

# CREATIVE OFFICE SPACE FOR LEASE

## 2034 COTNER

PRIME WESTSIDE  
LOCATION



3rd Floor +  
Penthouse  
Office Suites  
Available

9,200 SF  
(±4,600 SF Per  
Floor)

Parking in Onsite  
& Adjacent Lots

Flexible Modern Interior With Panoramic City Views  
Remodeled Building With Prominent Identity



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## 2034 COTNER AVE

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### BUILDING FEATURES

- Elevator served building with central air conditioning
- Flexible modern interior with formal reception area, executive-style glass partitioned offices, polished concrete floors, exposed ceilings + 800 SF conference room with spectacular views
- Windows on all four sides, offering volumes of natural light and expansive panoramic views - From Century City to the Ocean, South Bay to Brentwood
- Ideal for creative, executive, or media teams seeking convenience, visibility, and vibe

**RENTAL RATE**  
**AVAILABLE SF**  
**DIVISIBLE TO**  
**PARKING**

NEGOTIABLE (CALL AGENT FOR DETAILS)

9,200 SF

4,600 SF

ONSITE GATED LOT - ADDITIONAL PARKING AVAILABLE IN  
LOTS ACROSS THE STREET + AROUND THE CORNER



**LANCE LEVIN**  
**PRESIDENT**  
310.839.3333



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# LOCATION HIGHLIGHTS

## 2034 COTNER AVE

PRIME WESTSIDE  
LOCATION



- Just minutes drive to Westwood, Century City, Brentwood + Santa Monica
- 3 blocks to the 405 Frwy entrance at Santa Monica Blvd, less than a mile to the 10 frwy interchange + 20 minutes to LAX
- Nearby amenities include Equinox gym, City Building & Safety offices, and popular eateries like Plan Check, Hayama, Tempura House, Blackbeard's + more along Japanese-infused Sawtelle Blvd
- 3 blocks to the Westwood Gateway, an 820,000 SF office development spanning three 20-story towers

[CLICK TO VIEW VIRTUAL TOUR VIDEO](#)



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**OVER 750 TRANSACTIONS**  
**CLOSED. RELATIONSHIPS MATTER.**



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