

# 1640

**S SEPULVEDA BLVD**

*PLUG N PLAY CREATIVE OFFICE*

**FOUND.**  
REAL ESTATE

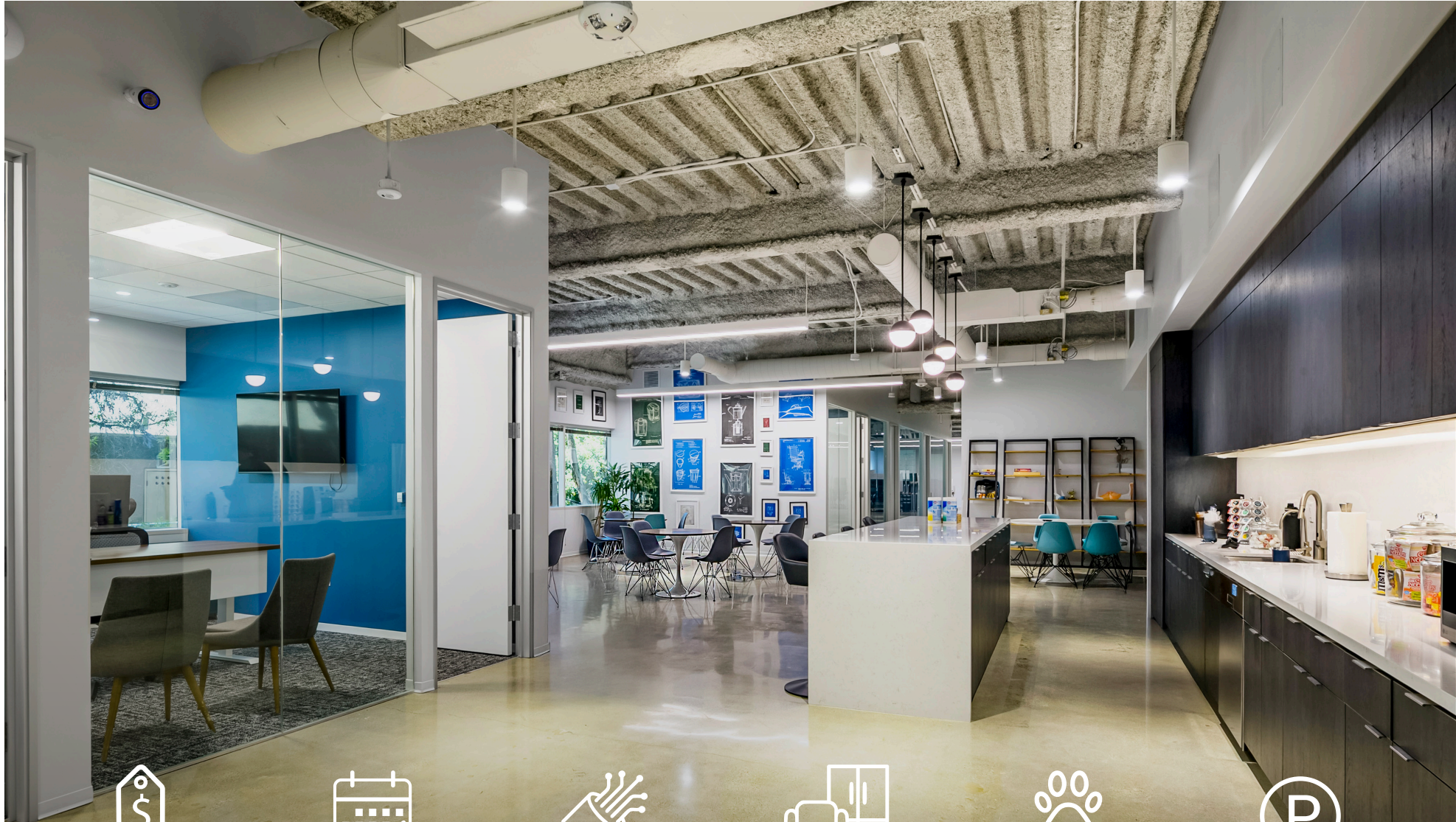
**SUBLEASE**

AVAILABLE IMMEDIATELY



# OVERVIEW

Turnkey creative office featuring polished concrete floors, exposed ceilings, 4 meeting rooms, 7 private offices, open workspace, spacious kitchen, and reception area. The parking is located in a secure subterranean garage. Available for sublease on an exclusive or shared basis.



TOTAL RSF  
Up to 7,101



TERM  
Thru July 31, 2027



INTERNET  
High-speed Fiber



FF&E  
Negotiable



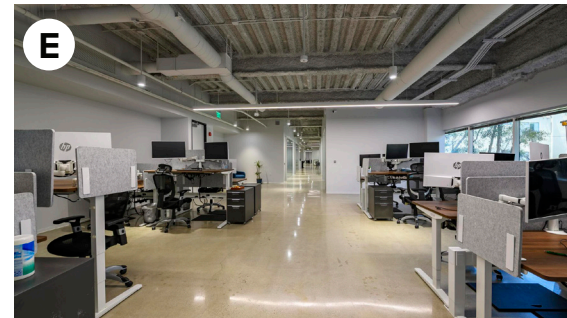
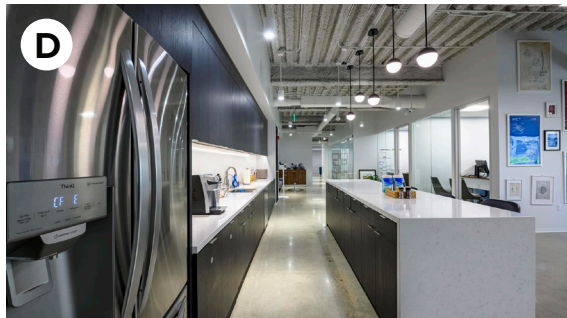
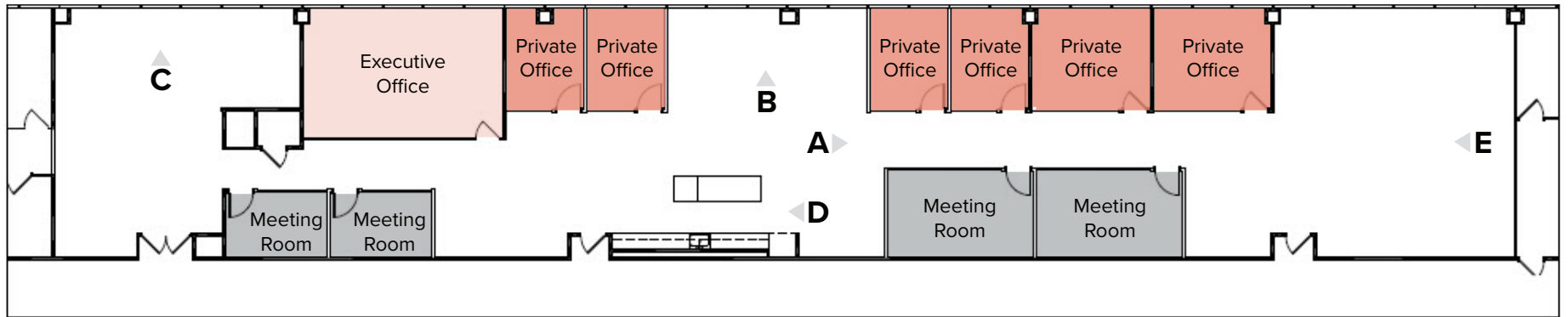
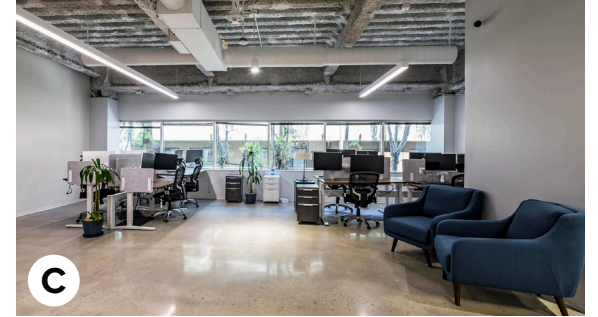
PETS  
Dog-Friendly



PARKING  
Up to 14 spaces

\*Additional spaces can be obtained through the landlord.

# FLOOR PLAN



# MEETING ROOMS

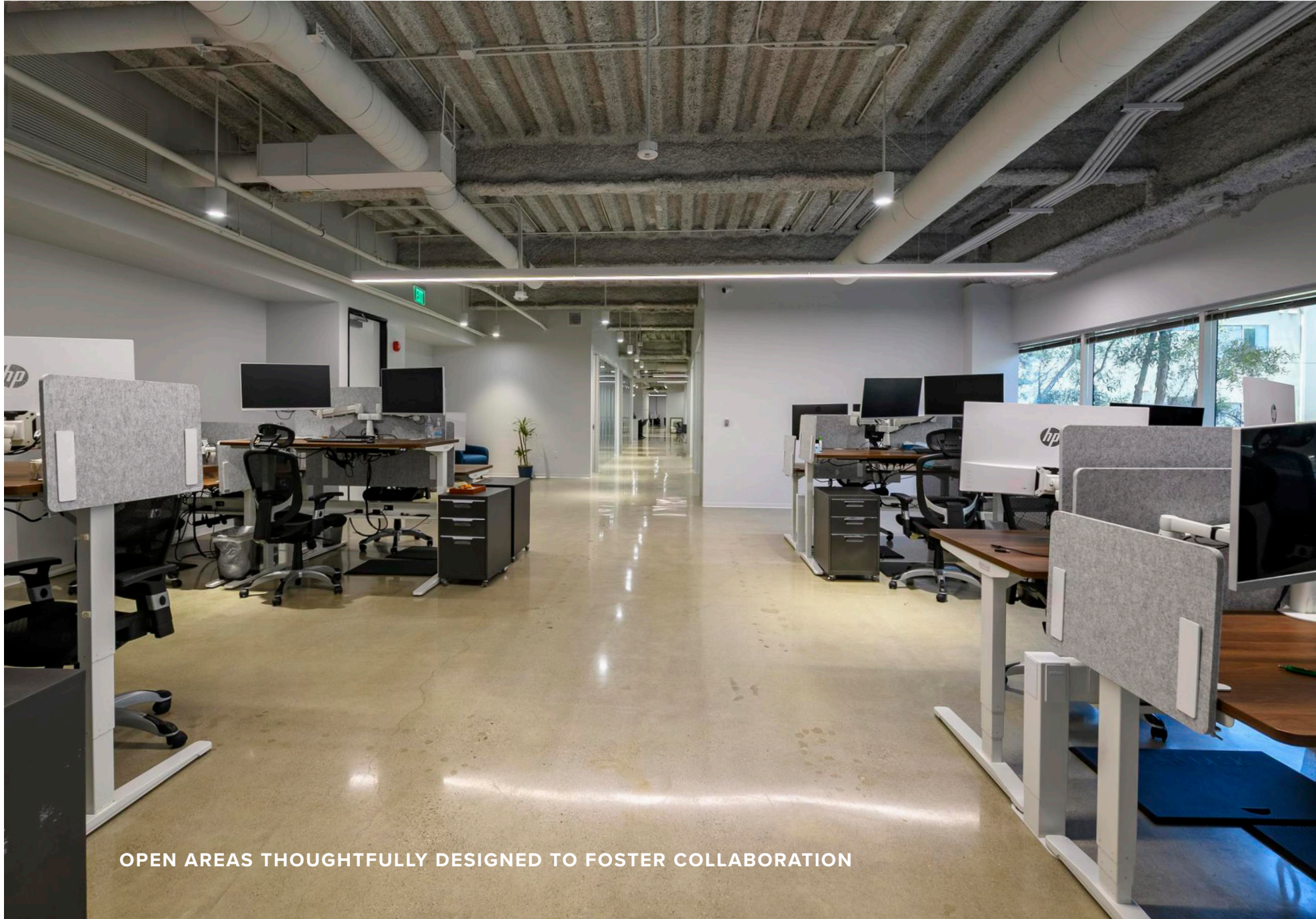


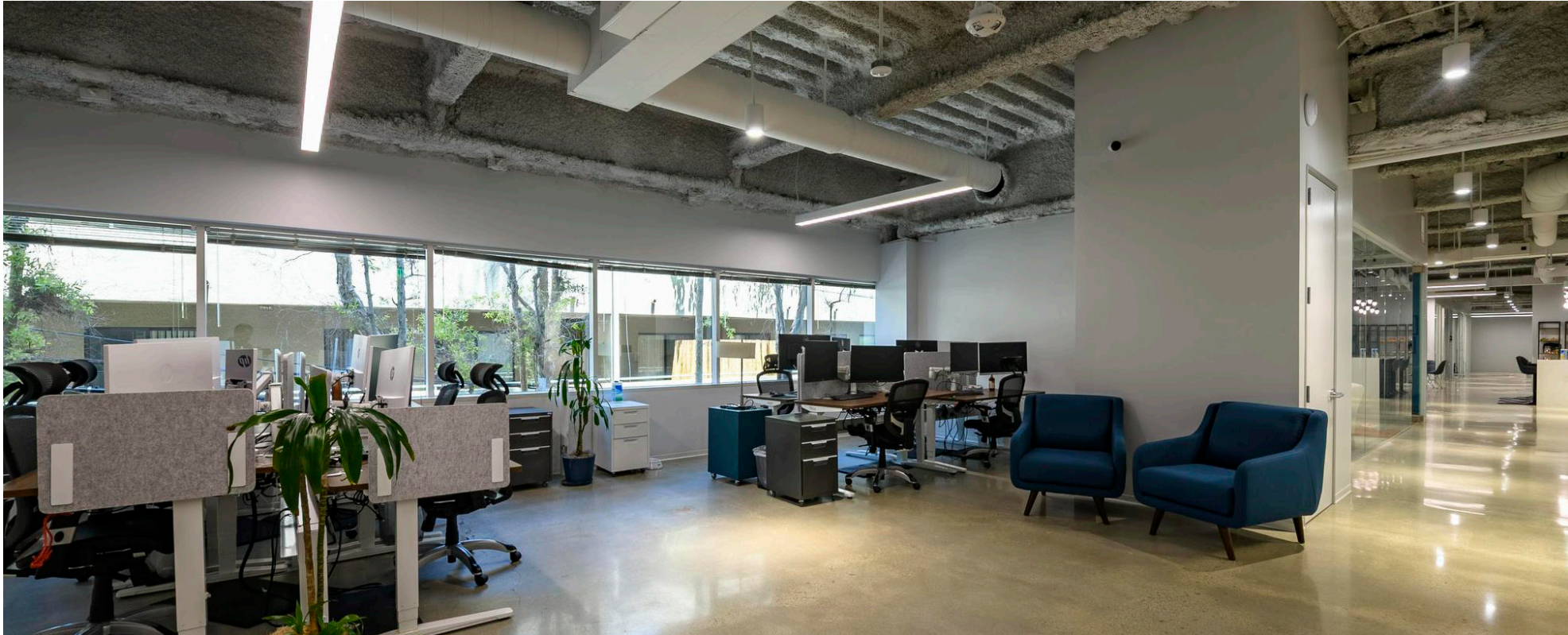
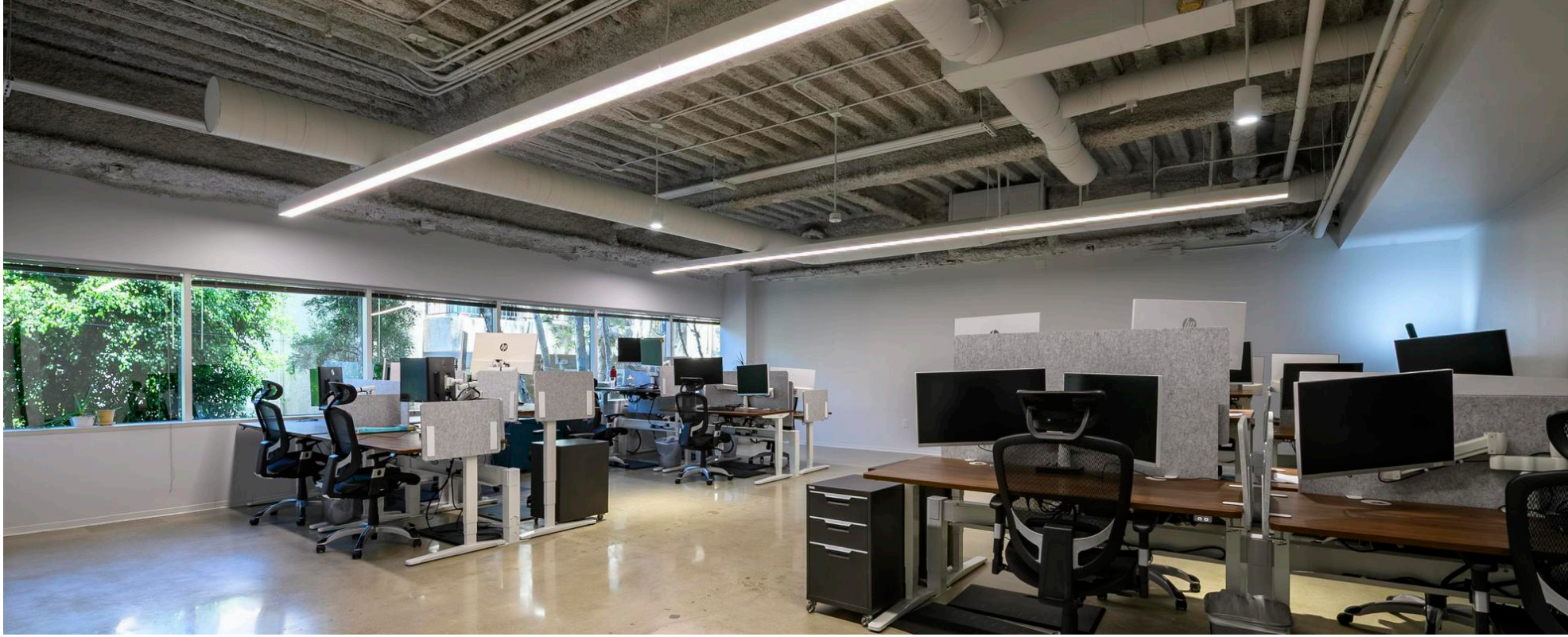
# PRIVATE WORKSPACES





# COLLABORATIVE SPACES





# SIGNATURE KITCHEN



WIFI-ENABLED OUTDOOR PATIO



# CENTRALLY LOCATED. EXCEPTIONALLY CONNECTED.

Positioned just one block north of Santa Monica Boulevard and fronting Sepulveda Boulevard, the property provides excellent regional connectivity to major business districts including Century City, Beverly Hills, Santa Monica, and Westwood.



SANTA MONICA BLVD

405 FWY

SEPULVEDA BLVD

SUBJECT PROPERTY

# IN THE NEIGHBORHOOD



**WESTWOOD VILLAGE**

LA Fitness	Target
Whole Foods	Kazu-Nori
Trader Joe's	Starbucks
In-N-Out Burger	Chick-fil-A

**BEVERLY HILLS TRIANGLE**

Bacari	Mastro's
Erewhon	Sugarfish
Cipriani	Spago
Waldorf Astoria	Mr. Chow
Jon & Vinny's	Il Pastaio
Ocean Prime	Wally's

**WESTFIELD CENTURY CITY**

Equinox	Blue Bottle Coffee
Apple	La Colombe
Lululemon	Cafe Landwer
Javier's	Sweetgreen
Din Tai Fung	Tender Greens
AMC	

1640 SEPULVEDA BLVD

## FOR MORE INFORMATION

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**FOUND**  
REAL ESTATE

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