

WESTSIDE OFFICE / FLEX SPACE

1933 PONTIUS AVE, LOS ANGELES

AVAILABLE
FOR SALE OR LEASE



Two Available
Units

±2,500 SF Each

±5,000 SF
Contiguous

LUXE INTERIOR ADAPTABLE TO A RANGE OF USES
ADJACENT TO EQUINOX, GATEWAY TOWERS + THE 405 FRWY



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COMMERCIAL

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BUILDING FEATURES

- Flexible Open floor plan interior flooded with volumes of natural light served by 8 skylights
- Lavish lobby area, porcelain tile flooring, custom track lighting, private offices / exam rooms, private restrooms, and multiple kitchens
- 5 parking stalls in onsite lot
- Potential uses include warehouse showroom, doggie day care, lab, medspa, counseling center, creative office, and more!

ADDRESS

1933 PONTIUS AVENUE, LOS ANGELES, CA 90025

AVAILABLE SPACE

STE 1: ±2,500 SF / STE 2: ±2,500 SF / 5,000 SF CONTIGUOUS

PARKING

5 CAR PARKING IN ONSITE LOT



LANCE LEVIN
PRESIDENT
310.839.3333



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LOCATION OVERVIEW

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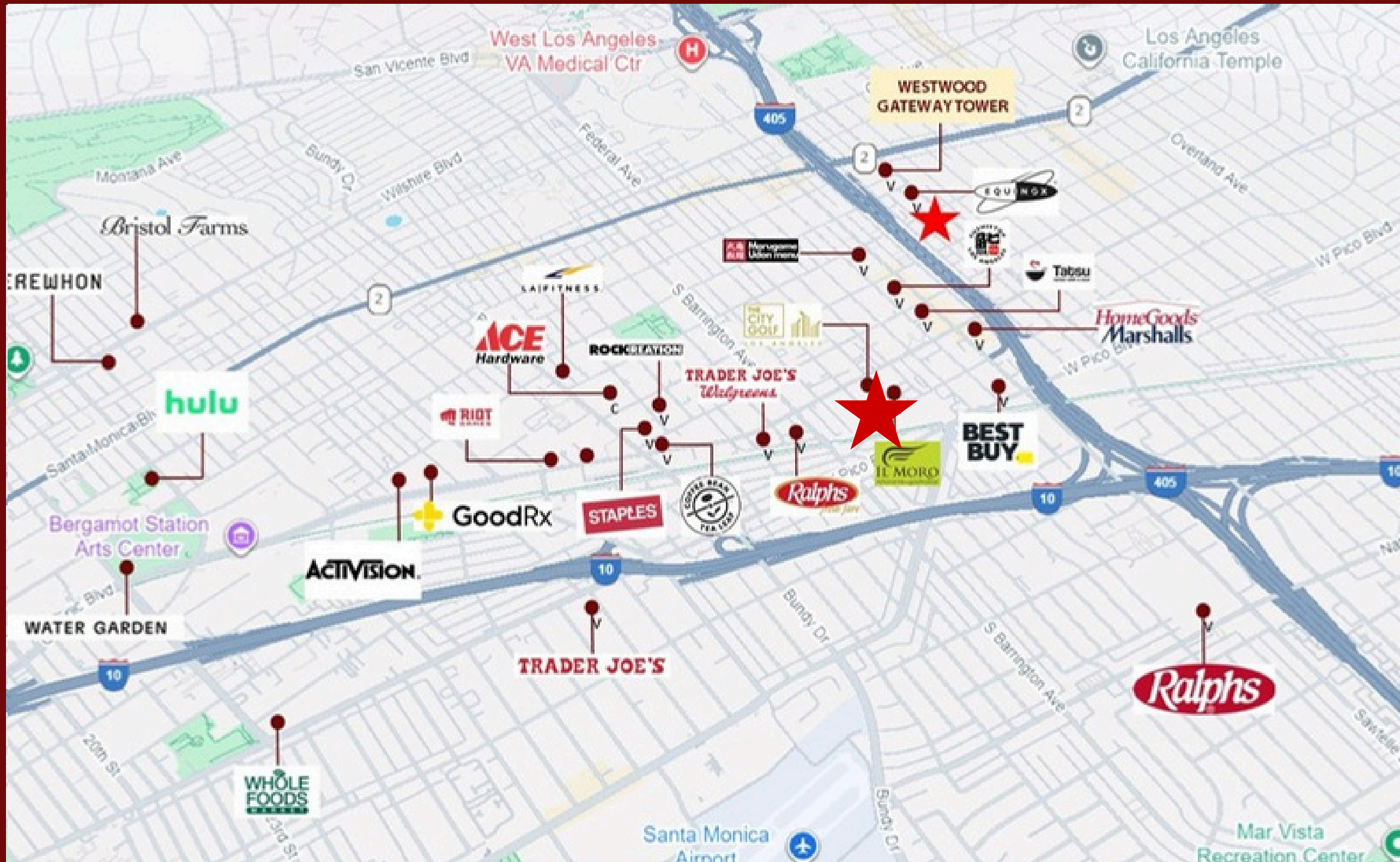
- ½ block to the Equinox Sports Club
- 3 blocks to the 405 Frwy On/Off Ramp at Santa Monica Blvd
- 3 blocks to prestigious Westwood Gateway Towers at Santa Monica Blvd + Sepulveda Blvd



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NEIGHBORING TENANTS

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- Nearby dining options include Il Moro and scores of Ramen + Sushi Hotspots in Japan Town Along Sawtelle Blvd, Including Tatsu Ramen, Sushi Stop, Marugame Udon + More!
- Close to Equinox Sports Club, LA Fitness, Rockreation (Climbing), City Golf, Several CrossFit Gyms + Pilates Studios
- Adjacent to Ralphs Fresh Fare + Trader Joe's
- Neighboring Corporate Tenants: Riot Games, Activision, GoodRx, Hulu, Roku + More!



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LAVISH CUSTOM INTERIOR





PRIVATE OFFICES / EXAM ROOMS



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KITCHENETTE & PRIVATE RESTROOM





**ONSITE WAREHOUSE SPACE WITH GROUND LEVEL ROLL-UP LOADING DOORS
ACCESSIBLE THROUGH REAR ALLEY**





REAR YARD

OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

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