

FOR LEASE

5131 W JEFFERSON BLVD

*Beautifully Reimagined Creative Spaces Available
for Lease Within a Standout West Adams Compound*



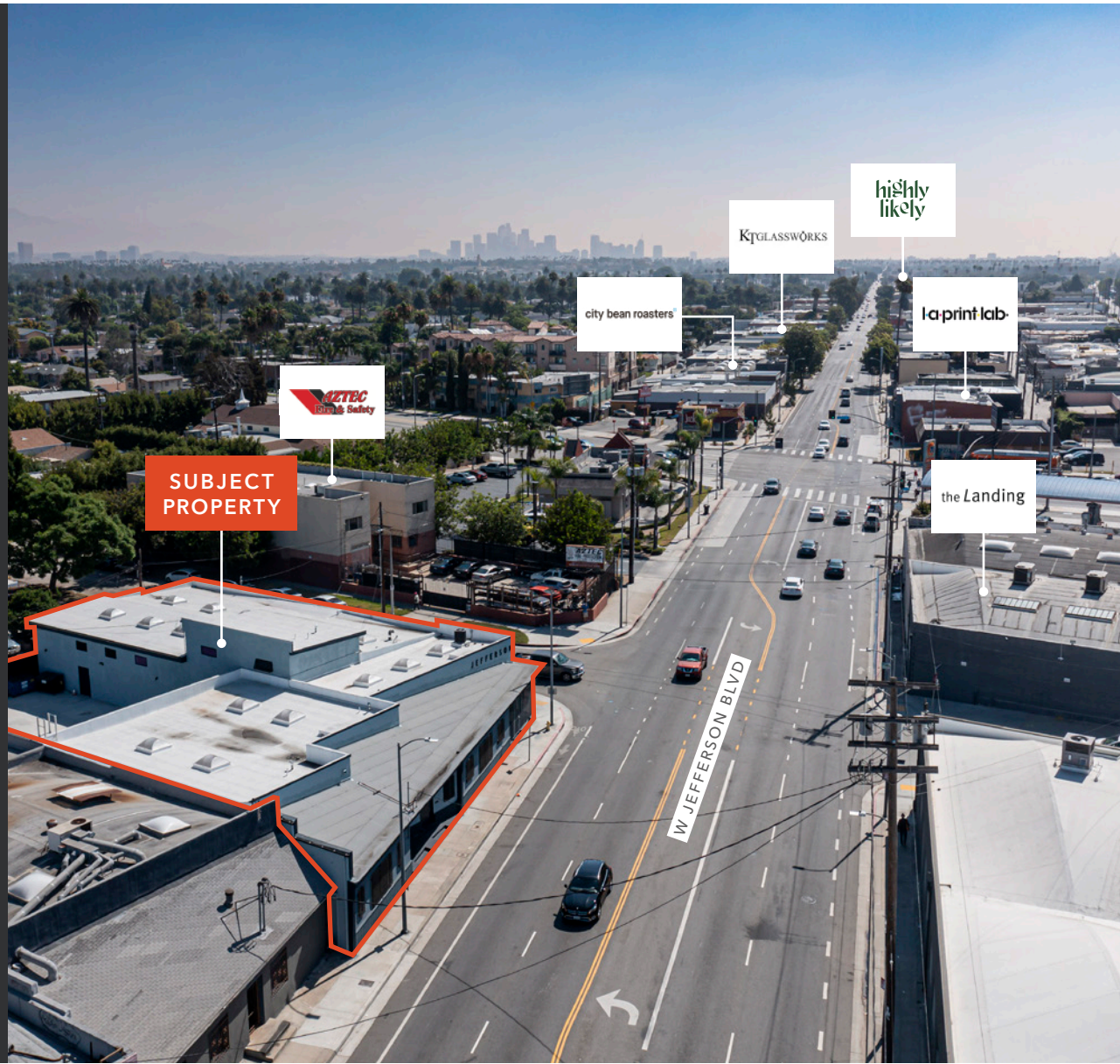
We are thrilled to offer two beautifully reimagined creative spaces for lease within a standout compound at 5131 W Jefferson Blvd, available in $\pm 1,674$ SF and $\pm 2,561$ SF configurations, both at an attractive \$2.99/SF MG.

These dynamic, light-filled spaces have been meticulously renovated with permits and feature brand-new systems throughout. Enjoy skylit interiors, polished concrete floors, sand-blasted wood-beamed ceilings, LED lighting, automatic grade-level roll-up doors, and private restrooms in each unit, all designed to elevate your brand's image and productivity.

Nestled in West Adams, one of Los Angeles' fastest-growing creative corridors, and just minutes from Culver City, this location puts your business in the company of some of LA's most acclaimed restaurants and cafés, including Highly Likely, Mizlala, Chulita, Farmhouse Kitchen, Cento, and Cento Raw Bar, perfect for impressing clients and keeping your team inspired.

Now leasing – schedule your tour today!

Contact Casey Lins at (714) 333-6768 or Casey.Lins@kidder.com for more details.





PROPERTY OVERVIEW

ADDRESS	5131 W Jefferson Blvd Los Angeles, CA 90016
LEASE RATE (MG)	\$2.99/SF
YEAR BUILT	1951
GRADE LEVEL DOORS	3 (9'x10') Automatic Doors
CLEAR HEIGHT	12'
POWER	±570 AMPs
PARKING	6+ Spaces
RESTROOMS	Private in Each Unit
WALK SCORE®	Very Walkable (83)
TRANSIT SCORE®	Good Transit (61)
ZONING	CM-2D-CPIO

±1,674 SF

SPACE ONE (5139 W JEFFERSON BLVD)

±2,561 SF

SPACE TWO (3019 S ORANGE DR)

SITE PLAN



5131 W JEFFERSON BLVD

5139 W JEFFERSON BLVD



5131 W JEFFERSON BLVD

3019 S ORANGE DR



AVAILABLE FOR LEASE

KIDDER MATHEWS





5131 W JEFFERSON BLVD

*For more leasing
information, contact*

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