

A photograph of a modern office building with large glass windows. The image is overlaid with a semi-transparent teal filter. In the foreground, a white signpost holds two signs: a 'PARKING' sign with a car icon and a 'BIKE LANE' sign with a bicycle icon. The text 'CREATIVE OFFICE SPACE' is written in large, bold, white capital letters across the center of the image.

WEST ADAMS BLVD
LOS ANGELES, CA

Creative Office Space in the Heart of West Adams

OPPORTUNITY

4509 West Adams is a one-story building located in one of Los Angeles' most sought-after neighborhoods, The West Adams District.

PROPERTY HIGHLIGHTS



High visibility on West Adams Blvd



2,944 SF courtyard available to tenants



Above standard ceiling height:
approximately 15-16 ft.



Immediate access to the 10 Freeway via
Crenshaw Blvd



High-profile location perfect for technology,
creative design, financial services and other
business types



Parking: approximately 22 stalls in new lot on
Virginia Ave (mostly tandem)



Located in a Qualified Opportunity Zone, which
may provide businesses with tax benefits¹

AREA DEMOGRAPHICS

(3 Mile Radius)²



150,198
Total Employees



19,798
Total Businesses



349,173
Population

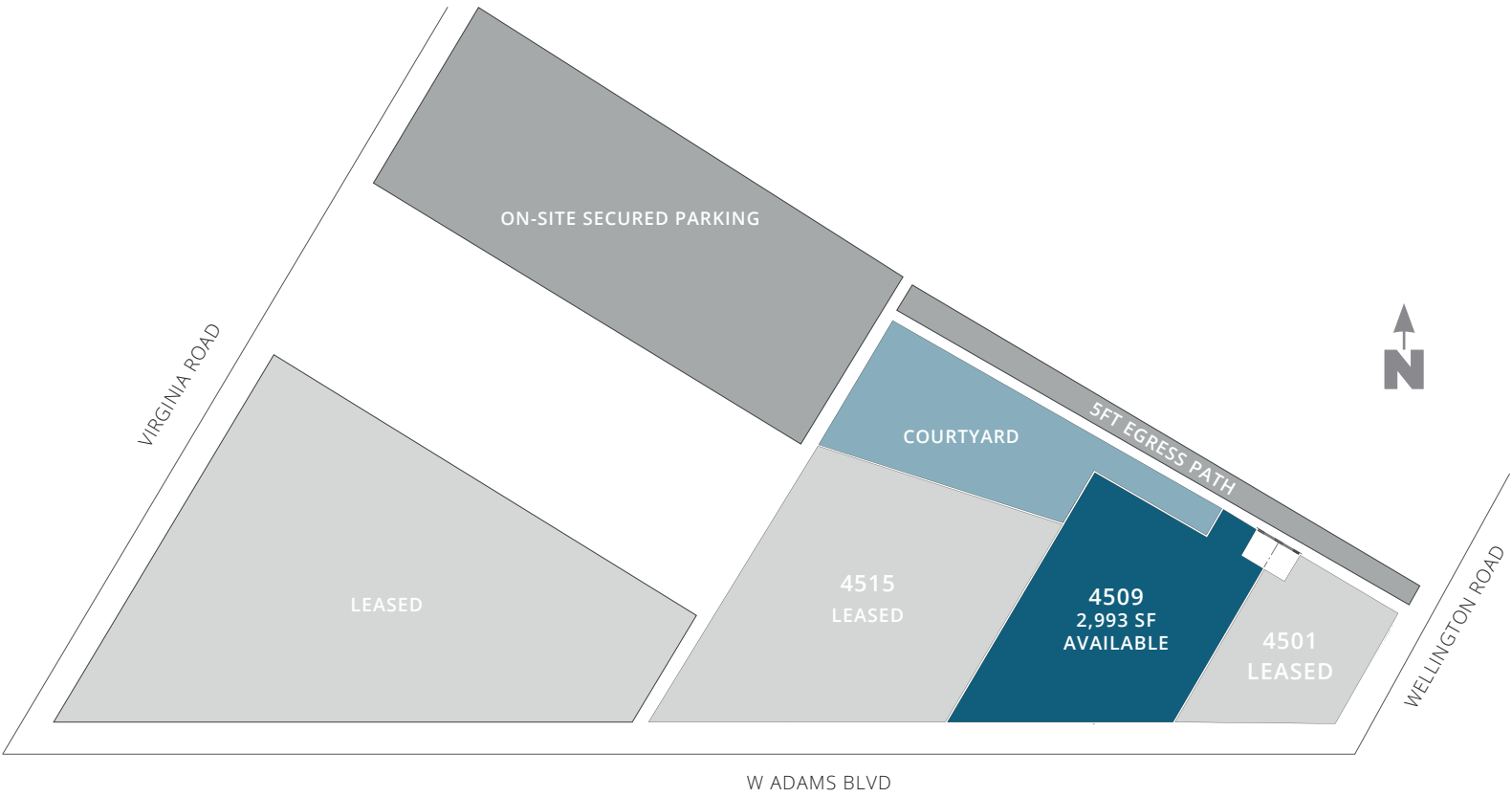


137,475
Households

1) The information contained within is not to be construed as tax advice; please consult your tax advisor regarding your specific tax consequences. 2) Sitewise/Costar.

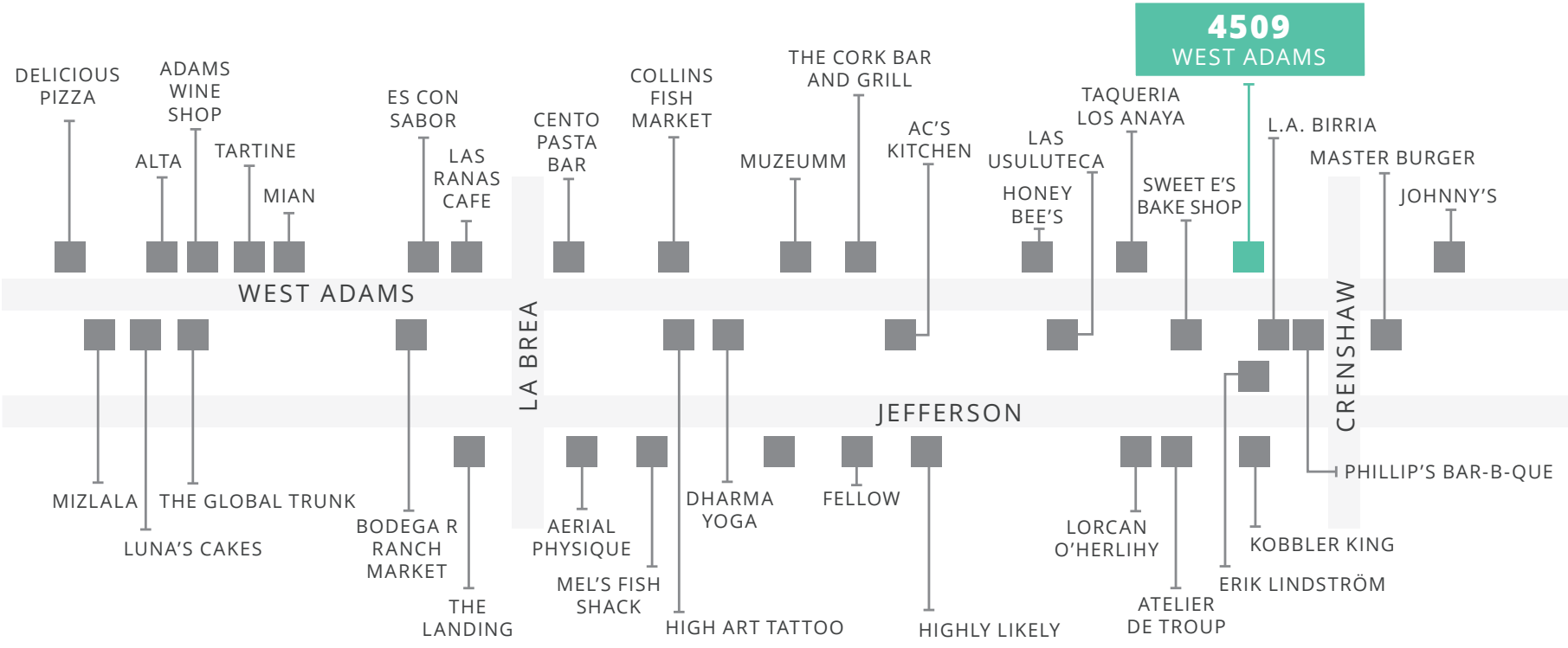
CREATIVE SPACE

2,993 SF Available for Lease



WEST ADAMS AMENITIES

Situated between Culver City and Downtown Los Angeles. Known for its burgeoning collection of design studios, art galleries and culinary inventions, West Adams is a mecca for up-and-coming restaurants, unique retailers and entertainment.



Office Coming Soon

- » The Real Real
- » Sweetgreen HQ
- » Goat Group

Trendy Local Businesses

- » Ariel Fitness
- » MuzeuMM
- » The Global Trunk
- » Fellow
- » Dharma Yoga

Walkable Culinary Destinations

- » Johnny's Pastrami
- » L.A. Birria
- » Taqueria Los Anaya

4509

WEST ADAMS BLVD
LOS ANGELES, CA

For Leasing Opportunities Contact:

BLAKE ECKERT

1st Vice President, Leasing
Real Estate Services

323.860.4908

beckert@cimgroup.com

Lic #01916057

GENO ST. JOHN III

Vice President, Leasing
Real Estate Services

323.556.9658

gstjohn@cimgroup.com

Lic #01805139

LEONEL GARCIA

Director, Leasing
Real Estate Services

323.860.4863

lgarcia@cimgroup.com

Lic #02048765

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.