

FOR SUBLEASE

OFFICE SPACE AVAILABLE
IN THE HEART OF
BRENTWOOD

11777 SAN VICENTE BLVD,
SUITE # 702
LOS ANGELES, CA 90049

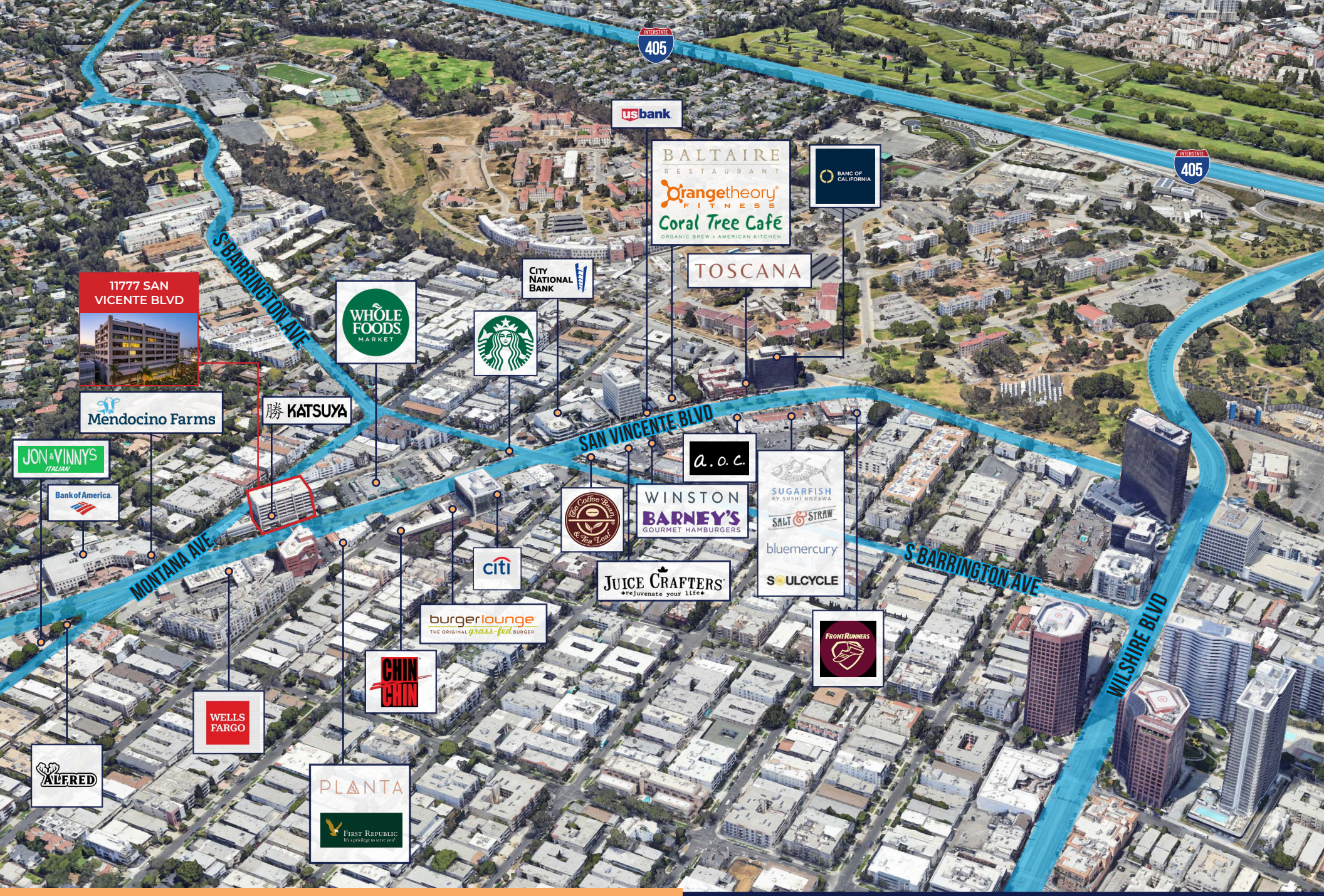


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11777 SAN VICENTE BLVD

Mendocino Farms

JON & VINNY'S ITALIAN

Bank of America

ALFRED

WELLS FARGO

PLANTA
FIRST REPUBLIC
It's a privilege to serve you.

WHOLE FOODS MARKET

Starbucks

CITY NATIONAL BANK

citi

CHIN CHIN

burgerlounge
THE ORIGINAL grass-fed BURGER

Blue Bona Coffee Beans & Tea Treat

WINSTON
BARNEY'S
GOURMET HAMBURGERS

JUICE CRAFTERS
rejuvenate your life

us bank

BALTAIRE RESTAURANT
Orangetheory FITNESS
Coral Tree Cafe
ORGANIC BREW • AMERICAN KITCHEN

TOSCANA

a.o.c.

SUGARFISH BY SUSHI NOZAWA
SALT & STRAW
bluemercury
SOULCYCLE

FRONT RUNNERS

BANC OF CALIFORNIA



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LOCATION OVERVIEW

Brentwood's San Vicente Boulevard combines a prestigious Westside office location with a vibrant mix of new and established shops and restaurants that enhance the work-life experience. Katsuya Sushi Bar and Matu Kai Steak restaurant, located in the ground floors of 11777 San Vicente, provide convenient dining options right on-site, while tenants and employees also enjoy easy access to popular nearby spots like Baltaire Restaurant, SUGARFISH, Jon & Vinny's Brentwood, Telefèric Barcelona, and Rosti Tuscan Kitchen – alongside lively cafés like Parakeet Cafe and boutique retail at San Vicente Plaza and Brentwood Gardens Plaza. Trendy newer additions like the LA Sushi Co. and viral favorite PopUp Bagels further energize the corridor, making the area highly attractive for top office tenants seeking a lively, amenity-rich neighborhood.

11777 SAN VICENTE BOULEVARD SUITE AVAILABILITY

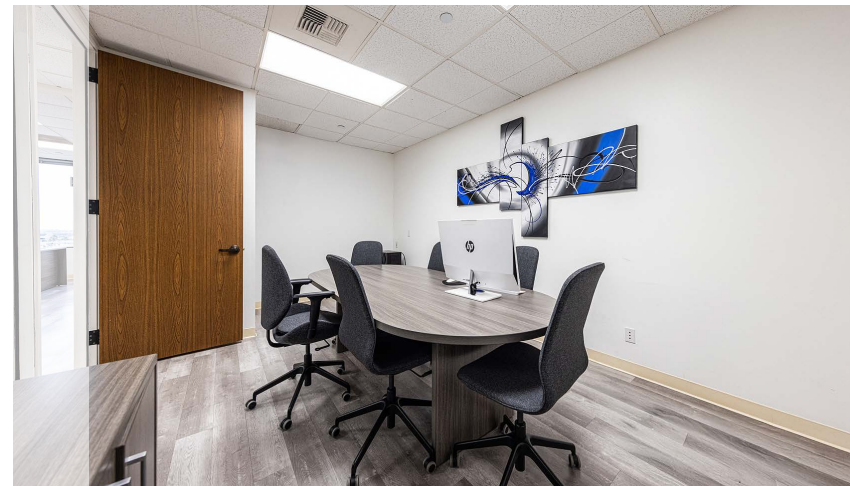
SUITE	VIEW	RSF	RATE	NOTES
702	Southwest	886	\$3.99/SF	Office

BUILDING FEATURES

- Class A Office Building
- Multiple dining options including Katsuya Sushi Bar and Matu - Kai Steakhouse
- 24-hour security with controlled access
- ENERGY STAR® Certification from EPA (79)
- Ocean and City view suite available for Sublease until July 2029
- Furniture (in the photos) included in the Sublease until July 2029

LOCATION FEATURES

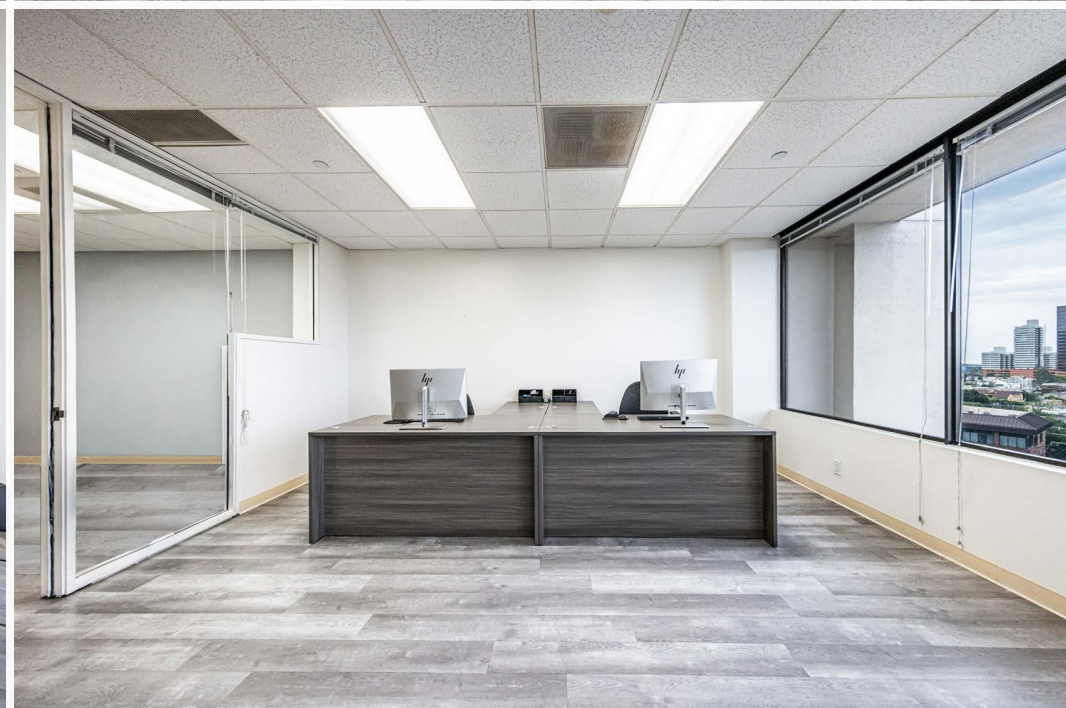
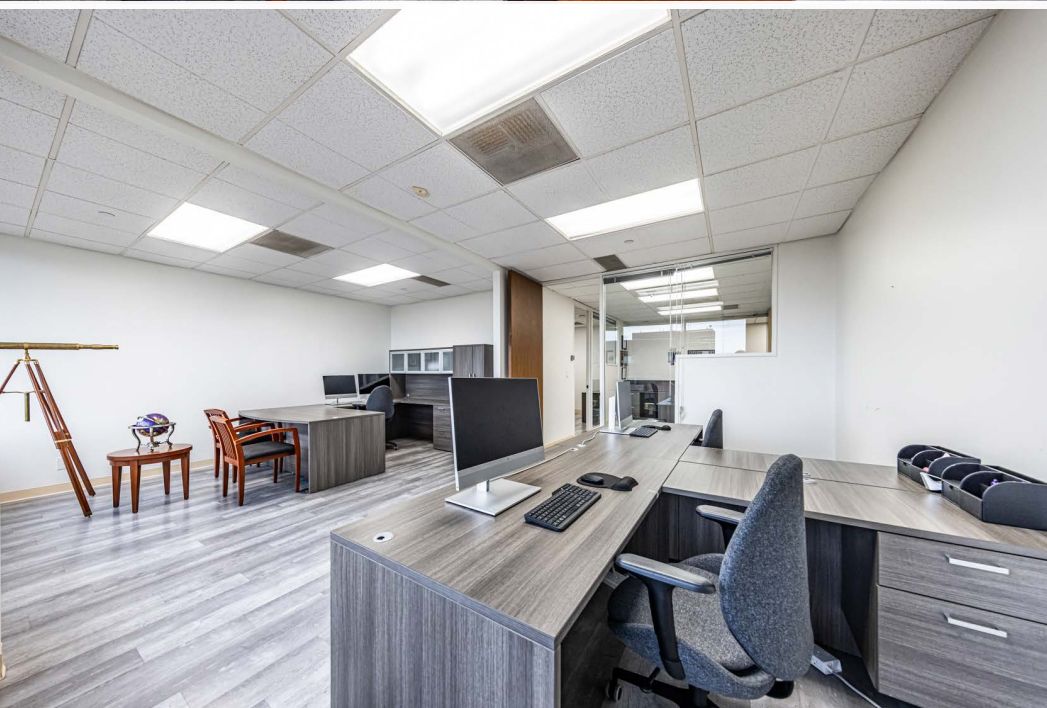
- Class A building on pedestrian-friendly San Vicente Blvd. (Walk Score: 92)
- Convenient access to the 405 Freeway
- Near Brentwood's most popular shops and restaurants
- Easy access to multiple residential neighborhoods



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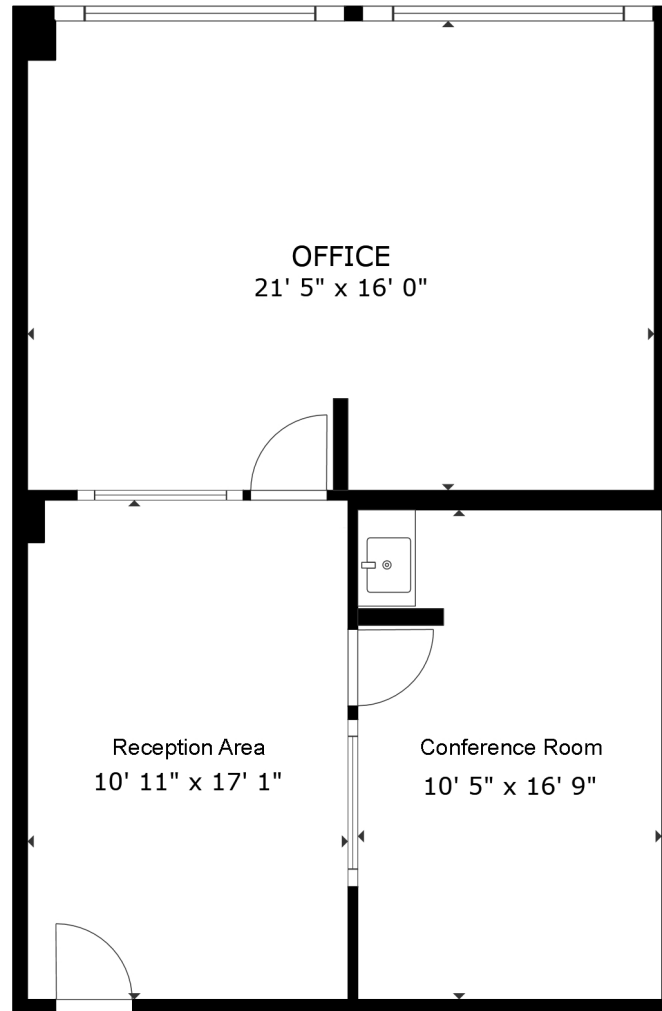
FLOOR PLAN 702:



11777 San Vicente Blvd - Suite 702

\$3.99/SF

TOTAL RENTABLE
SQ FT
886



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