



5242

5242 W ADAMS

**NEW CONSTRUCTION CREATIVE OFFICE BUILDING
IN THE HEART OF WEST ADAMS**

FOR LEASE

CBRE

52
24

5242 W ADAMS

PROPERTY SUMMARY

5242 West Adams is a newly constructed, standalone, 16,836 RSF creative office building in centrally located West Adams, just east of Culver City, south of Hollywood, and west of Downtown L.A.

The building was constructed with high end finishes and features significant upgrades throughout - including smart building automation, keyless access, ceiling flush-mounted speaker system, hard lid ceilings and modernized HVAC diffusers for even air distribution and superior acoustics.

The property offers secured, on-site parking, a large outdoor courtyard, a large roll up door and outdoor balconies on each floor.



New construction building (2018)



Secured on-site parking



Prewired security system with cameras



Cat 6 wiring throughout



Outdoor balconies on each floor



Polished concrete floors



13'-14' ceiling heights with hardlid ceilings and skylights



Efficient mix of offices and open space



Floor to ceiling windows

PROPERTY FEATURES

LEASING DETAILS

 Full Building: **16,836 RSF (divisible)**

 Parking: **2/1,000 @ \$125/Space**

*Note: All single spaces. Additional available via valet assist.

1ST FLOOR

5,612 RSF

Retail/Office | \$3.95/SF NNN

Ground floor office/retail space with a large private courtyard, approximately 14' ceiling heights and a warehouse/studio space with a large roll up door.

2ND FLOOR

5,612 RSF

Office | \$3.95/SF NNN

Efficient layout of open plan seating and private offices. Floor to ceiling windows and a large outdoor balcony.

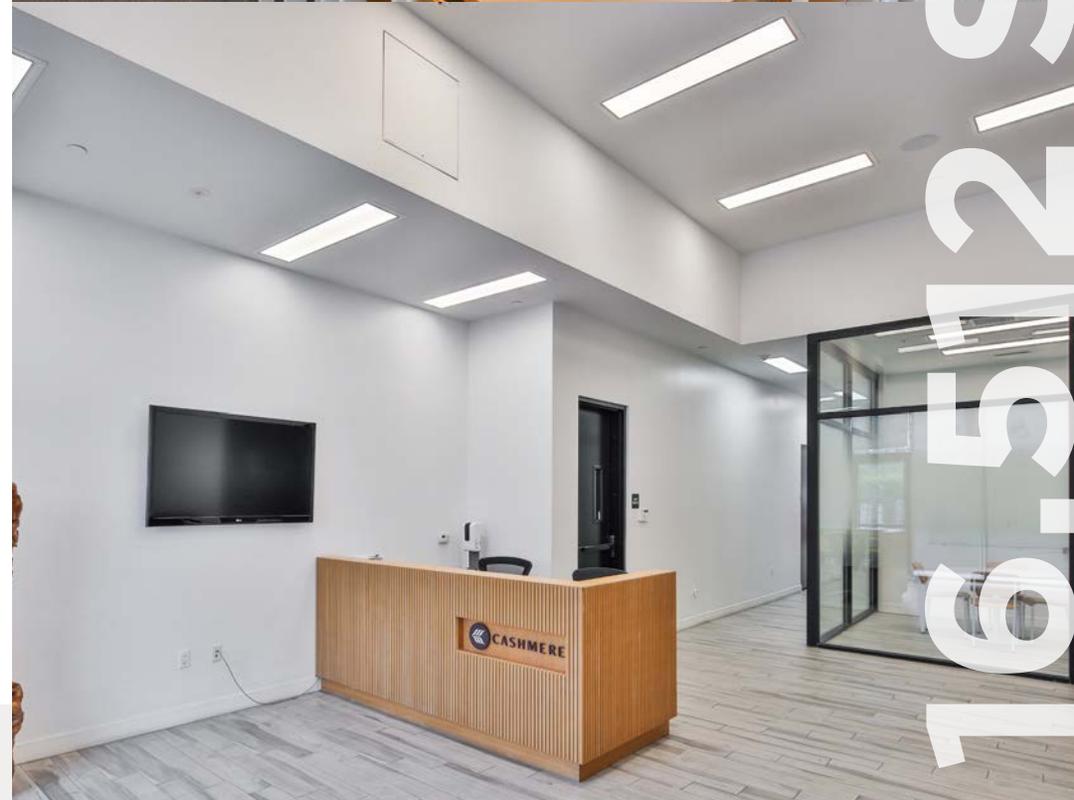
3RD FLOOR

5,612 RSF

Office | \$3.95/SF NNN

Mixture of open plan seating and executive glass offices, one with a private restroom and shower. Floor to ceiling windows and skylights throughout and a large outdoor balcony.

5242 W ADAMS BLVD LOS ANGELES, CA 90016



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LOS ANGELES, CA 90016



GROUND FLOOR

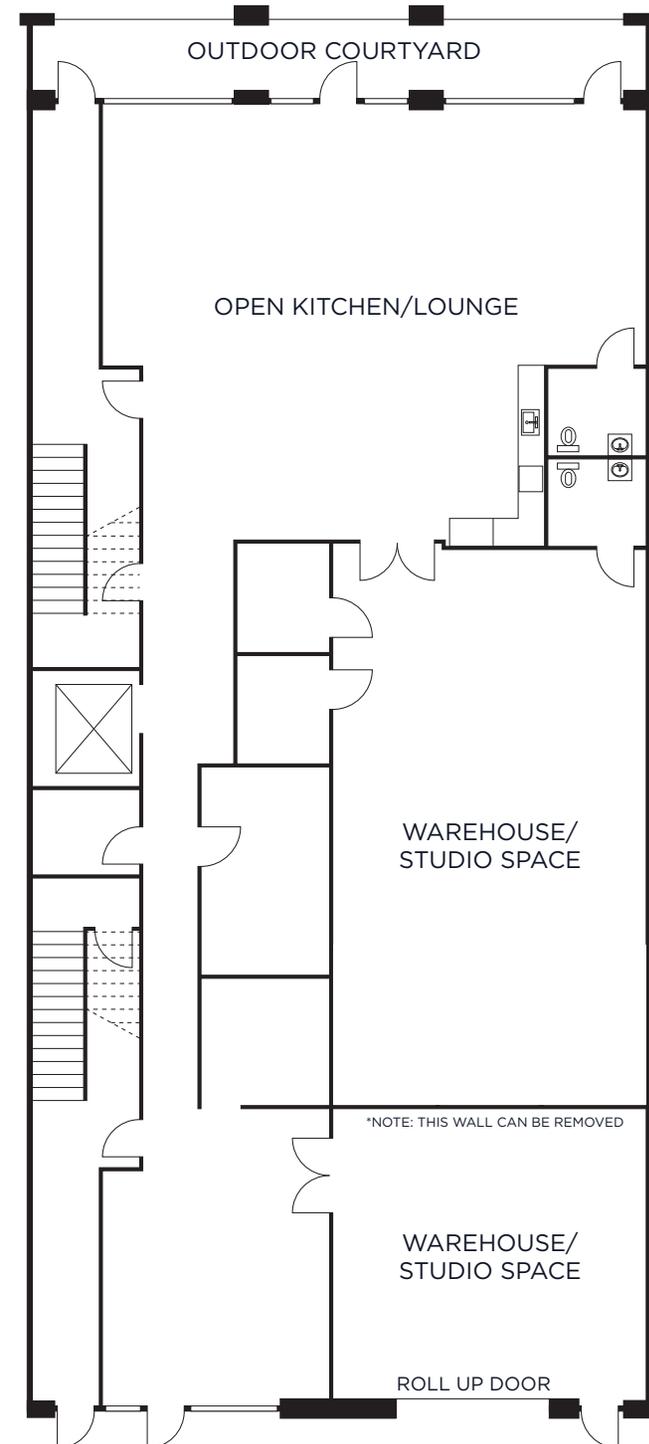
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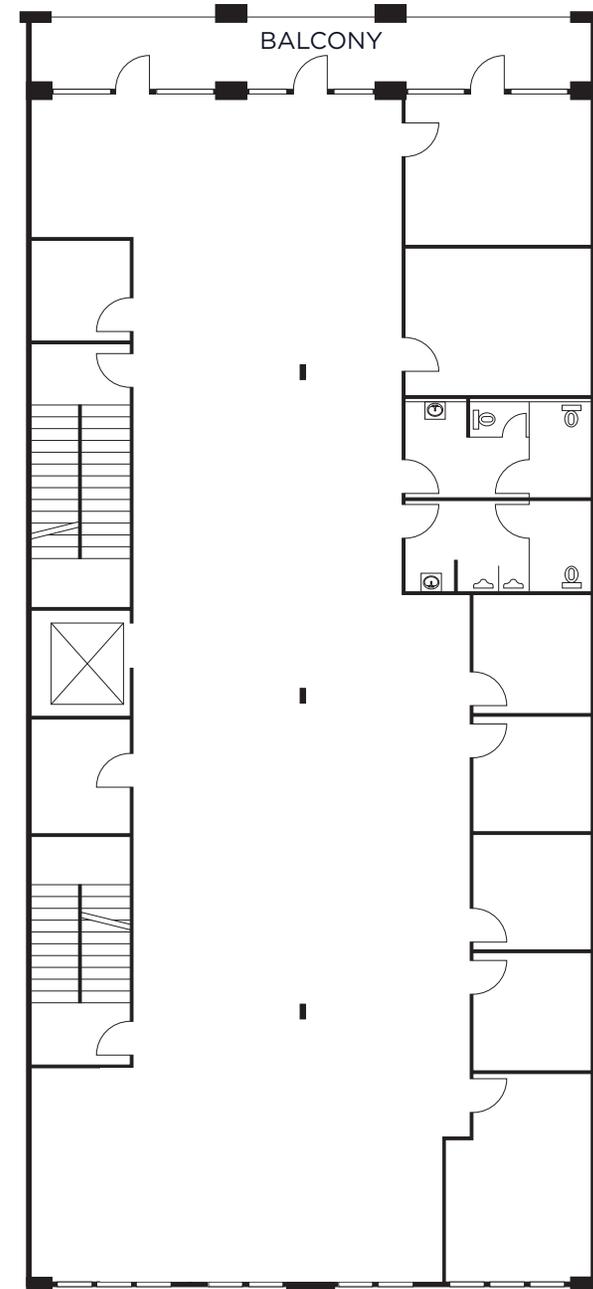
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THIRD FLOOR

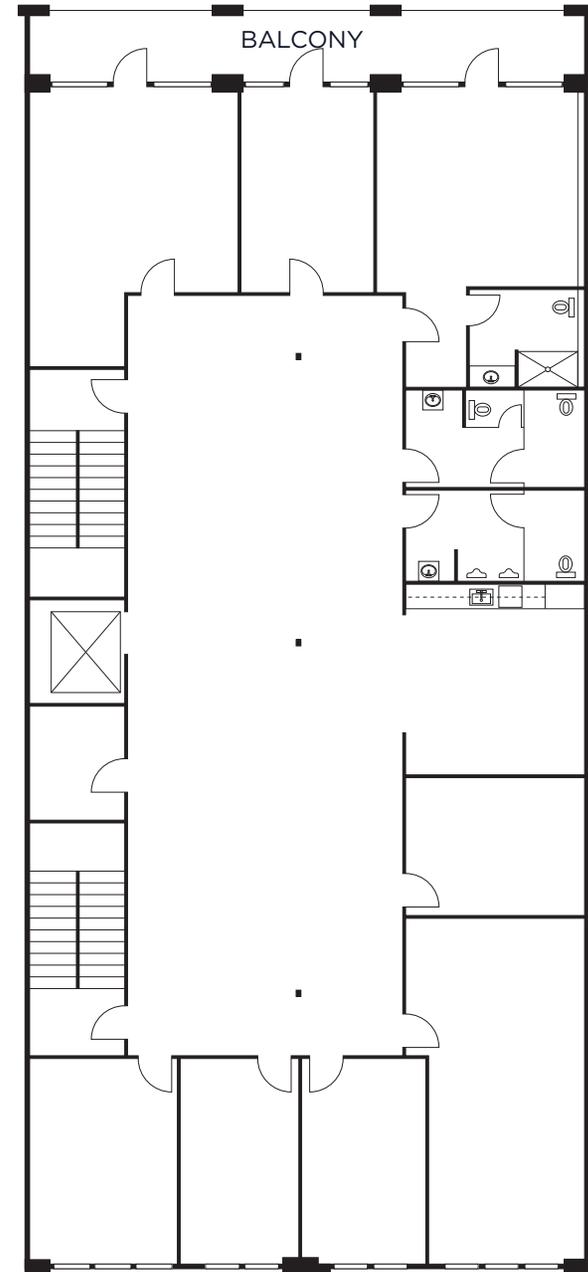
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THIRD FLOOR



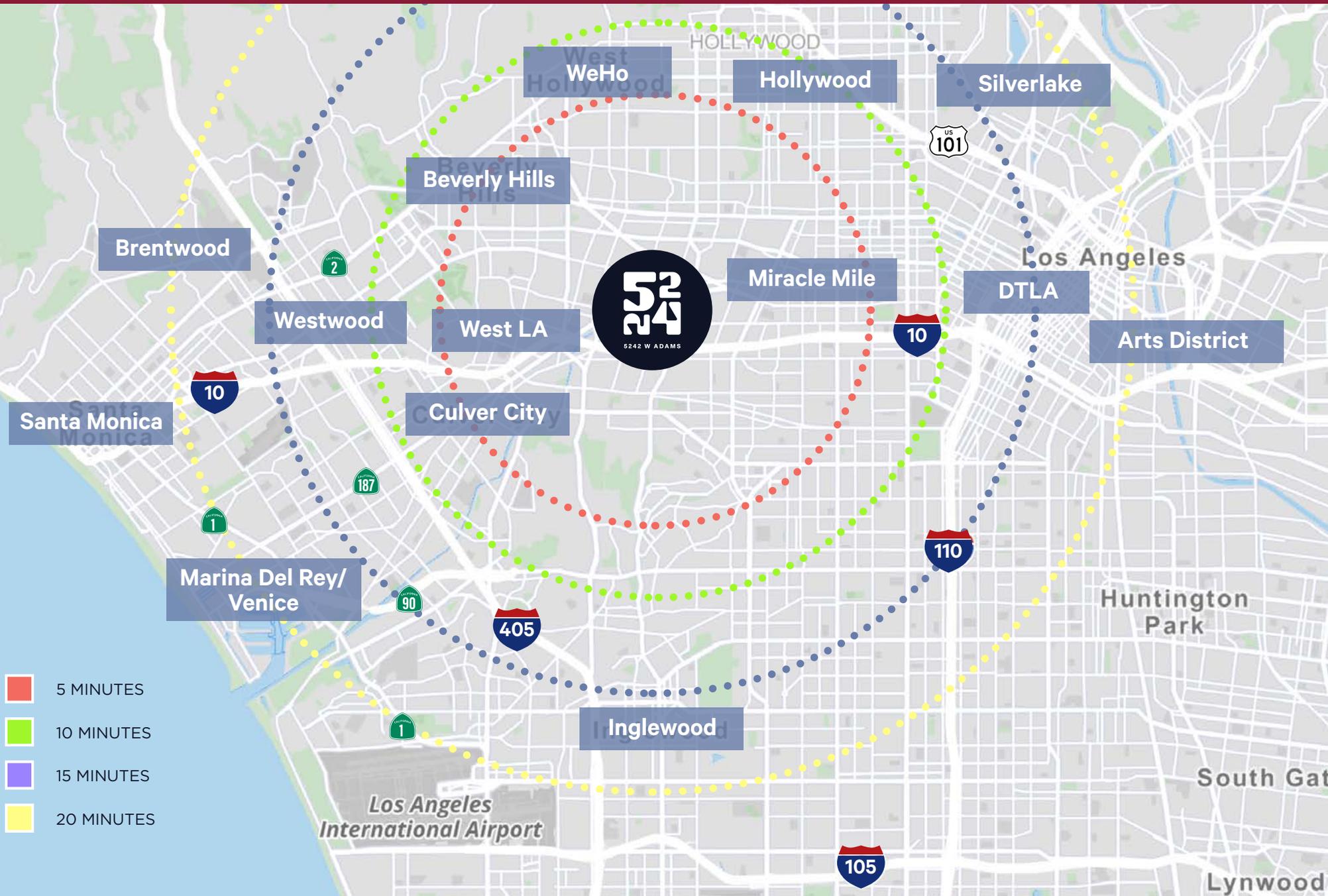
AT THE CENTER OF IT ALL

West Adams Amenities



CENTRAL LOCATION

Employee Commute Radius



THE AREA

HAYDEN TRACT

CUMULUS

DOWNTOWN CULVER CITY

SANTA MONICA

BLACKWELDER CREATIVE OFFICE

BRENTWOOD

52
24

5242 W ADAMS

WEST ADAMS BLVD

**STANDALONE CREATIVE OFFICE
BUILDING IN WEST ADAMS**



5242 W ADAMS

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