

FOR LEASE
TURN-KEY OFFICE SPACE

5632

W WASHINGTON BLVD

LOS ANGELES, CA



Corner Freestanding Renovated ±5,579 SF Two-Story Wood-Truss Industrial/Commercial Building,
and On-site Available Parking, in Hot Culver City-Adjacent Historic West Adams District

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 S Sepulveda Boulevard, Los Angeles, CA 90025
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COLDWELL BANKER GLOBAL LUXURY
301 N Canon Drive, Beverly Hills, CA 90210
310.777.6200 | Company DRE #01222626 | www.coldwellbankerluxury.com

Property Information



Address 5632 W Washington Boulevard
Los Angeles, CA 90016
(At the I-10 Freeway)

Available Space Approximately 5,579 usable square feet with on-site parking

Rental Rate \$3.20 per square foot, per month for building (including additional parking - see below), modified gross.

Lease Term Three to five [3-5] years or more

Parking Approximately 4,000 SF paved, gated on-site parking behind the building

Zoning LA CM (lessee to verify)

Property Description

- » Free-standing self-contained industrial/commercial property
- » Corner location permits high visibility
- » Property has undergone extensive architectural renovations
- » Beautiful sandblasted wood-truss ceilings with sky-lights
- » Automatic glass ground level rear loading doors/ large windows
- » Sealed concrete floors, new roof and HVAC throughout
- » Street and rear access
- » Possible uses include: Commercial/manufacturing, entertainment/media, creative office, art gallery, other CM uses
- » Possible expansion into ±16,395 square feet of creative office and warehouse into up to 4 separate units

The information herein provided, while not guaranteed, has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Building Location



- » Adjacent to brand new Cumulus District Development with 1,200 apartments and 100,000 square feet of destination retail.
- » Just a few minutes from a variety of restaurants and amenities including: Highly Likely, Party Beer Company, Delicious Pizza, Mizlala West Adams, Alta, Chef Josette Bistro, Restaurant Depot, and all nearby Culver City restaurants.
- » Prime Culver City adjacent location in Historic West Adams district - increasingly hot West Jefferson corridor.
- » Other entertainment and tech companies in the area include: Sony, Amazon, TikTok, HBO, Beats Music, Scopely, Kelly Slater Wave Company, Dream Machine, and Steel House.
- » Close proximity to Culver City art galleries including: Blum Gallery, Honor Fraser, Walter Maciel, and Anat Ebgi

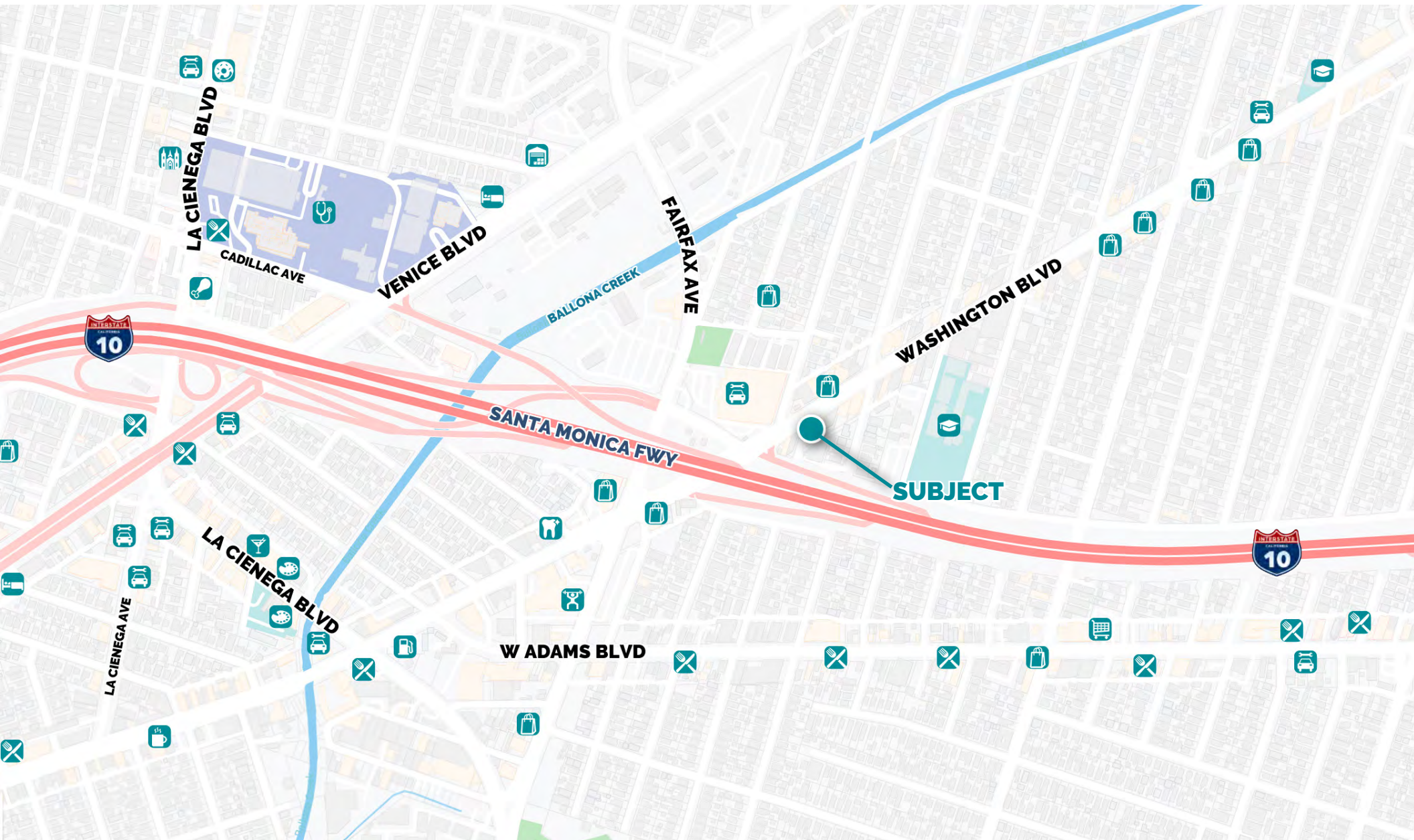
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Local Amenities



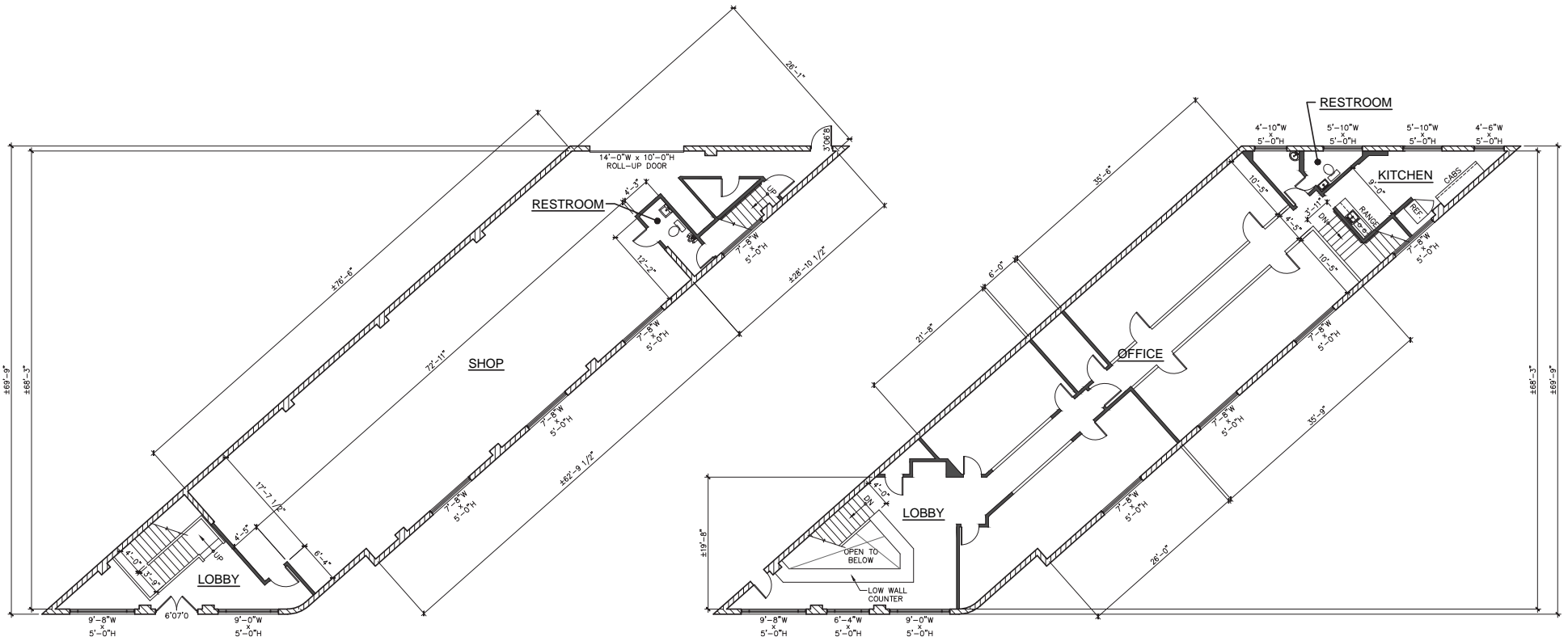
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Floor Plan



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROSS SQUARE FT.	
1ST FLOOR	= 2,875 S.F.
2ND FLOOR	= 2,704 S.F.
TOTAL	= 5,579 S.F.

WALL LEGEND	
	EXTERIOR CMU BLOCK WALL
	INTERIOR STUD WALL
	INTERIOR GLASS WALL PANELS

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Aerial

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Property Photographs



Property Photographs



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