



1 1 6 4 0   S A N   V I C E N T E   B O U L E V A R D  
B R E N T W O O D   C R E A T I V E   O F F I C E   S U B L E A S E

**JAY LUCHS**  
**GAVIN KETCHUM**  
**NEWMARK**  
PACIFIC

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



## ADDRESS

11640 San Vicente Boulevard  
2nd Level, Suite 200  
Los Angeles, CA 90049

## USE

Creative Office

## SIZE

±3,098 SF

## RENT

Available upon  
Request

## SUBLEASE TERM

Through March 2030

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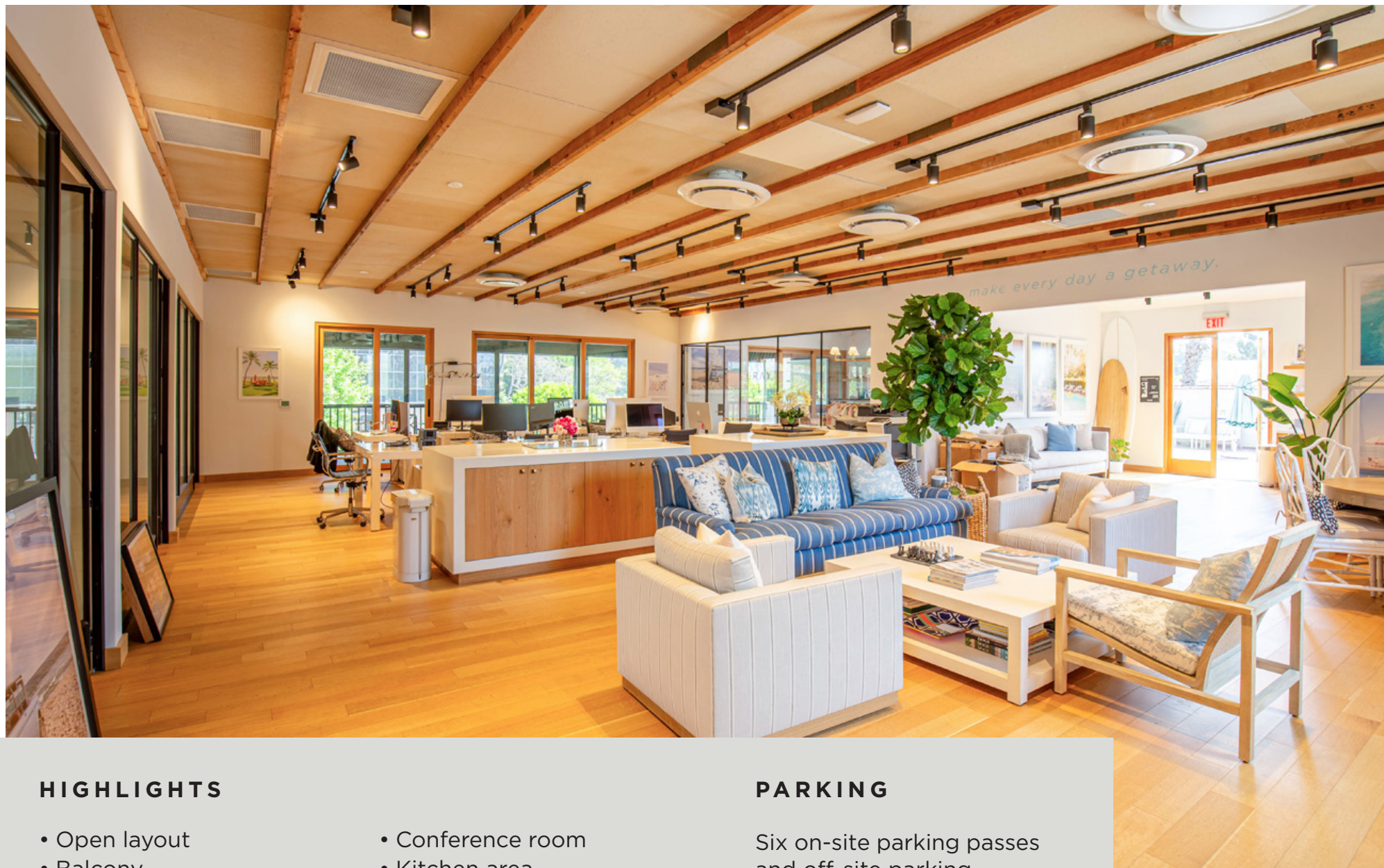
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## HIGHLIGHTS

- Open layout
- Balcony
- Private rooftop deck
- Three offices
- Conference room
- Kitchen area
- Wood flooring
- Ample lighting throughout

## PARKING

Six on-site parking passes and off-site parking opportunities available

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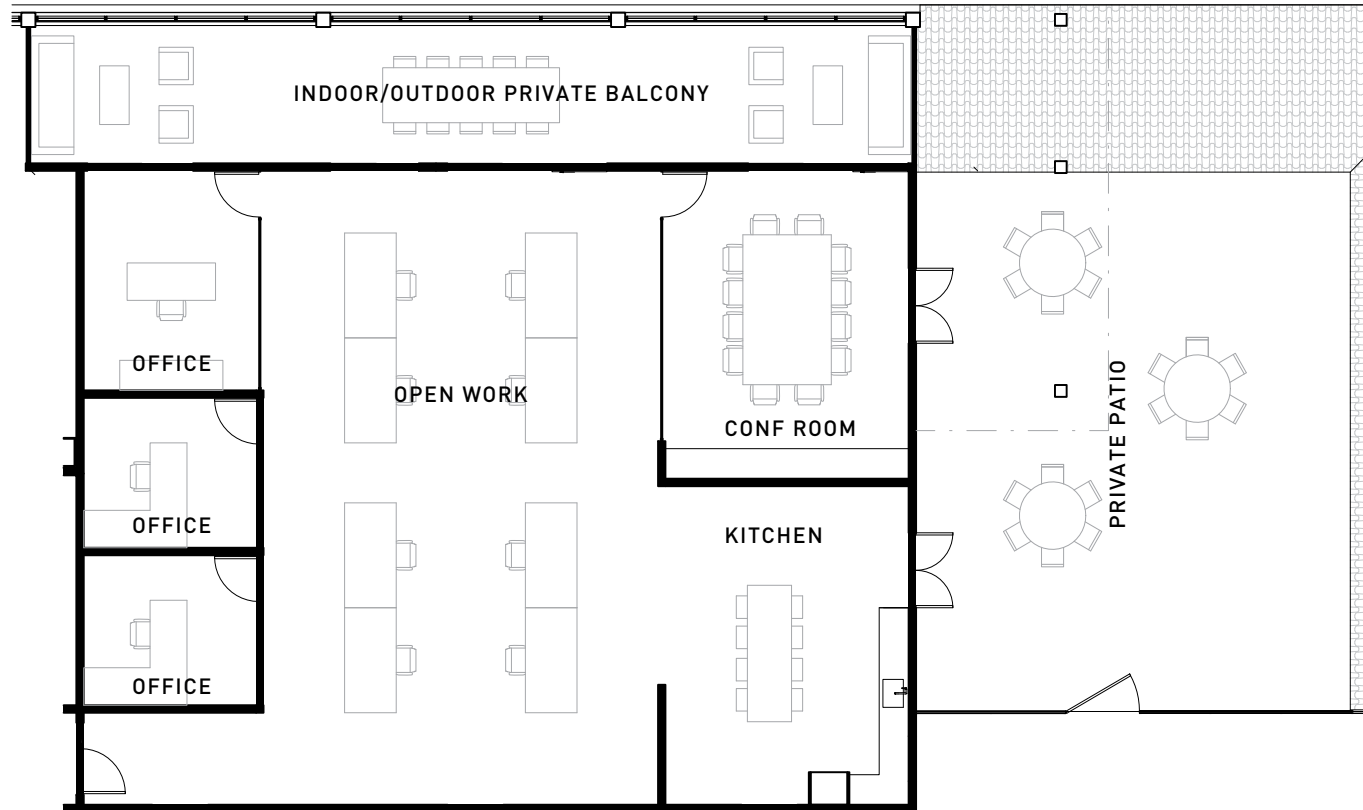
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SECOND LEVEL  
OFFICE



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

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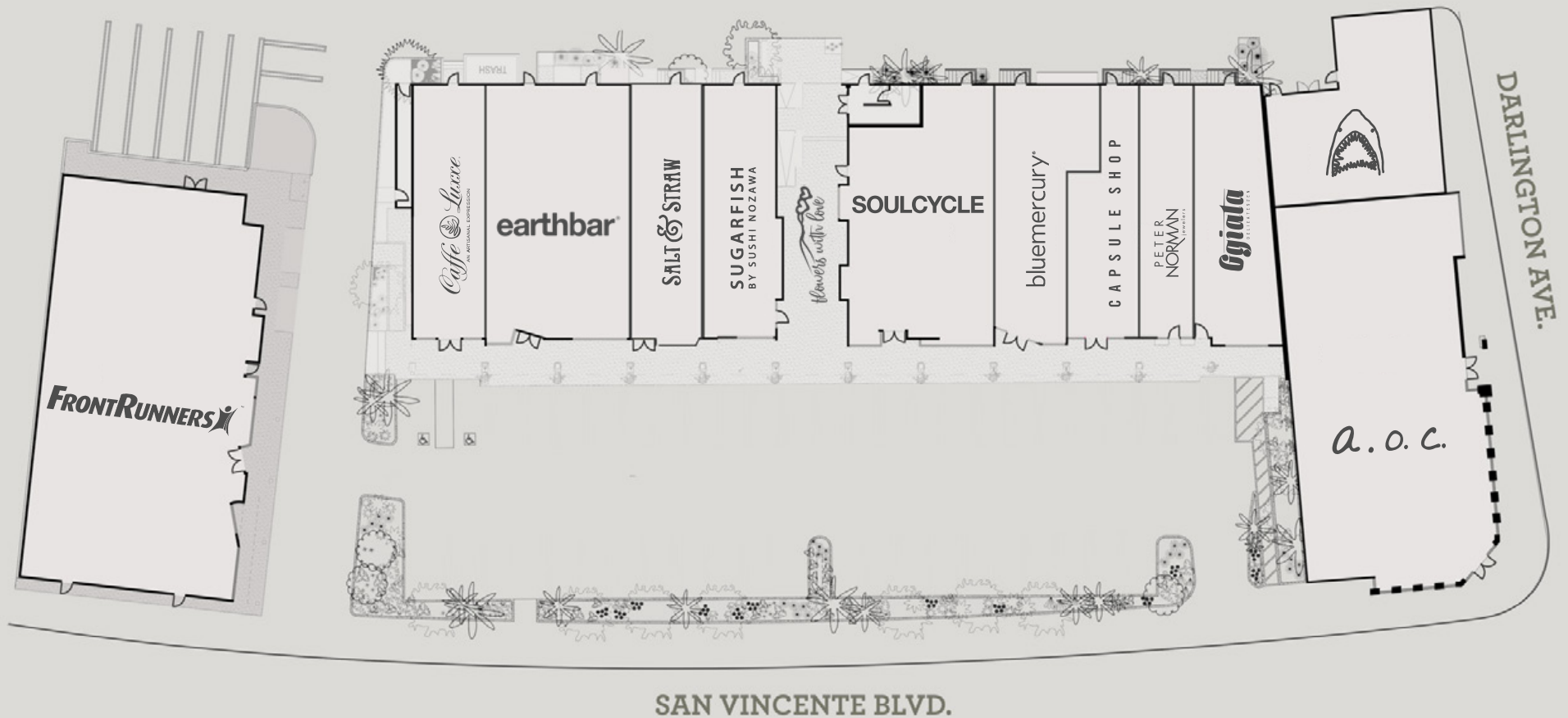
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GROUND LEVEL

## RETAIL & RESTAURANT

ADDITIONAL PARKING IN BACK



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|                        | Distance    |  Time |
|------------------------|-------------|----------------------------------------------------------------------------------------|
| 405 Freeway            | ±1.1 miles  | ±9 mins                                                                                |
| UCLA                   | ±1.7 miles  | ±16 mins                                                                               |
| Westfield Century City | ±3.3 miles  | ±19 mins                                                                               |
| Santa Monica Airport   | ±3.6 miles  | ±18 mins                                                                               |
| Santa Monica Pier      | ±5.6 miles  | ±24 mins                                                                               |
| LAX                    | ±11.0 miles | ±49 mins                                                                               |



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