1640 SEPULVEDA

THE PERFECT SPACE TO SHAPE YOUR IDEAS

1640SEPULVEDA.COM

Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

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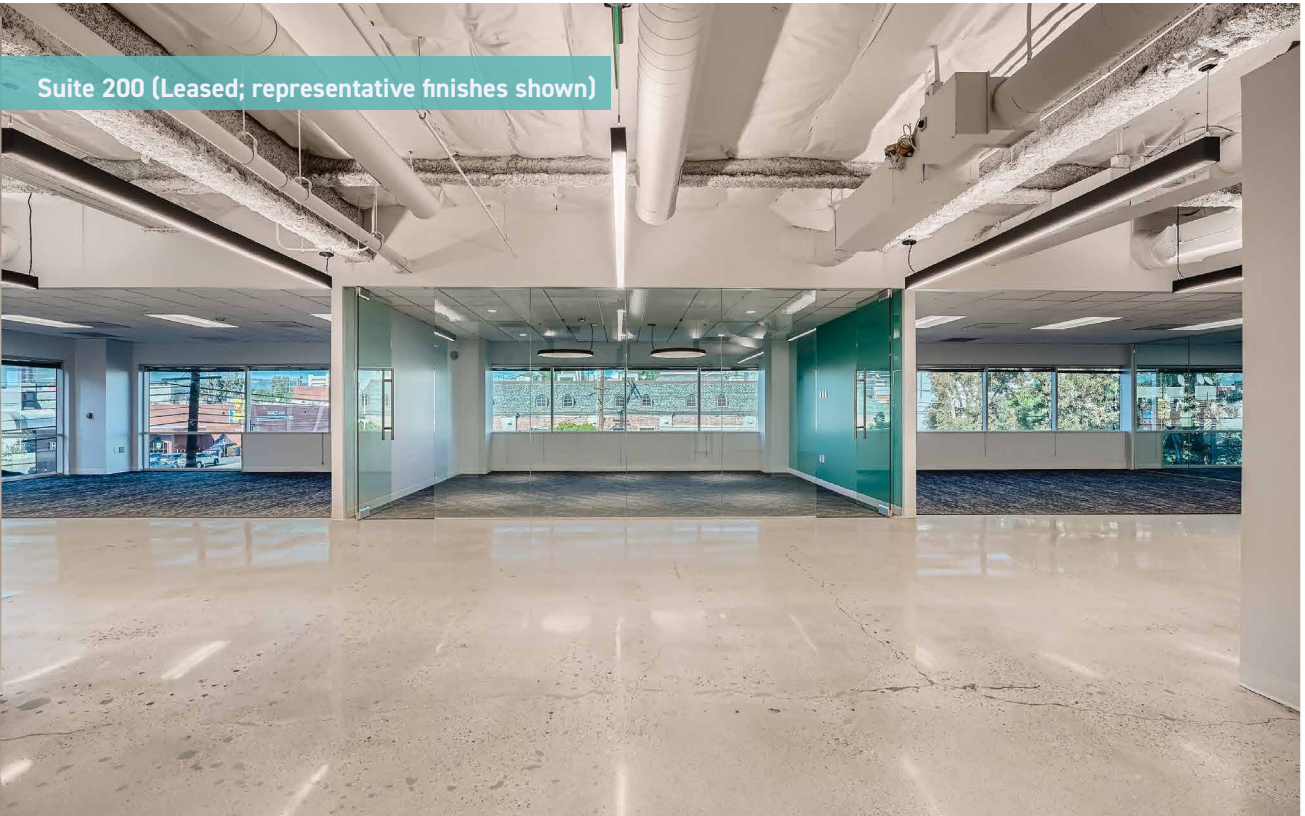
A New Experience

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.

Building Video



5 STORY
Building

70 SEAT
Screening room

NEWLY CONSTRUCTED
Spec suites

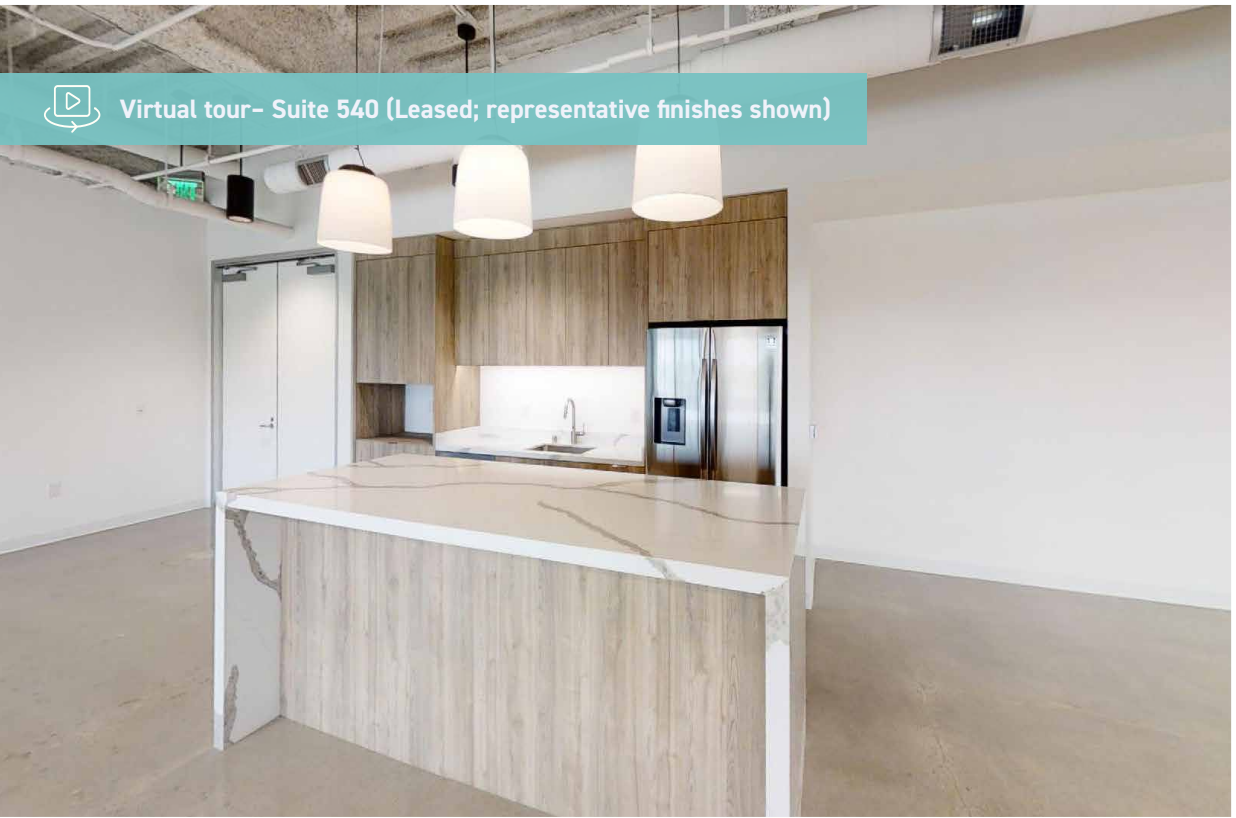
4+:1,000
Parking

UP TO 18'
Ceiling height

GROUND FLOOR
Tenant patio lounge

Suite 200 spec suite (Leased; representative finishes shown)

Virtual tour – Suite 200 (Leased; representative finishes shown)



Virtual tour– Suite 540 (Leased; representative finishes shown)

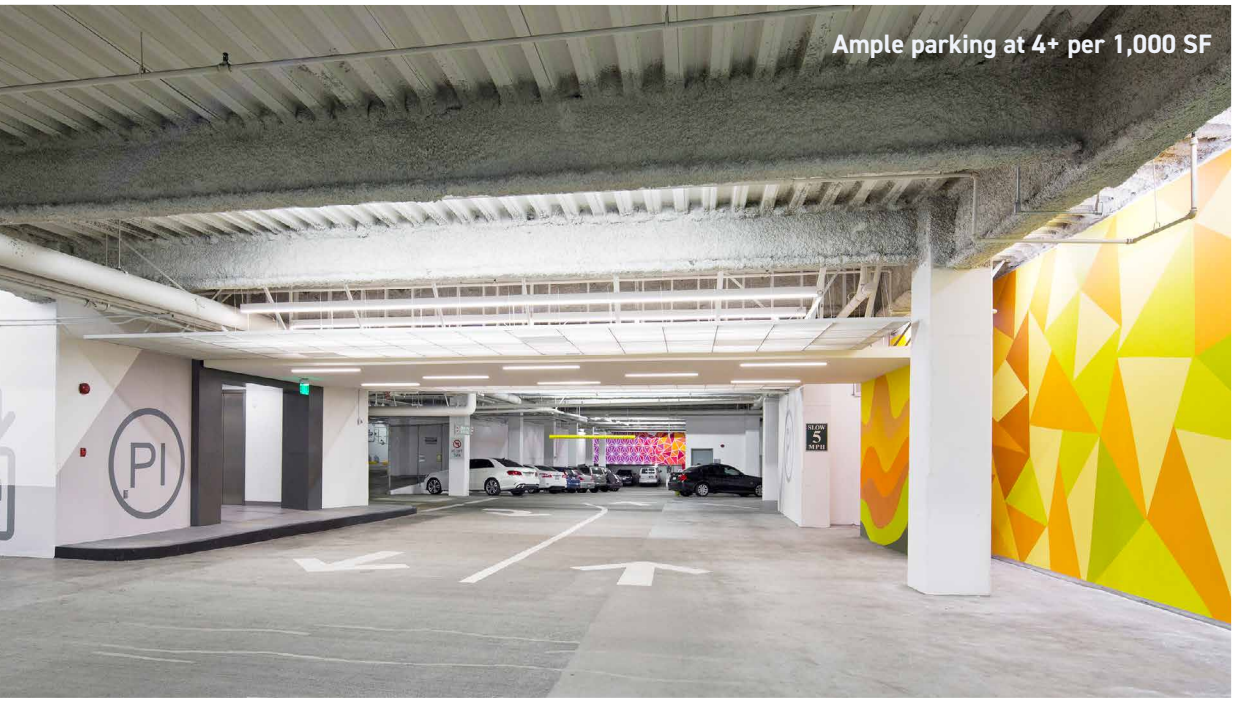
Suite 300 (Leased; representative finishes shown)

Suite 300 Virtual Tour

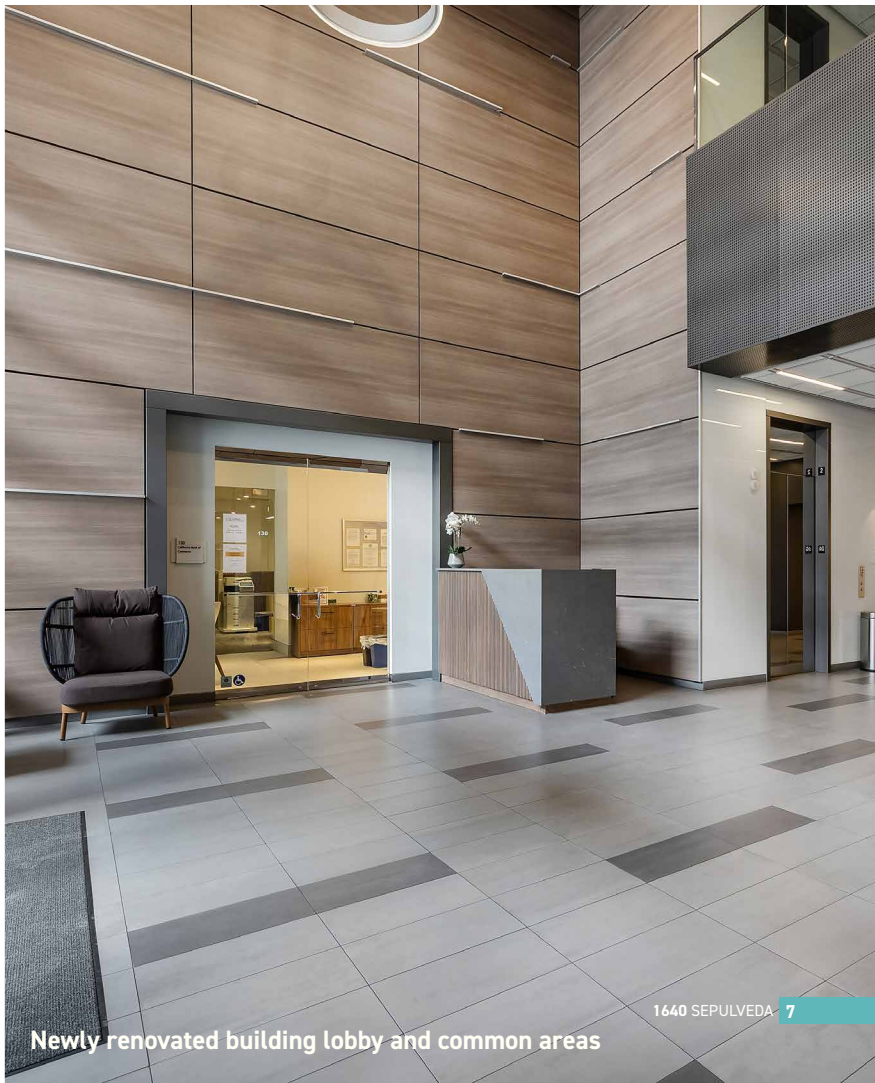
Sunny, collaborative space in the ground floor tenant patio lounge

Refreshed exterior and activated patios

Ground floor screening room



Ample parking at 4+ per 1,000 SF



Newly renovated building lobby and common areas

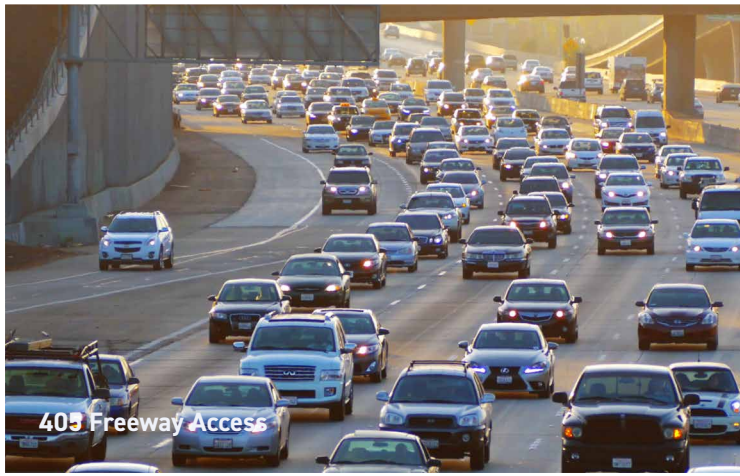
Cafes Fitness Fast Casual Dining Formal Dining

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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