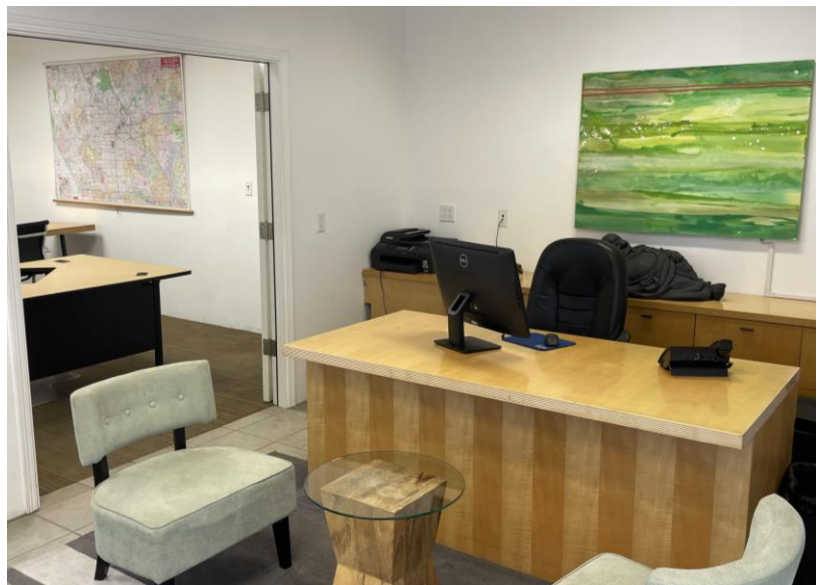
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## APPROX. 242-357 SF OFFICE SPACE

1539 Sawtelle Boulevard, Los Angeles, CA 90025



310.839.3333



LANCELOT  
Commercial Industrial Brokerage

1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025



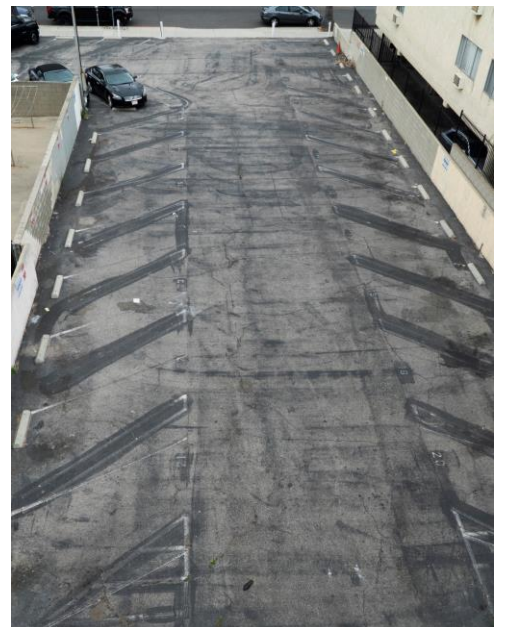
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**310.839.3333**



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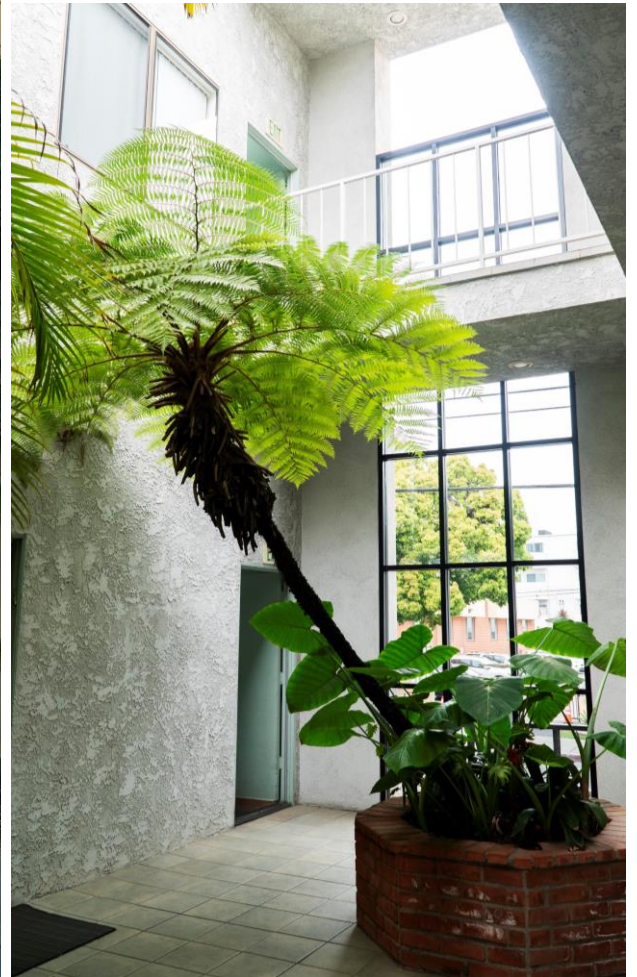
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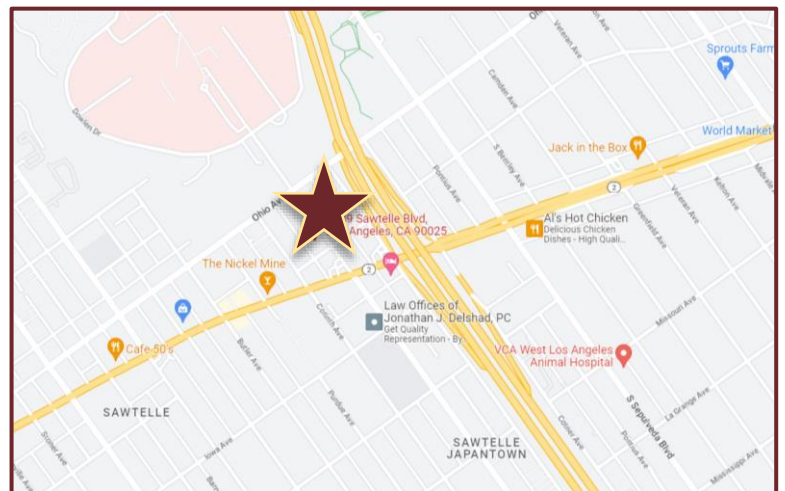


310.839.3333



## LOCATION HIGHLIGHTS

- 1-Block From The 405 Freeway at Santa Monica Boulevard
- Short drive to Brentwood, Bel Air and Santa Monica
- Walking Distance to several popular restaurants in Little Osaka (Japan Town) including
- Plan Check, Hayama, Tempera House, Blackbeard's Crafts & More
- Close to Equinox Athletic Club and City of Los Angeles Building & Safety Offices



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