

1950

SAWTELLE

NEW LOOK UNDERWAY

SAWTELLE & GRANGE • LOS ANGELES, CA • **SAWTELLE JAPANTOWN**

MEDICAL/OFFICE SPACE

±2,000 TO 93,686 RSF

Jones Lang LaSalle Brokerage, Inc. - CA License #01856260

NEW LOOK UNDERWAY

NEW SPEC SUITES

NEW HIGH END RETAIL/ RESTAURANTS

NEW EXTERIOR & COURTYARD

BUILDING
SPECIFICATIONS

Stories: 3

Building Size: ±115,000 RSF

Parking: 2.8/1000
 \$208/unreserved
 \$258/reserved

Office & Medical Available upon
 Rates: request



FLEXIBLE
 LEASING OPTIONS



ENERGY STAR
 LABELED



SECURED
 SUBTERRANEAN
 PARKING

EXCITING RENOVATION IN THE WORKS

NEW GROUND FLOOR RETAIL OFFERINGS



SUITE

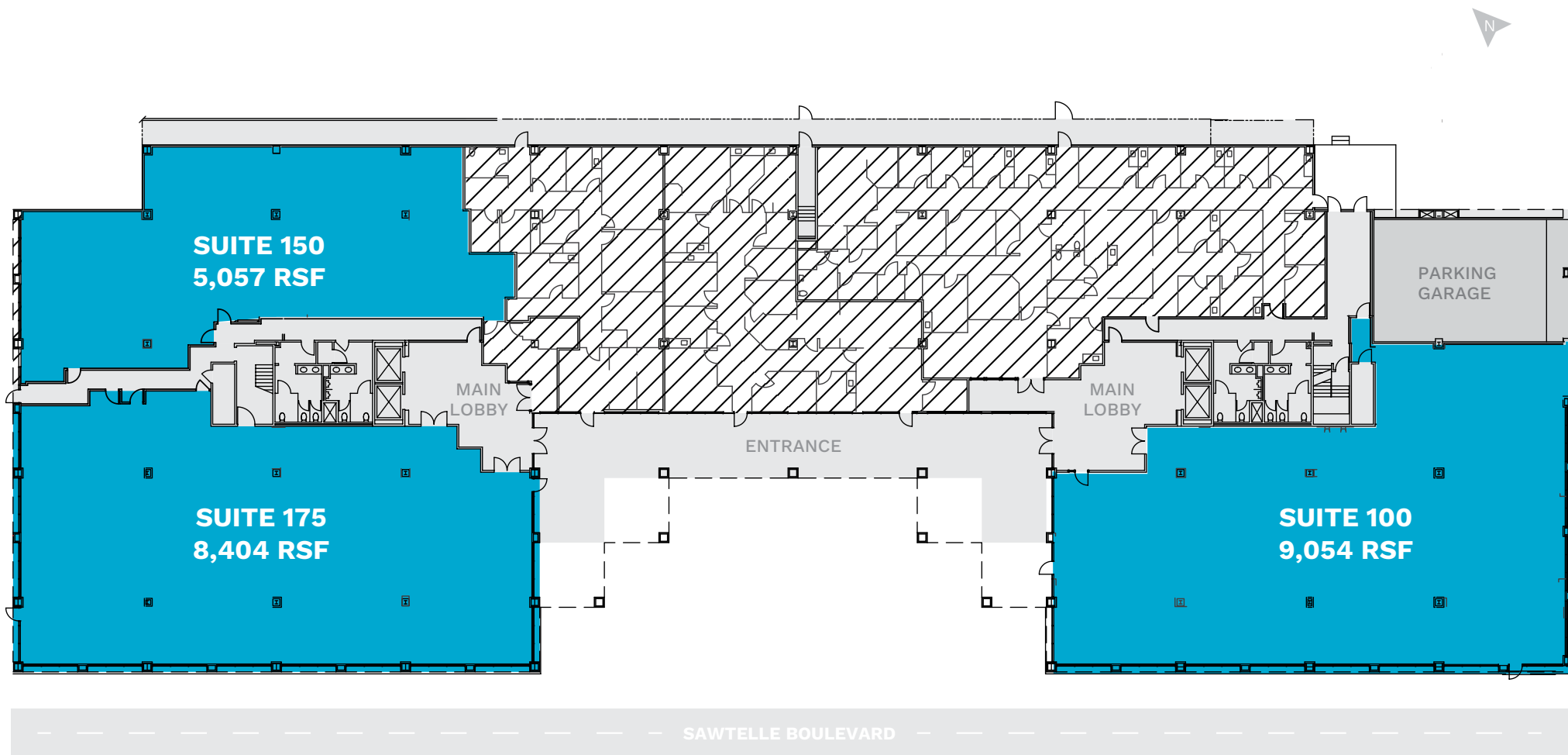
RSF

DESCRIPTION

100 ■	9,054	Unique ground floor opportunity with an expansive window line providing an abundance of natural light and direct access to the main courtyard with seating and lounge areas. Divisible to accommodate 2,000-9,054 RSF.
150	5,057	Unique ground floor opportunity ready for a customized buildout.
175 ■	8,404	Unique ground floor opportunity ready for a customized buildout. Features an expansive window line providing an abundance of natural light and direct access to the main courtyard with seating and lounge areas. Ideal for office or retail. Divisible to accommodate 2,000-8,404 RSF.
2ND FLOOR ■ ■	39,340	Full floor opportunity ready for customized tenant improvements. Divisible to ± 15,000 RSF.
3RD FLOOR ■ ■	36,888	Full floor opportunity ready for customized tenant improvements. Divisible ±2,000 to ± 15,000 RSF.
3RD FLOOR SPEC SUITES	2,500 – 18,000	New creative spec suites in the works with exposed ceilings, concrete floors, extensive use of glass and other high-end finishes. Available to accommodate companies ranging from ± 2,500 – 18,000 RSF.

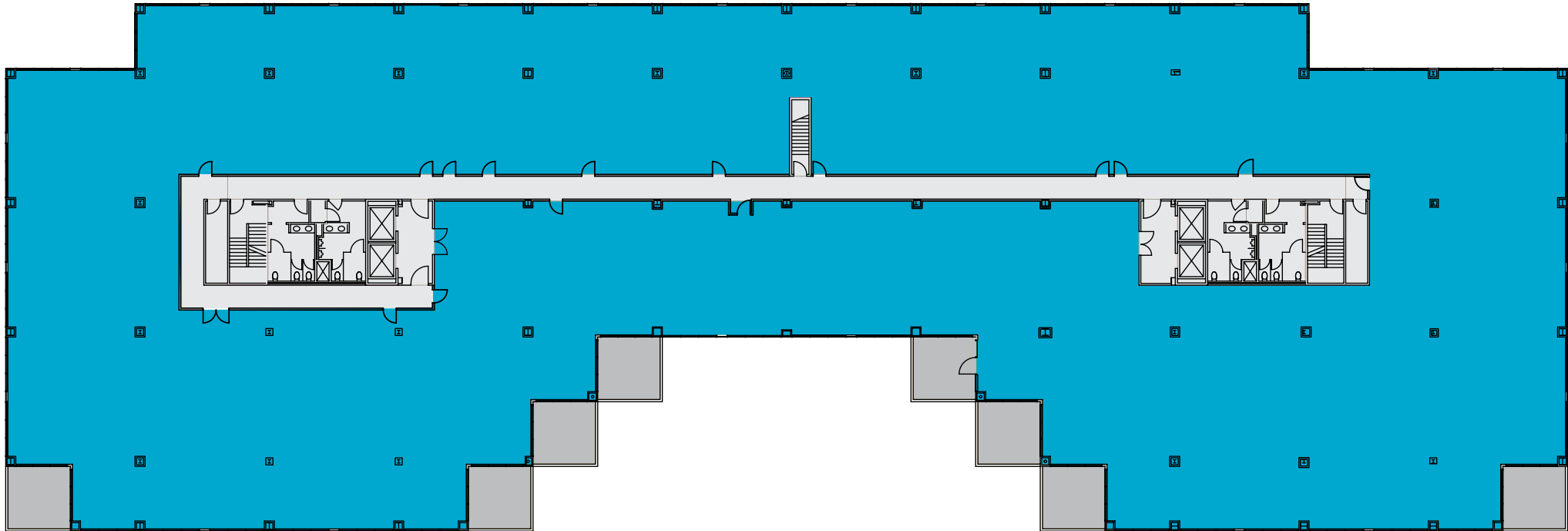
■ 2ND and 3RD floors can be combined for a total of ± 76,228 RSF

■ Suites 100, 150, 175 and 2ND, 3RD floors can be combined for a total of ± 98,743 RSF



FIRST FLOOR

15,000 - 39,340 RSF



SAWTELLE BOULEVARD

SECOND FLOOR



SAWTELLE BOULEVARD

- Reception
- (45) Workstations
- (2) Huddle Rooms
- Restrooms
- (24) Offices
- (5) Conference Rooms
- Kitchen/Seating Area

SUITE	RSF	DESCRIPTION
300	4,073	Reception, meeting and huddle rooms, 6 offices, 10 workstations and kitchen
335	2,952	Meeting room, kitchen, 4 offices and 12 workstations
348	2,773	Reception, meeting room, kitchen, 4 offices and 6 workstations
355	2,679	Reception, kitchen and breakroom, meeting room, 5 offices and 5 workstations
360	5,490	Reception, meeting and huddle rooms, kitchen and breakroom area, 5 offices and 12 workstations

93 WALK
SCORE76 BIKE
SCORESTEP INTO
SAWTELLE

The charming stretch of Sawtelle Boulevard is recognized as Sawtelle Japantown, one of Los Angeles' greatest neighborhood gems and the ultimate lunch-break location. With over 50 highly-rated eateries within a half mile of 1950 Sawtelle, work has never tasted so good.

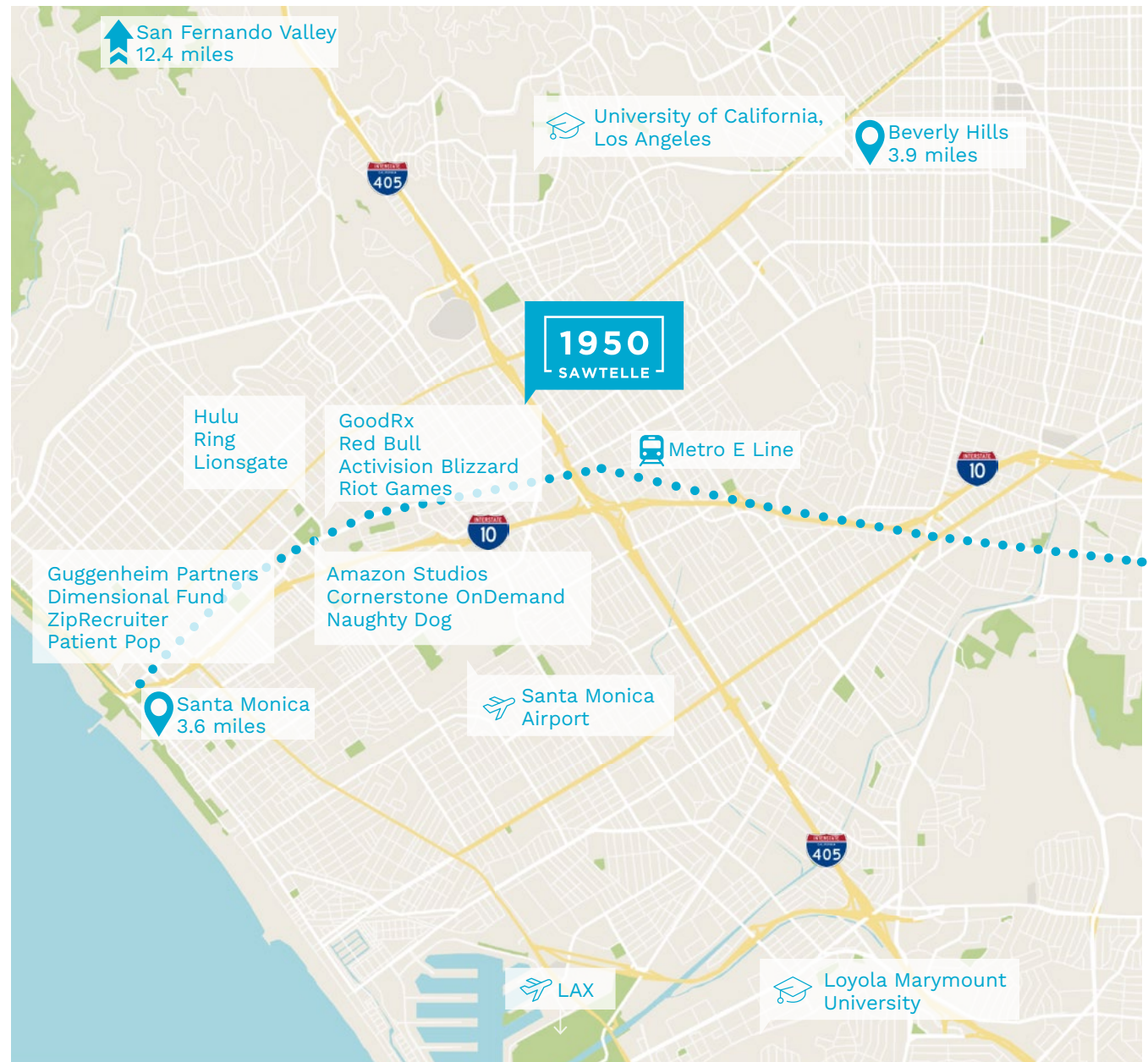
TALENT EPICENTER FOR BUSINESS

There is no shortage of immediate talent and opportunity when you're nestled between University of California, Los Angeles and Silicon Beach, home to more than 500 technology and media companies. The area also offers easy access to LAX, the biggest and most connected airport in western North America.

365K+

LABOR FORCE
POPULATION (5mi)

589K+

TOTAL RESIDENTIAL
POPULATION (5mi)



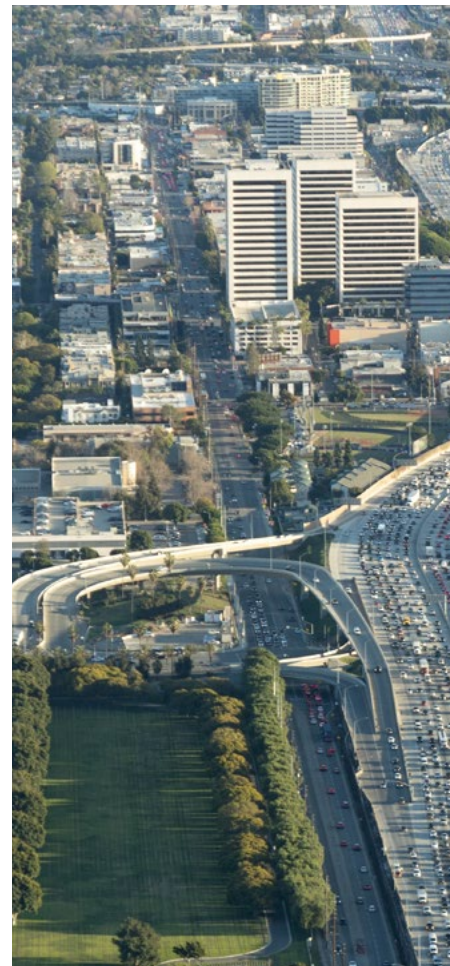
IDEALLY EMBEDDED INTO WESTSIDE LOS ANGELES.

Located directly between the beach and pier at Santa Monica and high rises of Century City.



MORE THAN JUST AN OFFICE ADDRESS.

Work in the business corridor of the Sawtelle district — a walkable, culture enclave of charm.



STREET-TO-SEAT TIMING COULDN'T BE EASIER.

With the 405 and 10 freeways minutes away from the building's secured subterranean parking.



SURROUNDED BY THE GREATS.

Opportunity awaits with cities like Beverly Hills, Culver City and Venice being less than 5 miles away.



CONTACT US

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