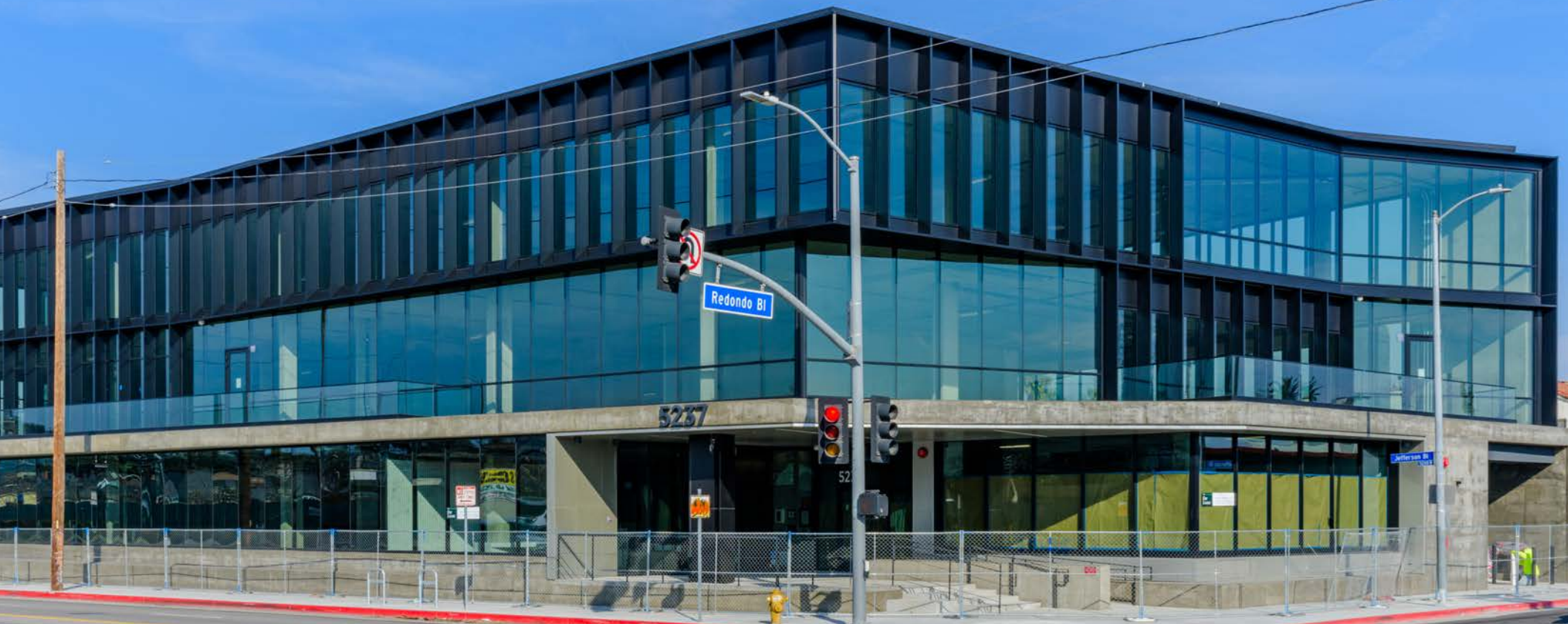


# BRAND NEW CONSTRUCTION FOR SALE OR LEASE



5237 JEFFERSON BLVD  
LOS ANGELES, CA 90016





5237



# ABOUT 5237 JEFFERSON

**Located in a rapidly developing opportunity zone.**

- Total of 71,732 square feet
- Includes private terraces and rooftop decks
- Secured, valet-assist parking (3.3:1,000)
- State-of-the-art sustainable design
- High design offering top-notch, curated tenant-centric environment

## **Office Space**

1ST FLOOR

**24,022 SF**

1ST FLOOR

**24,617 SF**

1ST FLOOR

**23,093 SF**

**TOTAL OFFICE SPACE: 71,732 SF**

# ABOUT WEST ADAMS

Bordered by Culver City to the west, Jefferson Park and Leimert Park to the east, Baldwin Hills to the south and Interstate 10 to the north, the 1.5-square-mile neighborhood is notable for the vibrant commercial districts along West Adams Boulevard and Jefferson Boulevard.

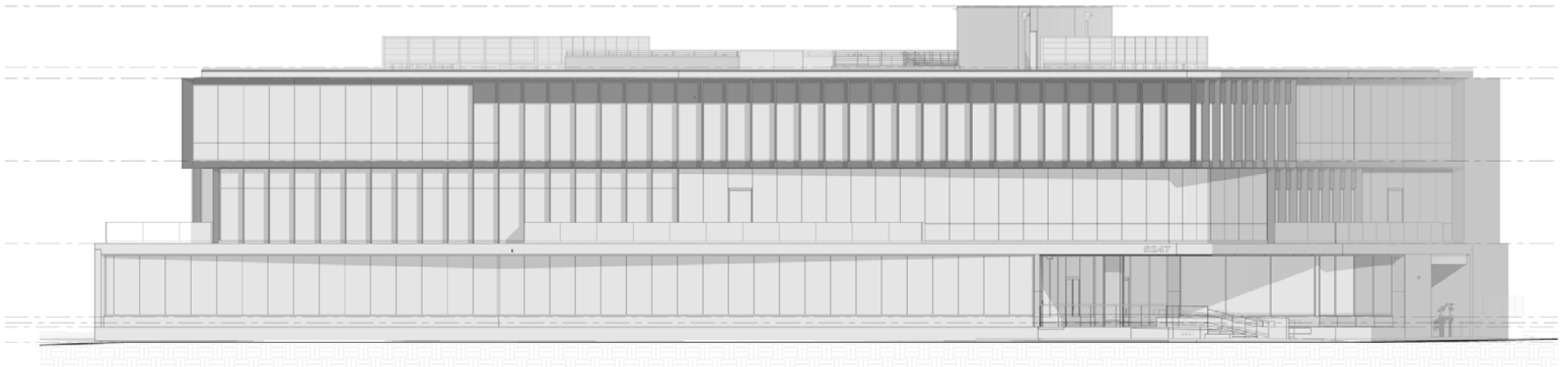
Considered one of the last authentic neighborhoods in Los Angeles, the West Adams neighborhood is recognized for its rich history of architectural and artistic traditions. West Adams is at the center of a blossoming art and music scene, steps away from galleries and eateries filled with locals who inspire and influence the neighborhood's one-of-a-kind culture.

CLICK TO  
PLAY VIDEO:





# BUILDING AREA SUMMARY



Office Space (3rd Floor) 23,093 SF

Office Space (2nd Floor) 24,617 SF

Office Space (1st Floor) 24,022 SF

TOTAL SQUARE FOOTAGE

**71,732 SF**

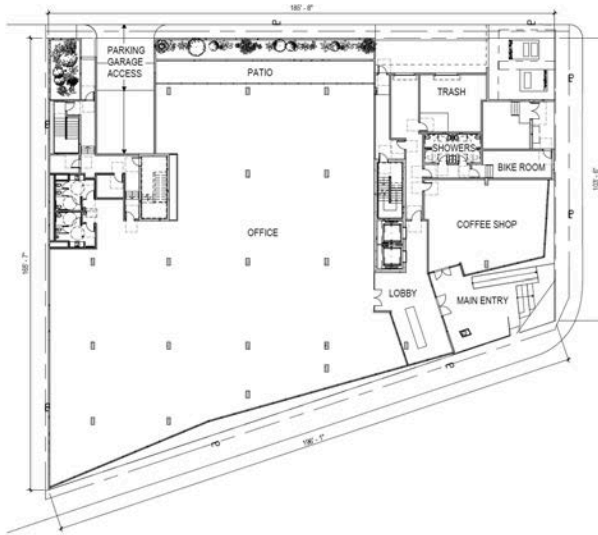
TOTAL PARKING (3.3:1,000)

**236 STALLS**

# FLOOR PLANS

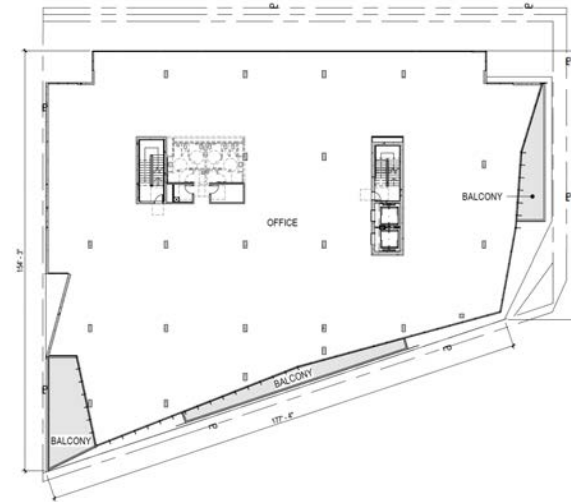
1

**GROUND FLOOR**  
24,022 SF



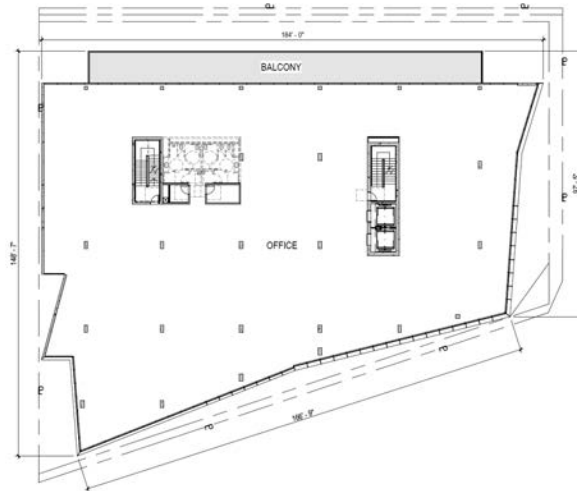
2

**LEVEL 2**  
24,617 SF



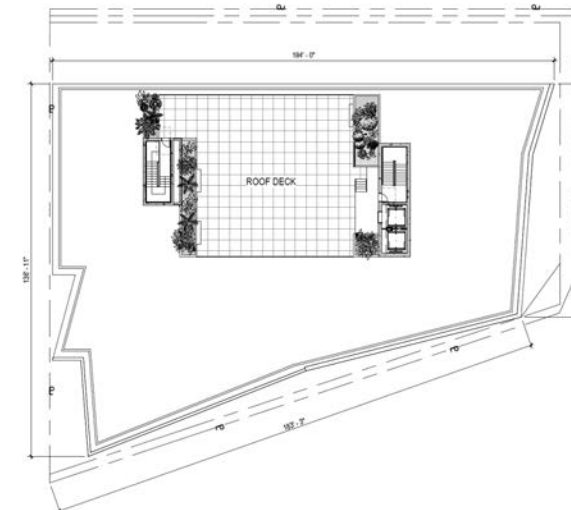
3

**LEVEL 3**  
23,093 SF



4

**ROOF DECK**





A VIP recording studio has access to a private patio



A flexible multipurpose room can be transformed into an after-hours event space



Using glass walls ensures open office and collaboration spaces receive ample daylight.



A restroom design with private stalls creates a space that is inclusive for all



Plants and a 2-story tree create a welcoming entry that becomes a feature connecting the 1st and 2nd floors



A living wall behind reception sets the tone

FLOOR ONE  
**24,022 SF**  
 Optimal column spacing  
 for future flexibility





Open meeting spaces adjacent to workstations provide opportunities for collaboration to occur naturally



Planters become a screening element that creates boundaries and offers privacy in an open office environment

Meeting areas provide places for heads down work and small team gatherings



Communal breakout space is designed for employees to recharge during the day



Balconies provide areas of outdoor respite for employees

Wood walls become a design feature that carry the natural material throughout each floor



An open office design provides flexible space for growth and change when needed



# FLOOR TWO 24,617 SF

A collaborative, employee-focused workplace environment



A kitchenette that can serve both employees and clients becomes a feature on this floor



Phone rooms offer quiet destinations for private conversations



Collaboration spaces double as ad-hoc meeting rooms, event space and team building areas



Galleries on each floor create an opportunity for collaboration with the West Adams community



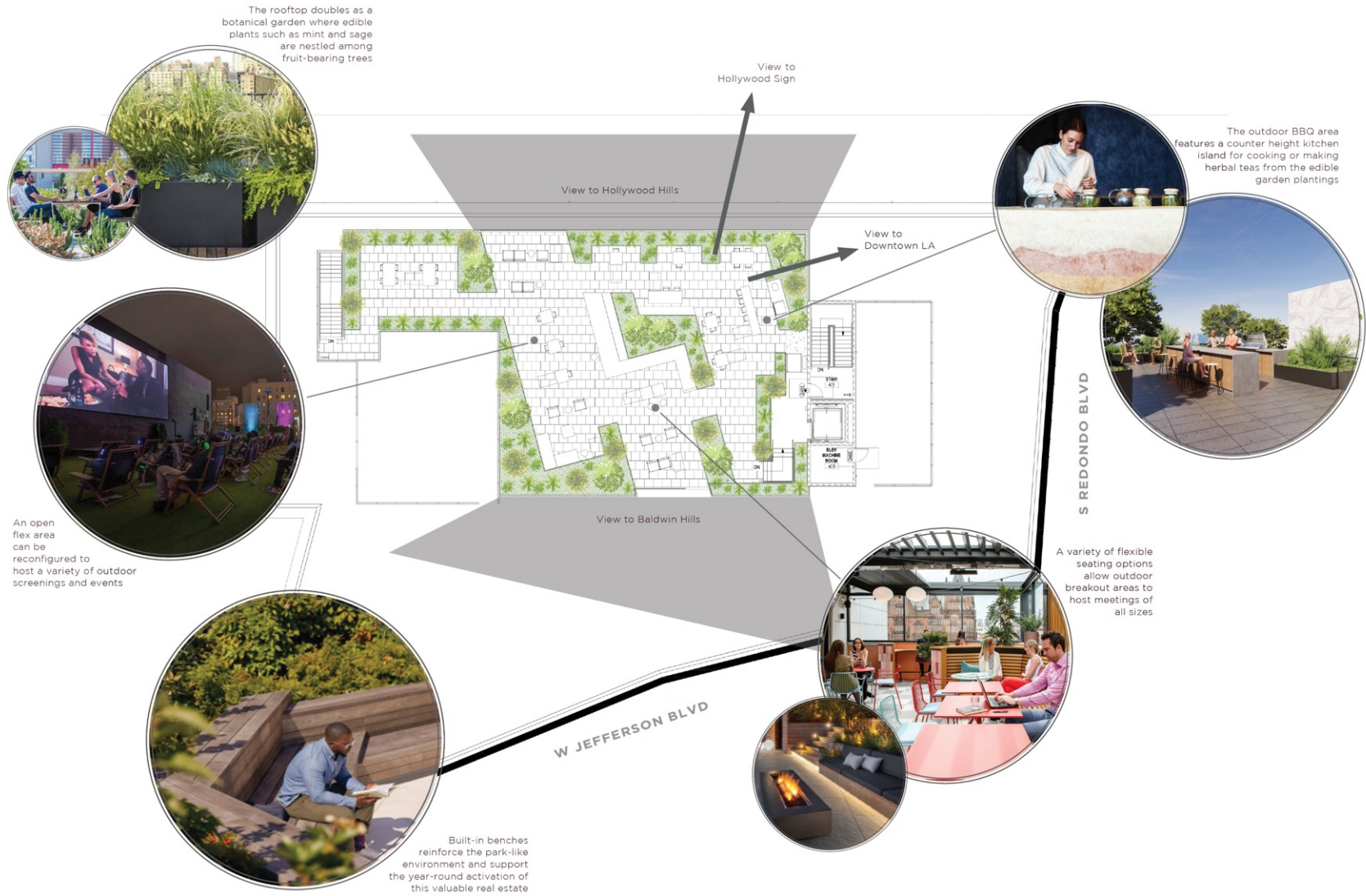
Boardrooms and meeting spaces designed to welcome clients can be situated close to private offices for ease of access



Executive offices can be designed simultaneously as retreats and places for serious work

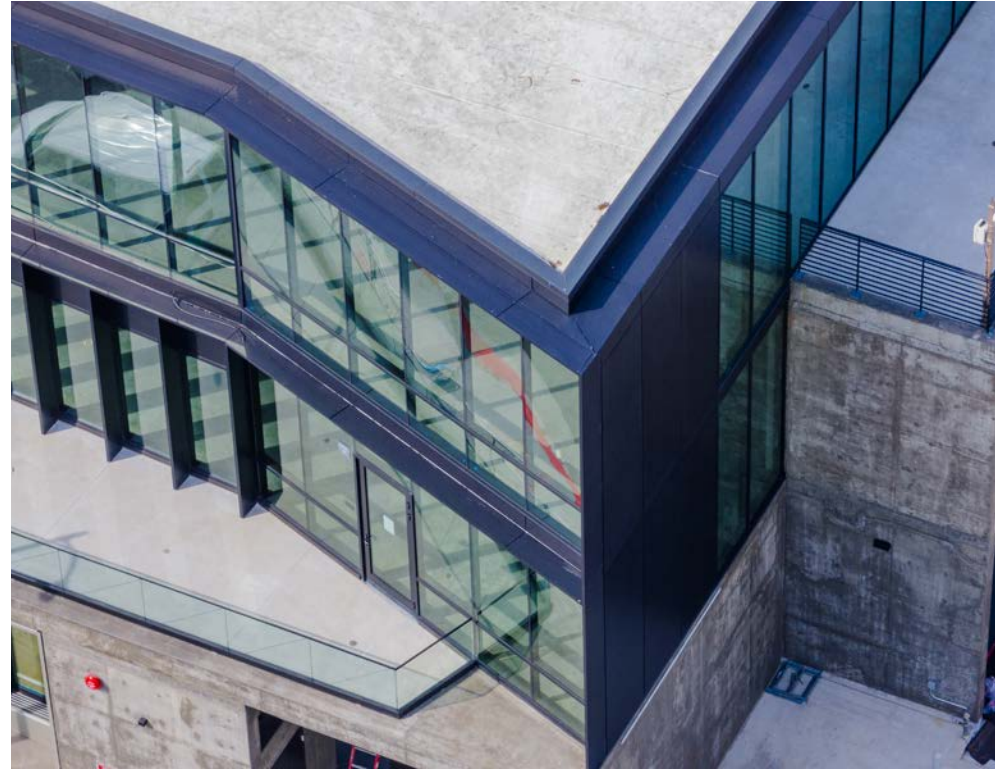
FLOOR THREE  
**23,093 SF**

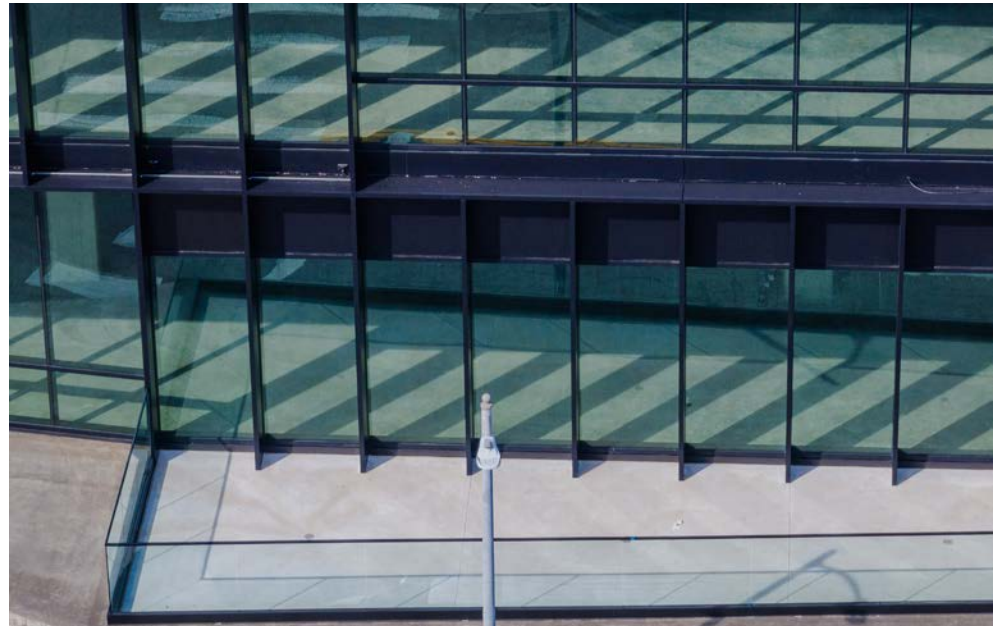
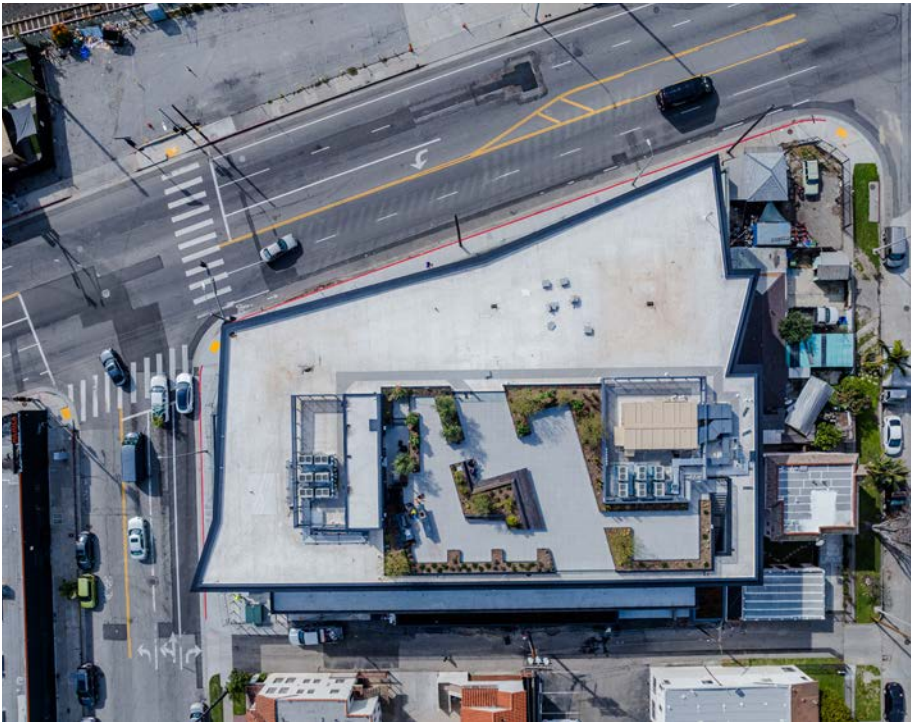
**Demonstrates an approachable leadership level**



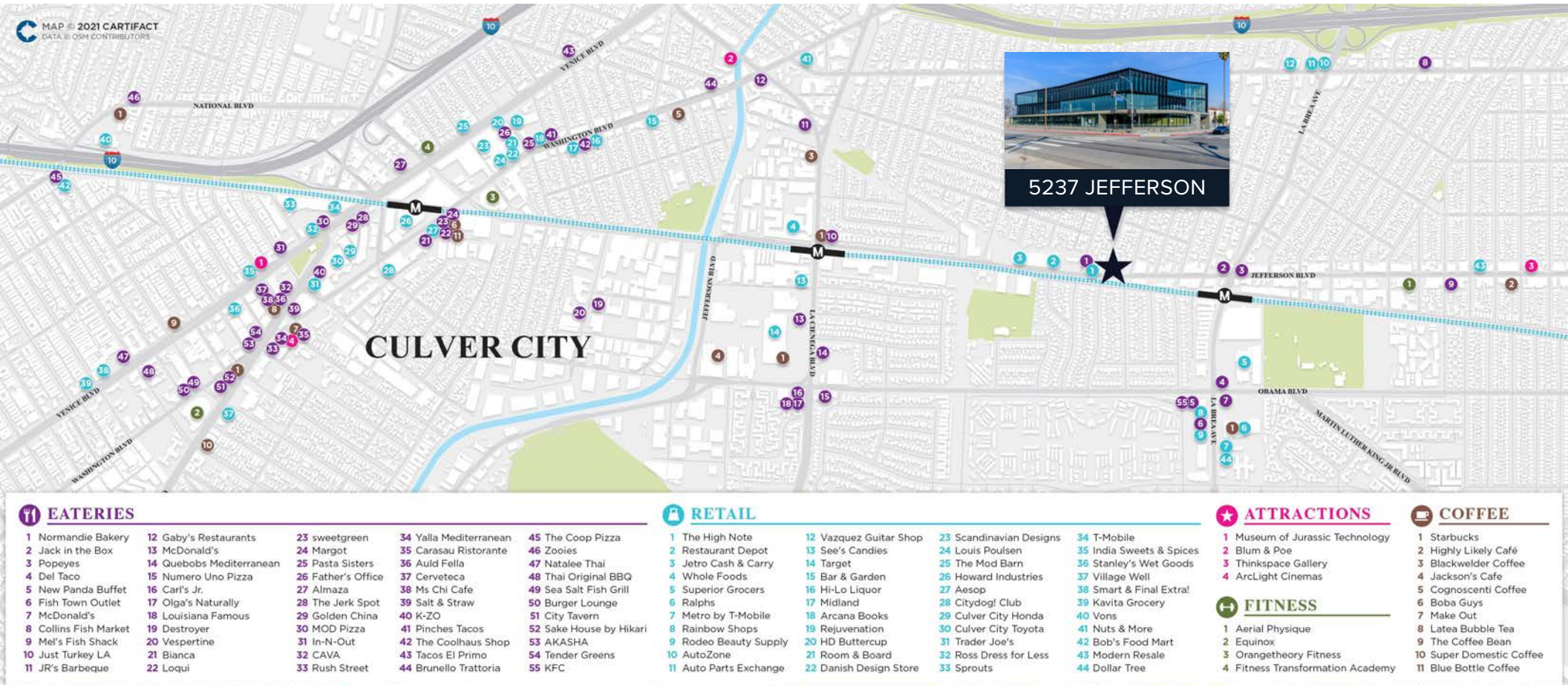
## ROOFTOP GARDEN

**A programmable garden retreat designed for events and entertaining**





# AMENITY MAP



# AERIAL OVERVIEW







# ABRAMSON ARCHITECTS

**Makers. Thinkers. Artists. Collaborative Partners. Sustainable Designers. Community Advocates.**

- An innovative architectural firm with offices in Los Angeles and New York
- Creating award-winning workplace designs throughout North America for over 20 years
- Engages with our clients inclusively. We listen for the unspoken needs beneath the stated wants and skillfully use design to address them
- Experts at state-of-the-art ground-up creative office environments
- Leading-edge interior workplace designs for national technology and media tenants



CONFIDENTIAL TECH CLIENT,  
VANCOUVER OFFICE

# 5237

## III JEFFERSON

### For Leasing Information

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