



Address: 2235 and 2251 South Sepulveda Boulevard, Los Angeles, California 90064

Available Space: **2235 South Sepulveda Boulevard:** Approximately 5,048 square feet on lower level (51' x 111'), plus approximately 1,836 square feet of mezzanine.
2251 South Sepulveda Boulevard: Approximately 6,350 square feet on lower level (50' x 127'), plus approximately 1,000 square feet of mezzanine.

Parking: ±30 shared parking spaces in front

Asking Rate: ~~\$2.95~~ **\$1.95** NNN per square foot per month for lower level.
~~\$1.00 Gross per square foot per month~~ **No charge** for mezzanine.
 Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs and maintenance, currently 24¢ per square foot per month.

- Comments:**
- ▶ Bow truss construction with 25 foot ceilings and M-2 zoning;
 - ▶ Located on a major commuter thoroughfare, adjacent to the San Diego (405) Freeway;
 - ▶ 59,081 vehicles per day pass this location according to LADOT 6/5/2007 count;
 - ▶ Neighbors include many well-established retailers, showrooms, and restaurants.

For further information or tour, please contact exclusive agents:

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