

ZACUTO GROUP
COMMERCIAL REAL ESTATE

4526
WILSHIRE
BOULEVARD

Los Angeles

**CREATIVE
OFFICE
ESTATE**

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FOR LEASE

SIZE

6,440 SF

TERM

3-5 Years

RATE

\$2.85/SF NNN + \$0.49/SF nets

PARKING

15+ surface spaces
+ wired for electric car chargers

LOCATION

Hancock Park / Larchmont

STAND ALONE 3 BUILDING COMPOUND

Rare opportunity to lease a completely private and gated creative compound in the prestigious neighborhood of Hancock Park.

- Property consists of a main building, a detached private guesthouse/creative studio, and a separate bungalow/rec room

INDOOR/OUTDOOR WORK ENVIRONMENT

Historic Los Angeles villa with landscaped grounds, central garden deck, and large front courtyard.

HIGH IDENTITY HQ

Ideal for media brands, fashion houses, production companies, startups, creative entrepreneurs, law firms, art galleries, photo studios.



EXCLUSIVE & PRIVATE

4526 Wilshire Boulevard offers a unique advantage to other office suites, due to its fully contained and gated private setting. The three buildings on property offer separate work spaces and direct access to the outdoors.



Single tenant
Free-standing building



Unique + striking property
nothing like it on the market



Light & bright



Indoor/outdoor flow



Multiple conference rooms



Private on-site parking



Gated + secured

PROPERTY LAYOUT

4526 Wilshire Boulevard is a commercial use, gated compound, with 3 stand alone properties on-site;

1	MAIN ESTATE	4,762 SF
2	2 STORY GUESTHOUSE	1,228 SF
3	BUNGALOW	459 SF
4	GARDEN/PATIO	2,500 SF

- The main villa is set up for multi function office use, including a reception area, multiple private offices, a large kitchen, three restrooms, an expansive garden deck, and ample storage space. 2nd private staircase/exit point in the rear.
- The detached 2 story guesthouse / creative studio is equipped with first floor offices, a full kitchen, and 2nd level guest space with remodeled marble bathroom and shower + private deck.
- The bungalow is perfect for an exclusive meeting area, game/break room, or additional workspace.

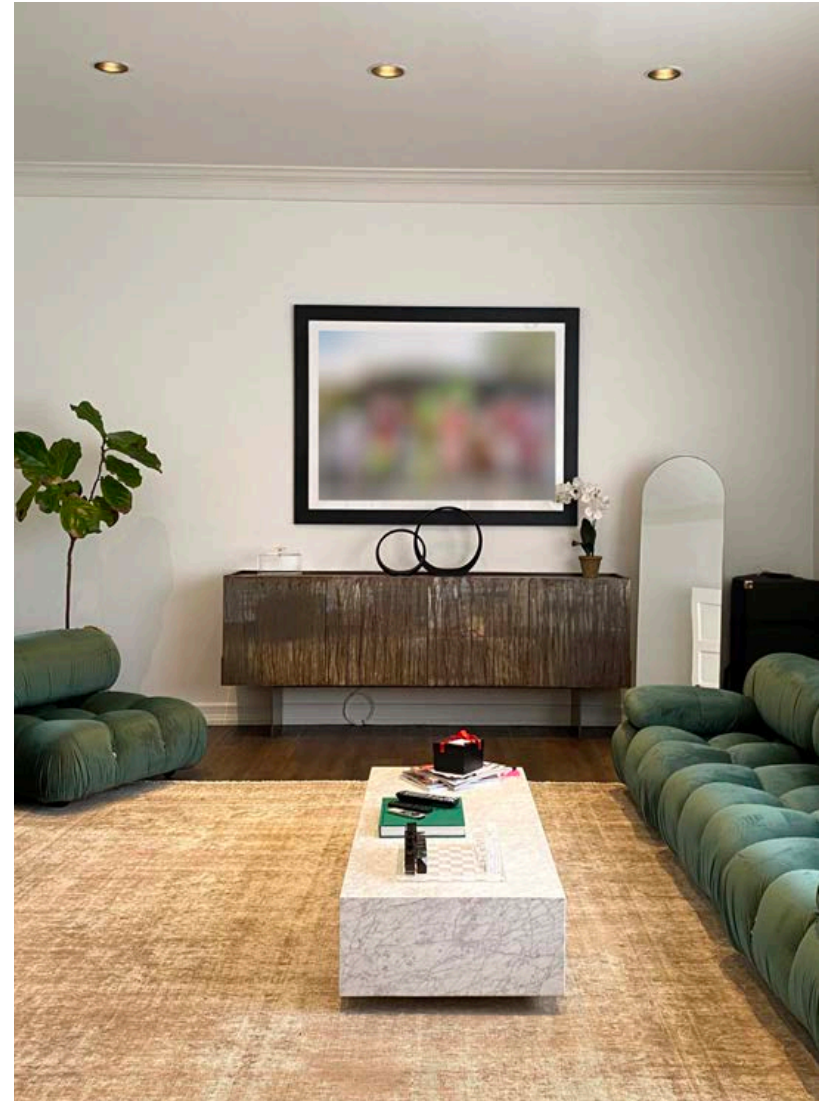


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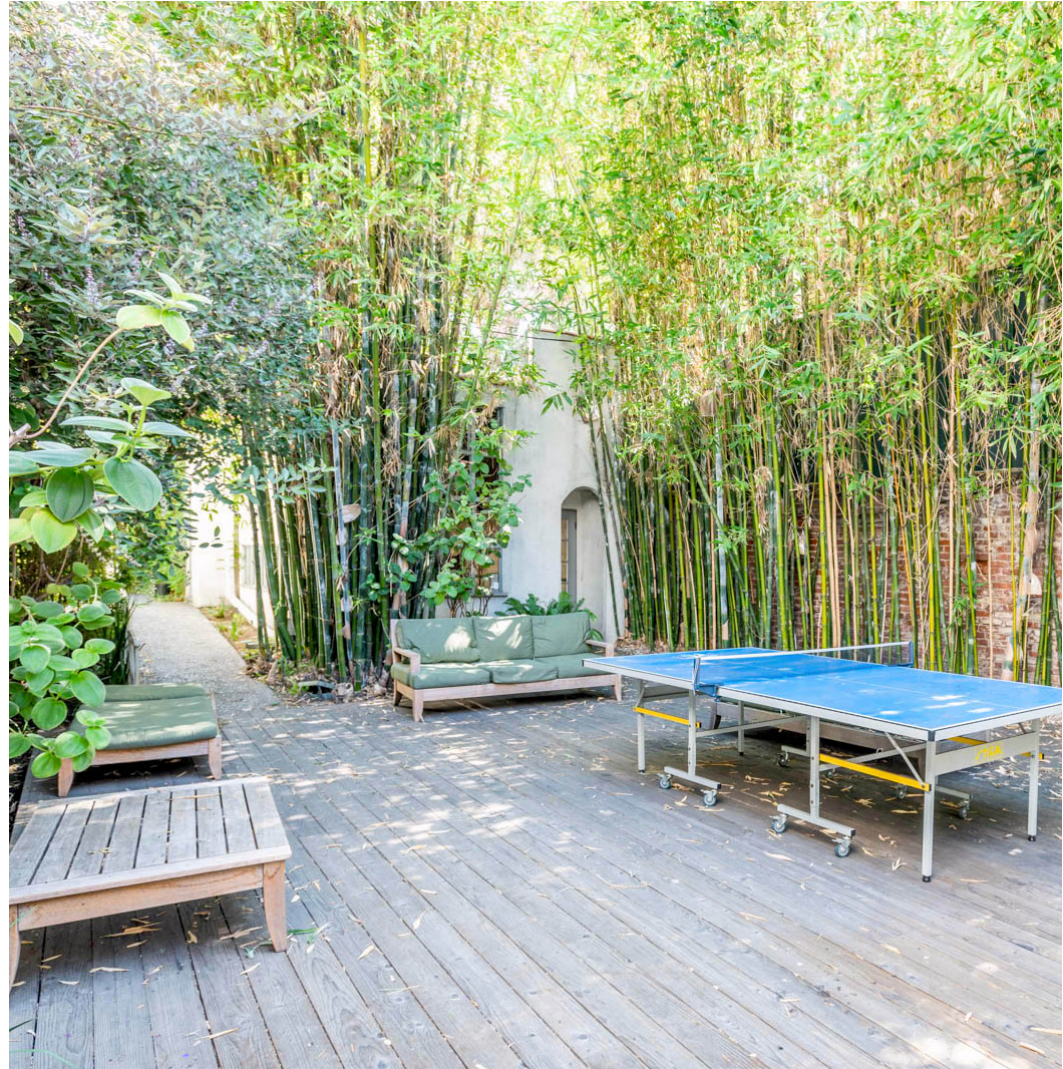
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Koreatown

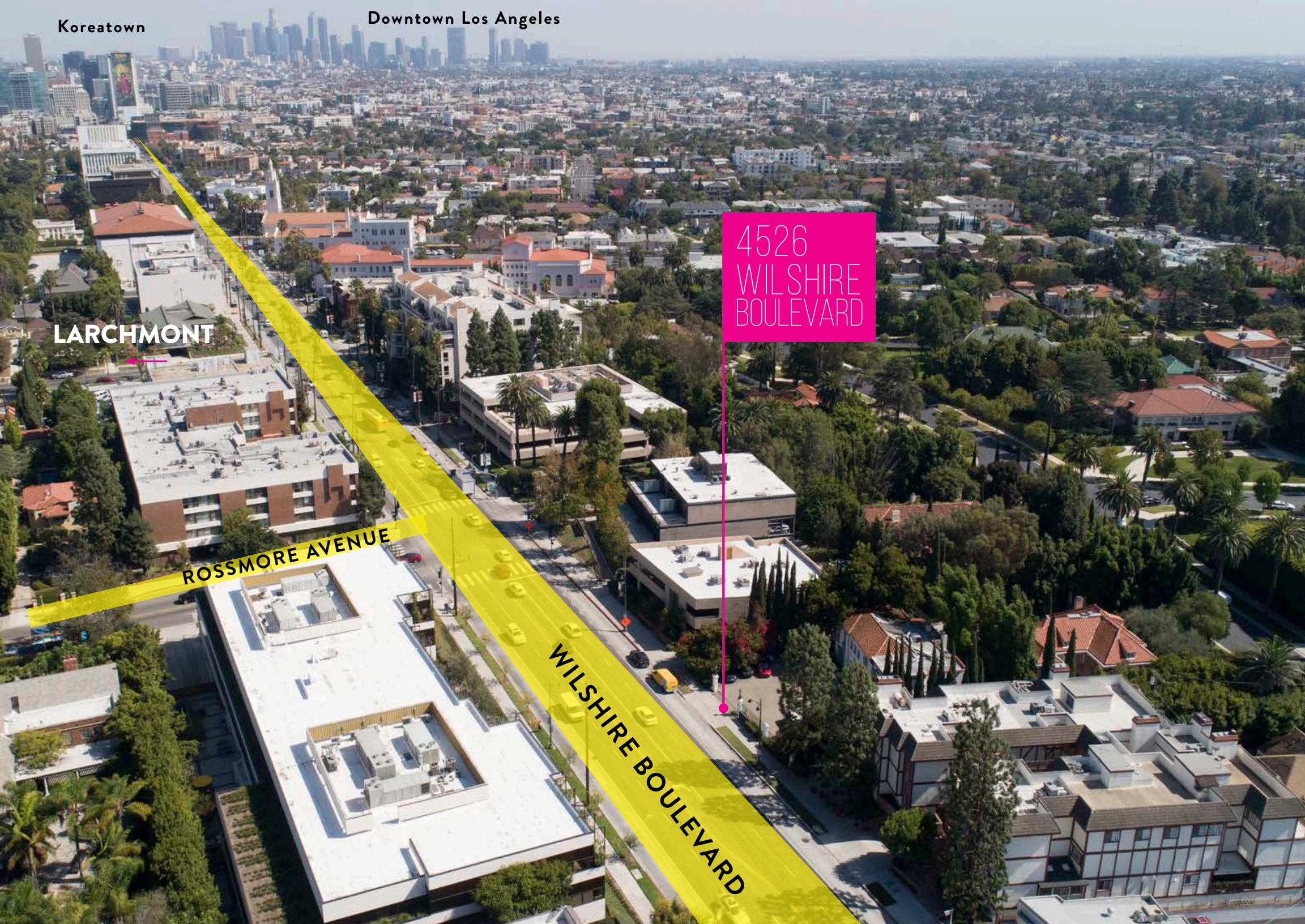
Downtown Los Angeles

LARCHMONT

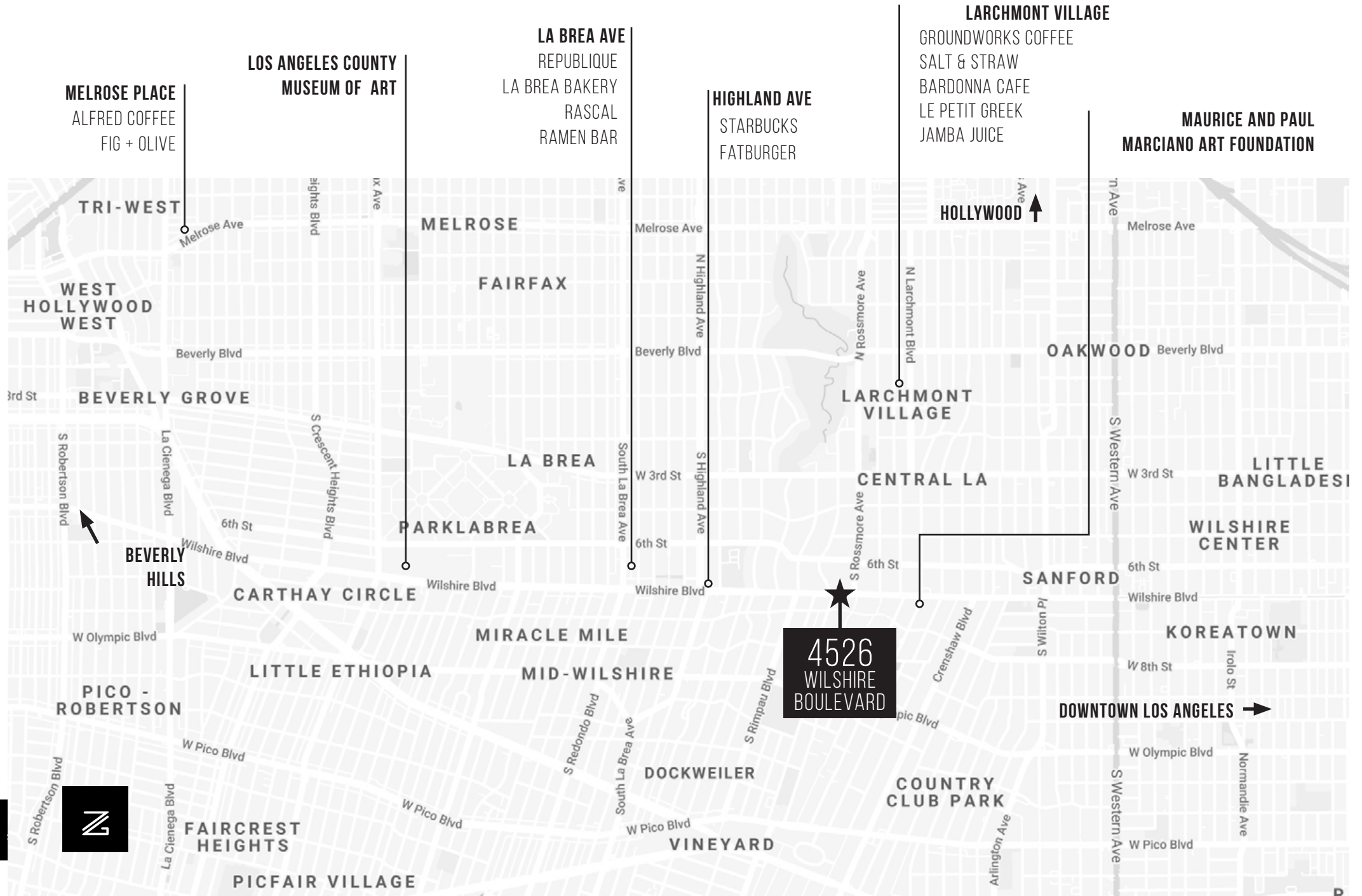
ROSSMORE AVENUE

WILSHIRE BOULEVARD

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LOCATION



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