



11333 IOWA AVENUE

LOS ANGELES, CALIFORNIA 90025

JAY LUCHS
GENNY CHANG
NEWMARK
PACIFIC

Executive Vice Chairman
Managing Director
JAYLUCHS.COM

310-407-6585
310-407-6588

jay.luchs@nrmk.com
genny.chang@nrmk.com

CA RE Lic. #01260345
CA RE Lic. #01467375

jayluchs.com
For Lease
310 407 6585
Jay Luchs
Los Angeles



ADDRESS

11333 Iowa Avenue
Los Angeles, CA 90025

USE

Office

SIZE

±8,000 SF (Divisible)

RENT

\$3.95 PSF/month MG

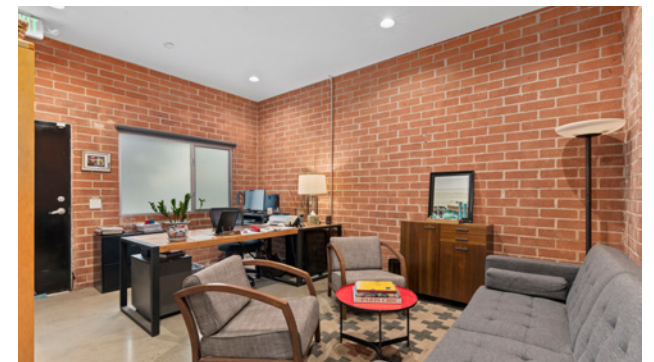
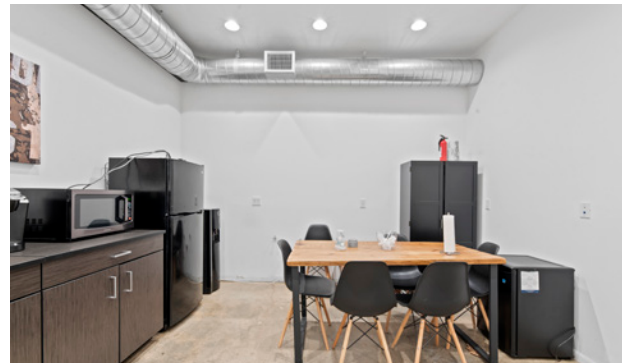
PARKING

9 parking spaces (Monthly
rate available upon request)

HIGHLIGHTS

- Located just off the corner of Iowa Avenue and Corinth Avenue in West LA/Sawtelle
- Two-story modern office space
- Layout includes an open bullpen, kitchen, conference room, multiple restrooms, and private offices
- Recessed lighting throughout
- Gated on-site parking
- Prime West LA/Sawtelle location near dining and retail
- Excellent access to I-405 and I-10; near Metro E Line stations at Sepulveda and Bundy
- Close to UCLA, VA Campus, Santa Monica, Century City, and Culver City
- Highly walkable: Sawtelle's restaurant row, Stoner Park, and multiple grocers nearby
- Quick reach to Santa Monica beaches and bike paths

GROUND FLOOR PHOTOS



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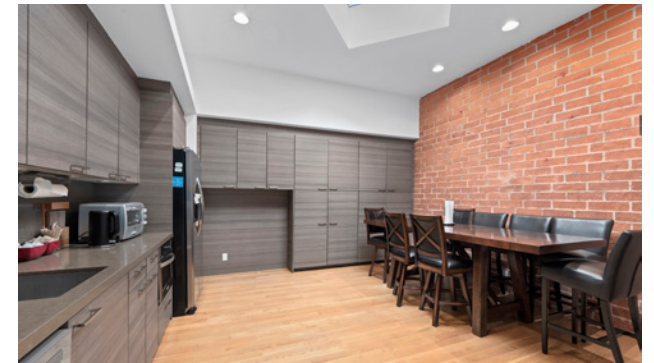
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2ND FLOOR PHOTOS



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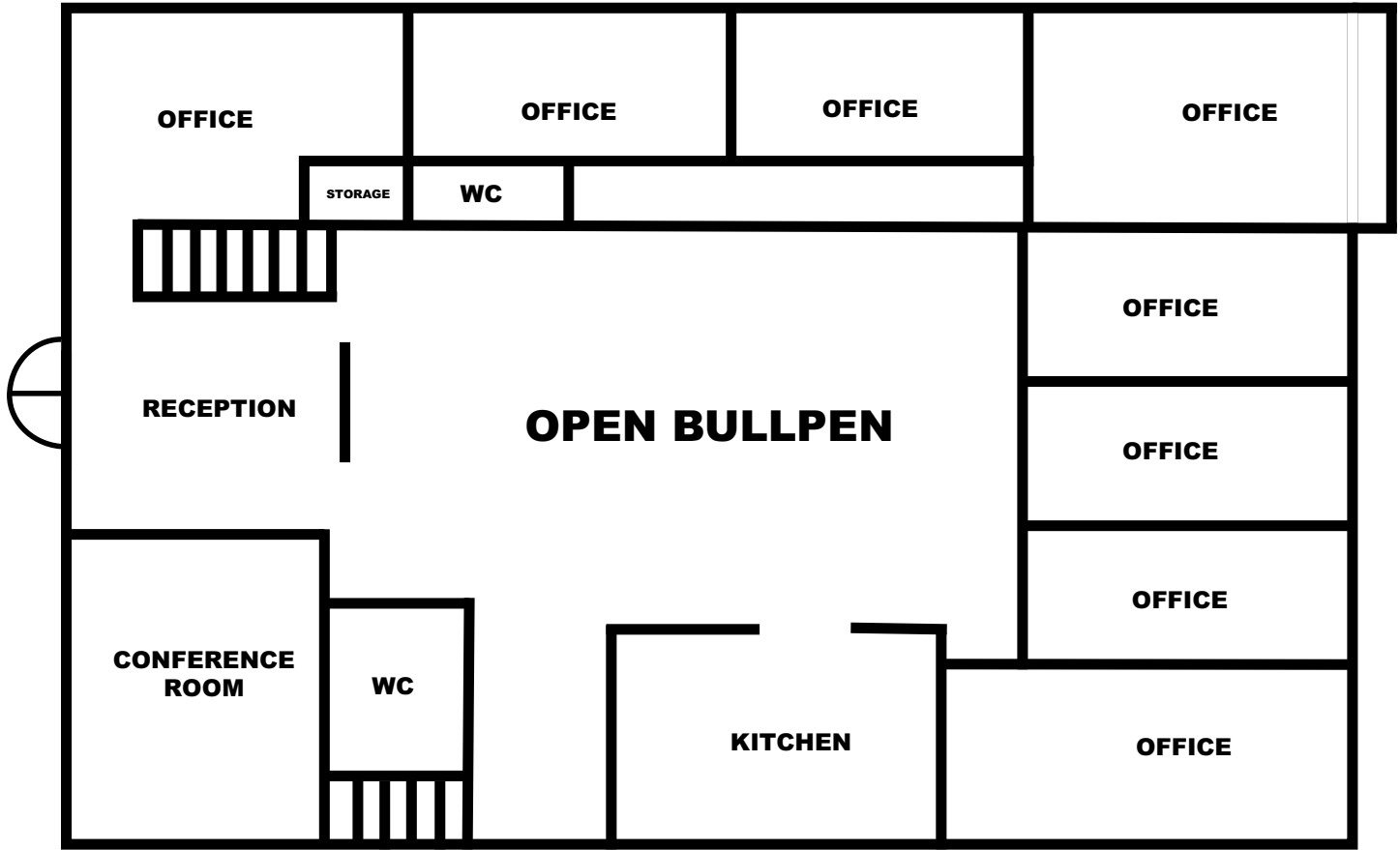
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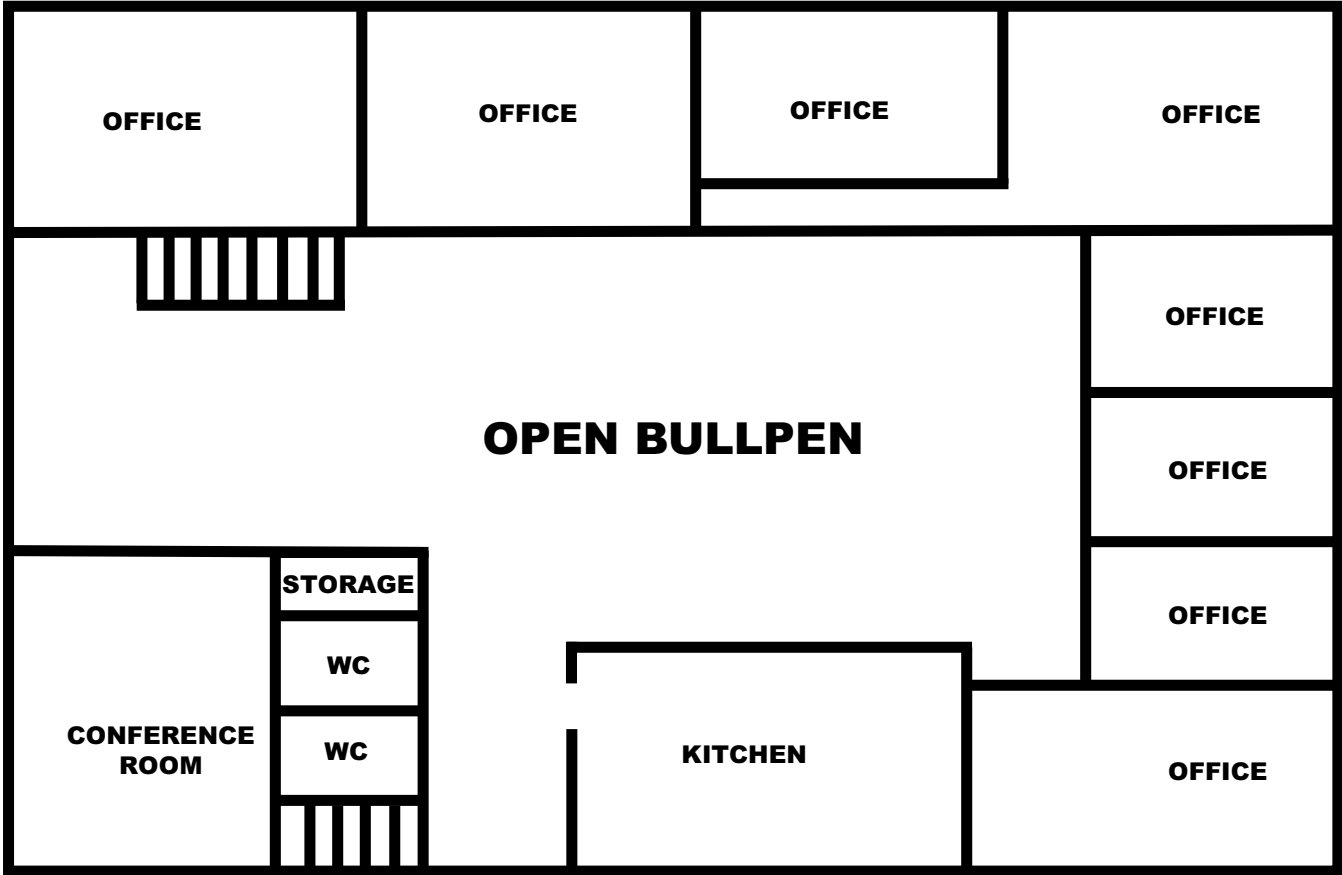
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GROUND FLOOR PLAN



2ND FLOOR PLAN





Sawtelle Boulevard (Sawtelle Japantown) is a compact, highly walkable stretch between Santa Monica and Olympic boulevards, known for a dense mix of Japanese and pan-Asian dining, cafés, desserts, and specialty retail. Popular spots include Tsujita LA Artisan Noodle, Tsujita Annex, Killer Noodle, Daikokuya, Kura Revolving Sushi Bar, and Hide Sushi, with dessert and beverage favorites like B Sweet Dessert Bar, SomiSomi, and Volcano Tea House. The corridor draws steady evening and weekend traffic from neighborhood residents, UCLA/VA communities, and Westside professionals.

Access is strong via I-405/I-10 and nearby Metro E Line stations at Expo/Sepulveda and Expo/Bundy, with Westwood, Santa Monica, Century City, and Culver City close by. Retail spaces are typically small-bay and high-visibility; venting and patio potential are key, while limited peak-time parking favors walkability and pickup/delivery.



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BEST BUY
 TSUJITA
 HIDE SUSHI
 KILLER NODE
 MeloMelo
 Tigre
 BACIO di LATTE
 Chi Chat
 MULBERRY
 Hashimoto Nursery
 Yamaguchi Bonsai Nursery
 Sun Nong Dan

SAWTELLE BLVD

CORINTH AVE

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