

# FOR LEASE

1762 WESTWOOD BLVD.  
LOS ANGELES, CA

- **MODERN 4-STORY OFFICE BUILDING**
- **AVAILABLE BUILDING TOP SIGNAGE**
- **SUBTERRANEAN PARKING GARAGE**

## AVAILABLE SPACE

1ST FLOOR MEDICAL  
5,262 SF

3RD FLOOR MEDICAL  
2,100 SF

3RD FLOOR OFFICES  
2,670 SF  
1,009 SF

**RG**  
**ROBHANA**  
GROUP

ROBHANA GROUP, INC.  
606 S. OLIVE ST., Suite 600  
LOS ANGELES, CA 90014  
(213) 683-8000



## LEASING HIGHLIGHTS



Building Size

**33,000+**  
**Rentable SF**



Contiguous RSF Available

**up to 5,262**  
**Rentable SF**



Amenities Close By

**Top Rated Retail,  
Dining, & More**



Location

**Westwood  
Submarket**



**Please Contact  
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# 1762 WESTWOOD

The 1762 Westwood Building is a low-rise, three-story, 33,000-sf building located within the premier Los Angeles & Westwood Submarket of Southern California. The property features underground covered parking, and is home to a diverse and affluent tenant mix.

## AVAILABLE

1st Floor, Suite 100 (Office/Retail)(Medical via change of use)  
Approximately 5,262 Rentable SF  
\$3.95 PSF/Month, Triple Net

3rd Floor, Suite 300 (Medical)  
Approximately 2,100 Rentable SF  
\$3.95 PSF/Month, Gross (Excludes janitorial)

3rd Floor, Suite 310/330 (Office)  
Approximately 2,670 Rentable SF  
\$3.25 PSF/Month, Full Service Gross

3rd Floor, Suite 315 (Office)  
Approximately 1,009 Rentable SF  
\$3.25 PSF/Month, Full Service Gross

## PROPERTY

3-Story Building + 3 Levels of Underground Garage  
2:1,000 Parking Ratio

Recently Remodeled Elevators & Common Areas

Close Proximity To UCLA, Westwood Village, Google's Campus,  
And Numerous Shopping Destinations

## KEY DEMOGRAPHICS



**617,011**  
Total Population  
within 5-Mile Radius



**\$1,027,773**  
Median Home Value  
within 2-Mile Radius

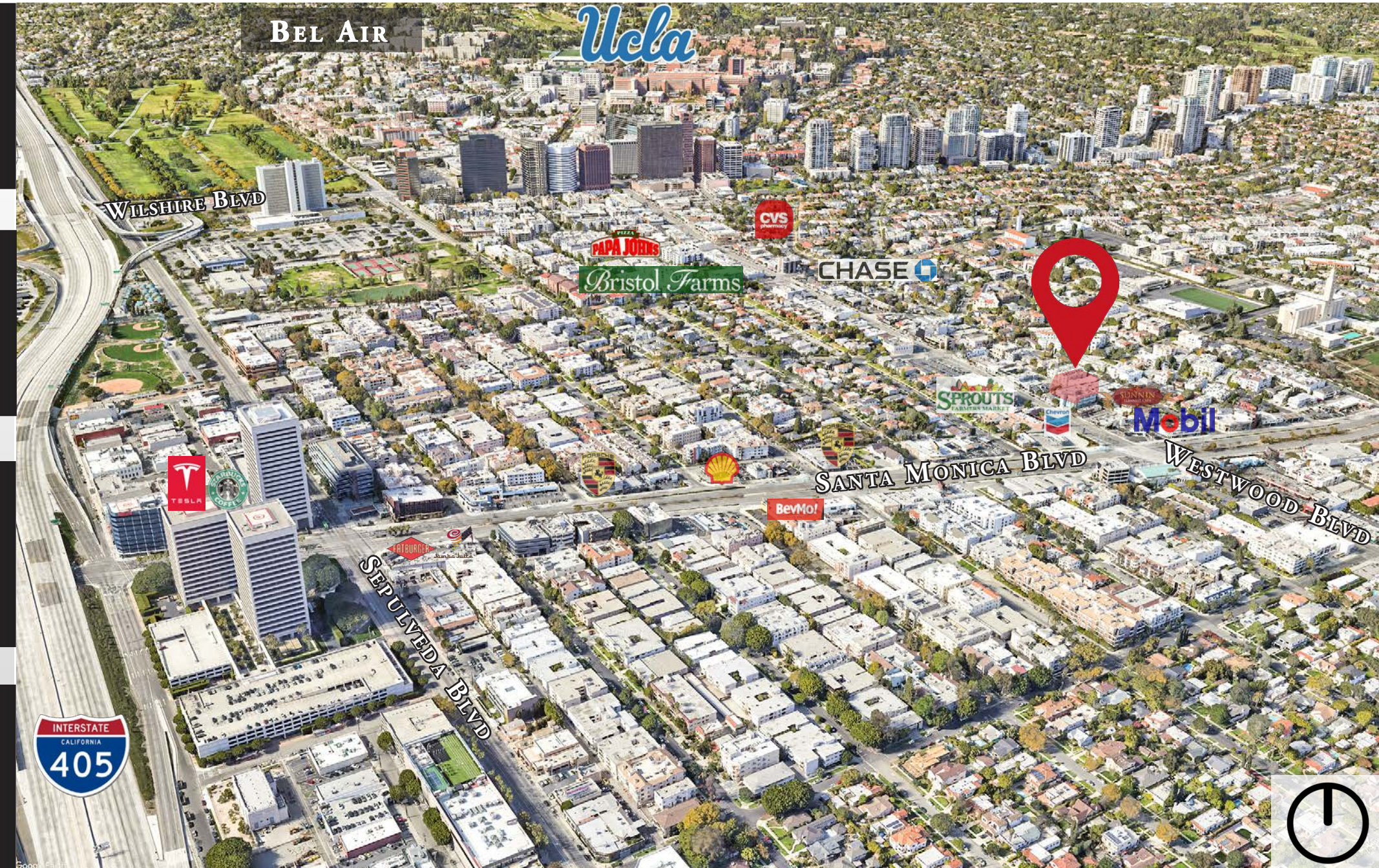


**\$123,753 /Yr**  
Avg. Household Income  
within 2-Mile Radius



**61,468+**  
Cars Per Day  
Westwood Blvd &  
Santa Monica Blvd

# AERIAL MAP



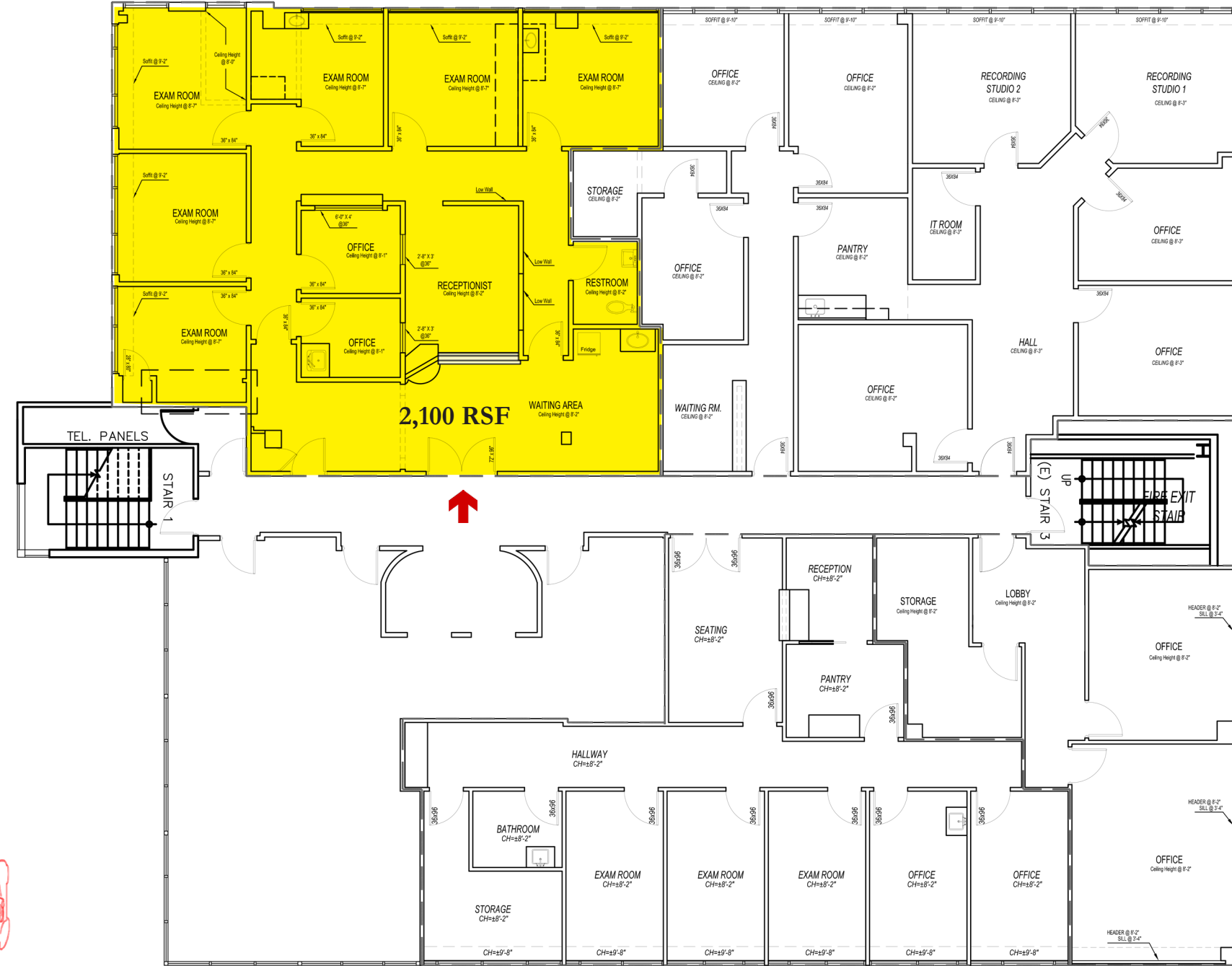


# FLOOR PLAN - SUITE 300



WESTWOOD BOULEVARD

61,000+ Cars Per Day



# IMAGES - SUITE 300



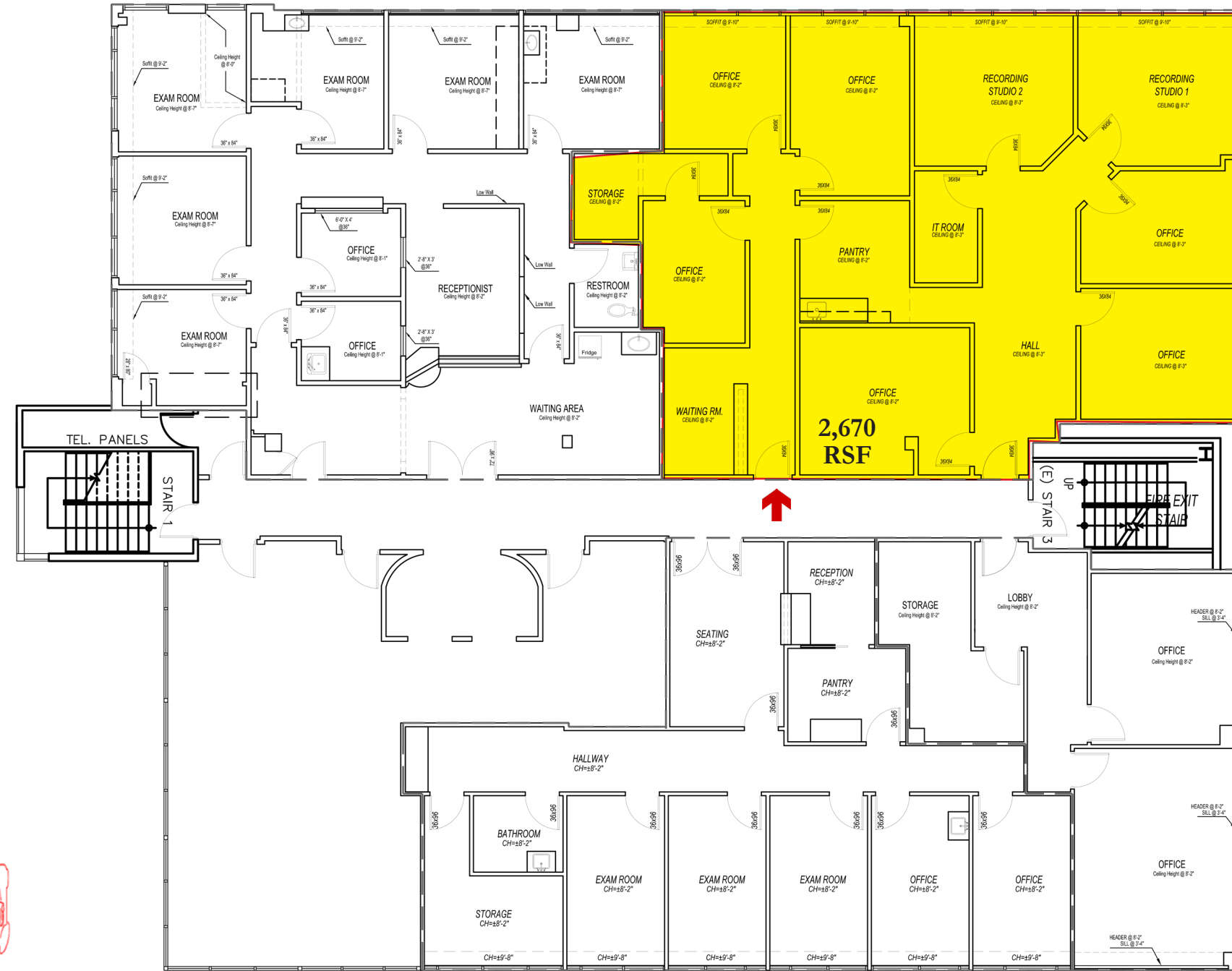
# FLOOR PLAN - SUITE 330

# IMAGES - SUITE 330



WESTWOOD BOULEVARD

61,000+ Cars Per Day



# FLOOR PLAN - SUITE 315



WESTWOOD BOULEVARD

61,000+ Cars Per Day



# IMAGES - SUITE 315



# WESTWOOD NEIGHBORHOOD



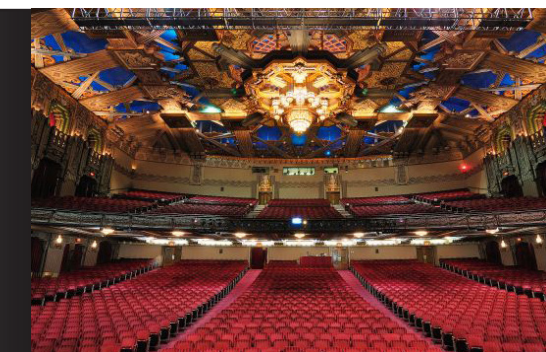
NEW  
GOOGLE CAMPUS



GOOGLE JOINS  
NETFLIX, AMAZON  
& APPLE'S GROWING  
MEDIA SECTOR IN LA

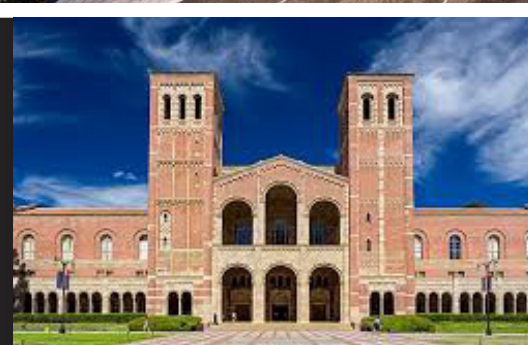


EXPLORE  
THE GETTY



ENJOY  
THE GEFFEN PLAYHOUSE

TOP RATED  
MEDICAL SCHOOL



TOP RATED  
MEDICAL HOSPITAL



EPICENTER OF  
RESTAURANTS & AMENITIES



EAT YOUR HEART OUT



KAZU  
NORI  
BY SUSHI  
NOZAWA