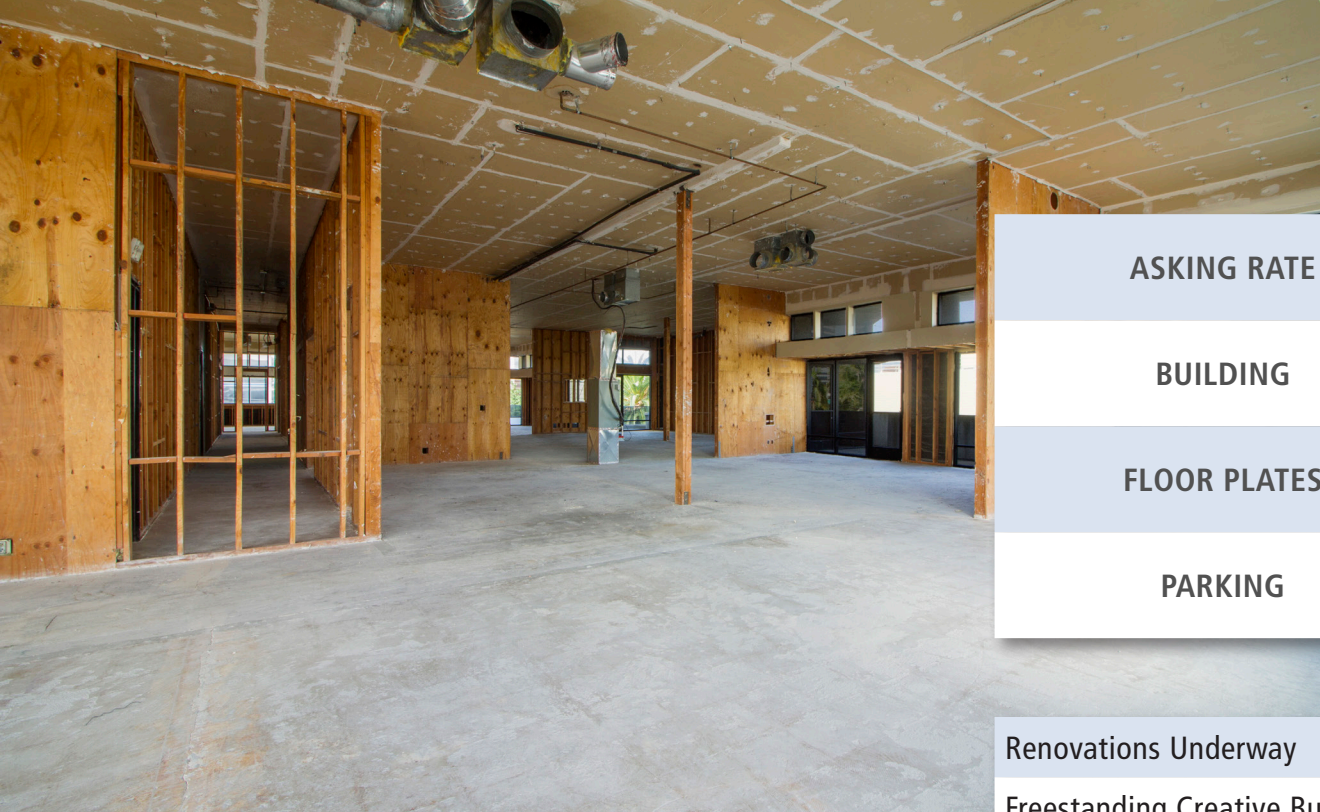




RENOVATIONS UNDERWAY | **1850 SAWTELLE**
25,121 NET SF 30,000 GROSS SF | **WEST LA**



FOR LEASE

BUILDING SUMMARY

ASKING RATE	\$4.50/SF NNN (Nets are \$1.20/SF)
BUILDING	25,121 SF Net 30,000 SF Gross
FLOOR PLATES	12,560 SF
PARKING	3/1,000 SF @ \$125 Per Space

HIGHLIGHTS

- Renovations Underway
- Freestanding Creative Building
- Fabulous Wrap Balconies
- 13' Ceiling Height
- Tremendous Amount of Balcony Space On Both Floors
- Located in the Heart of Sawtelle Japantown
- Ready For Tenant Improvements
- Freeway Signage Visibility



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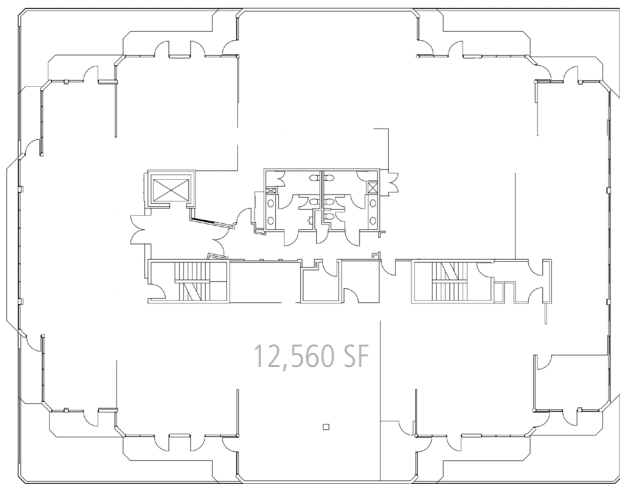
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BOB SAFAI

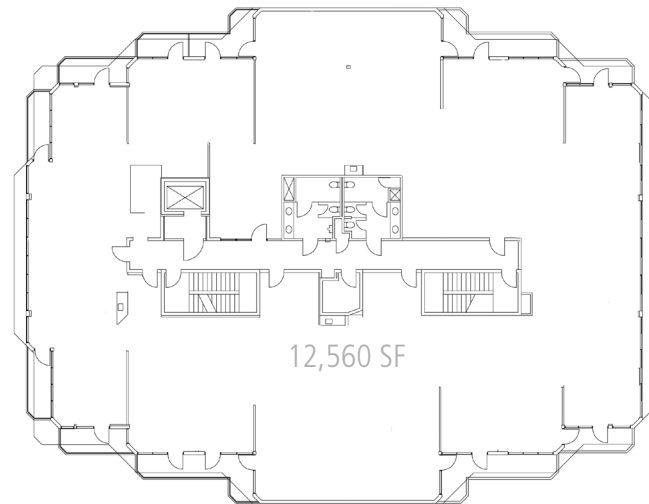
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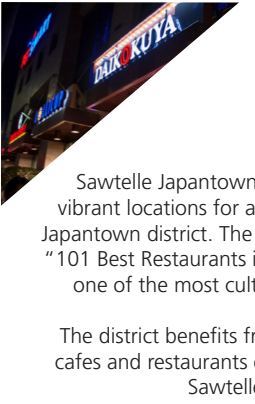
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THIRD FLOOR



FOURTH FLOOR



SAWTELLE JAPANTOWN

Sawtelle Japantown is situated in one of Los Angeles's most vibrant locations for amenities, the building is located within the Japantown district. The area is the home of four of Jonathan Gold's "101 Best Restaurants in LA", helping make Sawtelle Japantown is one of the most culturally significant districts in Los Angeles.

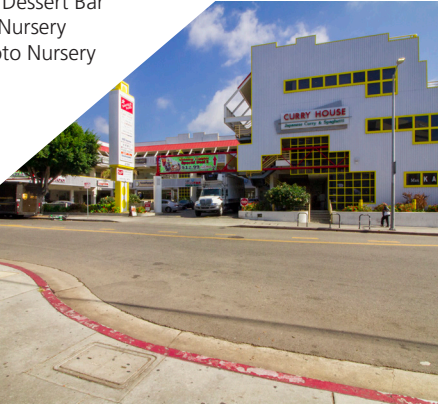
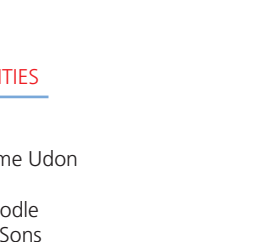
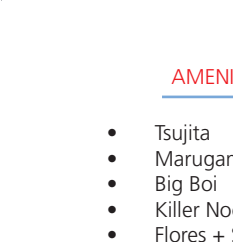
The district benefits from close proximity to many trendy shops, cafes and restaurants of Sawtelle Blvd including Sawtelle Center, Sawtelle Place, and One West Side.

AMENITIES

- Butcher's Dog
- Coco Fresh Tea & Juice
- Balconi Coffee Company
- Red Rock-Sawtelle
- Curry House
- Nijiya Market
- Honeymee
- Yakitoriya
- Brian's Shave Ice
- Kiriko
- Amity Hair
- Kimukatsu
- Make Asobi
- Sonoritas Prime Tacos

- Chinchikurin
- Tasty Noodle House
- Volcano Tea House
- Seoul Tofu
- Daiso Japan
- Coffee Tomo
- Nong La Cafe
- SushiStop
- ROC
- Lemonade
- Furaibo
- GR2 Art Gallery
- Blackmarket
- Mizu 212

- Tsujita
- Marugame Udon
- Big Boi
- Killer Noodle
- Flores + Sons
- Tofu Ya
- Giant Robot Store
- Millet Crepe
- Menya Musashi Ramen
- Sonoritas Prime Tacos
- Mizu 212
- B Sweet Dessert Bar
- Tabuchi Nursery
- Hashimoto Nursery



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