

4 2 2 3 WEST JEFFERSON BOULEVARD  
LOS ANGELES CA 90016

**FOR LEASE**

*Build To Suit Opportunity for  
Qualified Tenant*



## HIGHLIGHTS

- **First time on the market in 34 years with Owner prepared to invest a generous tenant improvement allowance and rent abatement for qualified tenant**
- **Approximate 10,000 SF footprint**
- **An approximate 2,000 SF finished office mezzanine with air conditioning, conference room and kitchen**
- **This industrial warehouse presents an excellent opportunity to establish a business in a revitalized burgeoning neighborhood**
- **Located across the street from Maydan Market, featuring the Michelin-starred restaurant Maydan, Compass Rose restaurant and bar, as well as five other up and coming local LA food concepts**
- **Adjacent to Jefferson Park, Exposition Park and the lively Leimert Park District**
- **Minutes from the Expo Line, Commuter Rail, LAX Airport, Union Station and the historic Culver City Arts District, home to Sony Pictures Entertainment**
- **Owner may sell - redevelopment opportunity with City incentives for mixed use development**



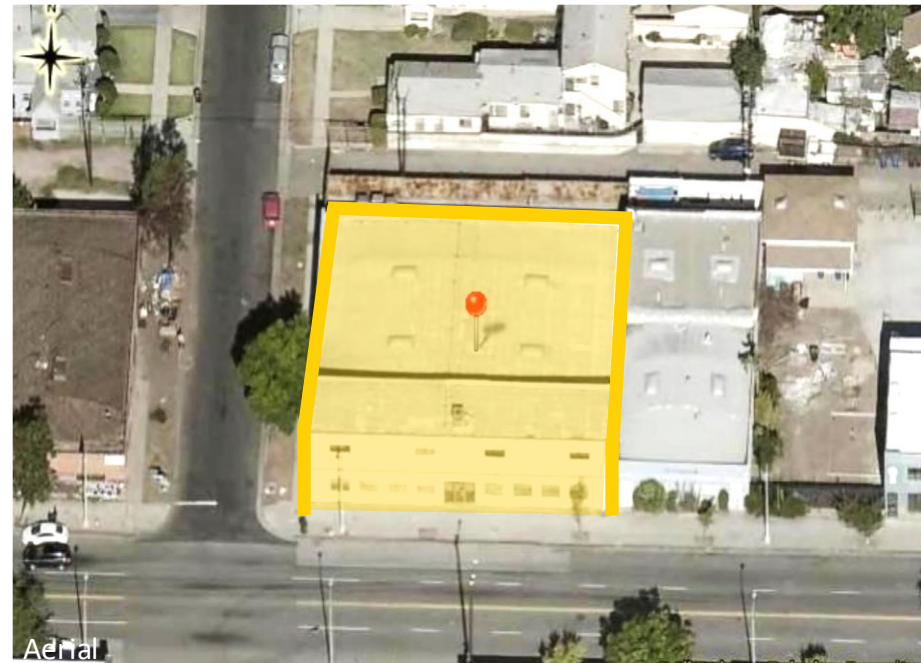
Actual Building



Building Parking

**FINANCIAL SUMMARY**

<b>Available:</b>	Q2 2025
<b>Building Size:</b>	10,000 SF
<b>Mezzanine:</b>	2,000 SF
<b>Total Building Size:</b>	12,000 SF
<b>Lot Size</b>	12,568 SF
<b>Parking:</b>	12 Spaces
<b>Year Built</b>	1951
<b>APN</b>	5050-025-062
<b>Zoning</b>	M1-1, City of L.A.
<b>Walk Score</b>	Very Walkable (81)
<b>Transit Score</b>	Good Transit (53)

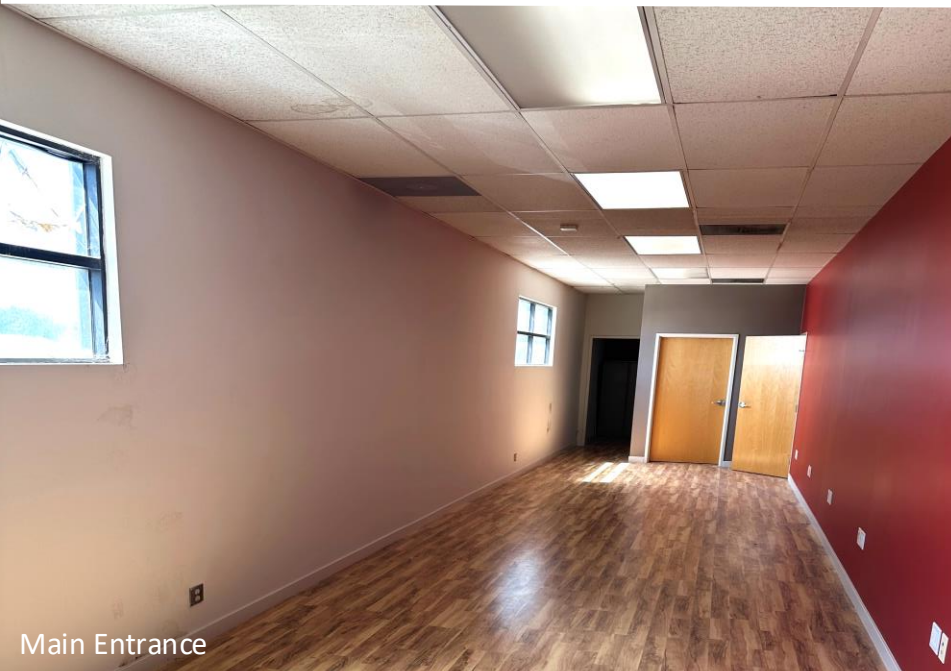




Mezzanine Offices



Mezzanine



Main Entrance



Office Bathroom



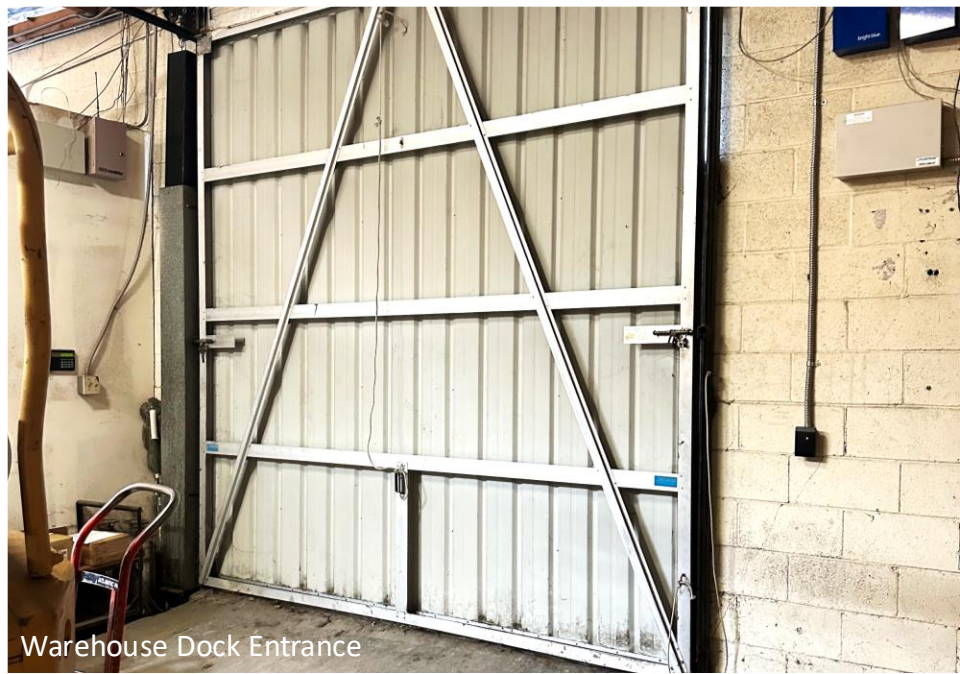
Warehouse



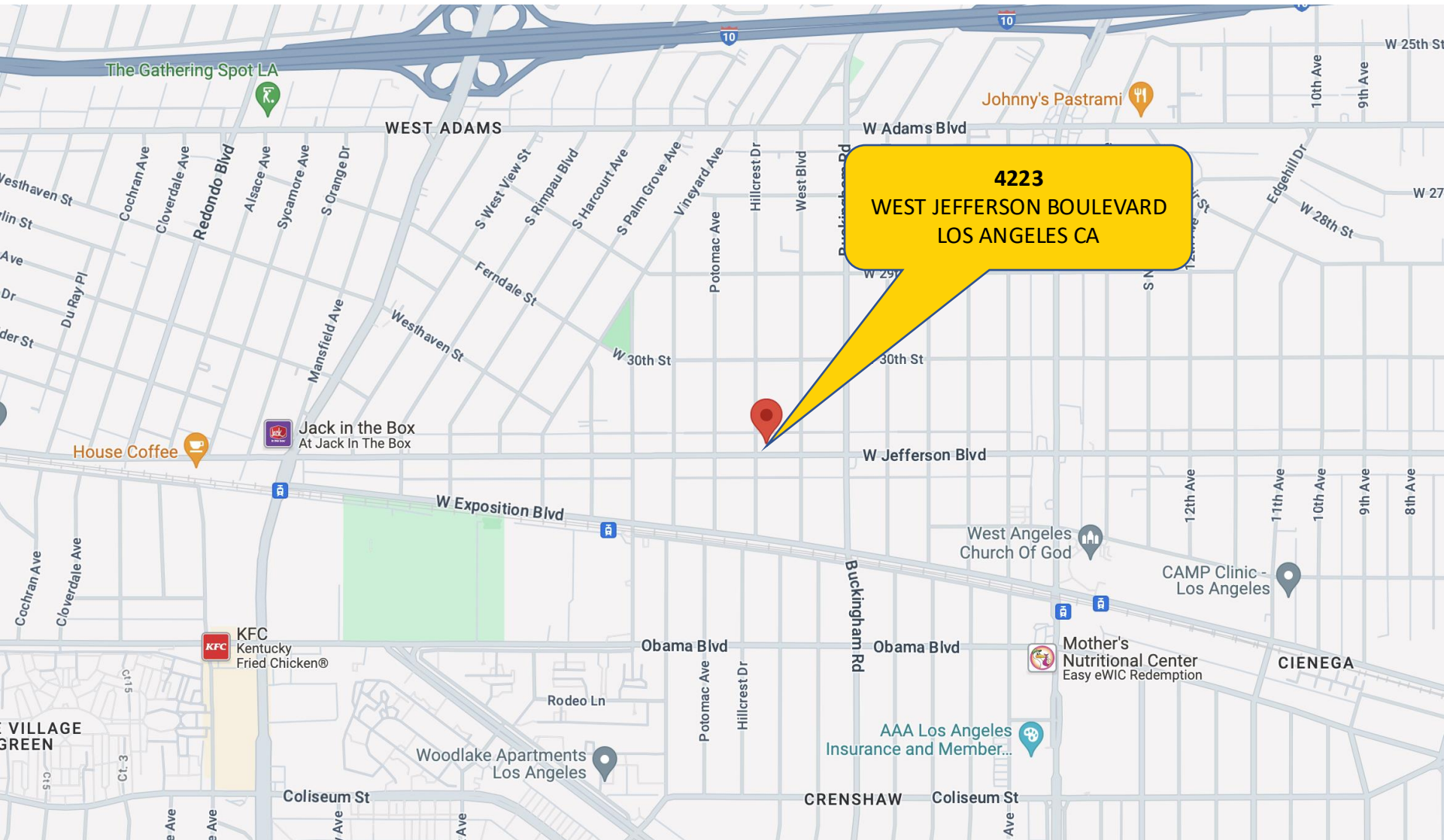
Warehouse Offices



Warehouse Restroom



Warehouse Dock Entrance



**DISCLAIMER:** Lessee to independently verify all legal uses and conduct its own independent investigations with its own experts regarding any and all aspects of the property. Broker makes no warranties or representations implied or stated with regards to the property.



4223 WEST  
JEFFERSON BOULEVARD



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