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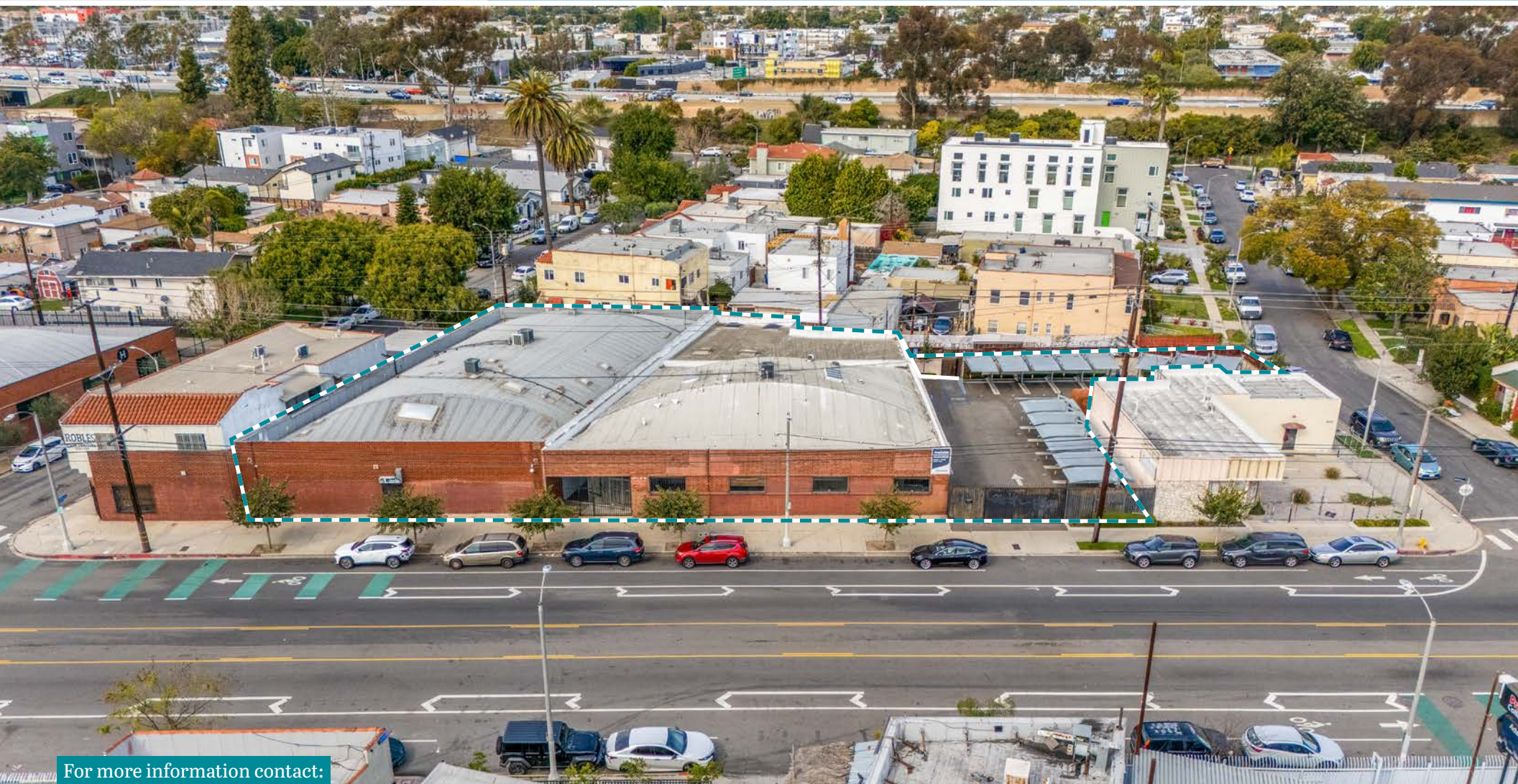
WESTMAC

Commercial Brokerage Company

5645-5655 W.

Adams Boulevard

LOS ANGELES, CA 90016



For more information contact:



Gregory J. Batiste

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WESTMAC Commercial Brokerage Company

1515 Sepulveda Blvd., Los Angeles, CA 90025
www.westmac.com | 310.478.7700
Company DRE #01096973

Property Information

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LOCATION	5631-5659 West Adams Boulevard, Los Angeles, CA 90016 (<i>Located just East of Fairfax Avenue</i>)
PREMISES	Four [4] buildings totaling approximately 19,496 square feet
LAND	Approximately 28,643 square feet (<i>entire block</i>)
ZONING	LAC2-IVL-CPIO
YEAR BUILT	1948 & 1959
AVAILABLE SPACE	5645 Adams: approximately 7,500 square feet (<i>1/3 office / 2/3 warehouse</i>) 5655 Adams: approximately 7,500 square feet (<i>1/2 creative office, 1/2 warehouse</i>)
PARKING	Up to thirty [30] parking spaces in fenced lot with electric gates (<i>fourteen [14] parking spaces via car stackers</i>)
LEASE RATE	5645 Adams: \$1.65 per square foot, per month, modified gross 5655 Adams: \$2.50 per square foot, per month, modified gross (<i>Buildings can be leased together or separately</i>)

AVAILABLE Immediately

FEATURES

5645 Adams Blvd

- » Office/warehouse with bonus storage mezzanine space
- » HVAC in office area
- » Bow truss ceilings
- » Kitchen area
- » Two [2] 10'x10' ground level loading doors
- » 12' clearance height in warehouse
- » Skylights throughout space
- » 400 amp 220 volts 3 phase power

5655 Adams Blvd

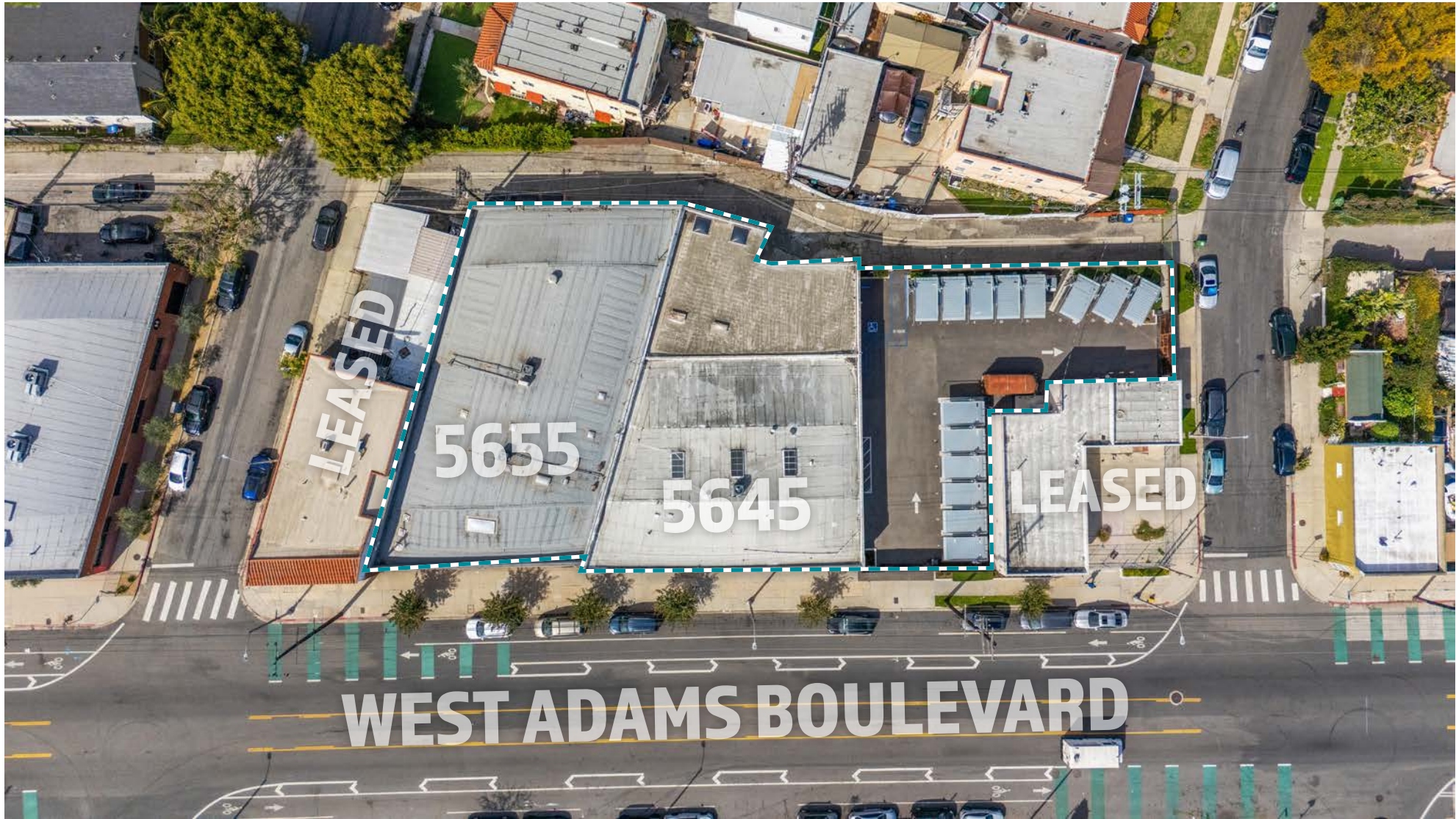
- » Highly improved creative space with warehouse component
- » HVAC in office area
- » Bow truss ceilings
- » Kitchen area (appliances included)
- » Ground level loading door, off alley
- » 12' clearance height in warehouse
- » Skylights throughout space
- » 400 amps 200 volts 3 phase power

COMMENTS

- » Street and alley access
- » Prime Historic Adams District location: neighbors include architects, art galleries, movie production, tech company designers, restaurants, many amenities and new developments
- » CALL BROKER TO SHOW



Aerial Overhead



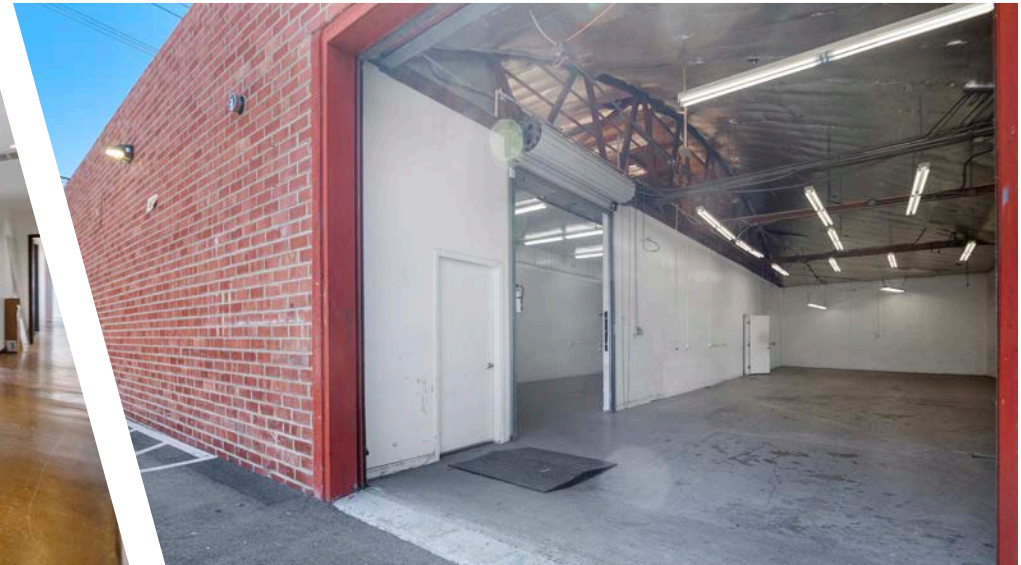
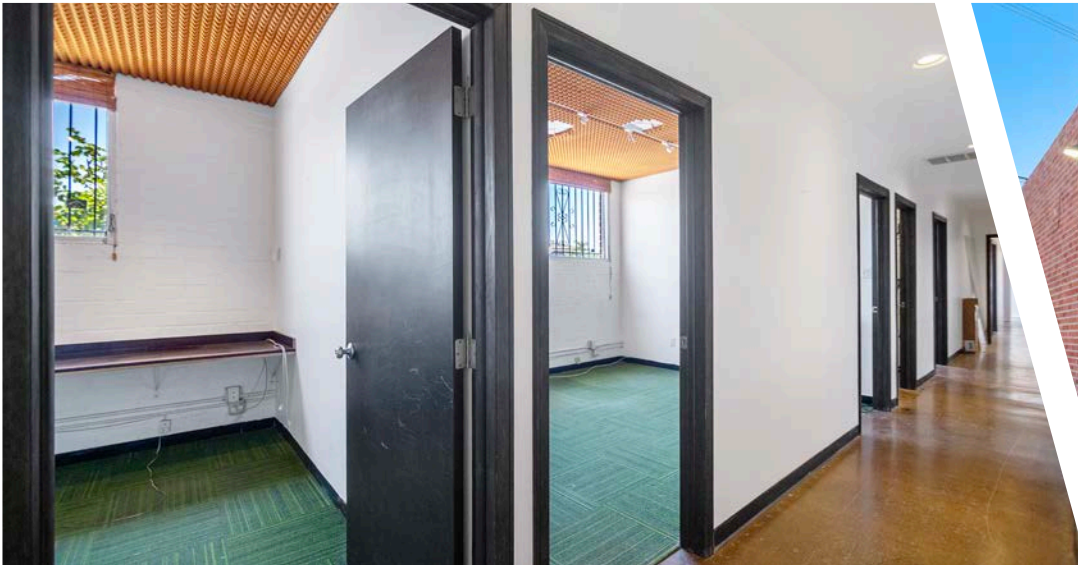
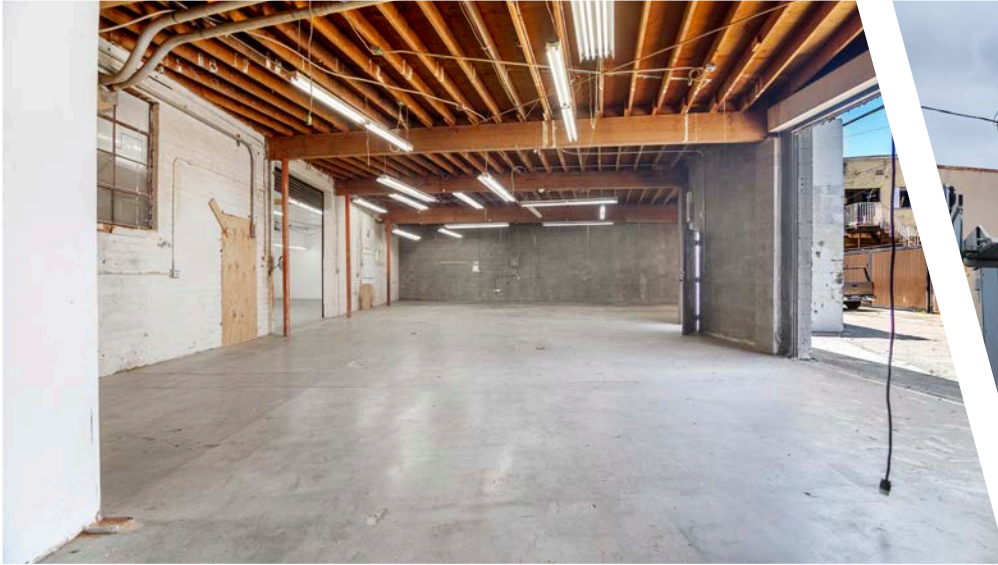
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Property Photos - 5645 W Adams



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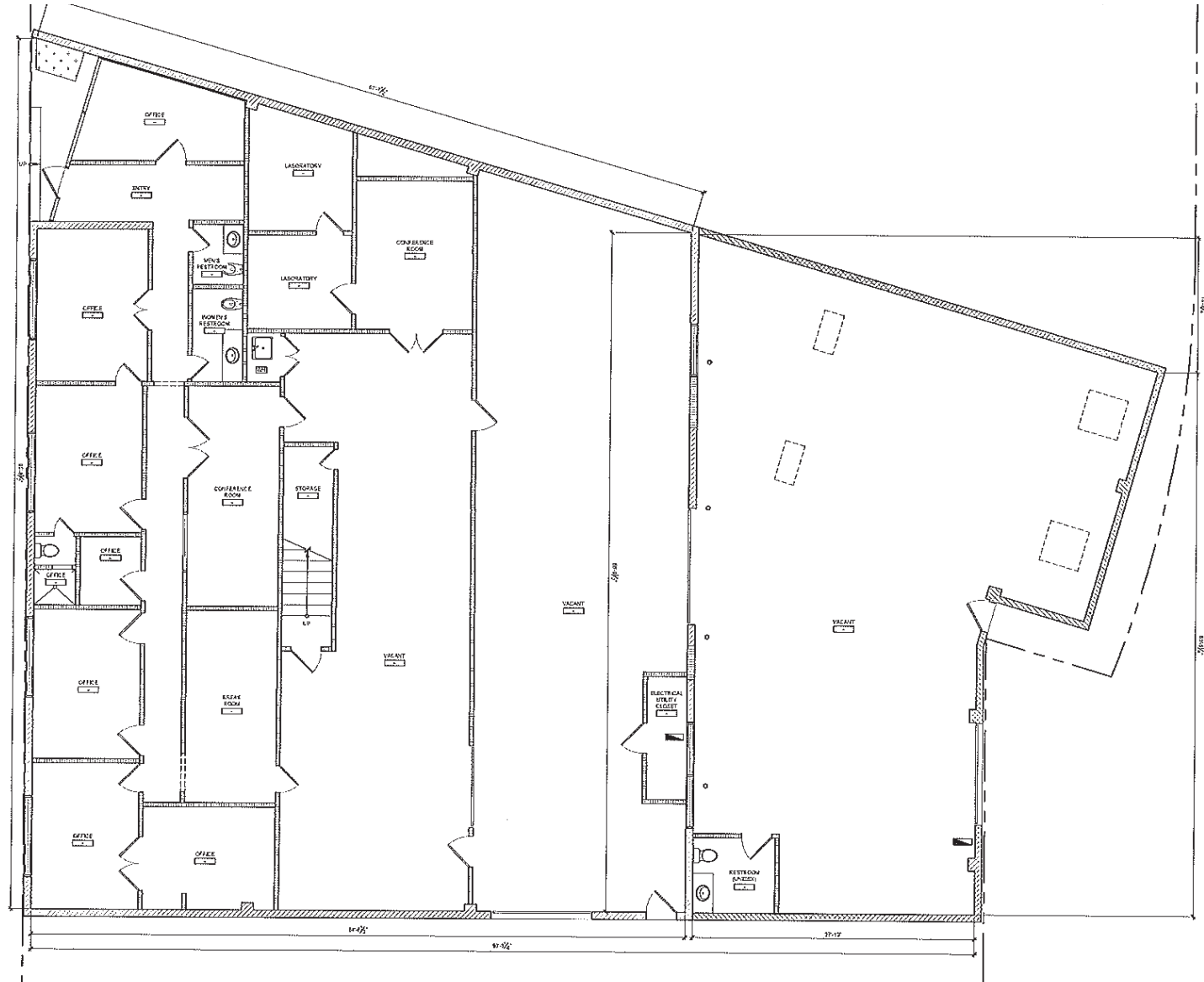
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Floor Plan - 5645 W Adams

WEST ADAMS BOULEVARD



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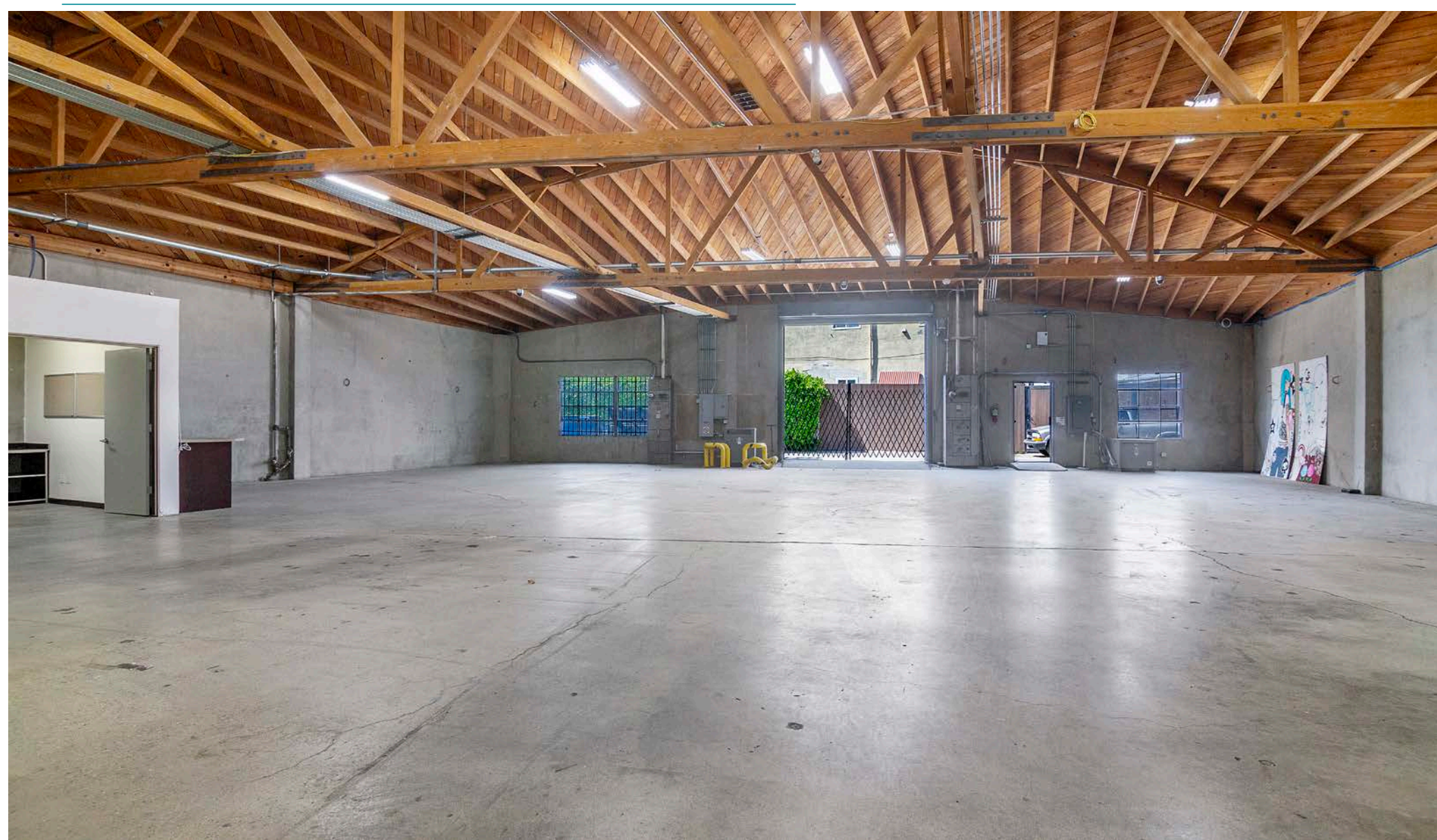
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Warehouse Photos - 5655 W Adams



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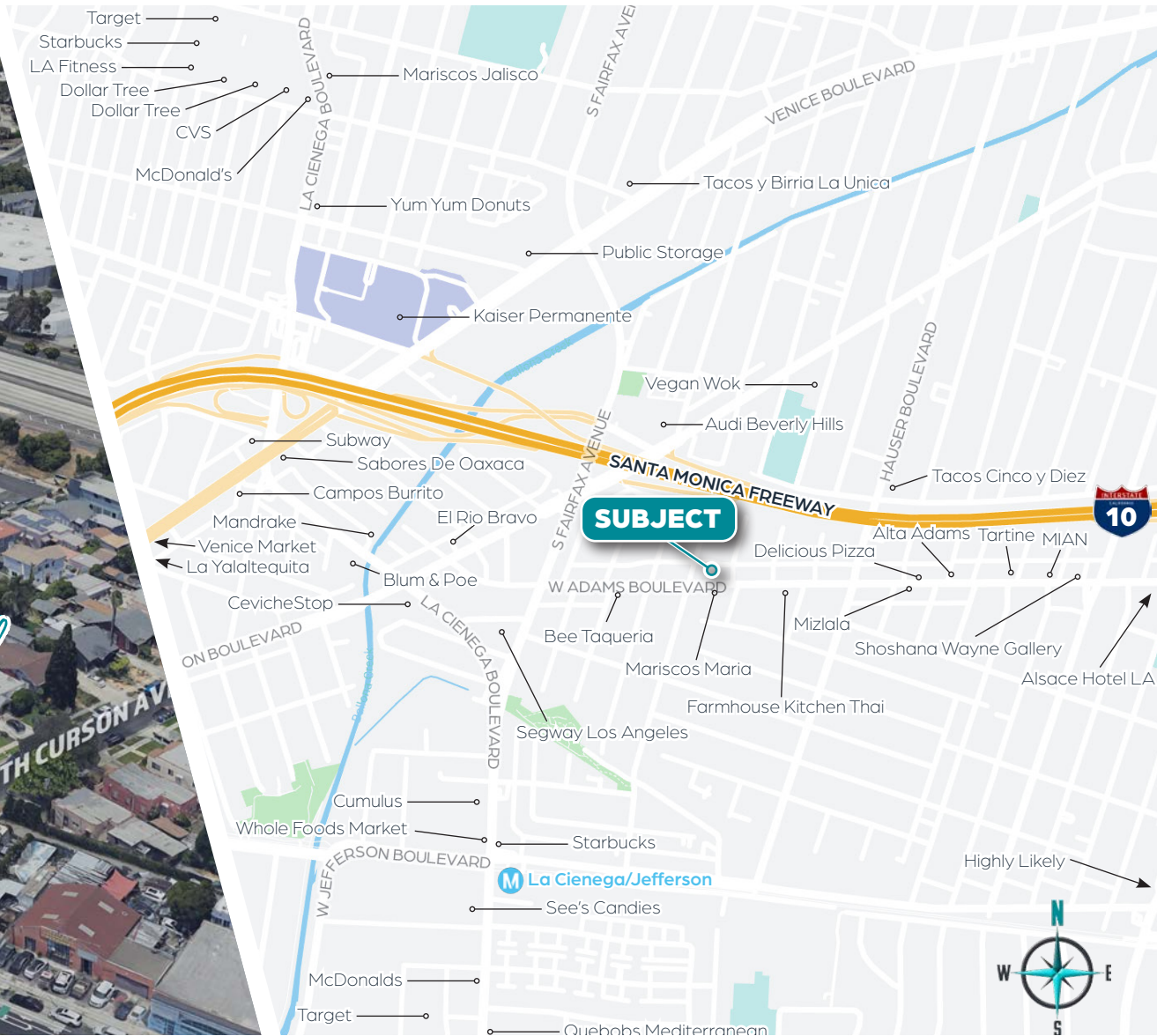
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Map | Aerial

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