

1015 GAYLEY AVENUE

WESTWOOD VILLAGE

MEDICAL/THERAPY/PROFESSIONAL/YOGA OFFICES AVAILABLE

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LOS ANGELES, CA 90024

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Westwood Village Prime Medical/ Professional Office

- Immaculately maintained historical medical and professional building
- Located within UCLA campus and directly across the street from Whole Foods.
- Walking distance to some of LA's finest shops, restaurants, theaters, banks and a myriad of other local amenities.

PROPERTY INFO

AVAILABILITY: Suite 200: $\pm 1,622$ RSF } **Contiguous to**
Suite 203: ± 178 RSF } $\pm 1,800$ RSF
Suite 300: $\pm 250 - \pm 1,500$ RSF

USE: Medical Office/Professional Office

RENTAL RATE: \$4.50/RSF FSG
Depending on use

TERM: 3 - 10 years

PARKING: Ample parking available nearby

SPACE FEATURES

- Separate HVAC air conditioning system
- Operable windows
- Controlled environment
- Private therapy offices
- Spaces are filled with light with operable windows
- Central Heating and Air Conditioning
- All spaces have private bathrooms
- Architectural features and character throughout



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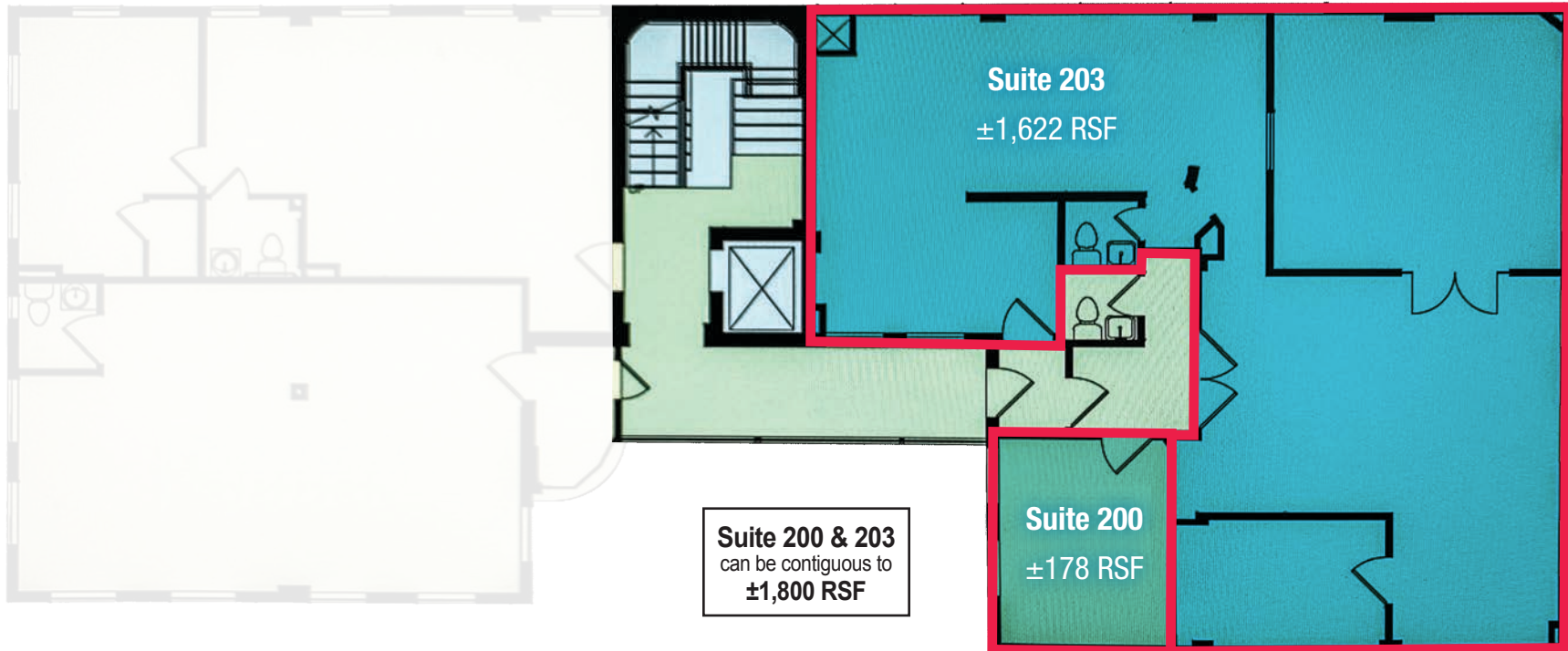
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Floor Plan

Suite 200 | Suite 203



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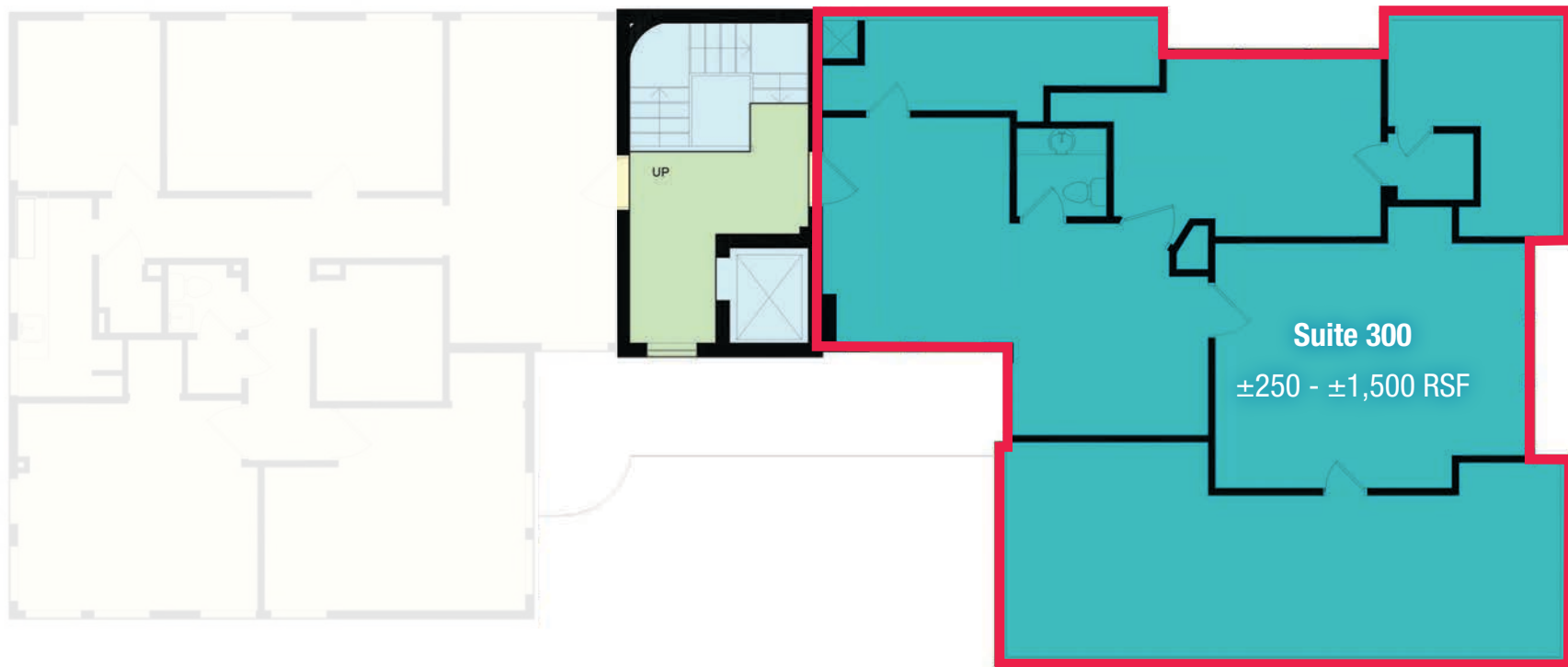
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Floor Plan

Suite 300



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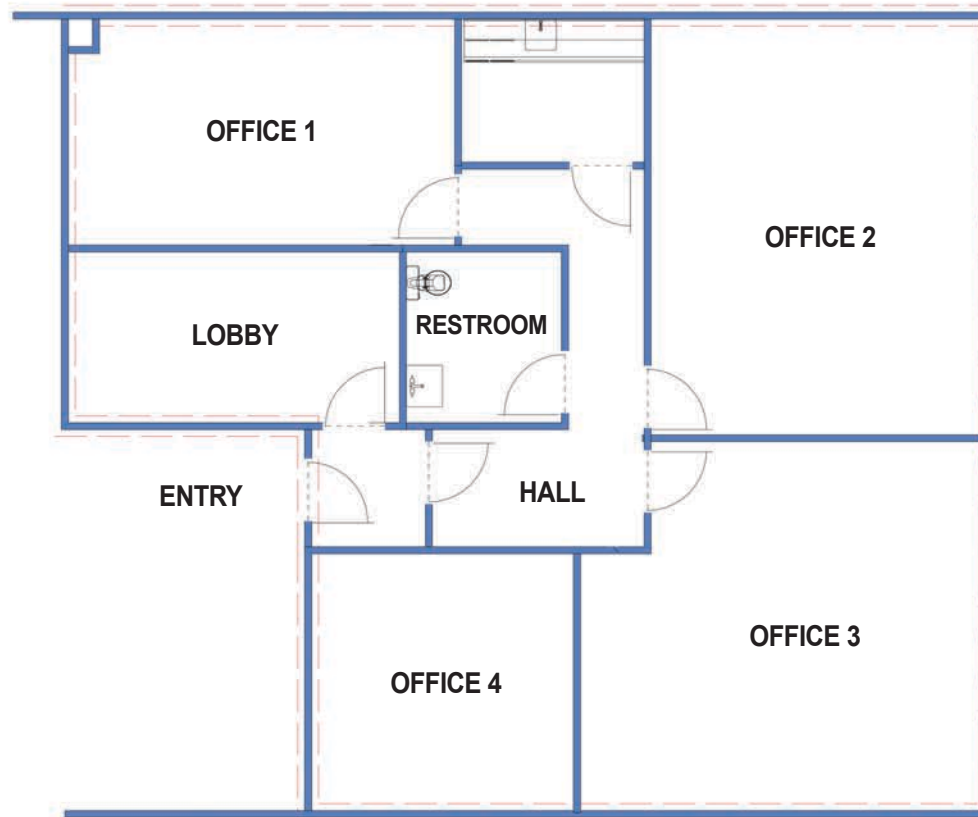
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Hypothetical Floor Plan

Suite 203



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Site Plan



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REGIONAL MAP



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Dining

- 1 Barney's Beanery
- 2 Bella Pita
- 3 Bibigo Westwood
- 4 California Pizza Kitchen
- 5 Chick-fil-A
- 6 Chipotle Mexican Grill
- 7 Corner Bakery Café
- 8 Diddy Riese
- 9 Espresso Profeta
- 10 El Pollo Loco
- 11 Elysee Bakery
- 12 Fat Sal's Deli
- 13 Pieology Pizzeria
- 14 Gushi
- 15 Habibi Café
- 16 In-N-Out Burger
- 17 Lamonica's NY Pizza
- 18 Napa Valley Grille
- 19 Native Foods Café
- 20 Novel Café
- 21 Rocco's Tavern
- 22 Skylight Gardens
- 23 Stan's Donuts
- 24 Starbucks
- 25 Tanino Ristorante Bar
- 26 TLT Food
- 27 The Coffee Bean & Tea Leaf
- 28 ShopHouse Southeast Asian Kitchen

- 29 Yogurtland
- 30 800° Degrees Neapolitan Pizzeria
- 31 The Boiling Crab
- 32 Pinches Tacos

Retail/Grocery

- 1 Aahs!! The Ultimate Gift Store
- 2 American Apparel
- 3 Brandy Melville
- 4 Sur la Table
- 5 CVS Pharmacy
- 6 Rite Aid
- 7 Trader Joe's
- 8 Urban Outfitters
- 9 Verizon
- 10 Ralphs
- 11 Target
- 12 Whole Foods Market

Banking

- 1 Bank of America
- 2 Citibank
- 3 Wells Fargo

Gas Stations

- 1 Chevron

Other Services

- 1 Bruin Westwood Village Theatre
- 2 European Wax
- 3 Oakley's Barber Shop

