

# LOS ANGELES | HANCOCK PARK

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OFFICE SPACE FOR LEASE

4221 WILSHIRE BLVD, LOS ANGELES, CA 90010

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FREE  
PARKING



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ASSET GROUP

## SPACE INFORMATION

Class A four-story office building totaling 138,000 square feet. Three elevators service the entire building. On-site amenities include building management, engineer, security and café.

4221 Wilshire Blvd is located between S. Windsor Blvd and Lorraine Blvd, just 1 mile from Highland Ave in the Hancock Park submarket. The property is accessible through the major arteries of Wilshire Blvd, Highland Ave and Western Ave, the 10 Freeway, 2 miles to the South and the 101 Freeway, 3 miles to the North.

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

### SPACE SIZE

<b>SUITE 130:</b>	<b>±2,794 RSF</b>
<b>SUITE 210*:</b>	<b>±4,556 RSF</b>
<b>SUITE 270*:</b>	<b>±617 RSF</b>
<b>SUITE 275*:</b>	<b>±1,553 RSF</b>
<b>SUITE 300:</b>	<b>±6,039 RSF</b>
<b>SUITE 397:</b>	<b>±458 RSF</b>

(AVAILABLE 1/1/25)

(AVAILABLE FEBRUARY 2025)

(\*CONTIGUOUS FOR ±6,726 RSF)

### RENTAL RATE

\$2.50/RSF, FSG AS -IS

### TERM

NEGOTIABLE

### PARKING

2.7/1,000 FREE OF CHARGE.

ADDITIONAL PARKING SPACES CAN BE LEASED FOR  
\$125/MO/CAR

### VISITOR PARKING

\$15 MAXIMUM

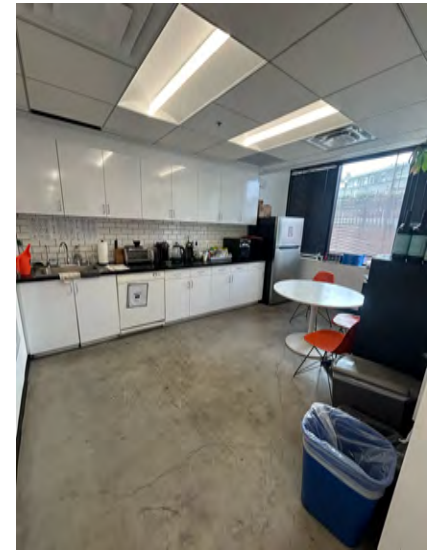
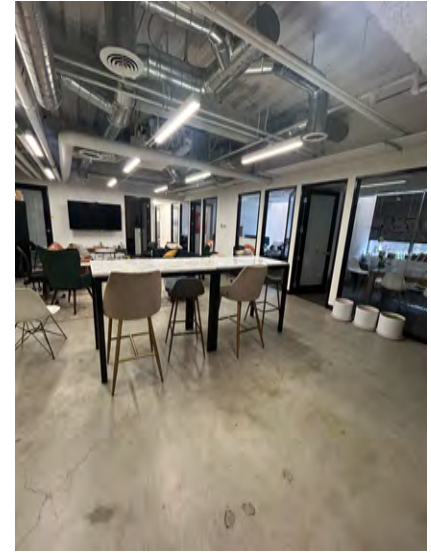
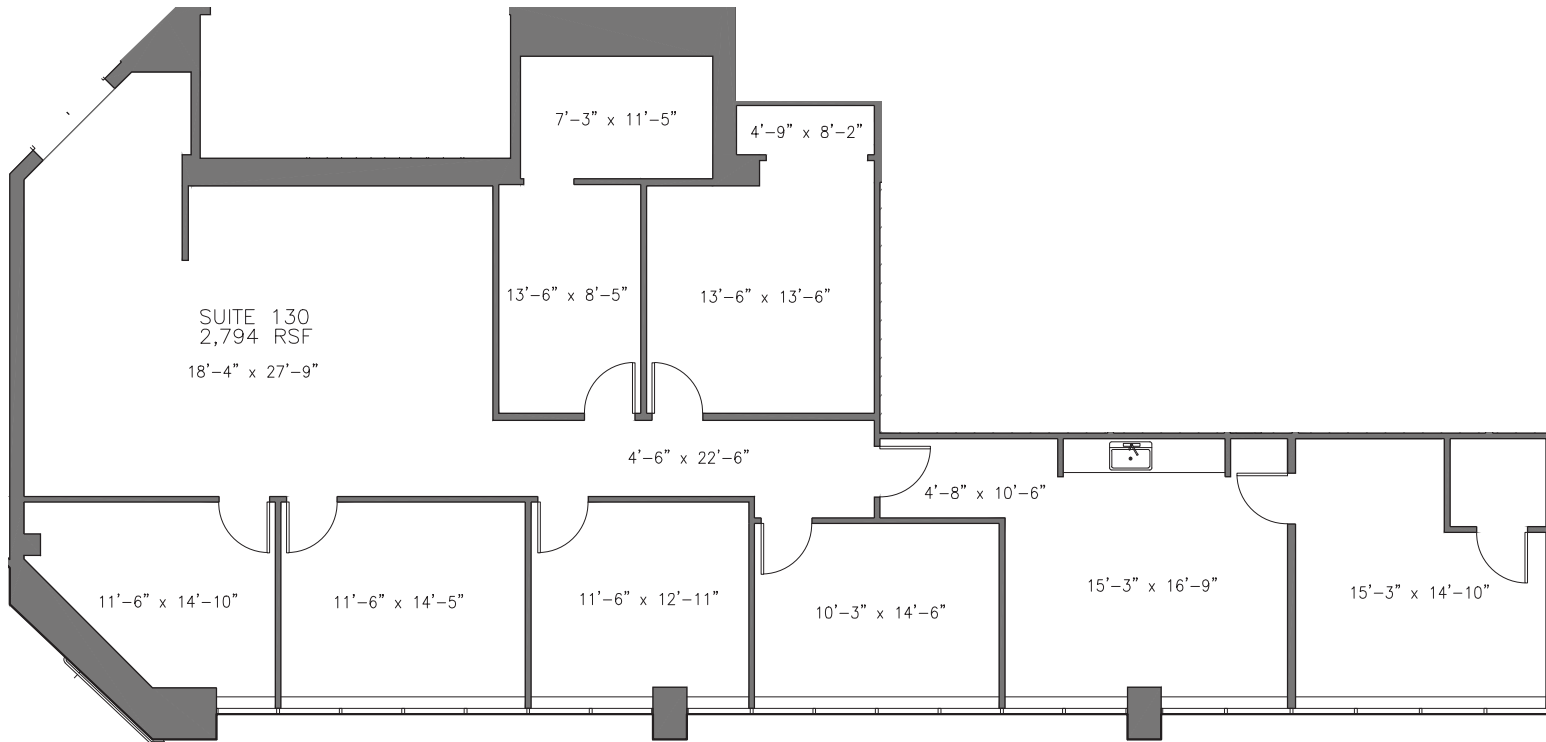
\$1.50 EVERY 15 MINUTES

4221 WILSHIRE BLVD, LOS ANGELES, CA 90010

# SUITE 130



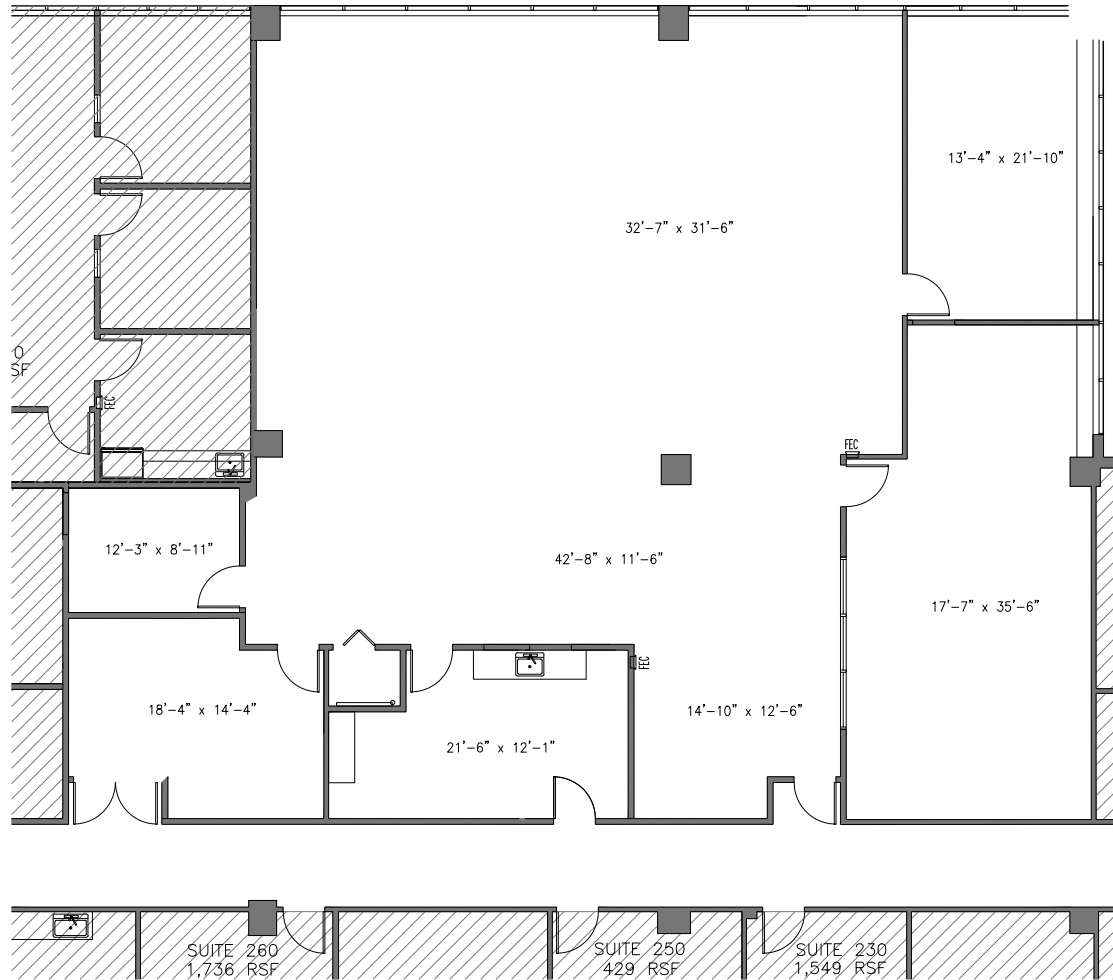
±2,794 SF



# SUITE 210



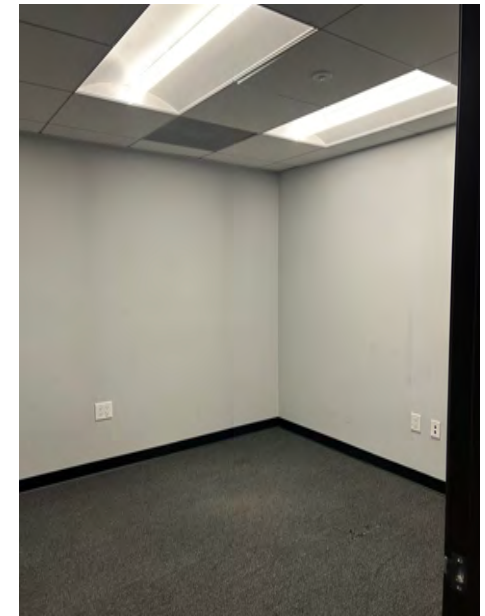
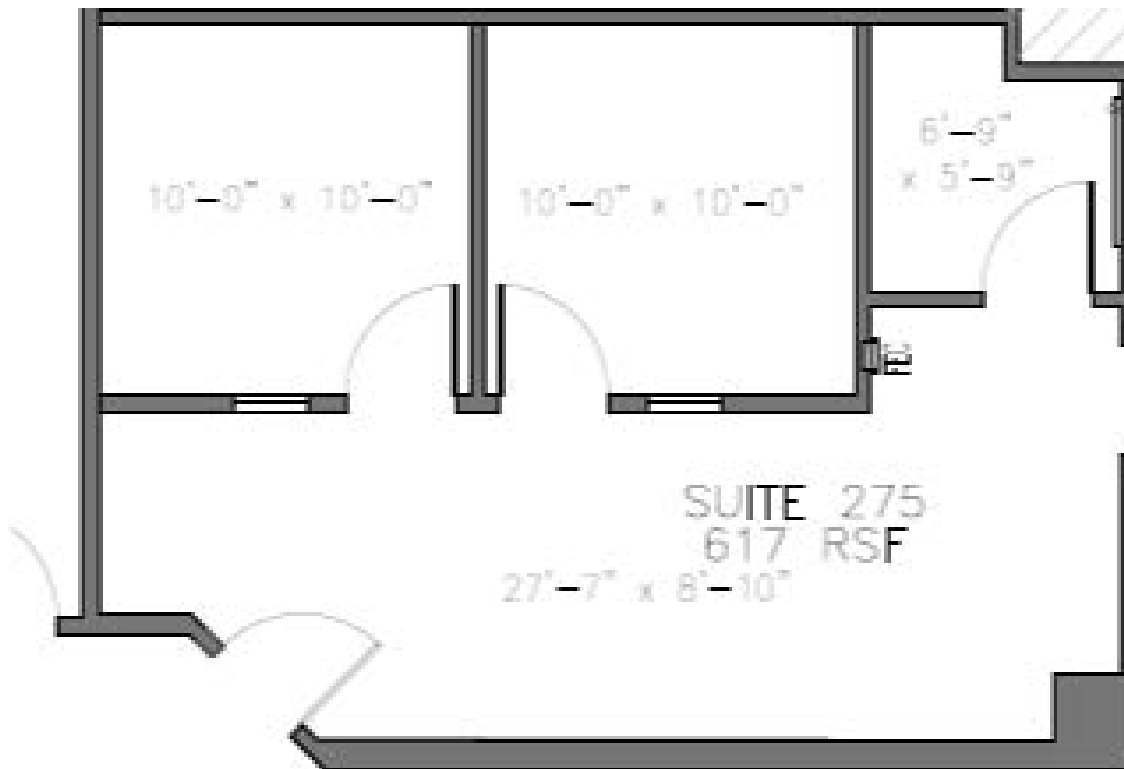
±4,556 SF



# SUITE 270



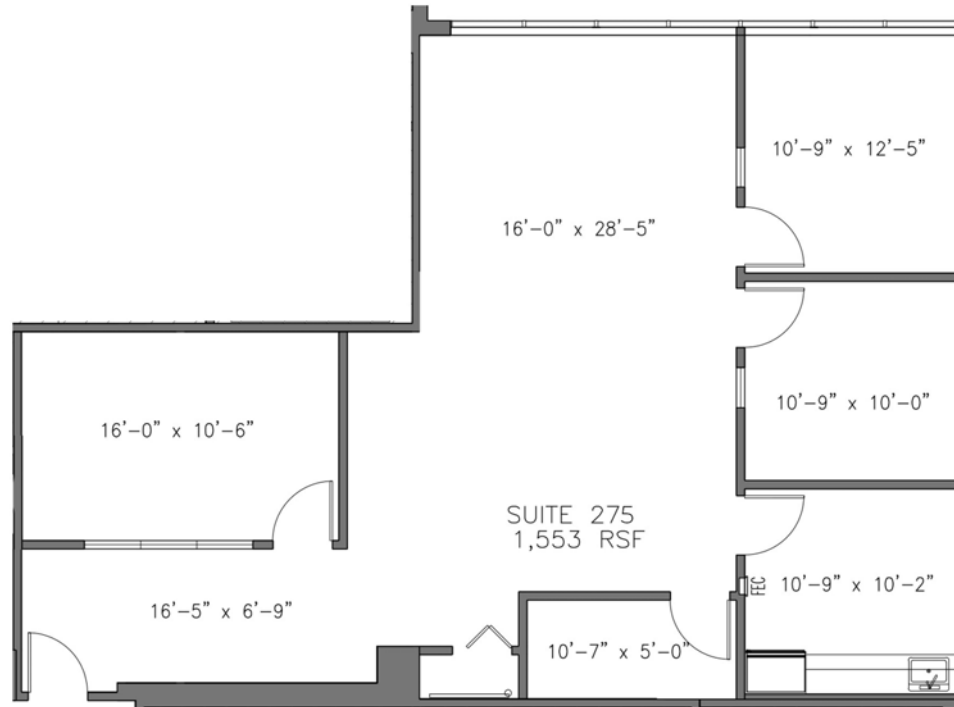
±617 SF



# SUITE 275

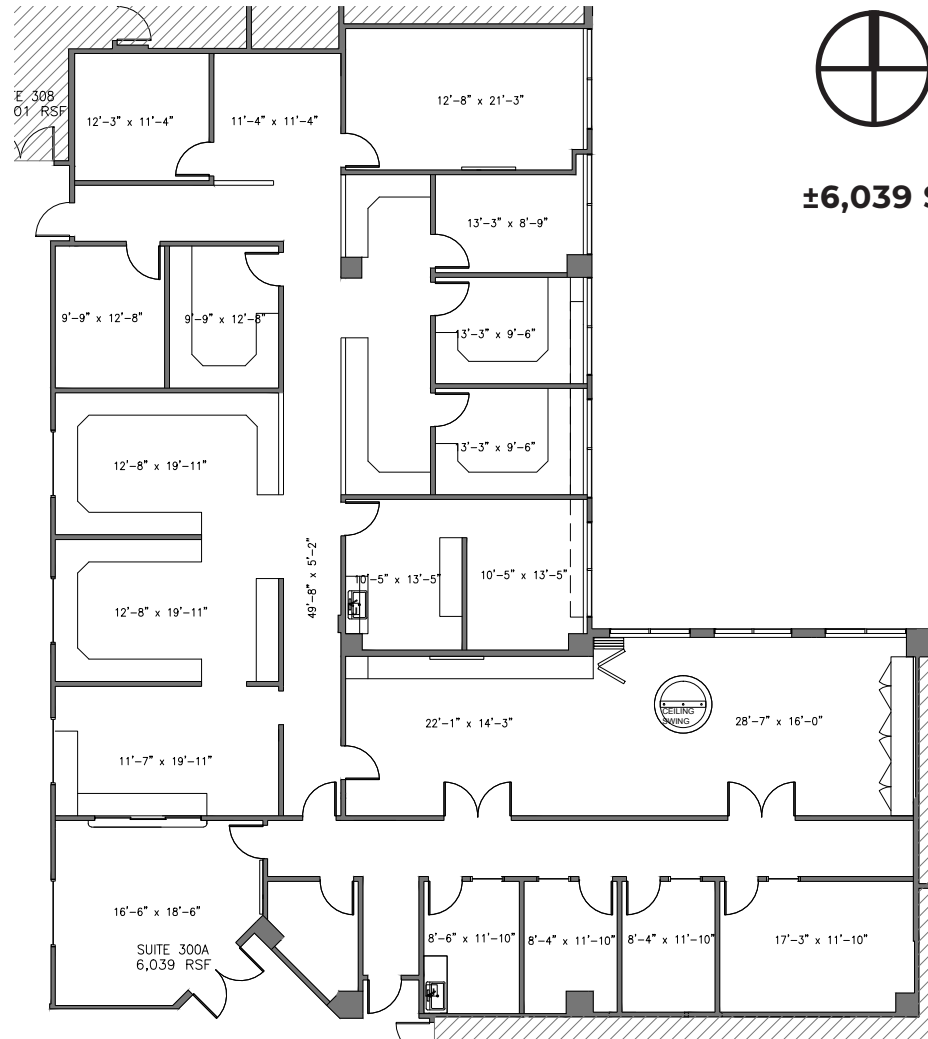


±1,553 SF





# SUITE 300



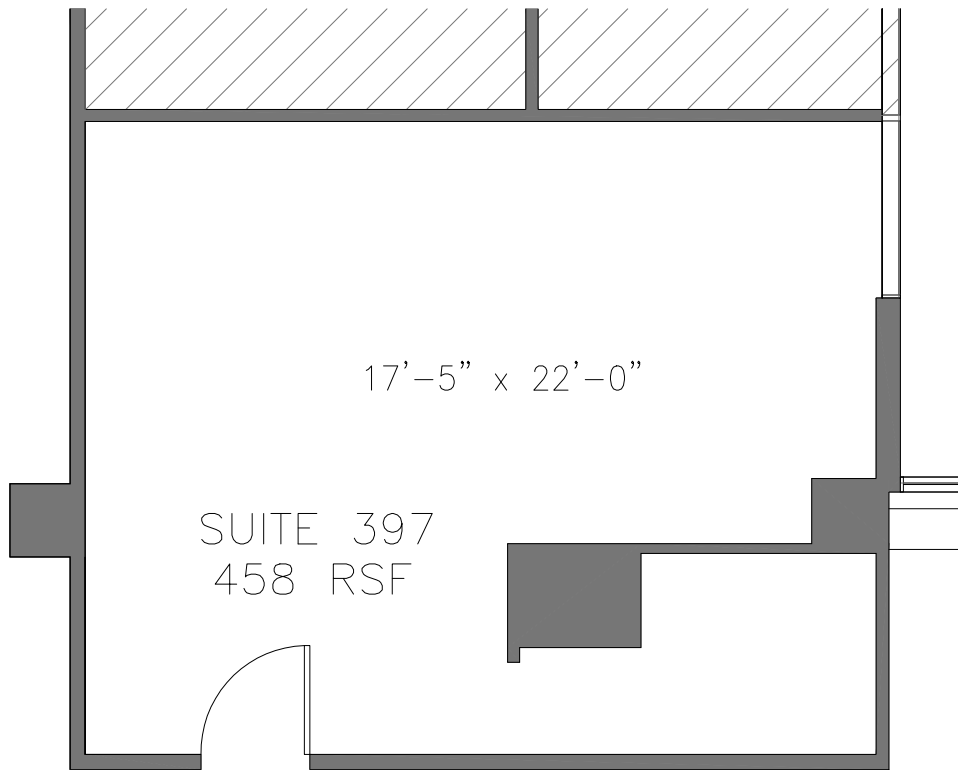
N  
±6,039 SF



# SUITE 397



±458





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