

**2550 Overland, Suite 100  
Los Angeles, CA 90064**

The suite is located on the southeast corner of Overland and Cushdon, 3 blocks south of Pico. It's located on the ground floor of a 2-story, modern "duplex" (built in 2008) with the entrance facing Cushdon. 2<sup>nd</sup> floor is owner-occupied by a real estate development firm (separate entrances).

Here are the details of the suite:

- Ample client and tenant parking options
- Security keypad to enter suite / waiting room
- Waiting Room:
  1. call light system
  2. current magazines
  3. bottled water
- Separate in/out exit
- Windowed offices with "bottom-up", ecru blinds
- Interior offices with upper windows facing corridor
- Wireless available throughout the suite
- Small refrigerator / microwave in common area
- Extra storage space designated in large storage closet
- Very good soundproofing
- 24/7 A/C availability (separate control for the suite)
- Suite is available 24/7 to see clients
- Freeway close (Overland exit off of the 10)
- Very centralized location (Cheviot Hills adjacent)
- Walking neighborhood with close access to Westside Pavilion, Landmark Theatres and numerous restaurants and stores
- 5 offices total: 3 windowed offices and 2 interior offices
- Professional, responsible colleagues

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