

FOR LEASE | CREATIVE OFFICE USE - ENTIRE BUILDING FOR LEASE

Year One at \$1.00/SF/MO Three Month Free Rent In Year 1

1133 CRENSHAW BLVD, LOS ANGELES, CA 90019

AVAILABLE FOR LEASE

FOR MORE
INFORMATION
CONTACT

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**FIRST TIME ON MARKET
IN OVER A DECADE**

CREATIVE OFFICE USE BUILDING

1133 CRENSHAW BLVD, LOS ANGELES, CA 90019



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Space Type: | General Office or Medical |
| Available SF: | 3,300 SF |
| Monthly Rent: | \$3,330 – M.G. |
| Year Built: | 1947 |
| Parking: | 5 spaces |
| Zoning: | C2-1-O |
| Market: | Los Angeles |
| Submarket: | Mid-Wilshire |
| Walk Score: | Very Walkable (86) |
| Transit Score: | Good Transit (65) |
| Neighborhood: | Olympic Park |
| Location: | Urban |

PROPERTY OVERVIEW

First time on market in over a decade. Building represents an extraordinary opportunity for possible medical office or creative/flex users. One-Story Creative Building, consisting of approximately 3,300 SF. The building includes; multiple small and large private offices, front waiting area, reception area, four bathrooms, small staff breakroom, and gated driveway. Available for lease. The ideal client possibly, medical or creative office user. This is a well located building with on-site parking.

PROPERTY HIGHLIGHTS

- ON-SITE PARKING - 5 PARKING SPACES – AMPLE STREET PARKING AVAILABLE
- GOOD STREET FRONTAGE & VISIBILITY
- MODIFIED GROSS LEASE – NOT TRIPLE NET
- POSSIBLE MEDICAL USE
- CREATIVE SPACE FOR OFFICE USE
- GREAT OPPORTUNITY FOR GENERAL OFFICE USE OR POST PRODUCTION SPACE
- FOUR RESTROOMS AND TONS OF OFFICE SPACE
- ESTABLISHED OFFICE & RETAIL CORRIDOR LOCATION
- CLOSE TO HANCOCK PARK, RALEIGH STUDIOS, PARAMOUNT STUDIOS AND KOREATOWN

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Sky Light

One of Four Glass Office(s)

LEASE INFORMATION

Lease Type: Modified Gross (M.G.)
Total Space: 3,3300 SF

Lease Term: 3 Years
Monthly Rent: \$3,300/ Month-M.G.

AVAILABLE SPACE(S)

| ADDRESS | AVAILABLE | SIZE SF | LEASE TYPE | LEASE RATE | DESCRIPTION - USE |
|---------------|-----------|----------|------------|--------------------|---------------------|
| 1133 CRENSHAW | NOW | 3,300 SF | M.G. | \$1.00+/- SF/MONTH | CREATIVE OFFICE USE |

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BRIDGING LANDLORDS WITH TENANTS

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ADDITIONAL PHOTOS

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Rear Parking Area

**LANDLORD SAYS MUST LEASE
\$1.00/SF/MONTH/M.G.
3 MONTH FREE RENT YEAR 1**



Your Name Here

OR Your Name Here

Front Entrance

Ramp

Driveway Gate



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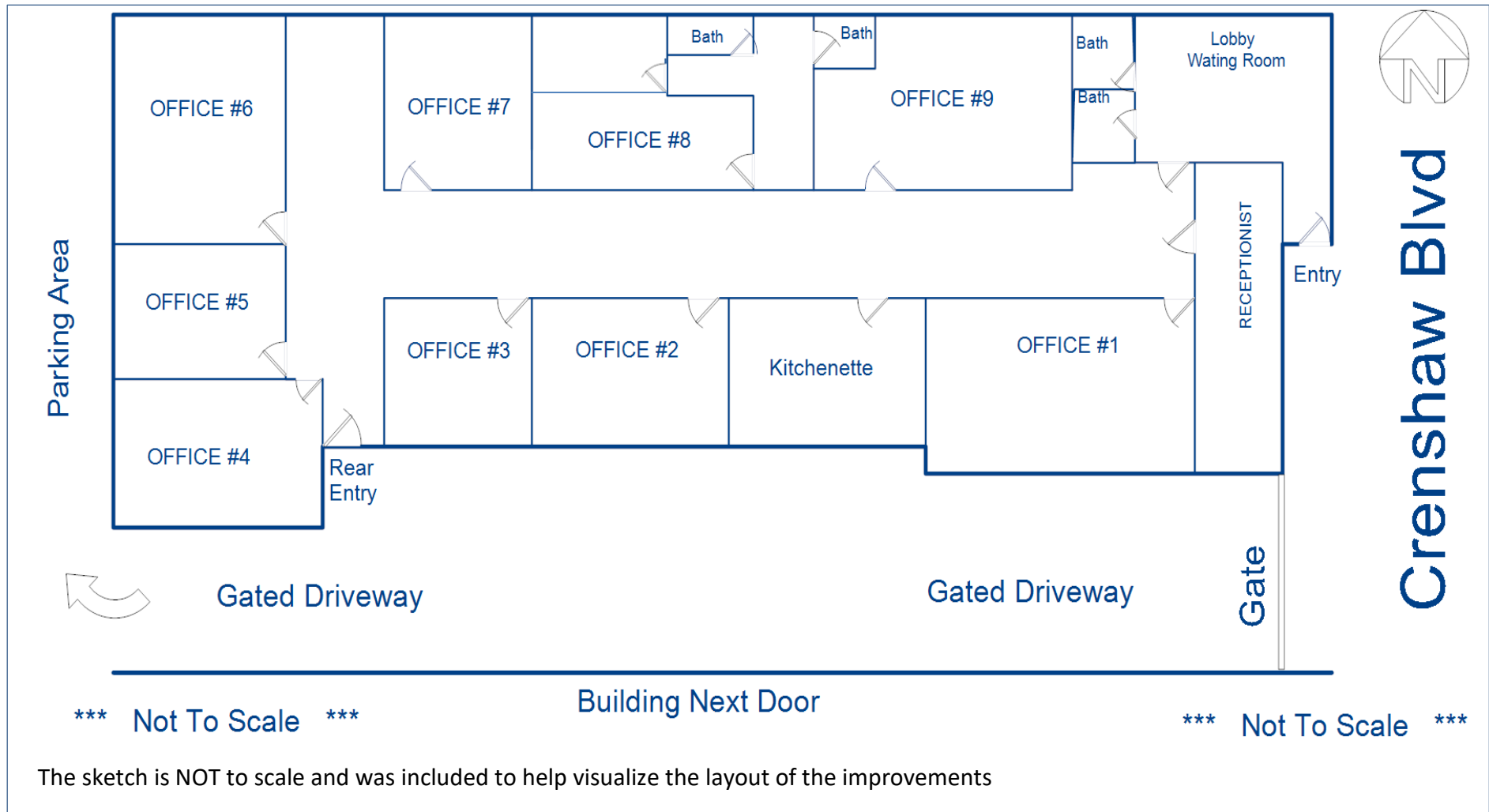
FOR LEASE

CREATIVE OFFICE USE BUILDING

FLOOR PLAN

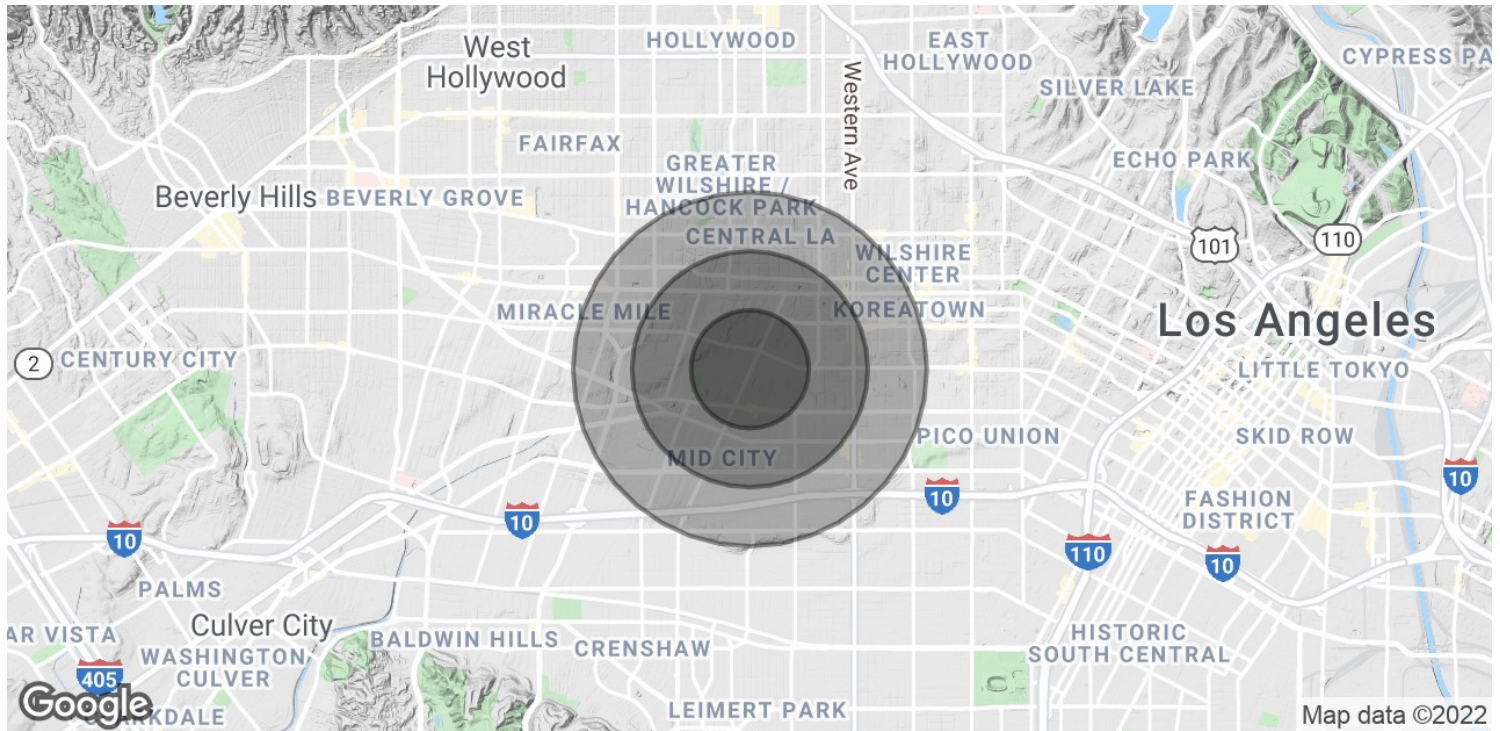
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POPULATION

| | 1 MILES | 2 MILE | 3 MILES |
|----------------------|---------|---------|---------|
| Total Population | 49,576 | 242,535 | 555,923 |
| Average age (Male) | 39.1 | 37.9 | 37.0 |
| Average age (Female) | 41.6 | 39.2 | 38.1 |

HOUSEHOLDS & INCOME

| | 1 MILES | 2 MILE | 3 MILES |
|---------------------|-------------|-------------|-----------|
| Total households | 18,235 | 98,779 | 220,246 |
| # of persons per HH | 2.6 | 2.4 | 2.4 |
| Average HH income | \$89,685 | \$83,939 | \$80,242 |
| Average house value | \$1,072,489 | \$1,019,074 | \$956,208 |

* Demographic data derived from 2010 US Census

ADDITIONAL DATA POINTS

COUNT/SCORE

| | |
|--|--------------------|
| Traffic Count (Crenshaw Boulevard/Country Club Drive SW) | 32,196 Vehicles |
| Walkable Score | Very Walkable (84) |

FOR LEASE

CREATIVE FLEX USE BUILDING

LOCATION MAP

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