

# CREATIVE OFFICE SPACE

## 55,693 SQFT

CLASS A BUILDING

CRENSHAW

# 3000

CREATIVE OFFICE  
SPACE FOR LEASE

323.994.6800

3000crenshaw.com

CIM

3000

WEST ADAMS DISTRICT  
LOS ANGELES, CA

3000 Crenshaw is a newly built three-story Class A office building in the heart of the Los Angeles cultural scene. Situated in the West Adams neighborhood, 3000 Crenshaw has easy walkable access to fantastic dining, retail & cultural attractions. Featuring contemporary architectural details with glass and steel elements, a rooftop deck and ample outdoor spaces, it's a perfect spark for innovation & creativity.

## AVAILABLE FLOORS

	ROOF DECK	OFFICE SPACE 4,264 SF
3	RD FLOOR	OFFICE SPACE 17,815 SF
2	ND FLOOR	OFFICE SPACE 19,988 SF
1	ST FLOOR	OFFICE SPACE 17,890 SF



# COMMUNAL SPARK OF INNOVATION:

55,693-SQUARE-FOOT CREATIVE OFFICE SPACE AVERAGE FLOORPLATE OF ROUGHLY  
18,564 SQUARE FEET LARGE OPERABLE WINDOWS WITH 12'-6" FLOOR-TO-CEILING HEIGHT  
SPACIOUS OUTDOOR PATIO WITH GLASS GARAGE DOORS DIVISIBLE FLOOR PLAN FOR  
MULTI-TENANT NET LEASE LANDSCAPED ROOFTOP DECK EXCELLENT COMPANY SIGNAGE  
VISIBILITY ON CRENSHAW BOULEVARD LOCATED IN A QUALIFIED OPPORTUNITY ZONE





**SUBTERRANEAN PARKING**



**BIKE PARKING**



**EV CHARGING STATIONS**



**OUTDOOR BALCONY AND PATIO ACCESS**



**COMMUNAL LANDSCAPED ROOFTOP DECK**



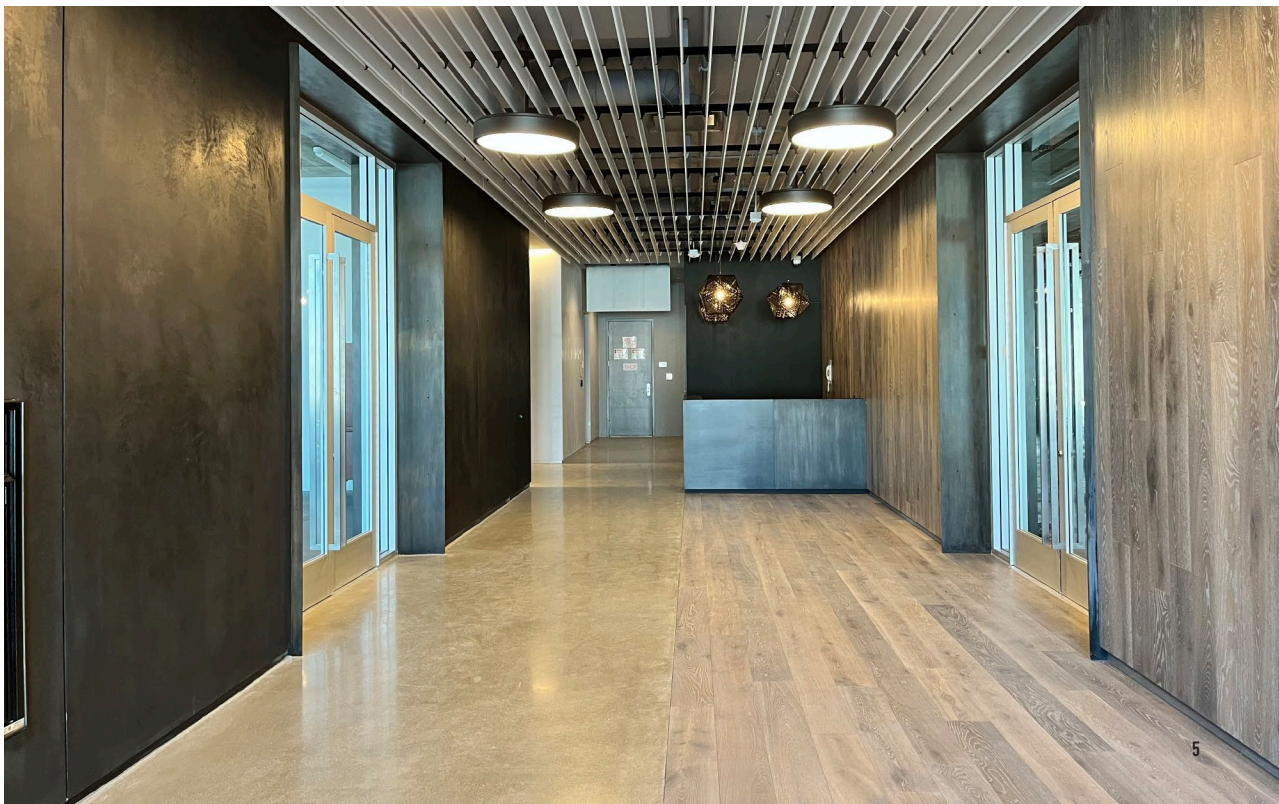
**CENTRAL ELEVATOR ACCESS**



**FLOOR-TO-CEILING GLASS**

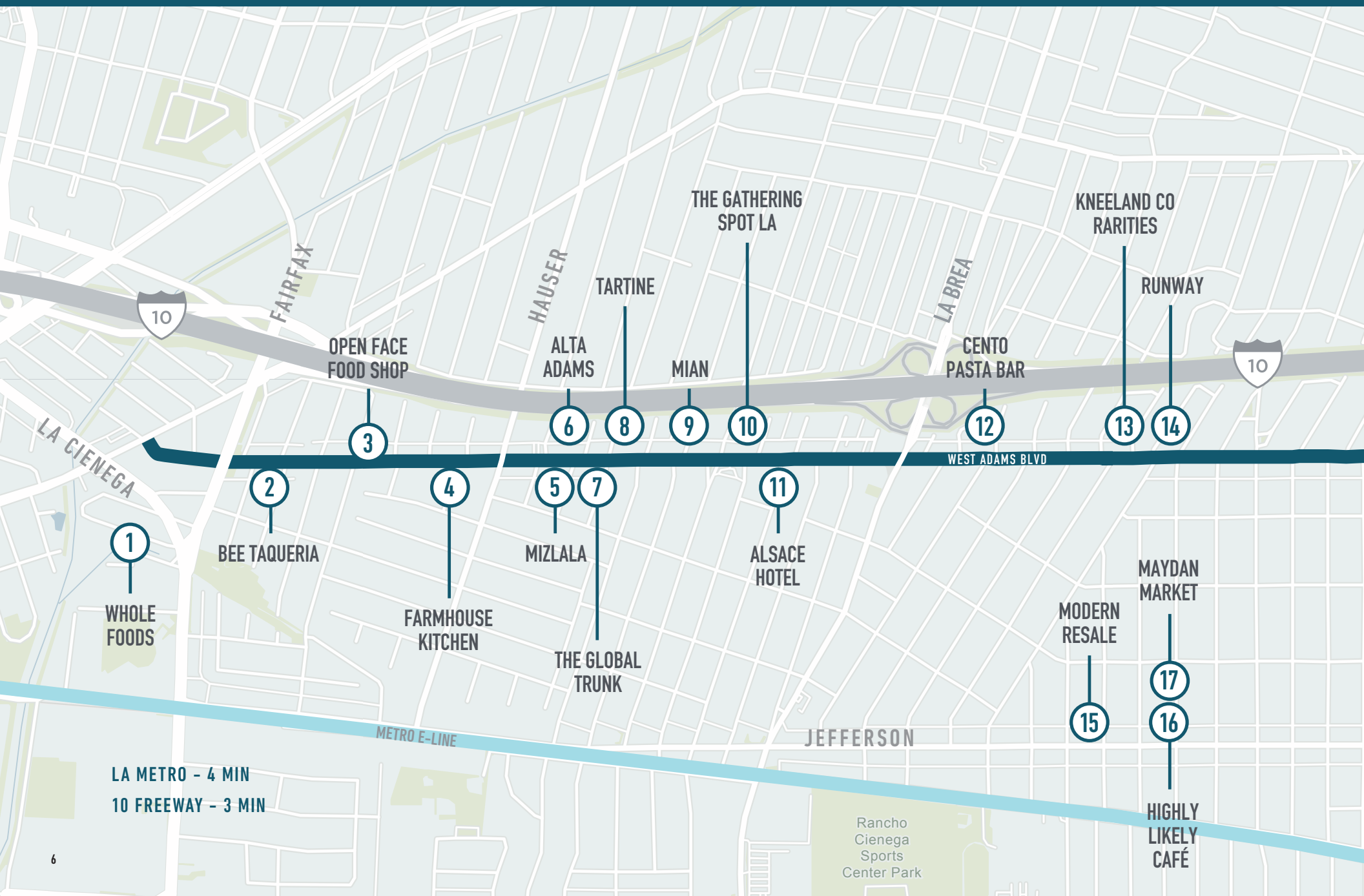


**REAR BUILDING ACCESS THROUGH ALLEY FOR LOADING**



EASY ACCESS TO INTERSTATE 10  
AND INTERSTATE 110.

CONVENIENTLY LOCATED TWO-MINUTES FROM  
METRO E LINE (EXPO) AND UPCOMING CRENSHAW/LAX RAIL.



LA METRO - 4 MIN  
10 FREEWAY - 3 MIN

THE NEW CRENSHAW/LAX RAIL WILL PROVIDE EASY ACCESS TO CRENSHAW, INGLEWOOD AND WESTCHESTER AS IT RUNS THROUGH SOUTHWEST LOS ANGELES IN A NORTH TO SOUTH DIRECTION.



- |   |           |   |           |   |                |
|---|-----------|---|-----------|---|----------------|
| ① |           | ⑦ |           | ⑬ | KNEELAND CO.   |
| ② |           | ⑧ | TARTINE   | ⑭ |                |
| ③ |           | ⑨ | MIAN      | ⑮ | MODERN RE SALE |
| ④ |           | ⑩ |           | ⑯ |                |
| ⑤ | MIZ LA LA | ⑪ | ALSACE LA | ⑰ | MAYDAN MARKET  |
| ⑥ |           | ⑫ | CENTO     | ⑱ | JOHNNY'S       |
|   |           |   |           |   | 3000 CRENSHAW  |

**PACIFIC  
PALISADES**  
11 MILES

**BEL-AIR**  
11 MILES

**BEVERLY HILLS**  
5 MILES

**HOLLYWOOD**  
6 MILES

**SILVERLAKE**  
11 MILES

**SANTA MONICA**  
10 MILES

**WEST LA**  
4 MILES

**MID CITY**  
3 MILES

**KOREA TOWN**  
3 MILES

**DOWNTOWN LA**  
6 MILES

**WEST ADAMS  
CRENSHAW**

**CULVER CITY**  
3 MILES

**VENICE BEACH**  
10 MILES

**LAX AIRPORT**  
11 MILES

**WEST ADAMS / CRENSHAW**

**1,070 RESTAURANTS LOCATED  
WITHIN 3 MILES**

**360 OFFICES  
WITHIN A TEN MINUTE DRIVE**

**342 ARTS & ENTERTAINMENT BUSINESSES  
WITHIN 3 MILES**





# 3000 STACKING PLAN

THIRD FLOOR OFFICES

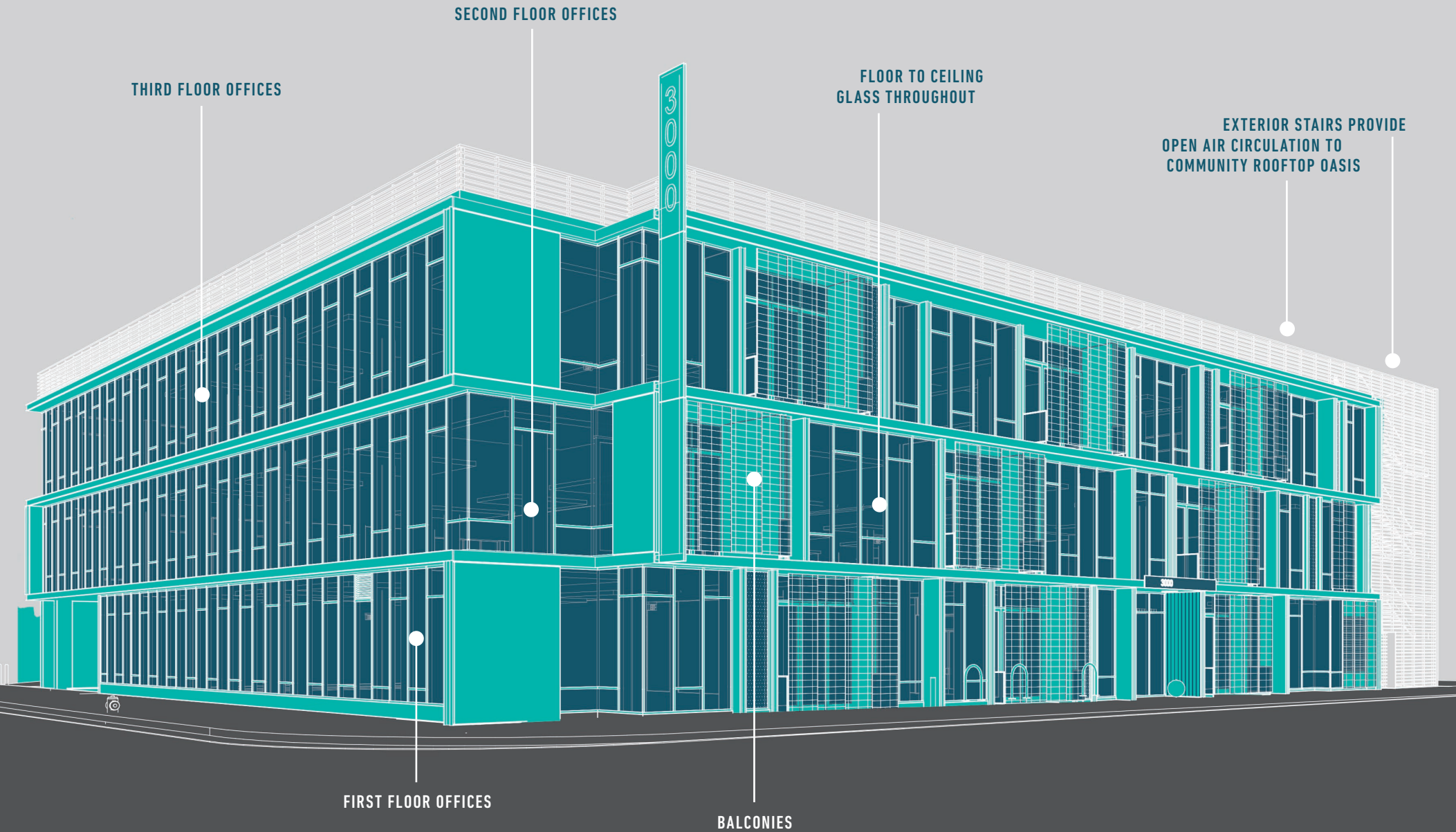
SECOND FLOOR OFFICES

FLOOR TO CEILING  
GLASS THROUGHOUT

EXTERIOR STAIRS PROVIDE  
OPEN AIR CIRCULATION TO  
COMMUNITY ROOFTOP OASIS

FIRST FLOOR OFFICES

BALCONIES

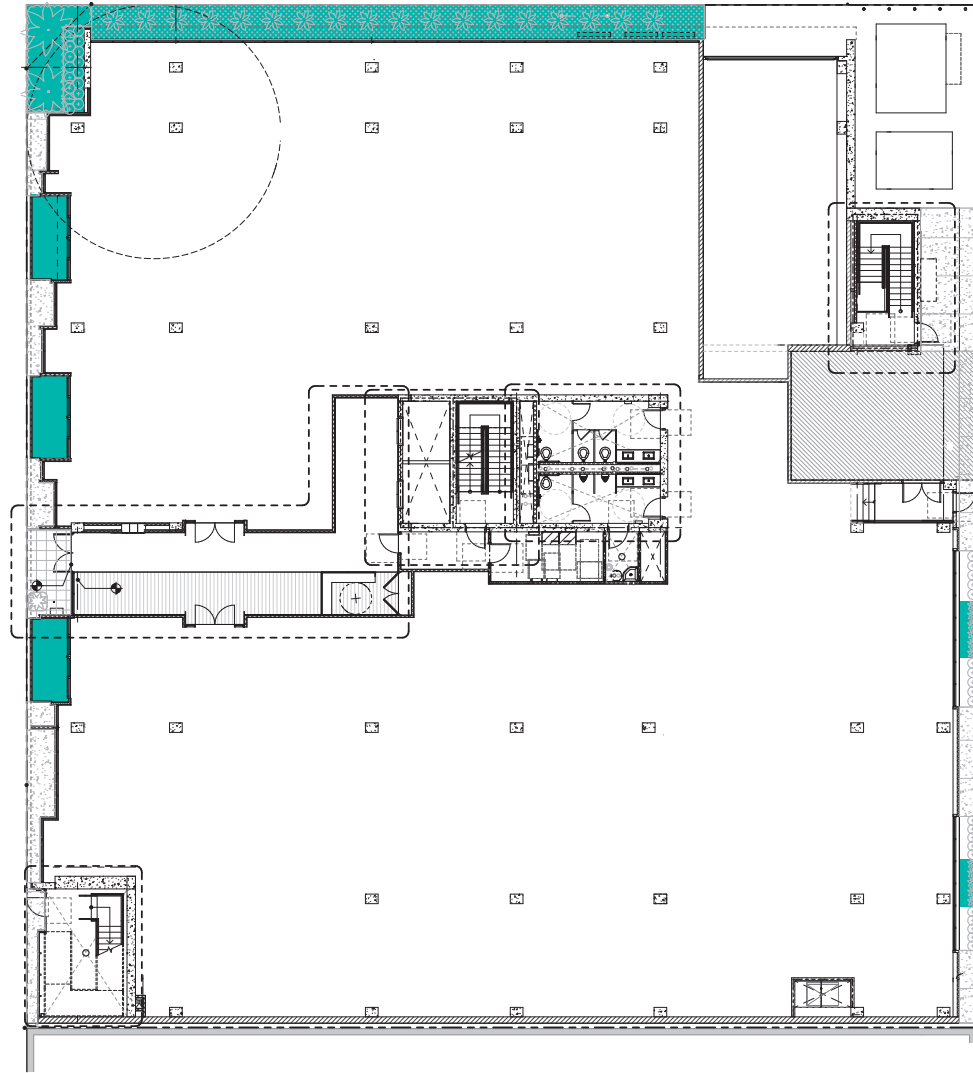


1

ST FLOOR OFFICE SPACE 17,890 SF

30TH STREET

CRENSHAW BLVD



● Outdoor space ● Roll-up door

CRENSHAW

3000 Crenshaw Blvd,  
Los Angeles, CA 90016  
3000crenshaw.com

3000



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CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Our in-house team of experts work together to identify and create value in real assets, benefiting the communities in which we invest.

**[cimgroup.com](http://cimgroup.com)**