



AVAILABLE FOR LEASE

High-End Creative
Warehouse/Flex
Building

5425 Grosvenor Blvd
Los Angeles, CA 90066





20,078 RSF



HIGH-END
WAREHOUSE/FLEX
BUILDING



LOCATED IN PLAYA
JEFFERSON AREA OF
PLAYA VISTA

PROPERTY HIGHLIGHTS



Property Features:



Amenity Rich Location in
Playa Vista
Proximate to 90 Fwy



Ideal for
Warehouse, Media,
Creative Uses



35 Secure Parking
Spaces (non-tandem)



High-End Kitchen /
Break Room &
Four Restrooms

PROPERTY DESCRIPTION





PROPERTY DESCRIPTION

Site Address

5425 Grosvenor Blvd., Los Angeles CA, 90066

Rental Rate

\$2.95 NNN (approx. \$.10)

Total Space – 20,078 SF

- 1st Floor – Approx. 10,357 SF (Warehouse)
- 1st Floor – Approx. 4,482 SF (Office)
- 2nd Floor – Approx. 5,239 SF (Office)

Parking

35 Secure Parking Spaces (non-tandem)

Zoning

M2-1

Power Capacity

1200 Amp, 120/208 Volt, 3 Phase, 4 Wire

Ceiling Height

Minimum Clearance 22'3"

Additional Feature

Lift for Moving Goods to 2nd Floor

Loading

1 Ground Level & 2 Truck-High Loading Positions

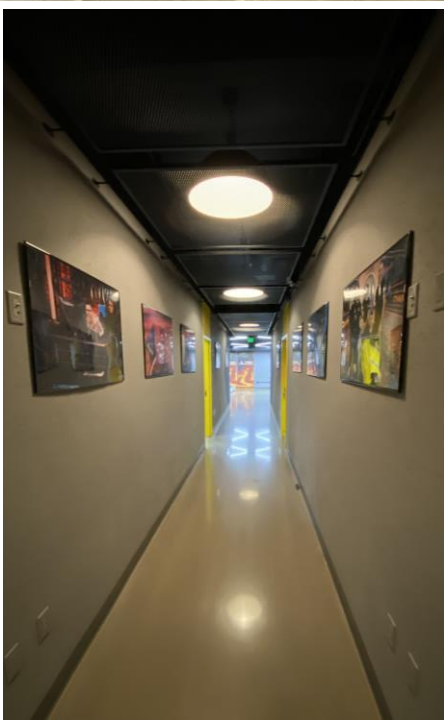
PROPERTY DESCRIPTION

JAAD Partners
Corporate Real Estate Services



PROPERTY PHOTOS





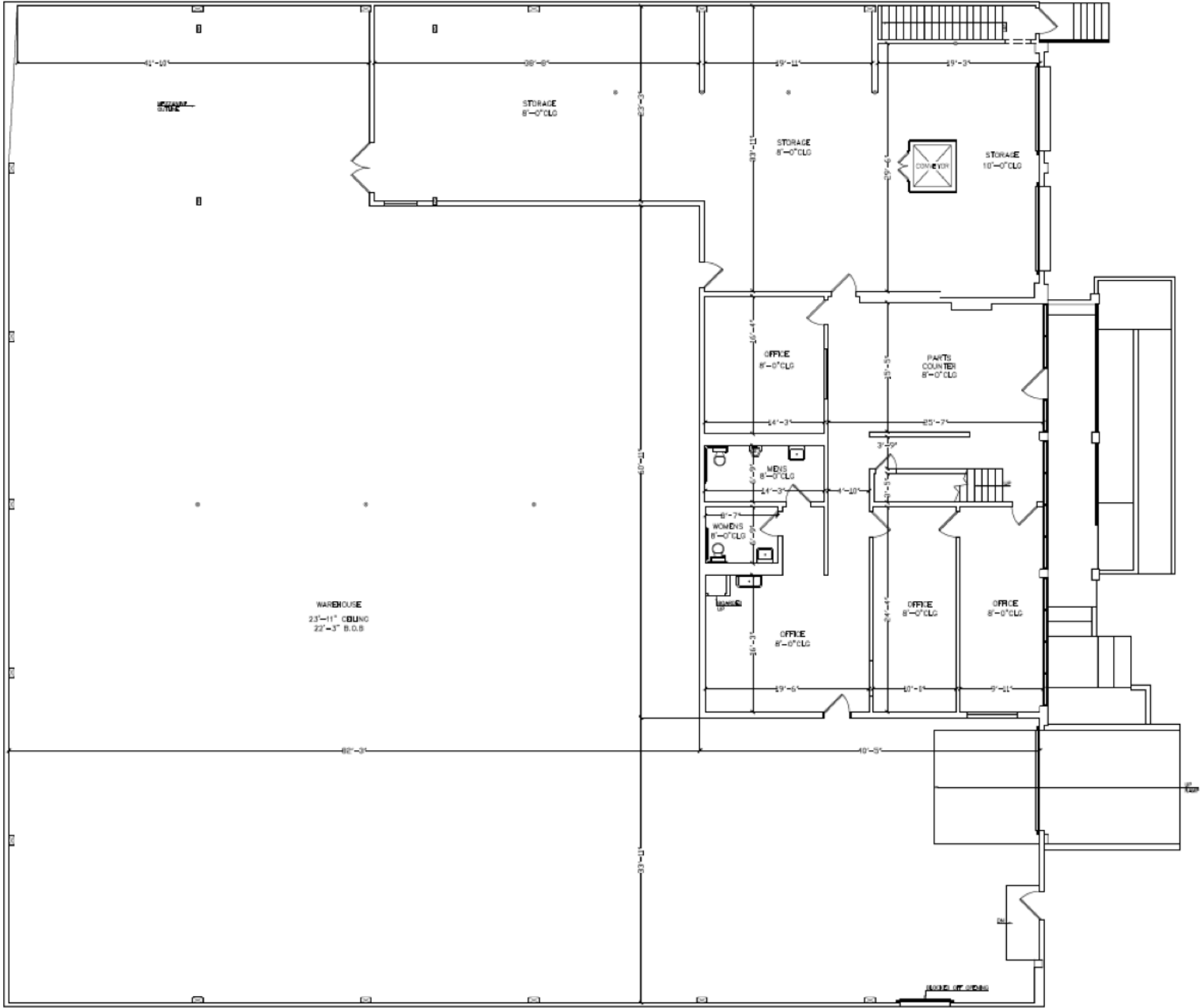
PROPERTY PHOTOS



PROPERTY PHOTOS

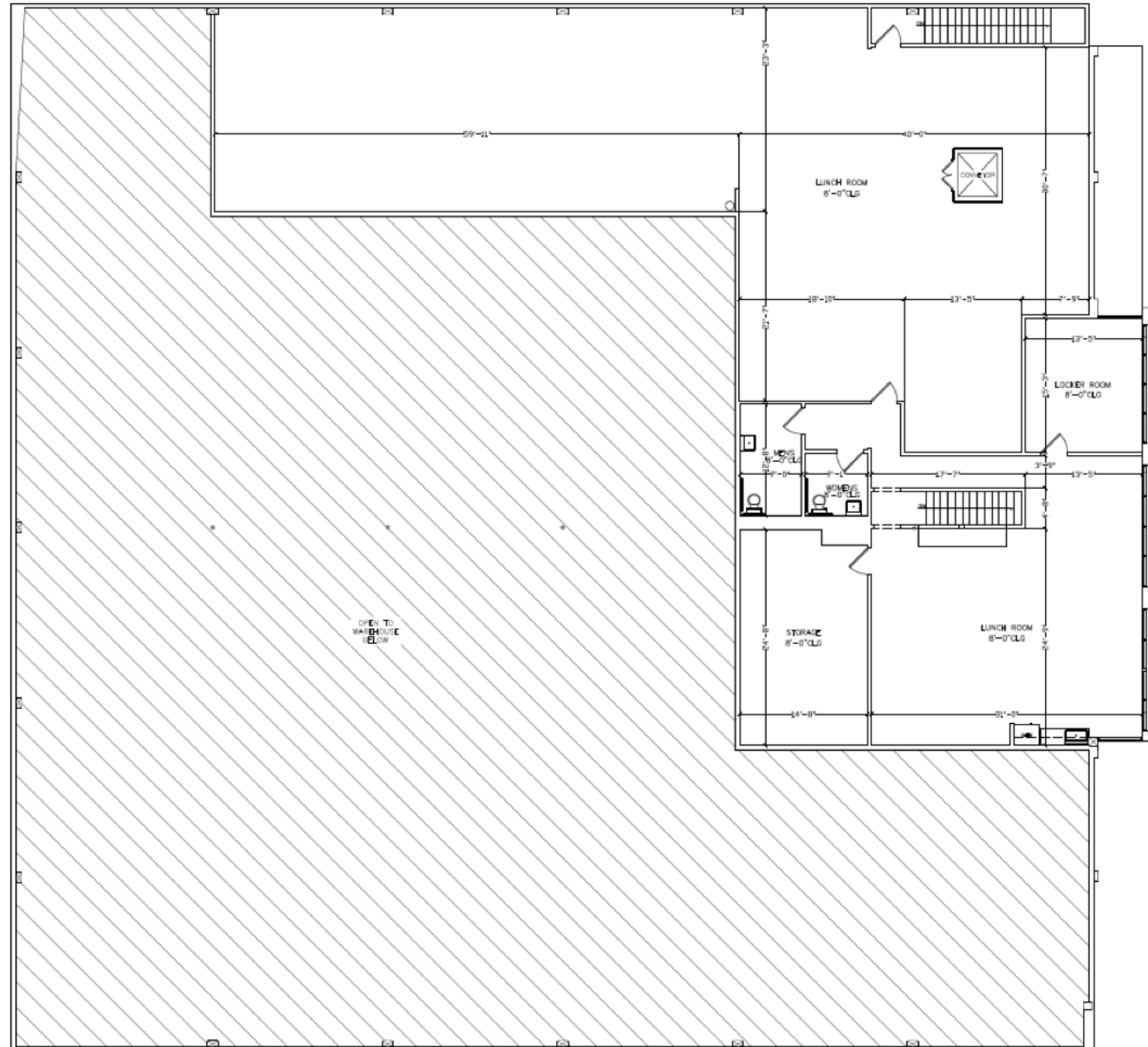


FIRST FLOOR

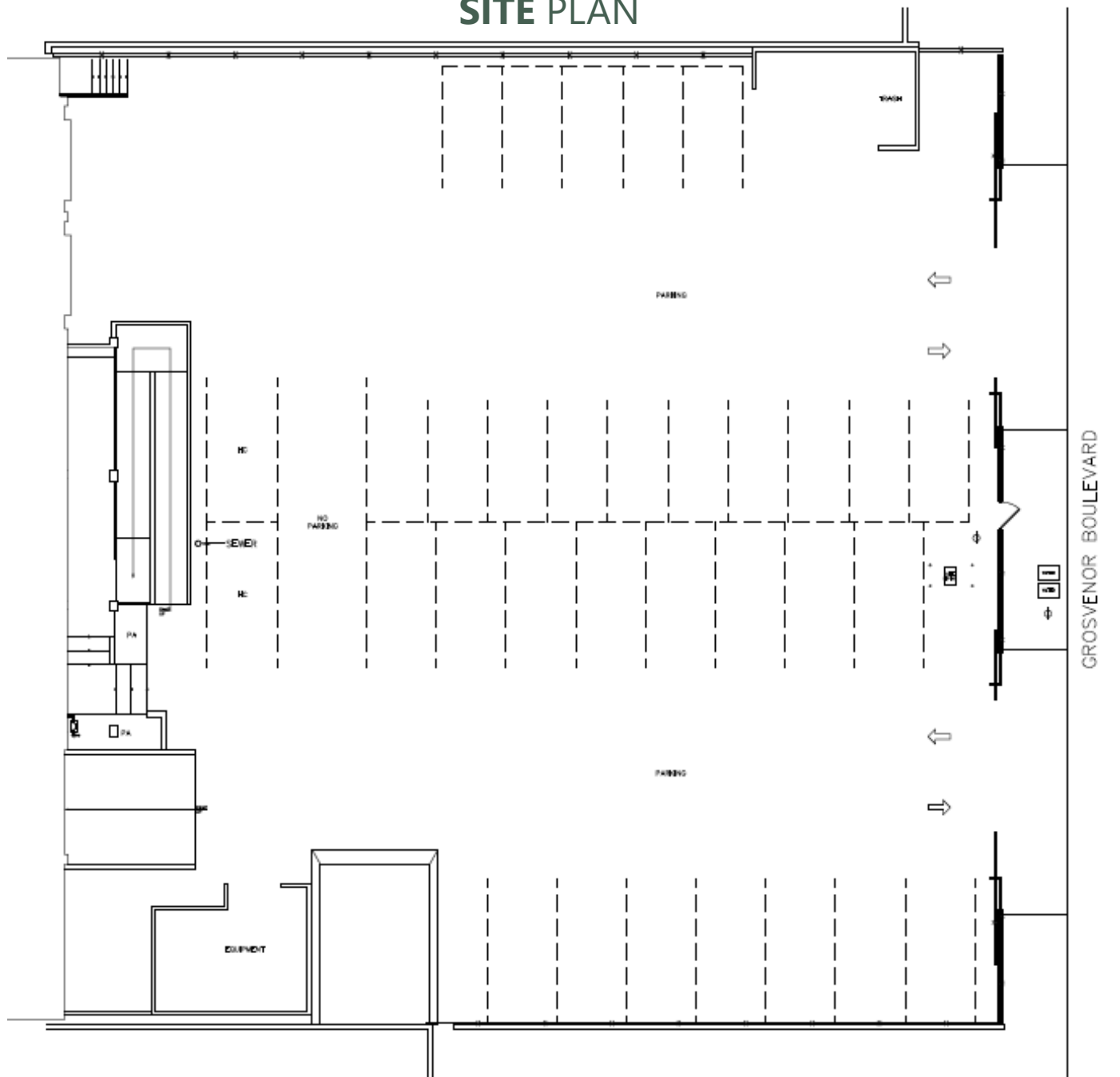


FLOOR PLANS

MEZZANINE



SITE PLAN



FLOOR PLANS

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