

1633 WESTWOOD BLVD LOS ANGELES, CA 90024



kw ENCINO-SHERMAN OAKS
KELLERWILLIAMS.



Phillippe Younai and Keller Williams, Encino-Sherman Oaks are pleased to present this highly desirable property located in the heart of Westwood, between Wilshire Blvd and Santa Monica Blvd. This location is in close proximity to UCLA, shopping, restaurants, along with close access to the 405 freeway. This property is a two story building with 6,280 sq ft. The second story is primarily executive offices and cubicle spaces ideal for any company or firm. The first floor is beautifully laid out with plenty of storage space which can be used as such or easily converted to additional office space. It also features a new roof, copper plumbing and four separate A/C units all replaced in 2016. The location also has 6 parking spaces in the rear of the property with street parking also available. Twelve (12) security cameras, along with 2 T1 lines for high speed internet. the pro-forma rent could lease for approximately \$15,000 per month.

This property is priced to sell and will not last long. If you have any questions or would like some further information, please contact the listing agent Phillippe Younai at 516.680.6969.



Phillippe Younai

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Offered At \$4,195,000

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