

# FOR LEASE OR SALE


Flexible Leasing Opportunity |  $\pm 9,600$  &  $\pm 19,200$  SF


4000 MEDFORD ST  
LOS ANGELES, CA

 CUSHMAN &  
WAKEFIELD  
GILL | BURNS | YOO

# HIGHLIGHTS



 Tons of Windows and Natural Light

 Immediate Access to 710 and 10 Freeways

 Fenced and Secure Freestanding Compound

 4000 Amps of Newly Installed Power

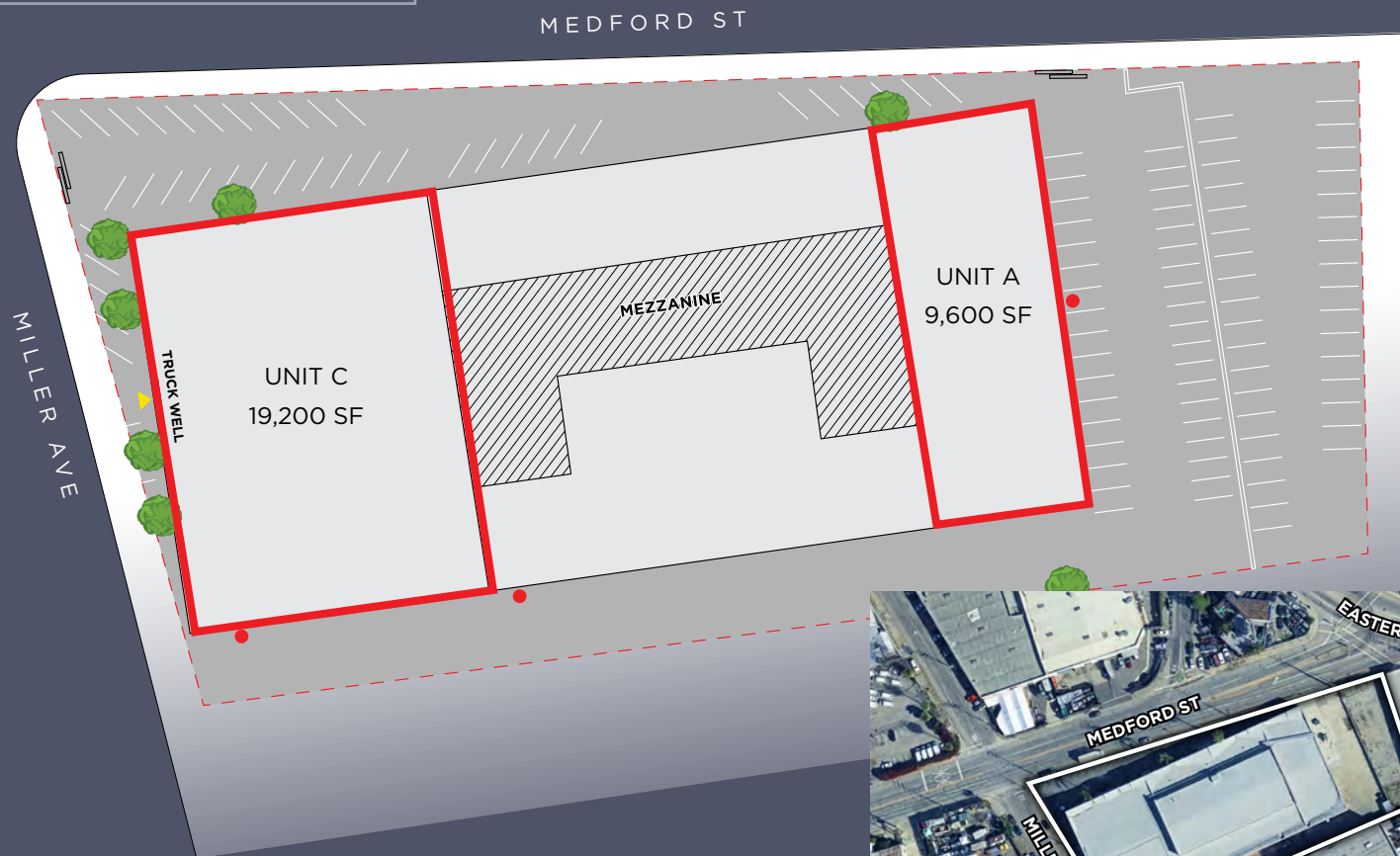
 Abundant Parking and Loading Areas

 Two Street Frontage with Drive Around Capability

 Recently Renovated With Sand Blasted Ceilings, New Lighting, New Passenger Elevator, Electric Distribution



# SITE PLAN



- ▲ Dock High
- Ground Level



\* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

# UNIT A

±9,600 SF  
TOTAL BUILDING

POL  
LAND SIZE

±15'  
CLEAR HEIGHT

1 (One) Ground  
Level Door  
LOADING

Heavy  
POWER

Yes  
SPRINKLERED

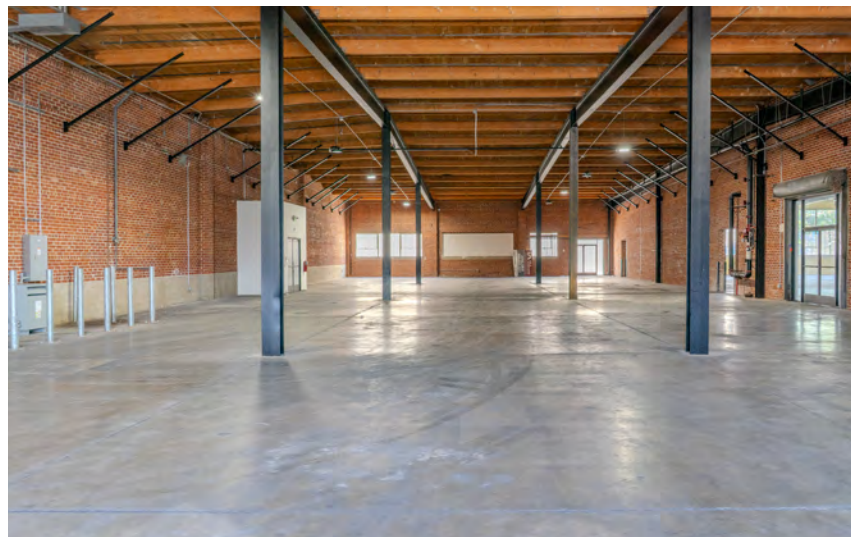
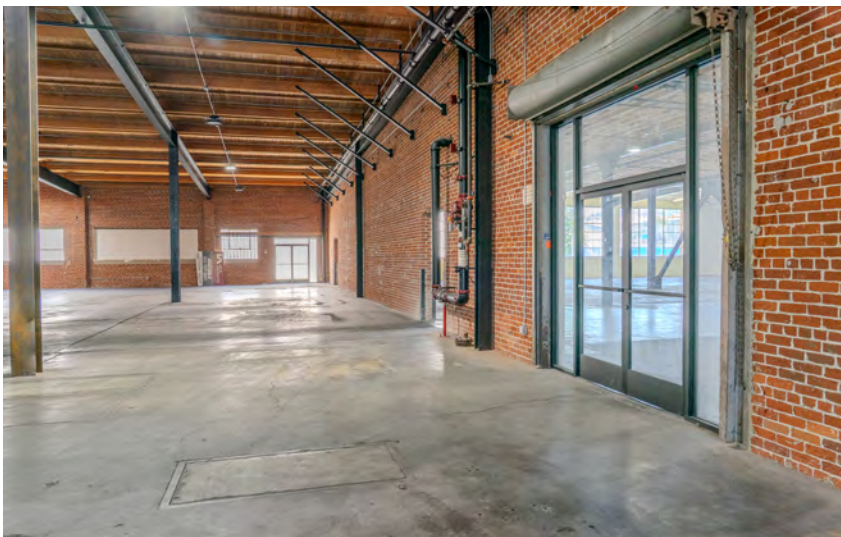
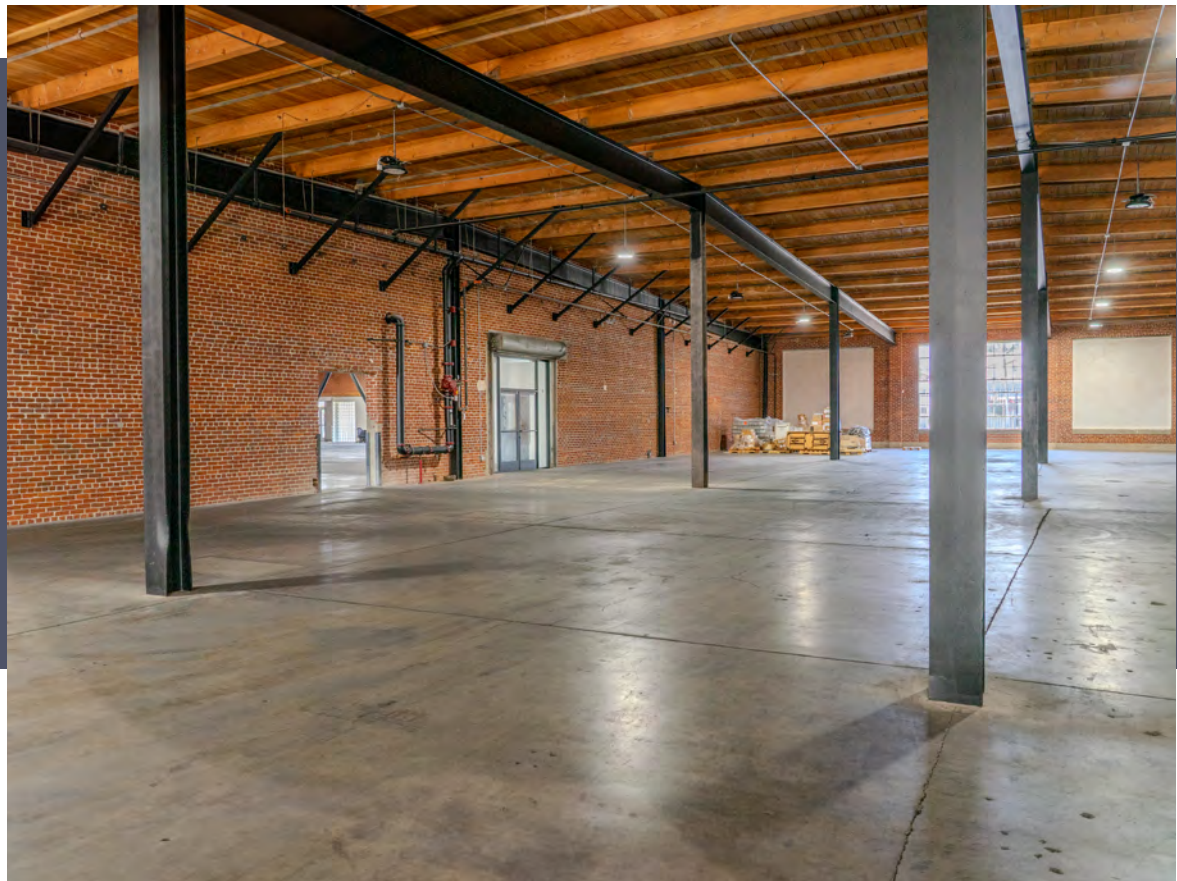
M2  
ZONING

1929  
YEAR BUILT

Reinforced Brick  
CONSTRUCTION



# UNIT A PHOTOS



# UNIT C

±19,200 SF  
TOTAL BUILDING

POL  
LAND SIZE

±15'  
CLEAR HEIGHT

Dock High &  
Ground Level  
LOADING

Heavy  
POWER

Yes  
SPRINKLERED

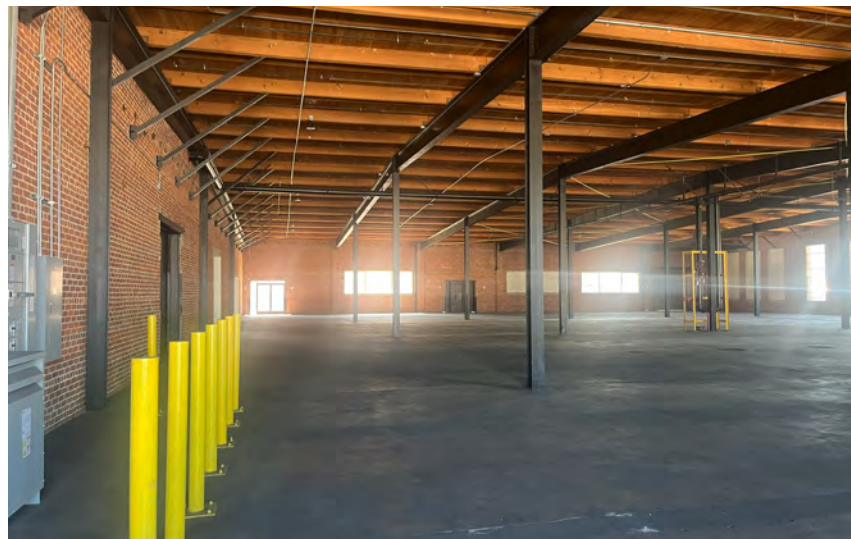
M2  
ZONING

1929  
YEAR BUILT

Reinforced Brick  
CONSTRUCTION



# UNIT C PHOTOS



# STRATEGIC LOCATION

Between USC Medical Center and CalState LA



# IMMEDIATE ACCESS TO DENSE POPULATION



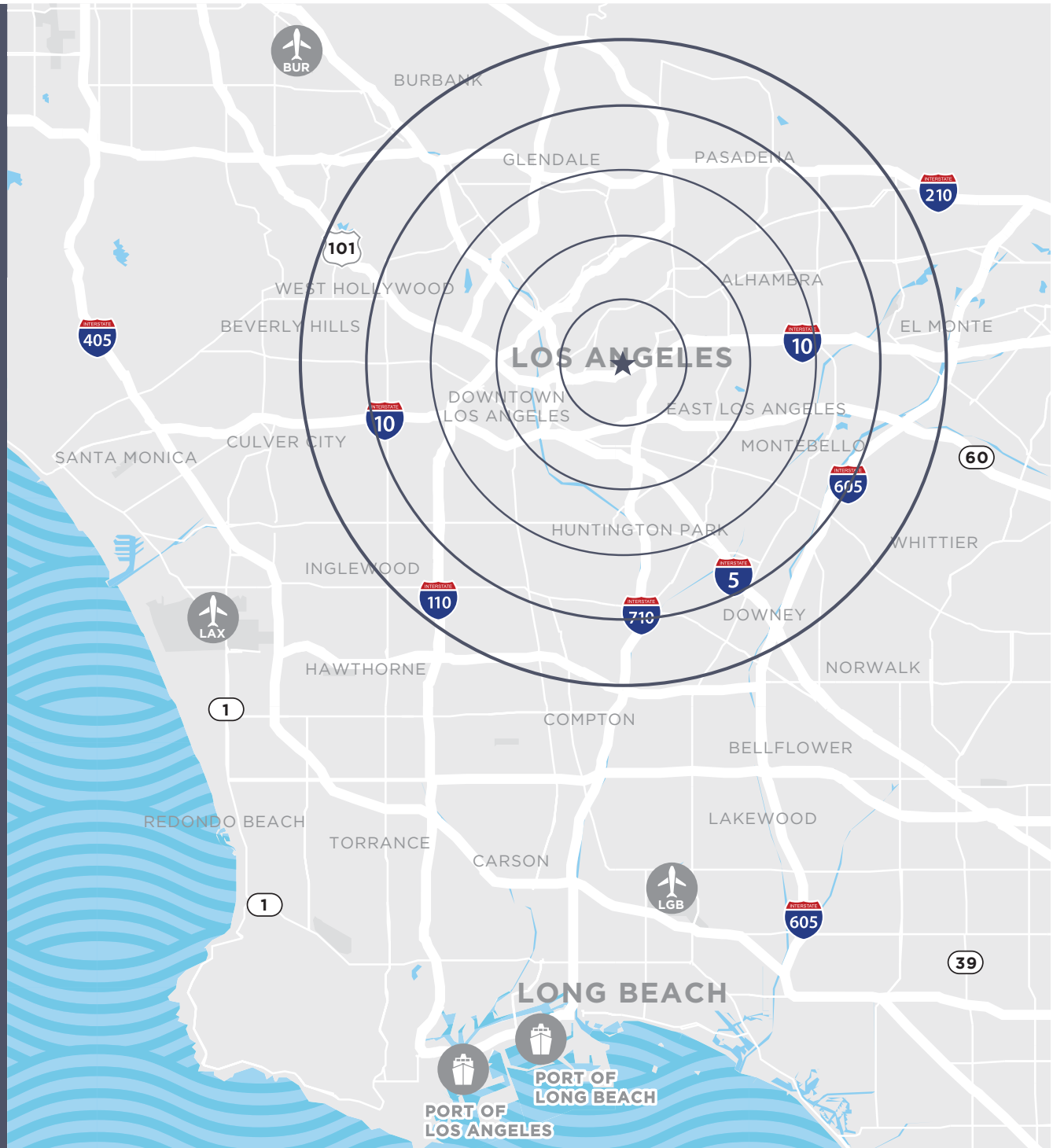
## POPULATION

**124,914**   **735,725**   **3,074,655**  
2 MILES   5 MILES   10 MILES

## DRIVING DISTANCES FROM PROPERTY

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CHINATOWN:	3 MILES
DOWNTOWN:	4 MILES
HIGHLAND PARK:	5 MILES
PASADENA:	5 MILES
KOREATOWN:	7 MILES
WEST HOLLYWOOD:	12 MILES





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