

4221 Wilshire Blvd

Los Angeles, CA 90010

OFFICE SPACES FOR LEASE IN HANCOCK PARK



\$2.00/SF BROKER BONUS* & FREE PARKING**

***VALID THROUGH Q2 2026 WITH A MINIMUM 3 YEAR DEAL
(BROKER MUST BE PRESENT ON FIRST TOUR)**

****2.3/1,000 SF**

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**COMMERCIAL
ASSET GROUP**

PROPERTY HIGHLIGHTS

Class A four-story office building totaling 138,000 square feet. Three elevators service the entire building. On-site amenities include building management, engineer, security and café. 4221 Wilshire Blvd is located between S. Windsor Blvd and Lorraine Blvd, just 1 mile from Highland Ave in the Hancock Park submarket. The property is accessible through the major arteries of Wilshire Blvd, Highland Ave and Western Ave, the 10 Freeway, 2 miles to the South and the 101 Freeway, 3 miles to the North.

SPACE SIZE

SUITE 133: ±2,371 RSF

SUITE 140: ±1,690 RSF

SUITE 210: ±2,154 RSF

SUITE 300: ±6,039 RSF

SUITE 360: ±1,987 RSF

RENTAL RATE

NEGOTIABLE

TERM

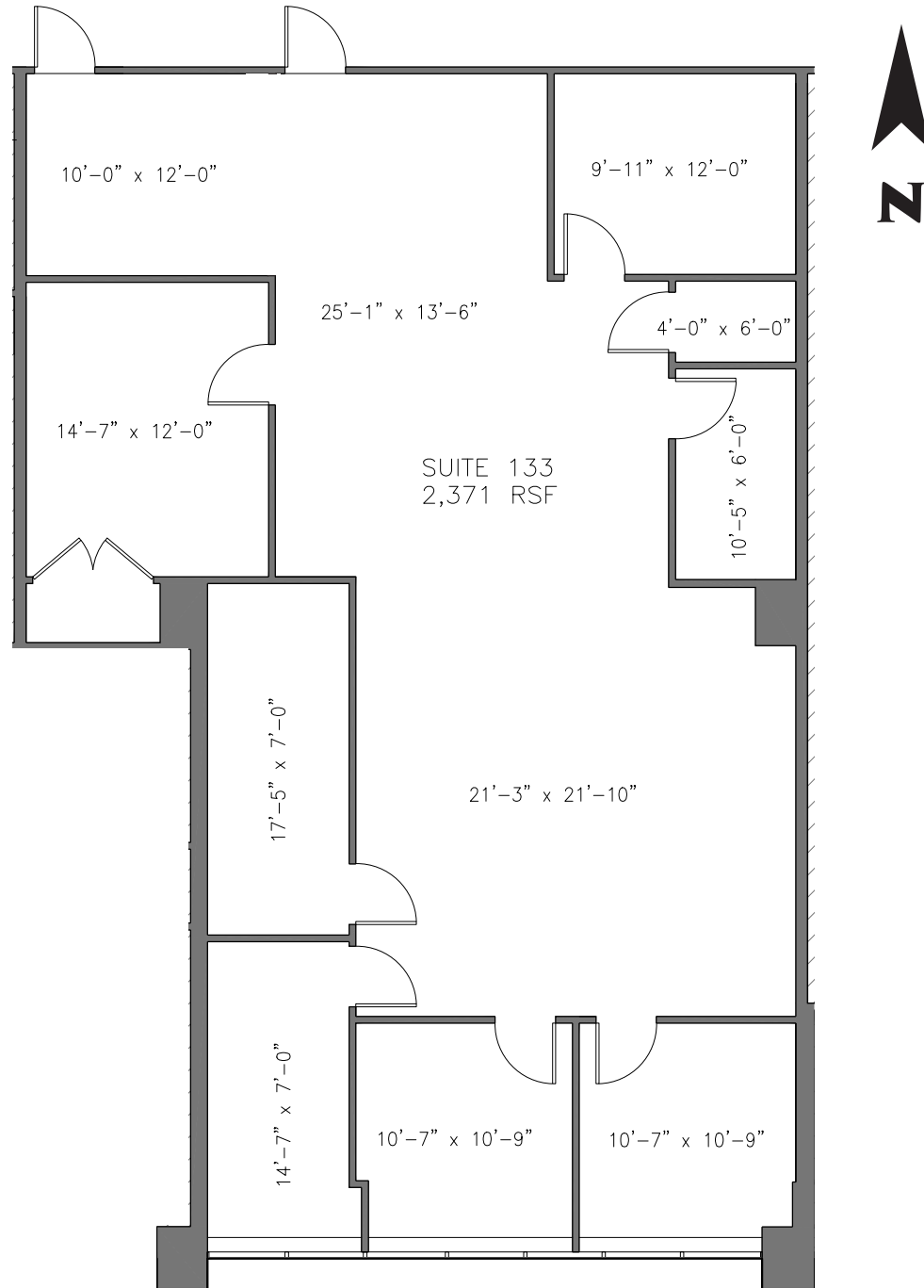
NEGOTIABLE

PARKING

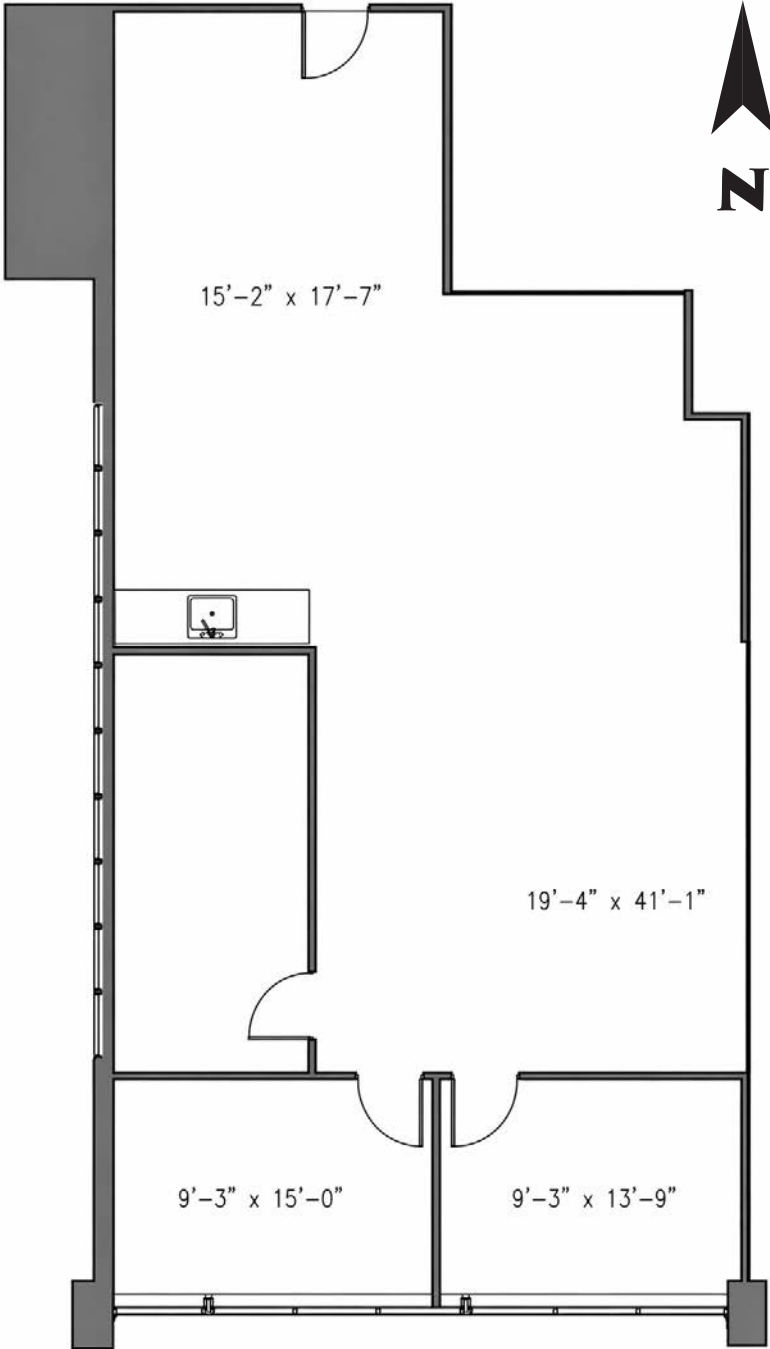
2.7/1,000 FREE OF CHARGE

**ADDITIONAL PARKING SPACES CAN BE
LEASED FOR \$125/MO/CAR**

SUITE 133 FLOOR PLAN: ±2,371 RSF



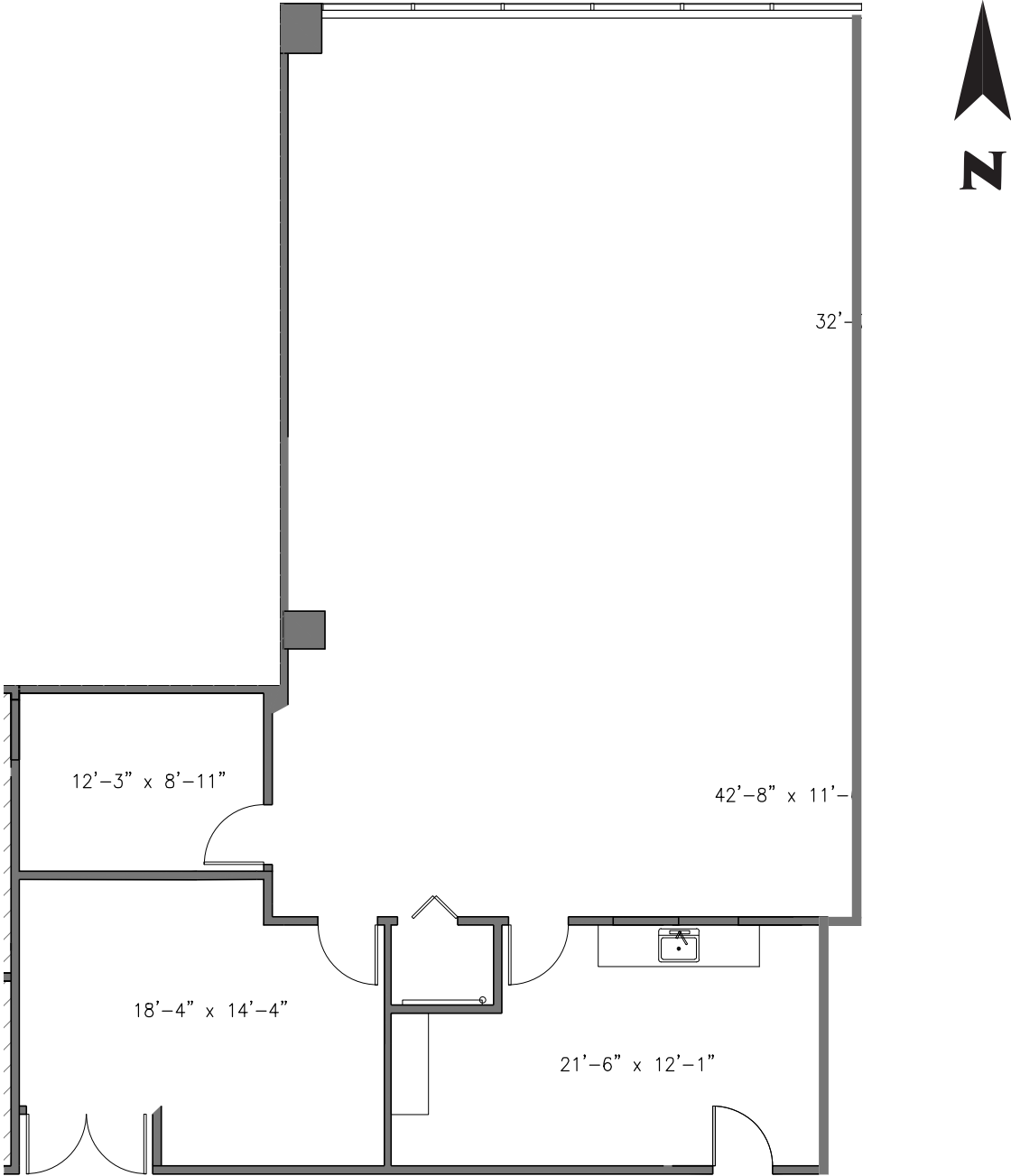
SUITE 140 FLOOR PLAN: ±1,690 RSF



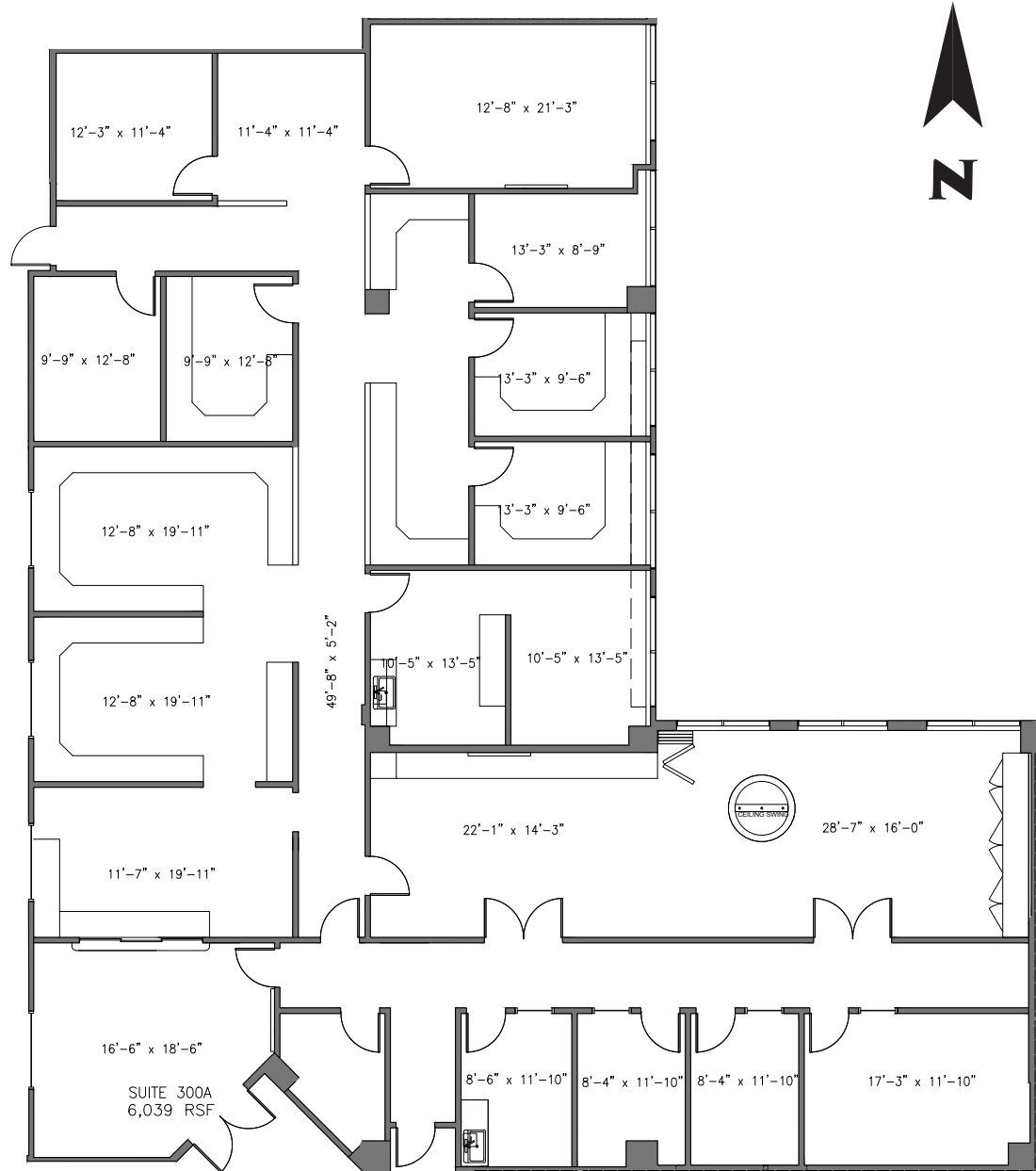
SUITE 140 PHOTOS



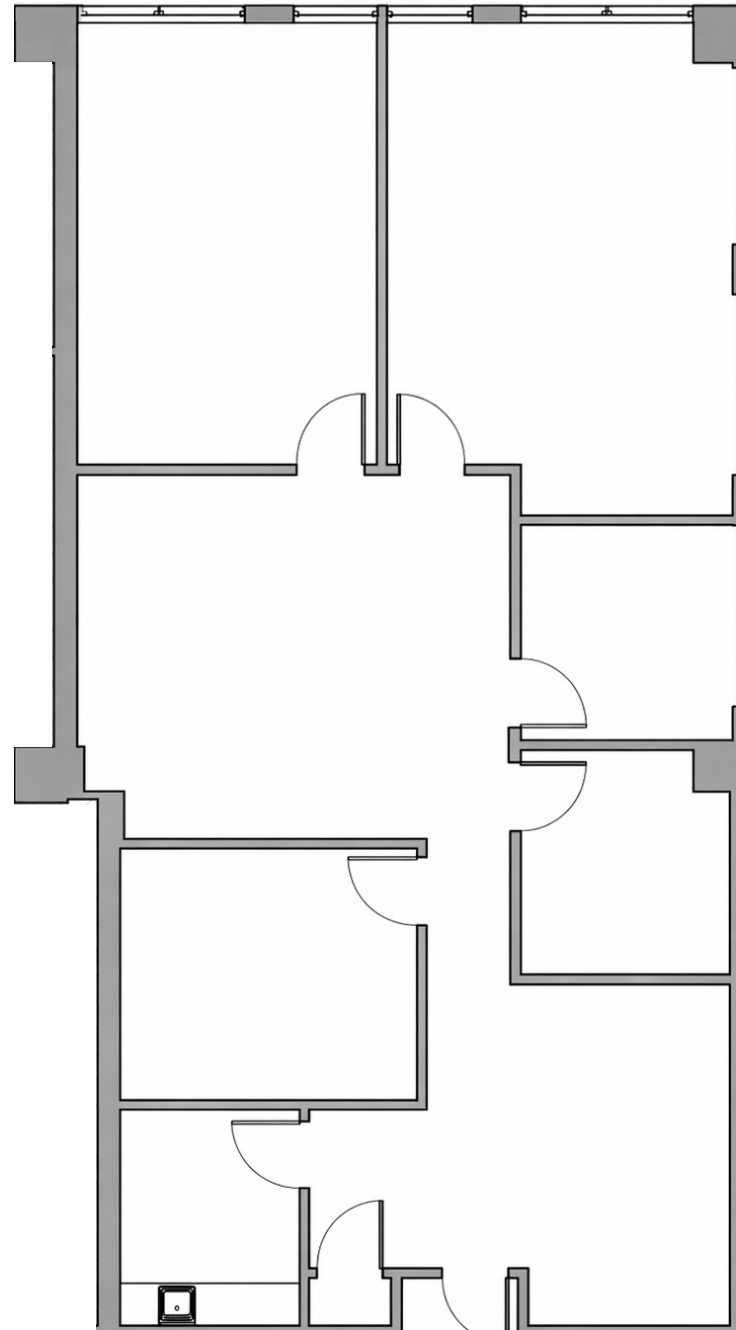
SUITE 210: ±2,154



SUITE 300: ±6,039 RSF



SUITE 360: ±1,987 RSF



AERIAL



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