

A modern, multi-story office building with a grey facade and large windows. A large mural is painted on the side of the building, featuring a man's face with long hair and a beard, surrounded by large, stylized flowers in red, orange, and yellow. The building has several balconies with glass railings. The address number '5242' is visible above the entrance.

5242

5242 W ADAMS

NEW CONSTRUCTION CREATIVE OFFICE BUILDING
IN THE HEART OF WEST ADAMS
FOR LEASE

CBRE



5242 W ADAMS

PROPERTY SUMMARY

5242 West Adams is a newly constructed, standalone, 16,512 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

5242 W ADAMS BLVD LOS ANGELES, CA 90016

LEASING DETAILS

 Full Building: **16,512 SF (divisible)**

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

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

1ST FLOOR

5,504 SF

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

5,504 SF

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

5,504 SF

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





GROUND FLOOR

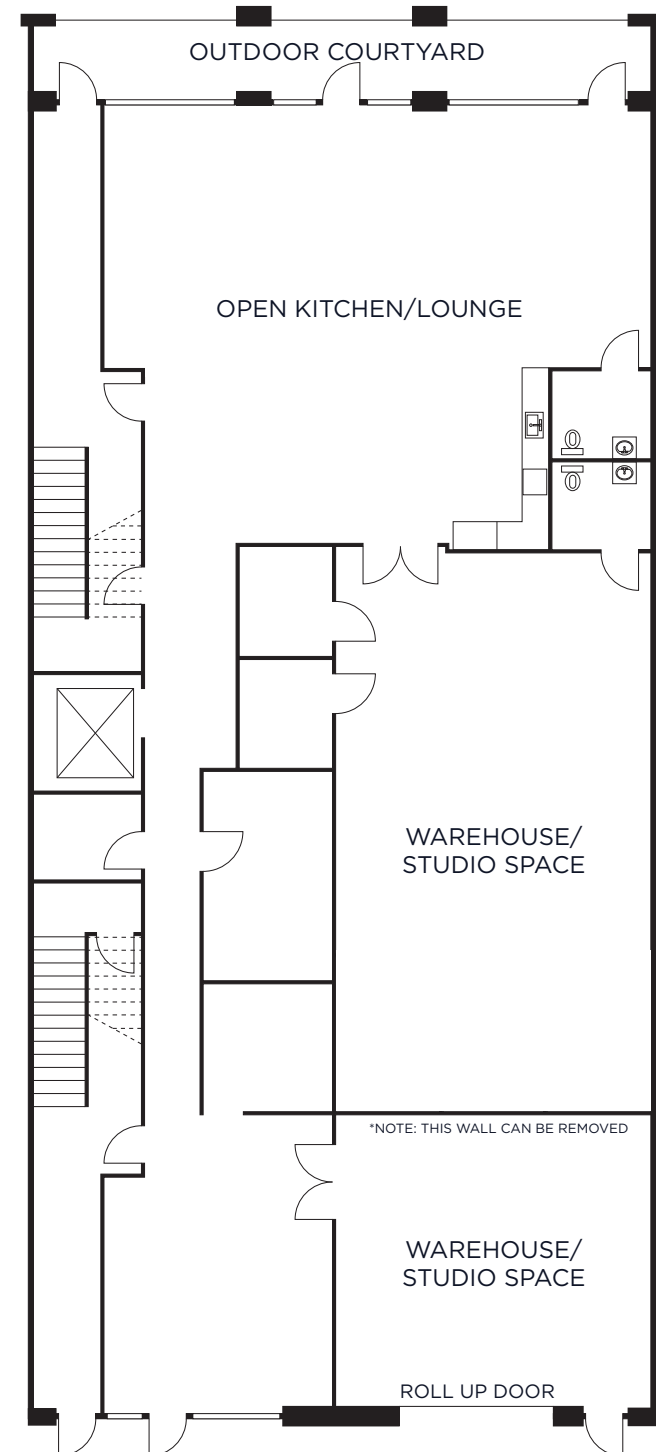
5,504 SF

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.



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SECOND FLOOR



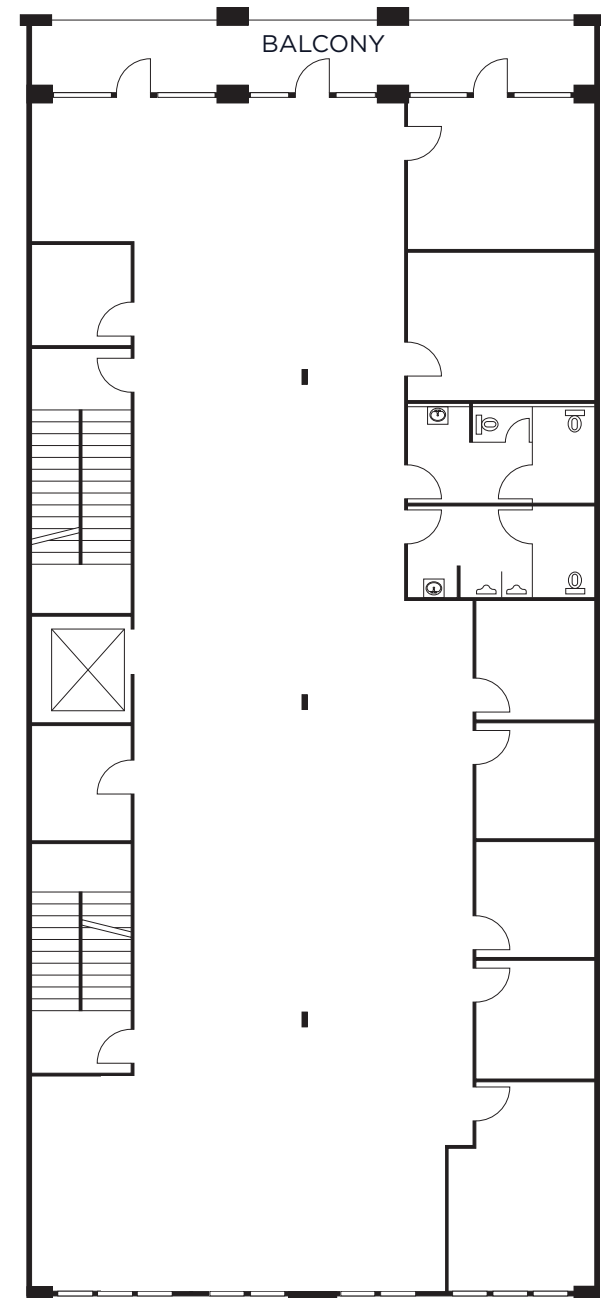
SECOND FLOOR

5,504 SF

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



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THIRD FLOOR

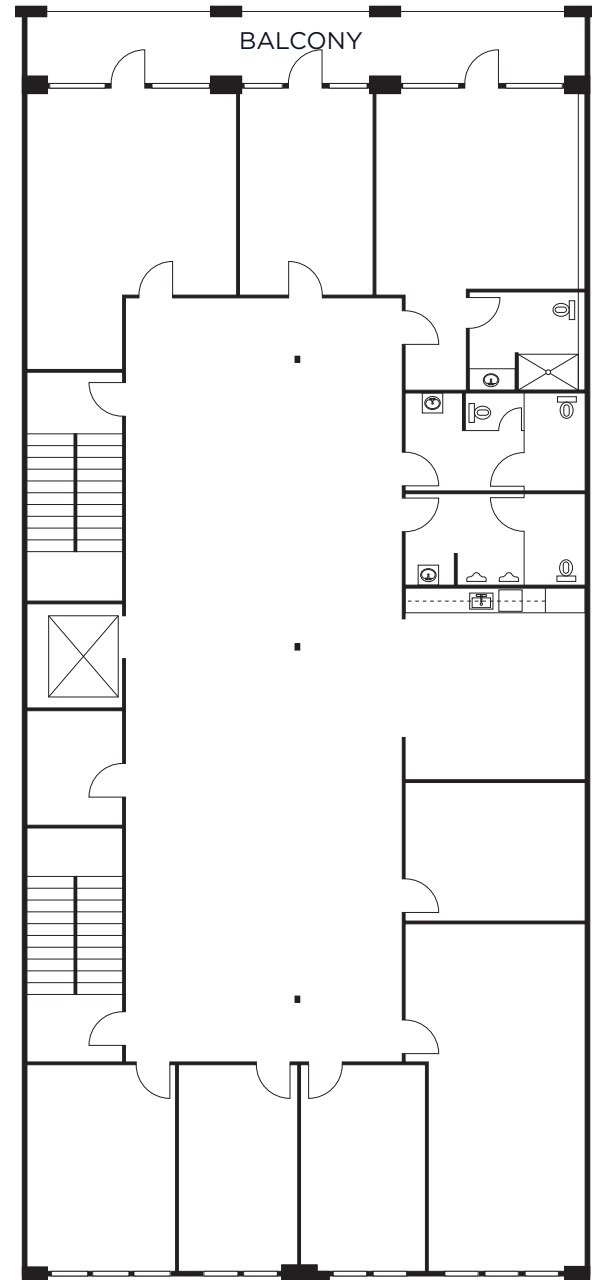
5,504 SF

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.



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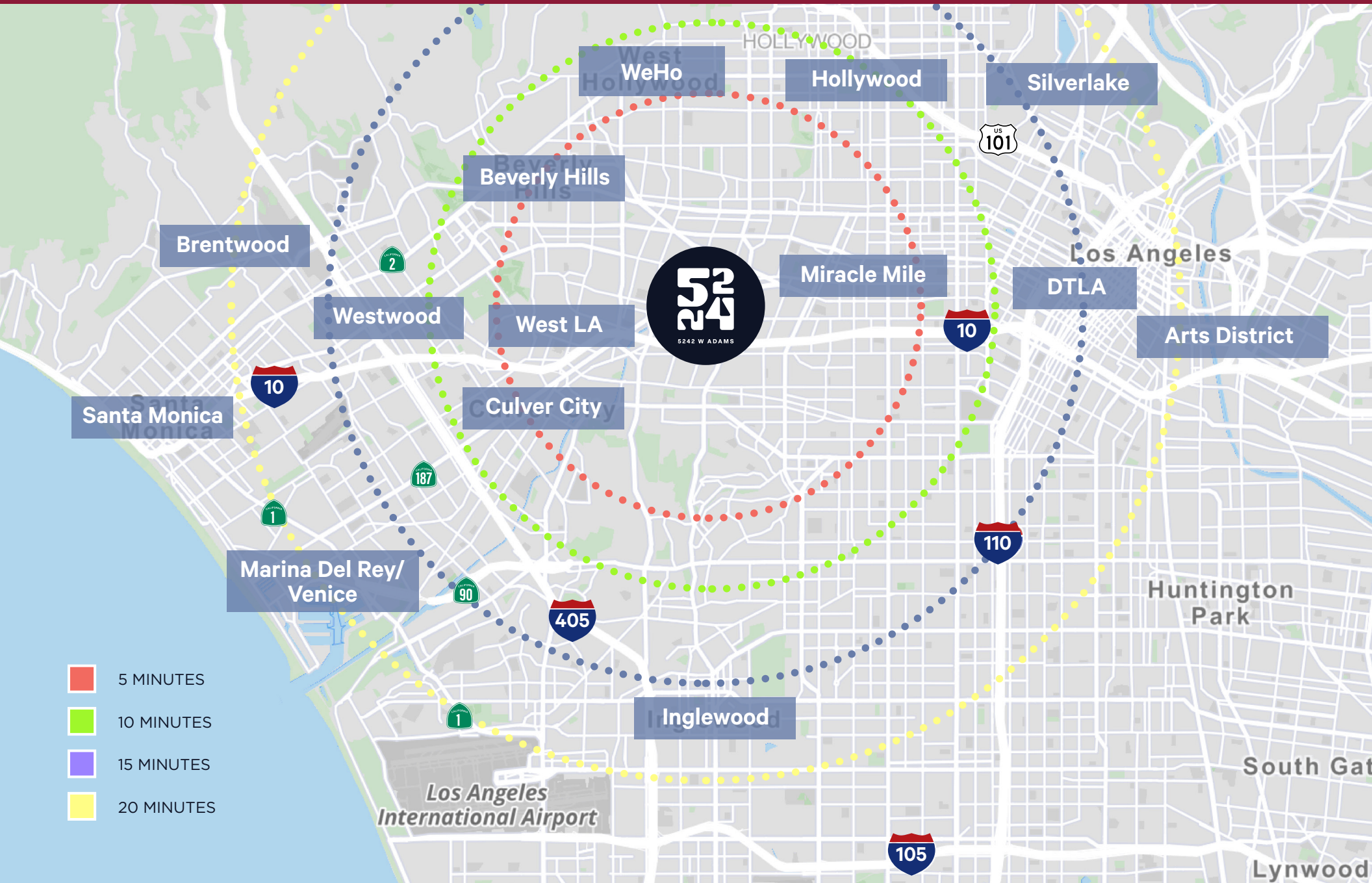
West Adams Amenities

A dark blue circular logo with the number "5242" in white, stylized font. Below the number, the text "W ADAMS" is written in a smaller, white, sans-serif font.

CENTRAL LOCATION

Employee Commute Radius

P12



THE AREA

P13

SANTA MONICA

CUMULUS

DOWNTOWN CULVER CITY

HAYDEN TRACT

BLACKWELDER CREATIVE OFFICE

BRENTWOOD

52
24

5242 W ADAMS

WEST ADAMS BLVD

5242 W ADAMS BLVD LOS ANGELES, CA 90016

**STANDALONE CREATIVE OFFICE
BUILDING IN WEST ADAMS**



5242 W ADAMS

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