



CREATIVE OFFICES IN EVERY SIZE

1640SEPULVEDA.COM

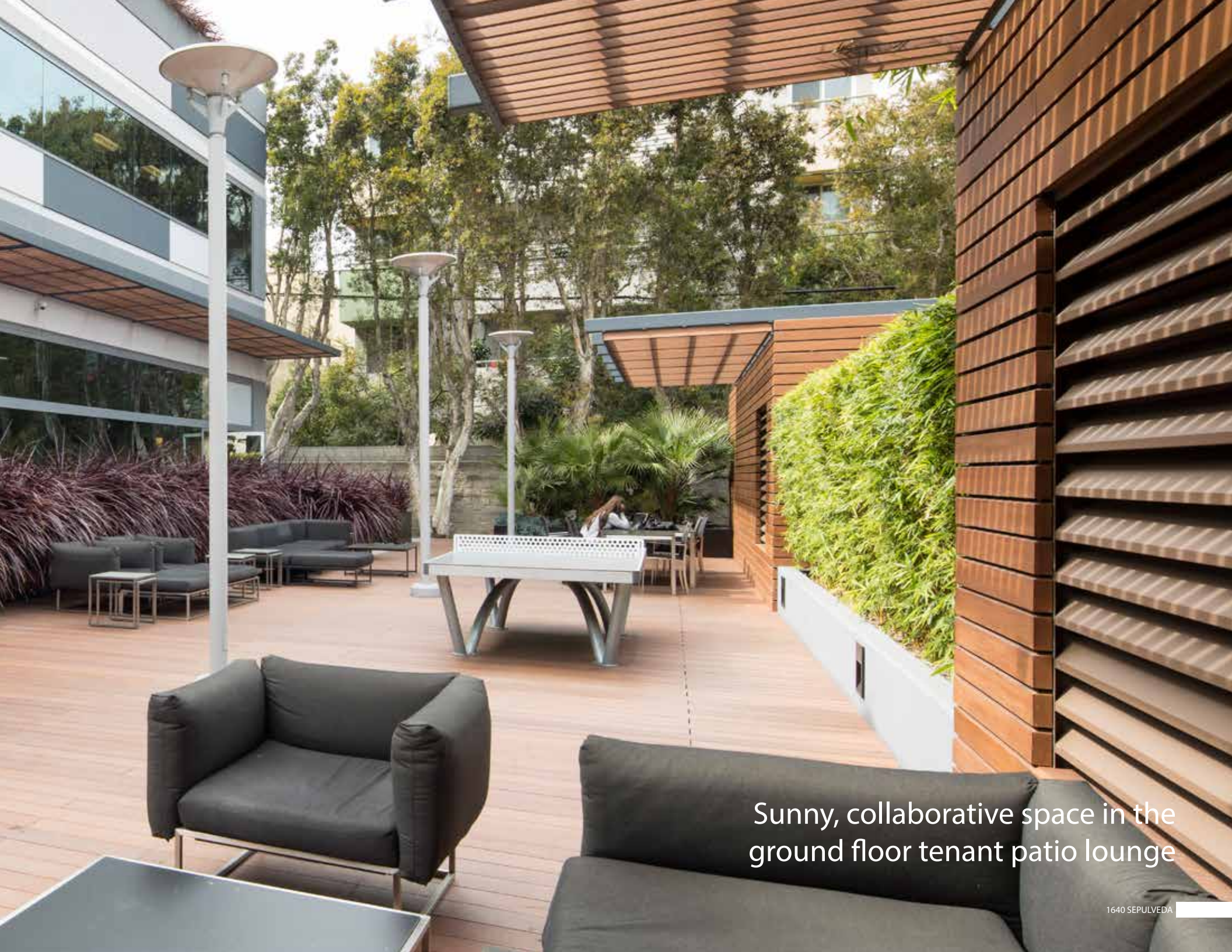


A New Experience

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 suite sizes and build to suit available.





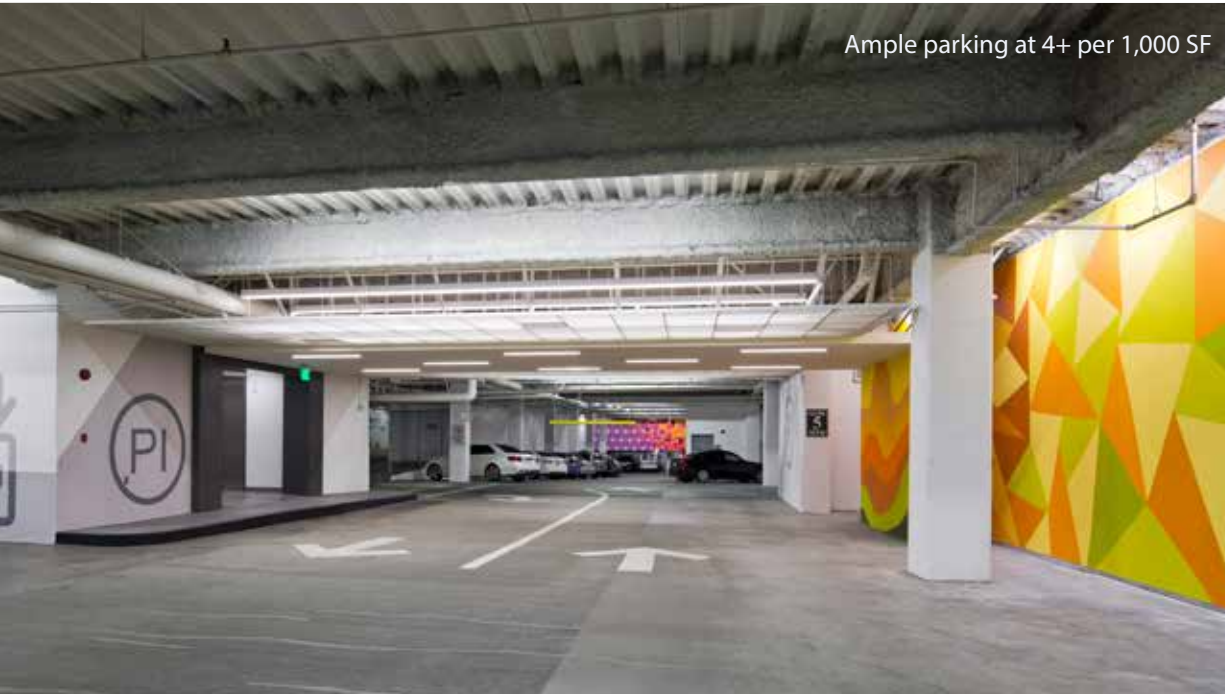
Sunny, collaborative space in the ground floor tenant patio lounge



Refreshed exterior and enlivened patios



Ground floor screening room



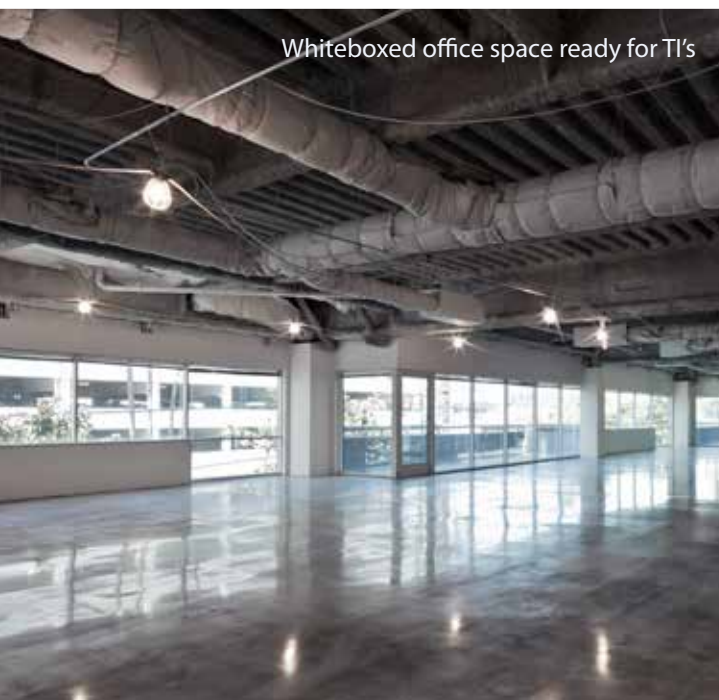
Ample parking at 4+ per 1,000 SF



Newly renovated building lobby and common areas



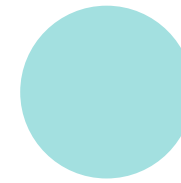
Custom spec suites available



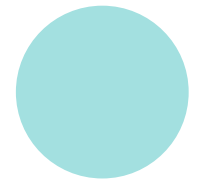
Whiteboxed office space ready for TI's



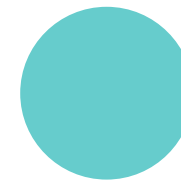
Flexible layouts with exposed ceilings



5 STORY
Building



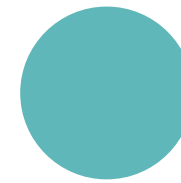
70 SEAT
Screening Room



PREMIERE
city views



4+:1,000
Parking

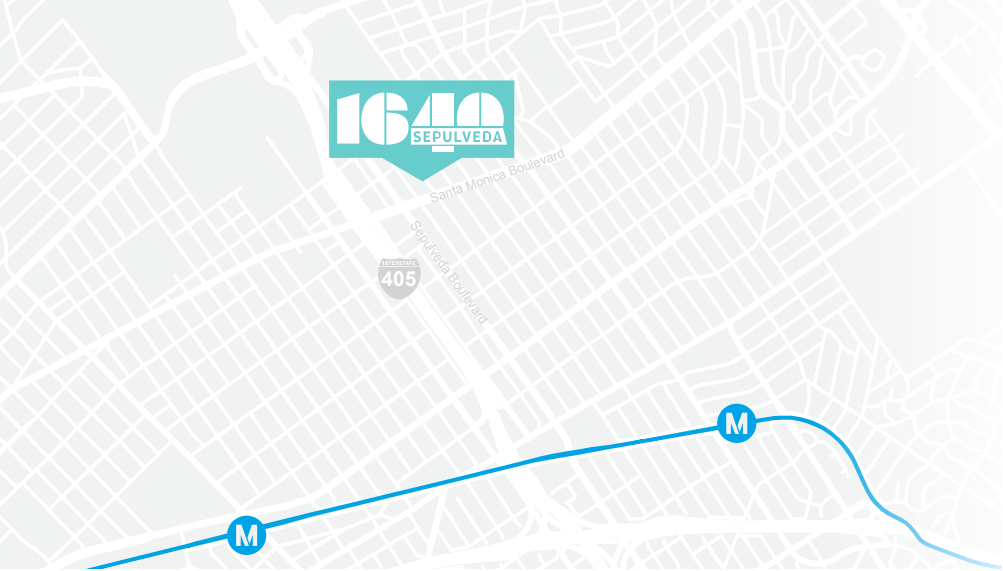


UP TO 18'
Ceiling height



Ground floor
tenant patio lounge

Offering up to
10,618 contiguous SF



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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