



COMMERCIAL
ASSET GROUP

Adam Funk
Managing Director
310.666.0124
afunk@cagre.com
Lic. 02129715

בסייד

**FREE
PARKING**
*(2.3/1,000/SF)

\$2.00/SF BROKER BONUS*
* VALID THROUGH Q1 2026 WITH A MINIMUM 3 YEAR DEAL

4221 Wilshire Blvd

Los Angeles, CA 90010

OFFICE SPACES FOR LEASE IN HANCOCK PARK

PROPERTY HIGHLIGHTS

SPACE SIZE

SUITE 136: ±2,097 RSF (Divisible to ±575 RSF)

SUITE 170-3: ±540 RSF

SUITE 210: ±4,334 RSF (Divisible to ±2,154 RSF)

SUITE 300: ±6,039 RSF

(AVAILABLE MARCH 2026)

RENTAL RATE

NEGOTIABLE

TERM

NEGOTIABLE

PARKING

2.7/1,000 FREE OF CHARGE

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

VISITOR PARKING

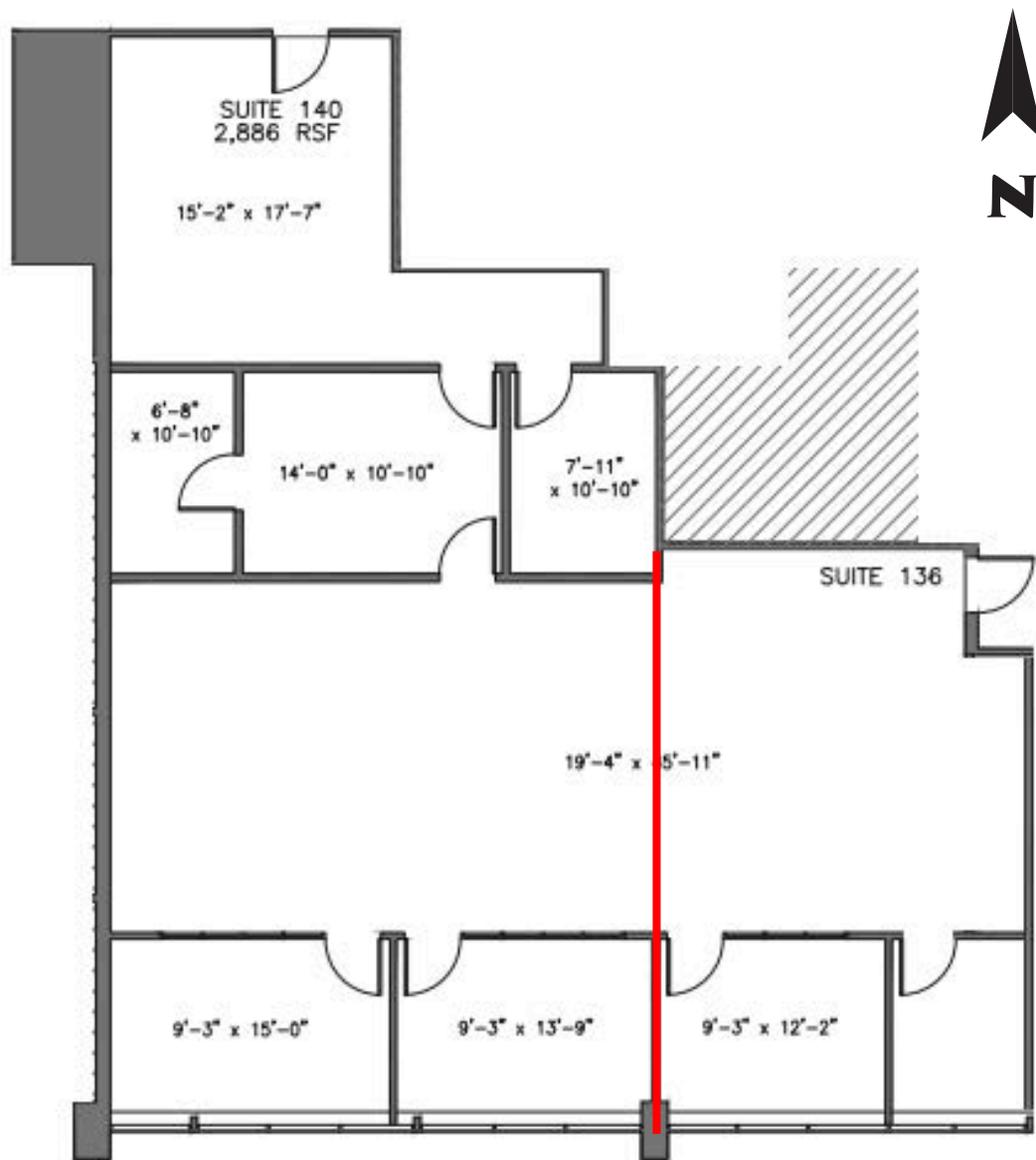
\$15 MAXIMUM

\$1.50 EVERY 15 MINUTES

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.

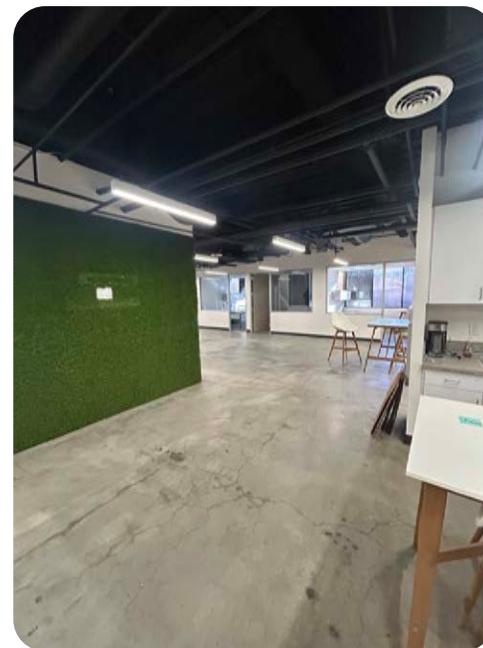


SUITE 136: ±2,080 RSF (DIVISIBLE TO ±575 RSF)

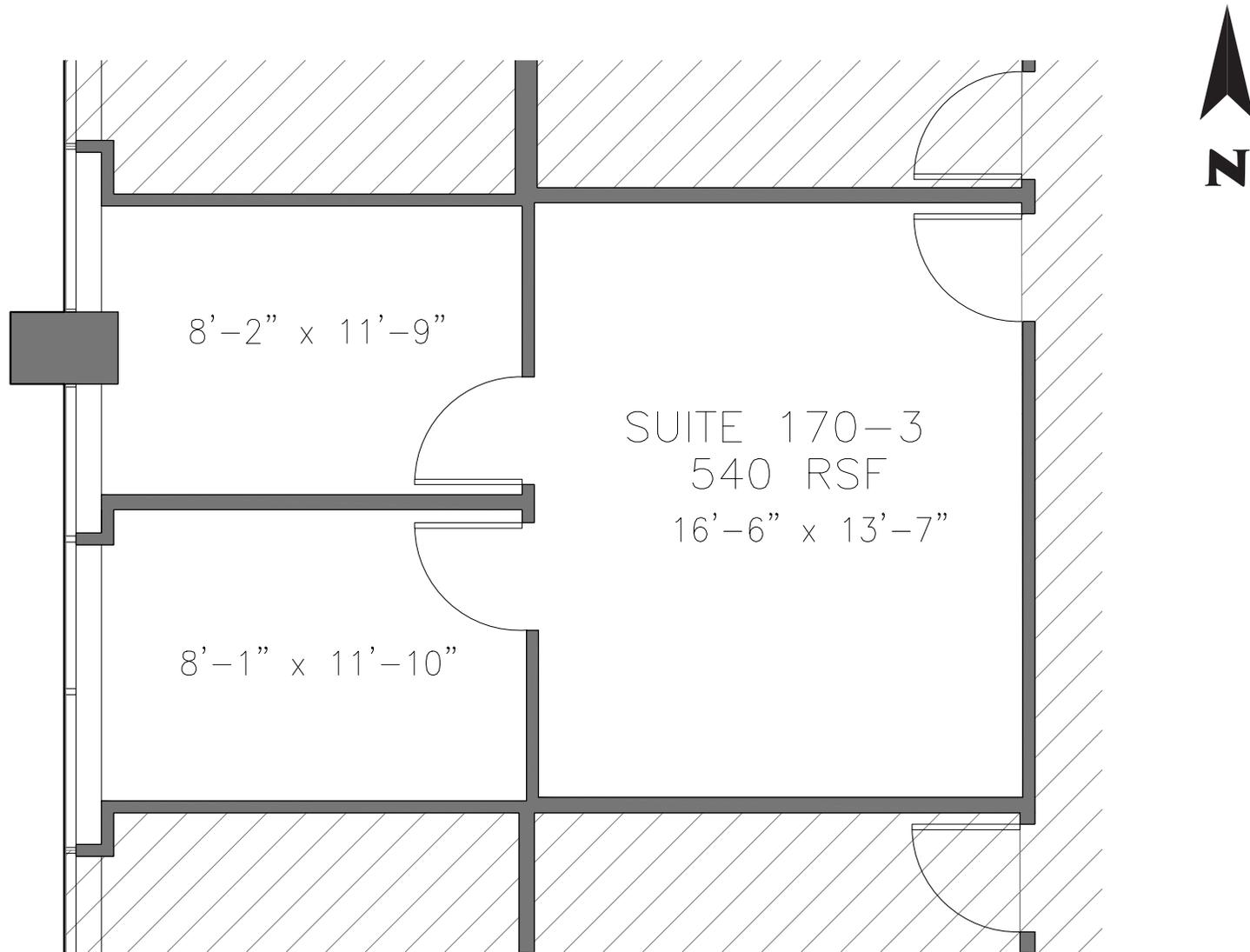


±1,050 RSF

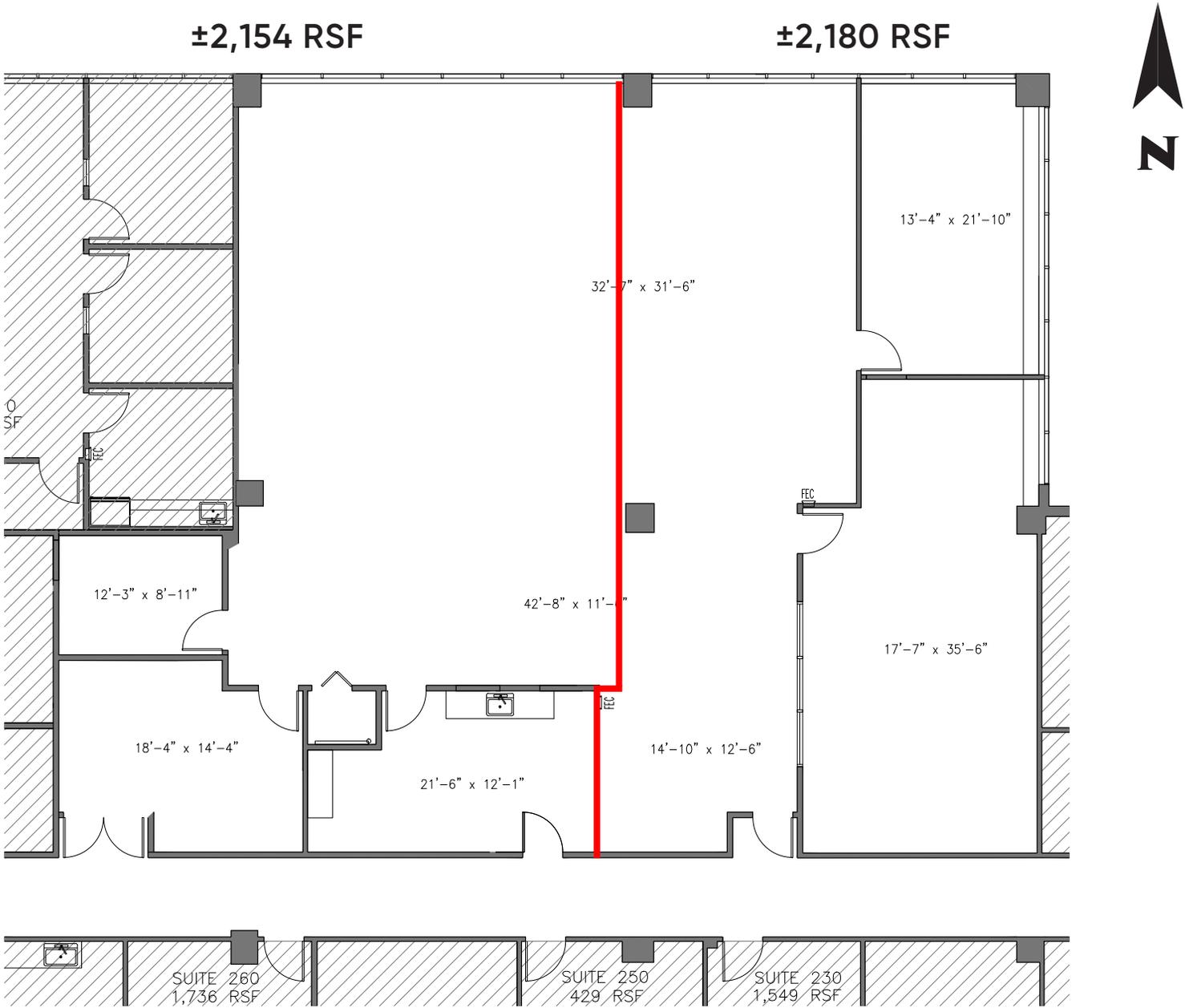
±575 RSF



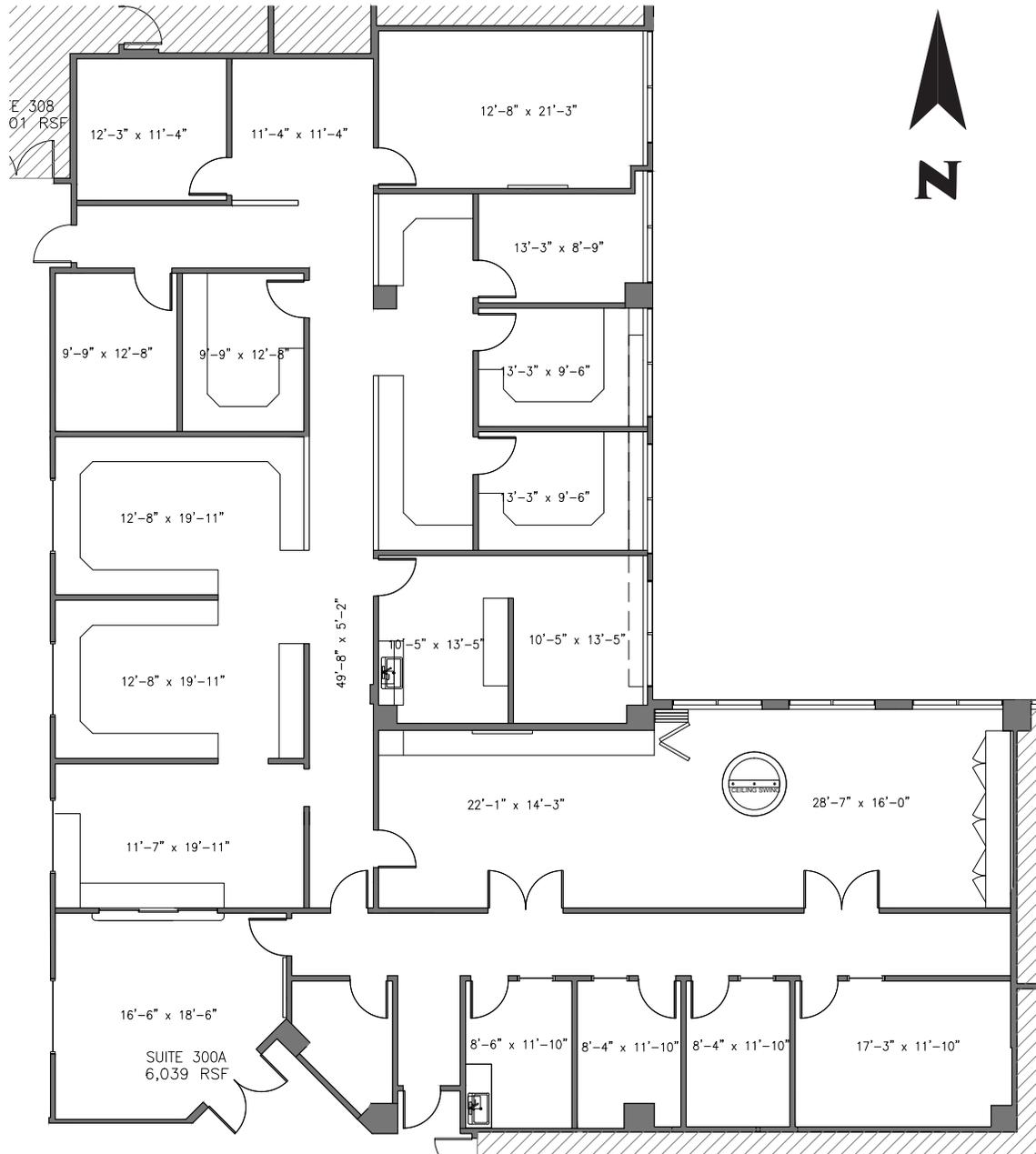
SUITE 170-3: ±540 RSF



SUITE 210: ±4,334 RSF (DIVISIBLE TO ±2,154 RSF)



SUITE 300: ±6,039 RSF



AERIAL



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Adam Funk
Managing Director
310.666.0124
afunk@cagre.com
Lic. 02129715

Commercial Asset Group
190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
www.cagre.com Lic. 01876070



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