



COMMERCIAL  
ASSET GROUP

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בסייד



**FREE  
PARKING**  
(2.3/1,000/SF)

**\$2.00/SF BROKER BONUS**  
VALID THROUGH Q1 2026 WITH A MINIMUM 3 YEAR DEAL

# 4221 Wilshire Blvd

Los Angeles, CA 90010

**OFFICE SPACES FOR LEASE IN HANCOCK PARK**

# PROPERTY HIGHLIGHTS

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## SPACE SIZE

**SUITE 136: ±2,097 RSF (Divisible to ±575 RSF)**

**SUITE 210: ±4,334 RSF (Divisible to ±2,154 RSF)**

**SUITE 300: ±6,039 RSF**

**SUITE 360: ±1,987 RSF**

**(AVAILABLE MARCH 2026)**

## RENTAL RATE

**NEGOTIABLE**

## TERM

**NEGOTIABLE**

## PARKING

**2.7/1,000 FREE OF CHARGE**

**ADDITIONAL PARKING SPACES CAN BE**

**LEASED FOR \$125/MO/CAR**

## VISITOR PARKING

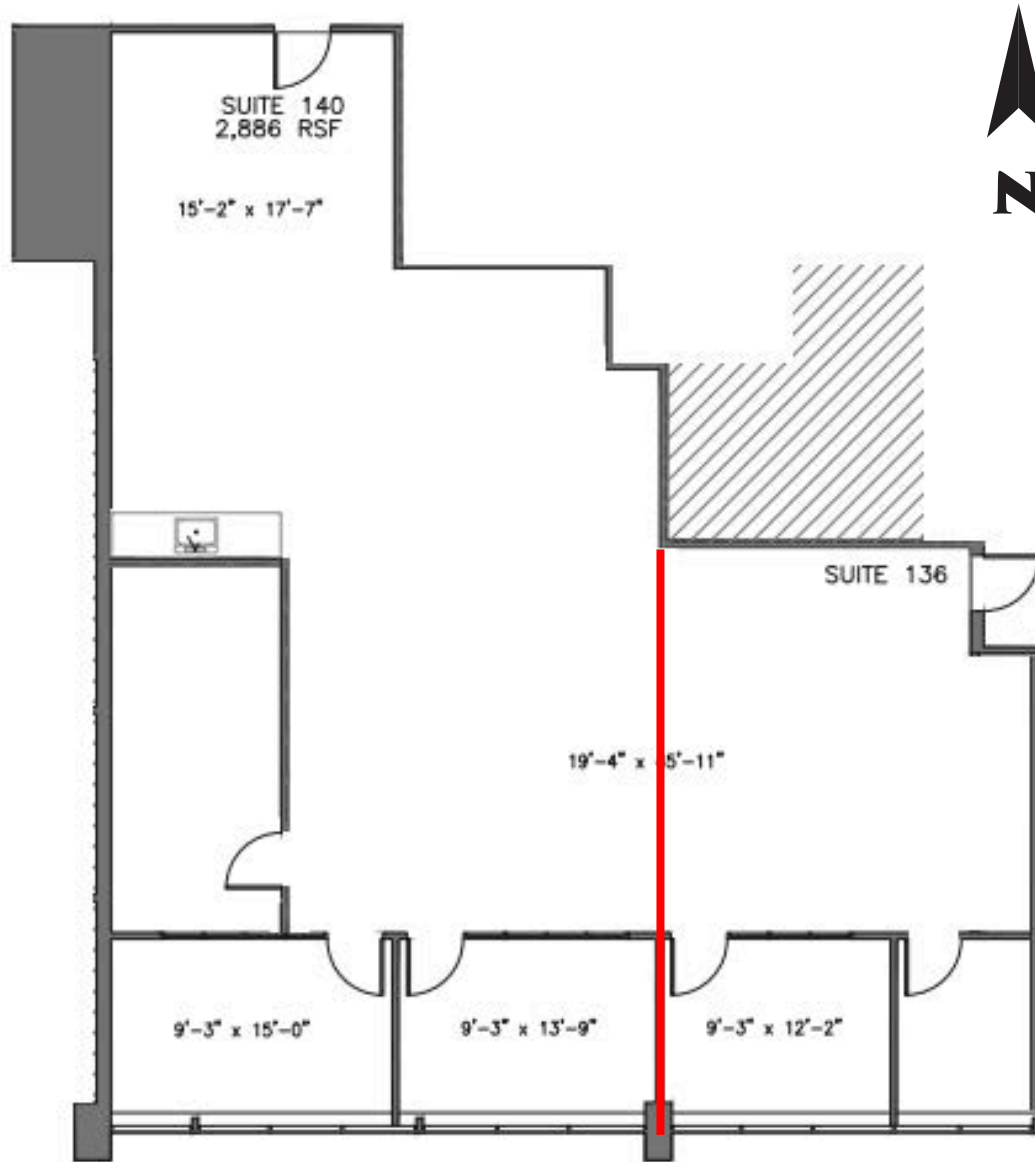
**\$15 MAXIMUM**

**\$1.50 EVERY 15 MINUTES**

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.

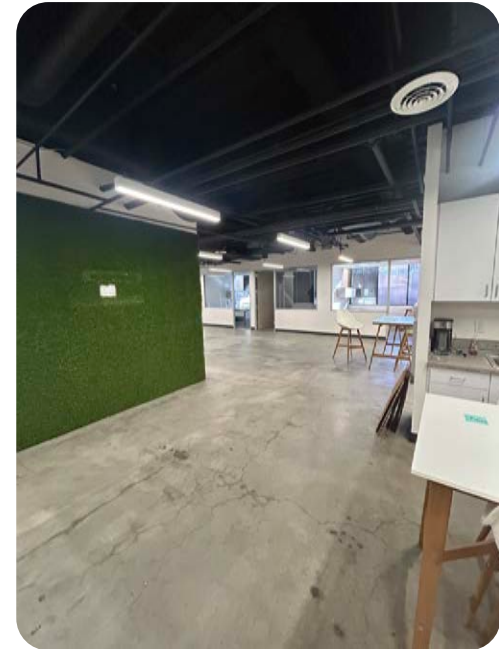


# SUITE 136: ±2,080 RSF (DIVISIBLE TO ±575 RSF)

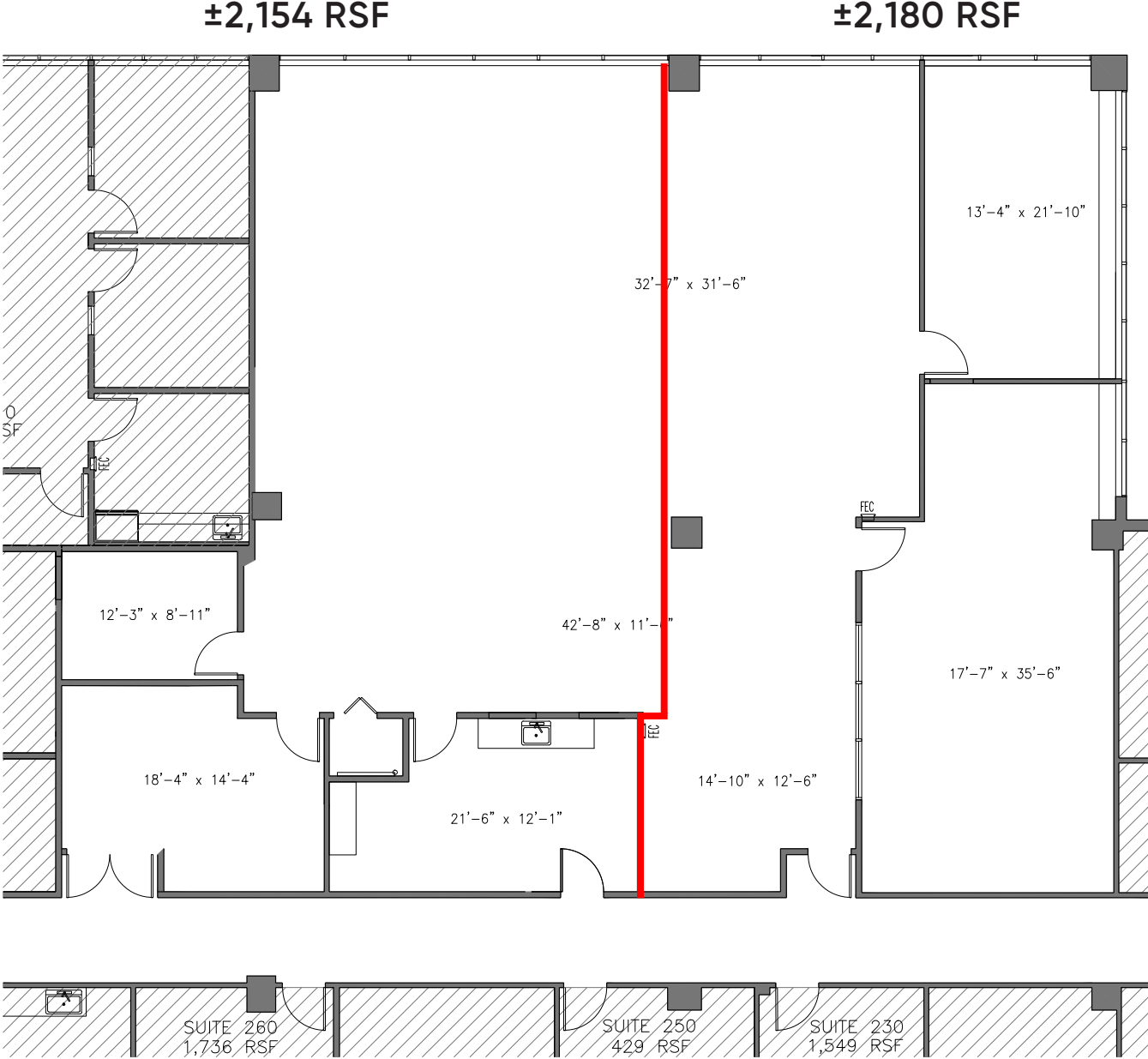


±1,050 RSF

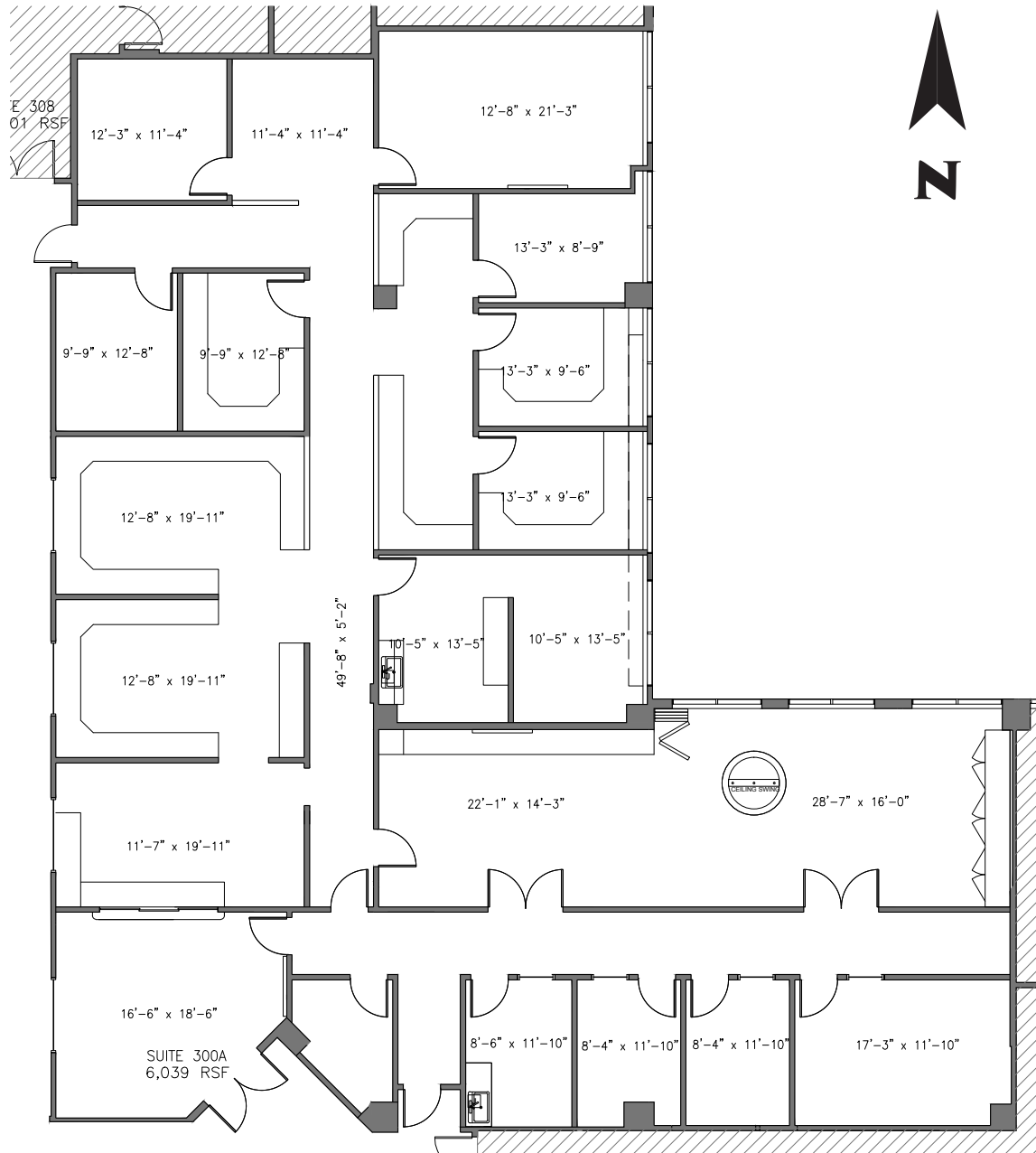
±575 RSF



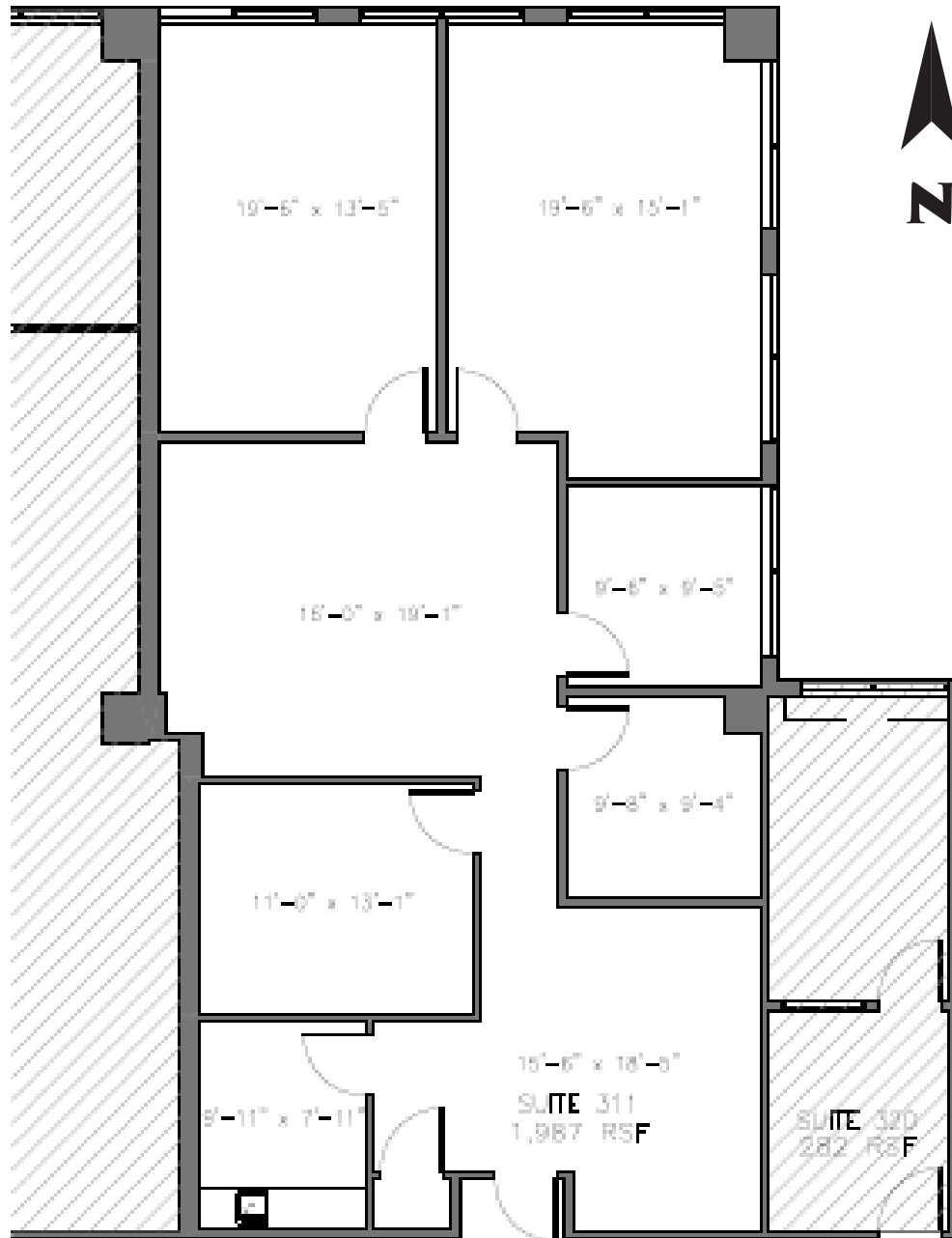
# SUITE 210: ±4,334 RSF (DIVISIBLE TO ±2,154 RSF)



# SUITE 300: ±6,039 RSF



# SUITE 360: ±1,987 RSF



# AERIAL



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