



THE PERFECT SPACE TO SHAPE YOUR IDEAS

1640SEPULVEDA.COM



A New Experience

1640 Sepulveda has been repositioned in the market under the direction of top LA architect, Shubin + Donaldson.

Spaces offer views of Century City, Beverly Hills and Westwood. All tenants enjoy a private patio on the north side of the building with new decking, seating, pergolas and landscaping. Various size spec suites and build to suit.



Suite 315



5 STORY
Building



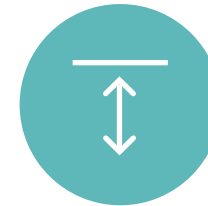
70 SEAT
Screening room



TECHNICAL SUITE
Recording infrastructure



4+:1,000
Parking



EXPOSED CEILINGS
And polished concrete



GROUND FLOOR
Tenant patio lounge

Suite 315





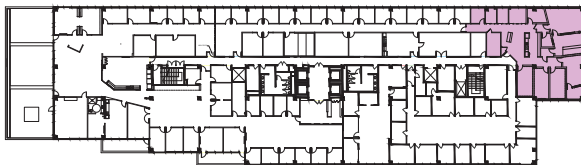
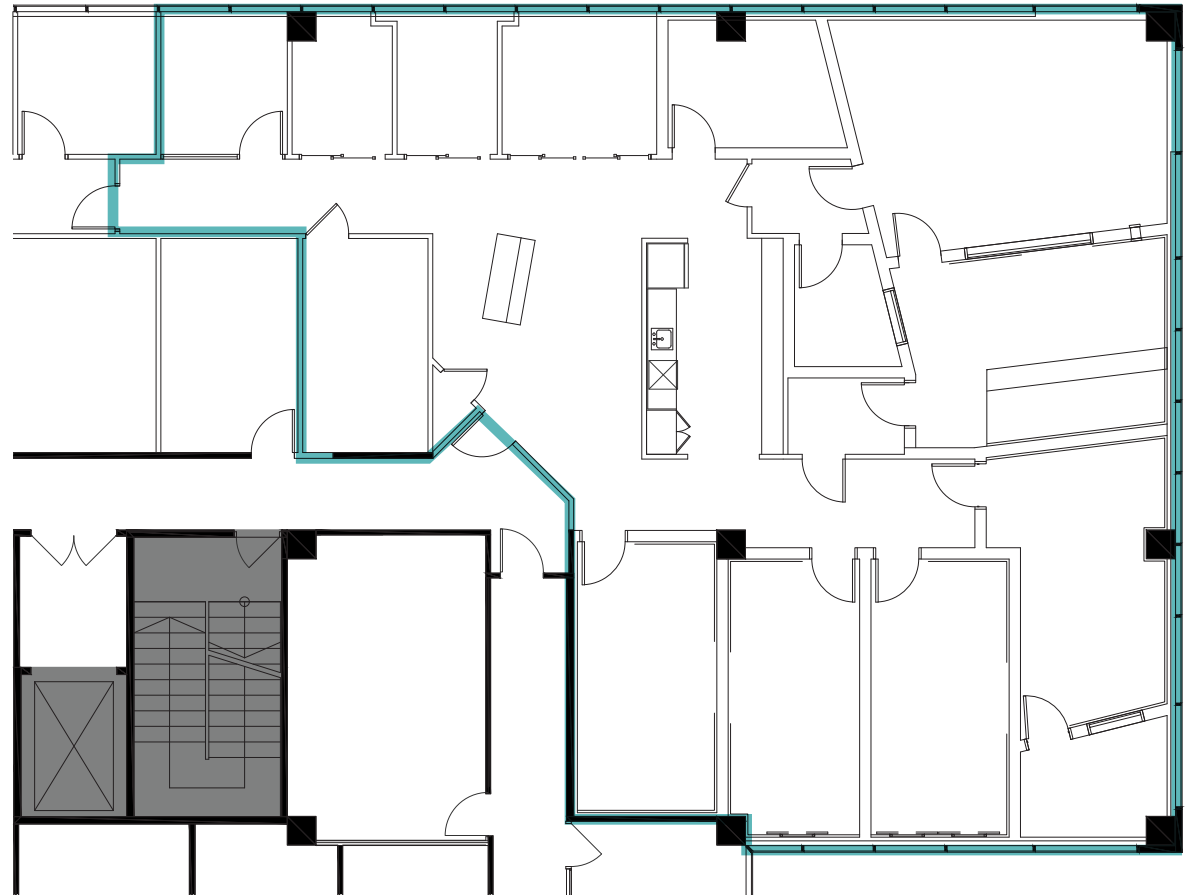
Suite 315 - open layout and glass lined conference rooms



Suite 315 Availability

Space Details

- Suite 315: 4,263 RSF
- Available Now
- Unique technical suite with recording infrastructure
- Includes sound recording infrastructure, conference room, private office, and kitchen



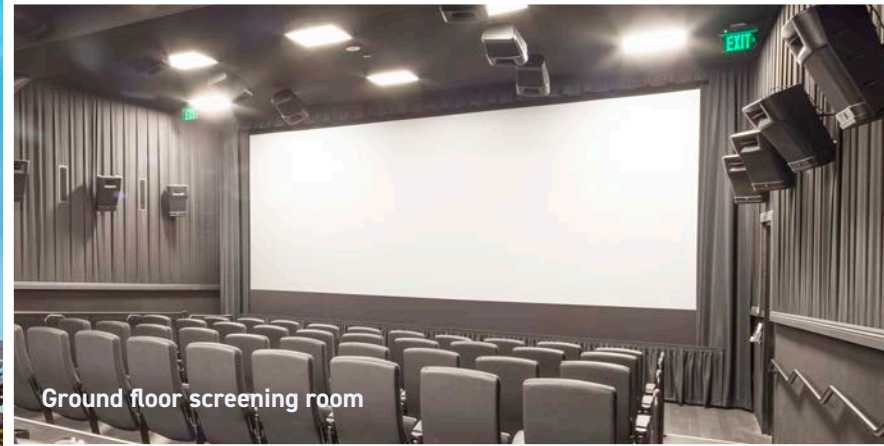
S. SEPULVEDA BLVD.



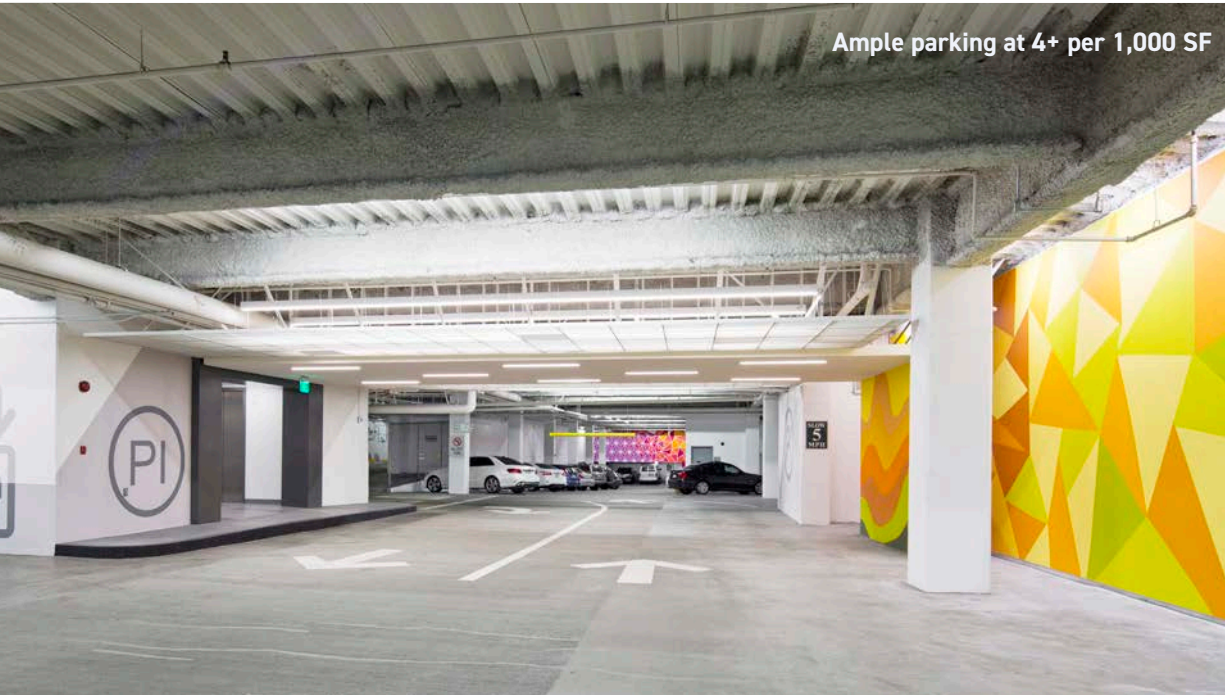
Sunny, collaborative space in the ground floor tenant patio lounge



Refreshed exterior and activated patios



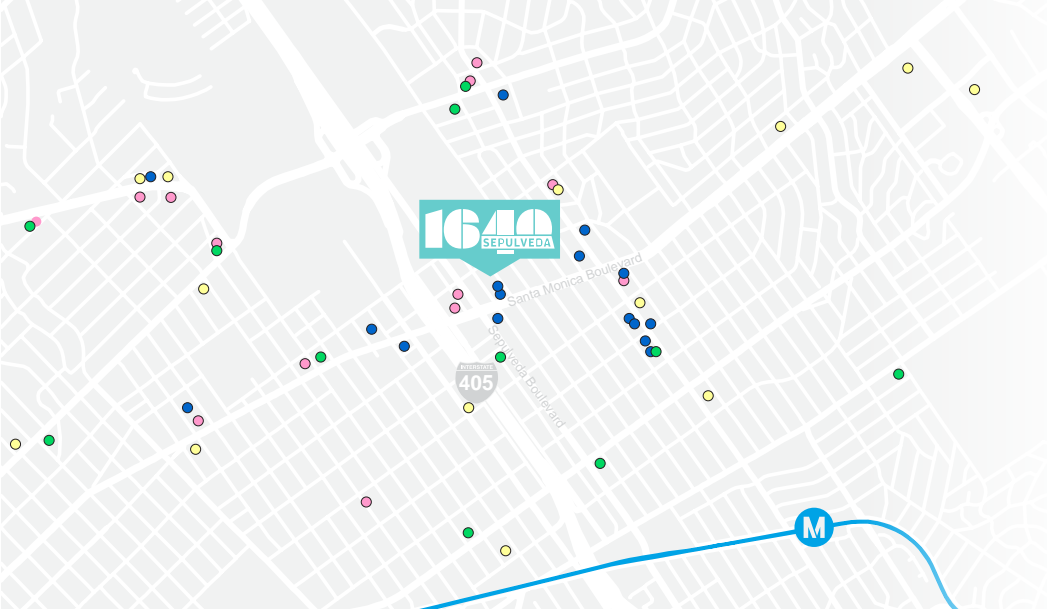
Ground floor screening room



Ample parking at 4+ per 1,000 SF



Newly renovated building lobby and common areas



- Cafes
- Fitness
- Fast Casual Dining
- Formal Dining



Hamasaku

The Neighborhood

1640 Sepulveda is centrally located off the 405 Freeway and Santa Monica Boulevard, offering employees the opportunity to shorten their commutes as opposed to Century City or Santa Monica. Nearby amenity highlights include Coffee Bean & Tea Leaf, Starbucks, Hamasaku, Zankou Chicken and Equinox.

Walkable amenities closer to the 405 and transit versus Century City or Westwood



405 Freeway Access



Coffee + Milk



Equinox



Plan Check Kitchen + Bar



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