



Availabilities	Size		Lease Rate
200	± 590 RSF	<del>\$4.00</del>	\$2.75* per sf FSG
201	± 320 RSF	<del>\$4.00</del>	\$2.75* per sf FSG
204	± 1,118 RSF	<del>\$4.00</del>	\$2.75* per sf FSG
301	± 641 RSF	<del>\$4.00</del>	Sublease through Jan '27 Call for pricing
303	± 179 RSF	(Single office)	\$1,000 / monthly
312	± 535 RSF	<del>\$4.00</del>	\$2.75* per sf FSG
401	± 375 RSF	<del>\$4.01</del>	\$2.75* per sf FSG
404	± 134 RSF	(Single office)	\$900 / monthly
403	± 259 RSF	<del>\$4.00</del>	Sublease through Feb '28 Call for pricing
407	± 1,722 RSF	<del>\$4.01</del>	\$2.75* per sf FSG

### \$2.75\* Effective Rate

\*Available for qualified tenants signing long-term leases **(36+ months)**.

Flexible terms and teaser rates available. Call for more details on promotional concessions.

#### Get more information

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Lease Term: 3 - 5 years

Parking: Covered Parking Spaces at \$140/month  
Reserved Parking Spaces at \$210/month

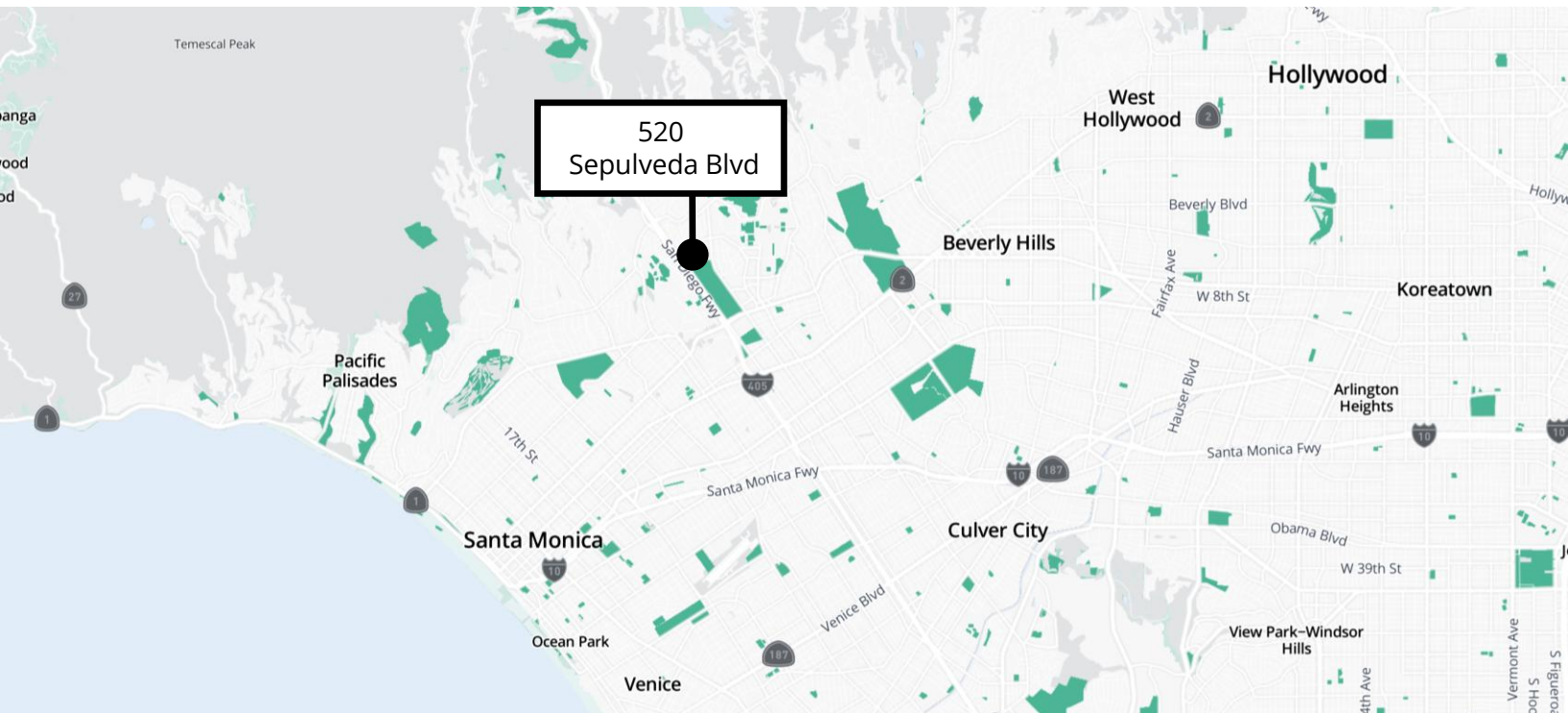
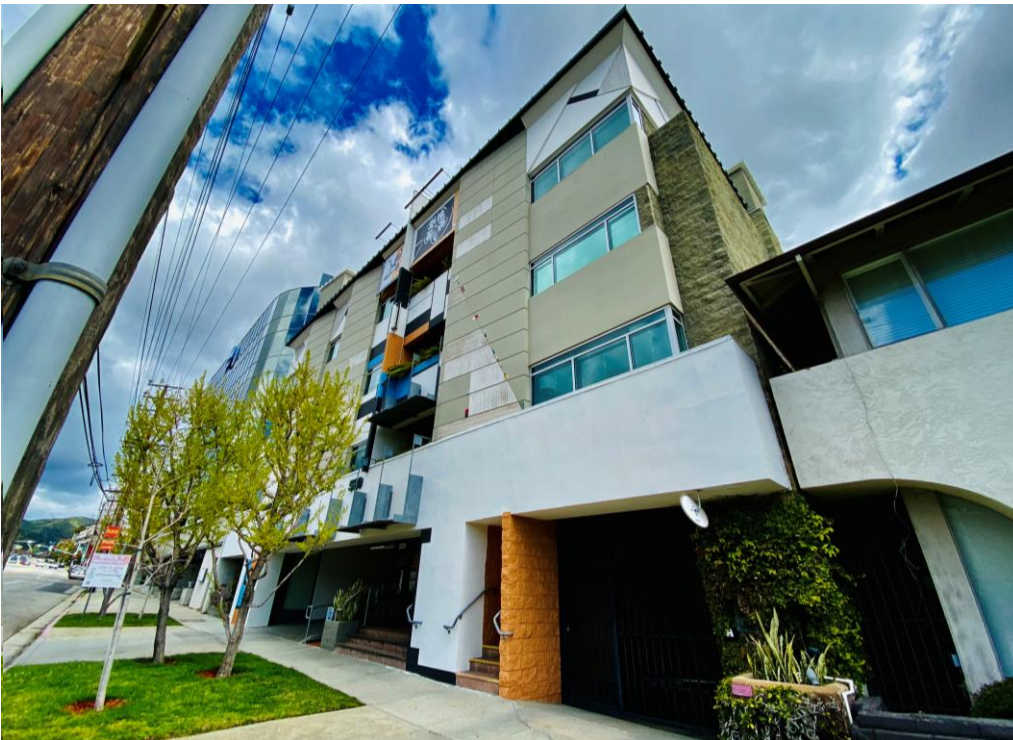
This jewel box creative office building boasts small office suites suitable for a wide range of tenants. Completely remodeled in 2022 the building features spectacular open-air atrium with tables and seating to accommodate outside working space. Office suites feature various sizes that includes private offices, kitchenettes, and are built to suit. The first floor has rentable storage space, and shared bathrooms are available on floors two through four.

Avison Young | 11150 Santa Monica Blvd, Ste 450 | Los Angeles, CA 90025

# Office Space For Lease

# \$2.75 Effective Rate

520 S Sepulveda Blvd Los Angeles, CA



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