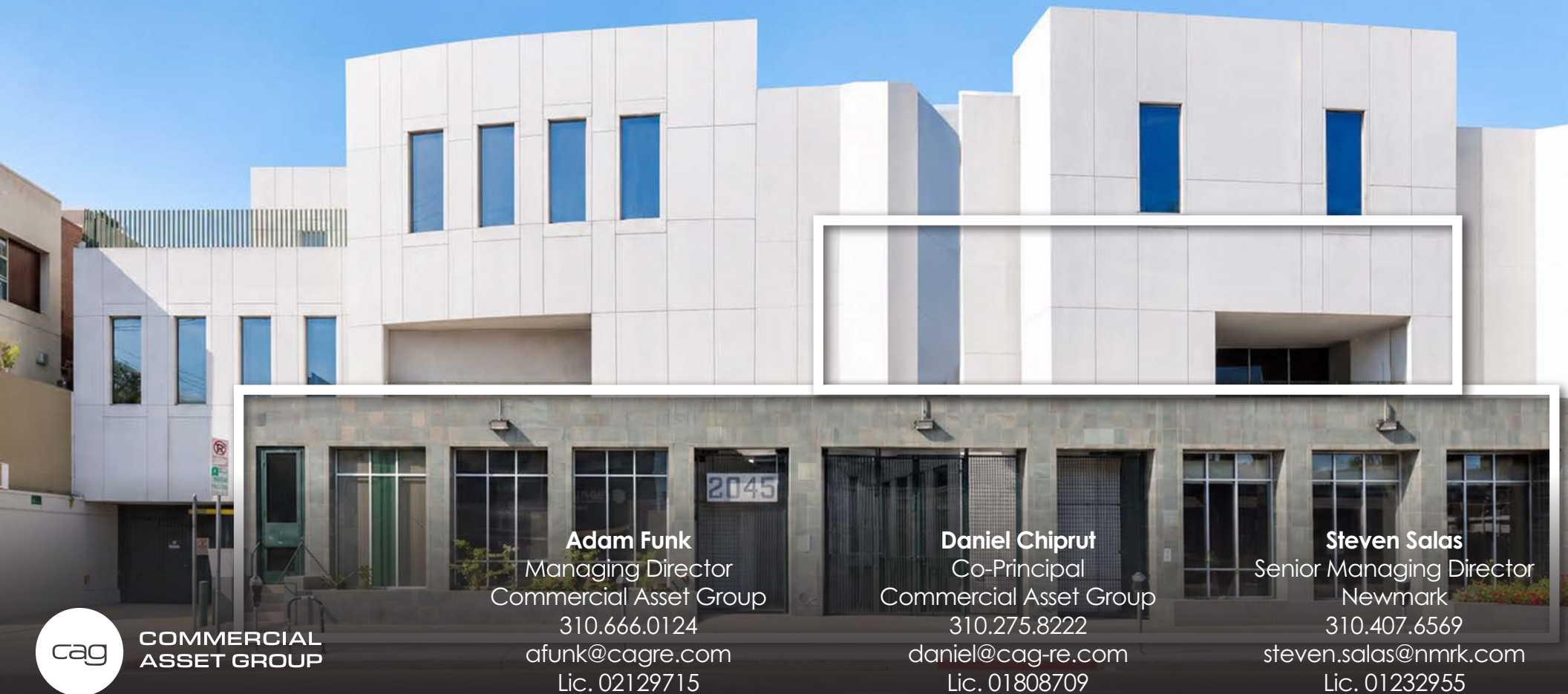


2045 Sawtelle Blvd

Los Angeles, CA 90025

SAWTELLE MEDICAL AND RETAIL SPACES FOR SUBLEASE

GROUND FLOOR ($\pm 2,265$ SF)
+ PORTION OF 2ND FLOOR ($\pm 3,642$ SF)



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**COMMERCIAL
ASSET GROUP**

Parking: 4/1,000
1st Floor Rate: \$7.75/SF + NNN
2nd Floor Rate : \$4.95/SF MG
Term: Negotiable

Stand alone, private, secured building in highly desirable South Sawtelle

Multiple outdoor patios with excellent natural ventilation

Large amount of on site and subterranean parking

Ideal single tenant medical building with ample secured parking

Prominent building signage available on Sawtelle Boulevard

Co-tenant is one of the largest fertility groups in the country, Pinnacle Fertility (pinnaclefertility.com), with 40+ clinics nationwide

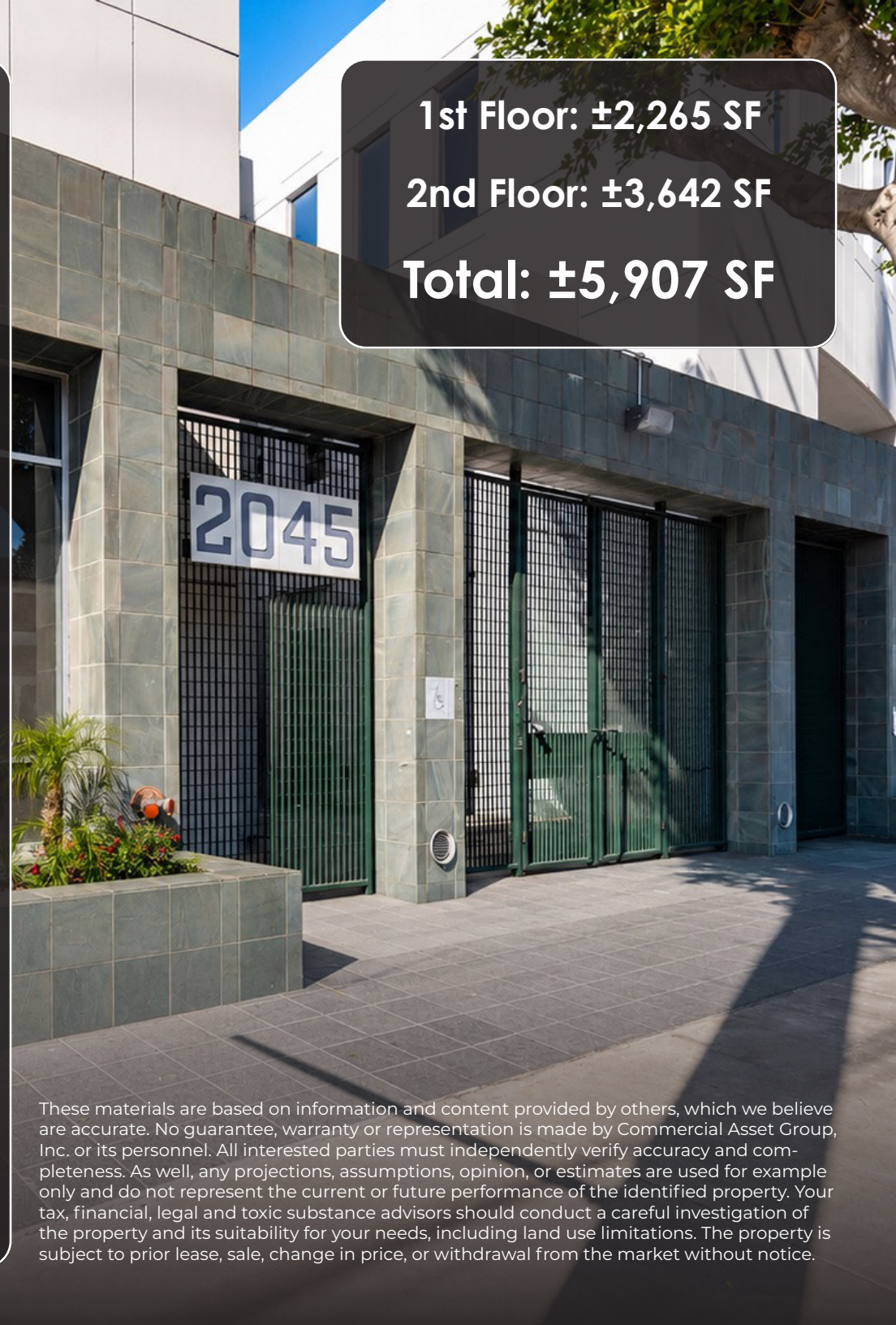
Located in the heart of Sawtelle Japantown, one of West LA's top dining and retail corridors, known for its dense mix of Japanese and Asian restaurants, dessert shops, and specialty retailers

Walking distance to dozens of destination restaurants, cafes, and dessert concepts along Sawtelle Boulevard, drawing strong day and evening foot traffic

±21,000 vehicles per day on Sawtelle Boulevard

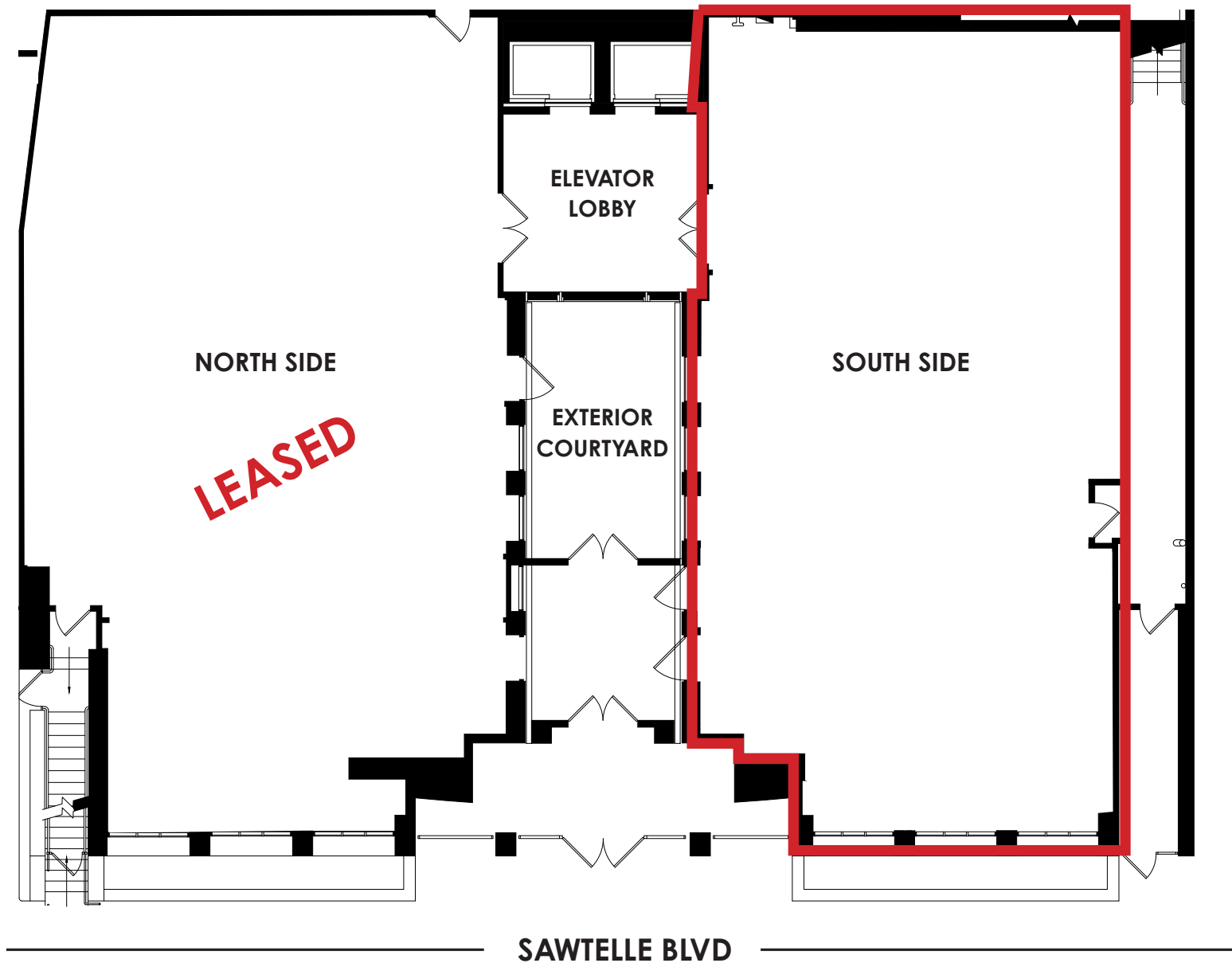
93/100 Walk Score "Walker's Paradise"

1st Floor: ±2,265 SF
2nd Floor: ±3,642 SF
Total: ±5,907 SF



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FIRST FLOOR PLAN: ±2,265 SF



[illegible]

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL



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