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5242 W ADAMS

NEW CONSTRUCTION CREATIVE OFFICE BUILDING
IN THE HEART OF WEST ADAMS

FOR SALE

CBRE



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.

PROPERTY OVERVIEW

1ST FLOOR

5,504 SF

Retail/Office

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

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

3RD FLOOR

5,504 SF

Office

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.



Asking Price:
\$11,500,000



Lot Size:
7,510 SF



PPSF:
\$696/SF



Zoning:
LAC2



Property Address:
5242 W Adams Blvd



Parking:
32 Cars (all single spaces)



Building Size:
16,512 SF



SITE PLAN





PROPERTY FEATURES

5242 W ADAMS BLVD LOS ANGELES, CA 90016



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



GROUND FLOOR

GROUND FLOOR

5,504 SF

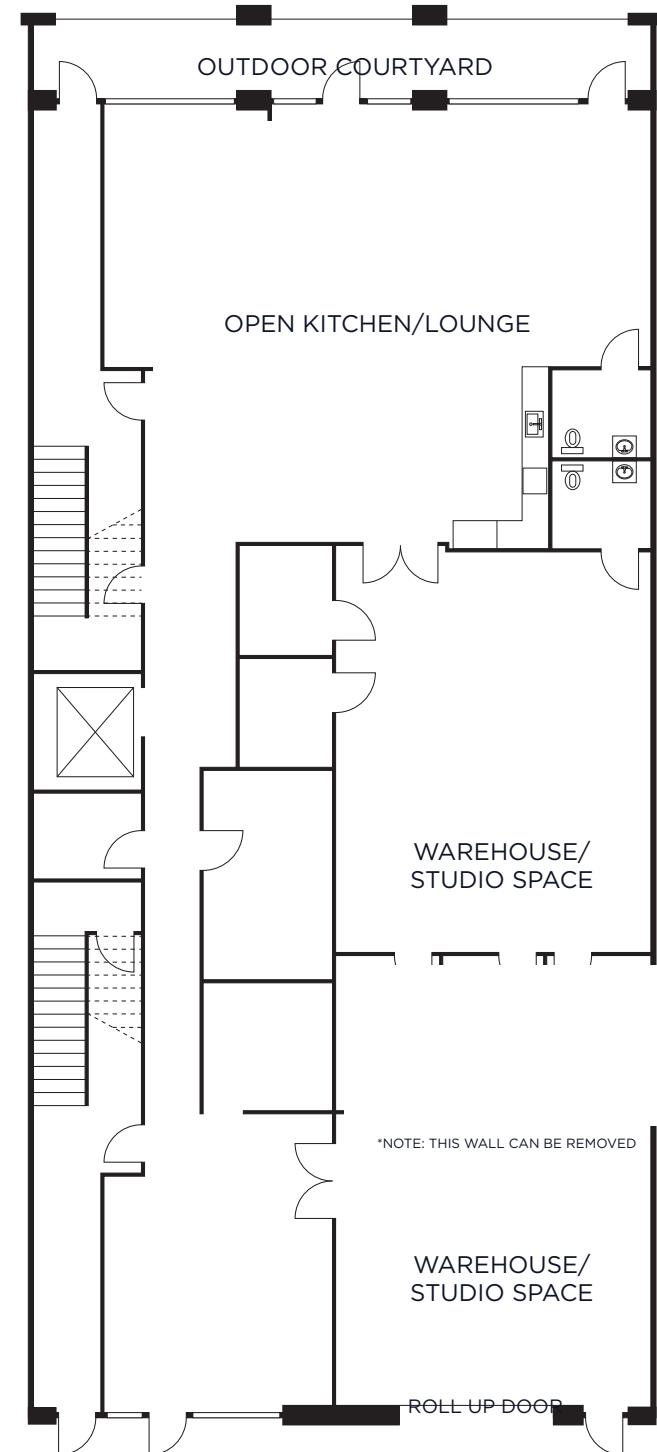
Ground floor office/retail space with a large private courtyard, approximately 14' ceiling heights and a warehouse/studio space with a large roll up door.



**WAREHOUSE/
STUDIO SPACE**

5242 W ADAMS BLVD LOS ANGELES, CA 90016

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SECOND FLOOR



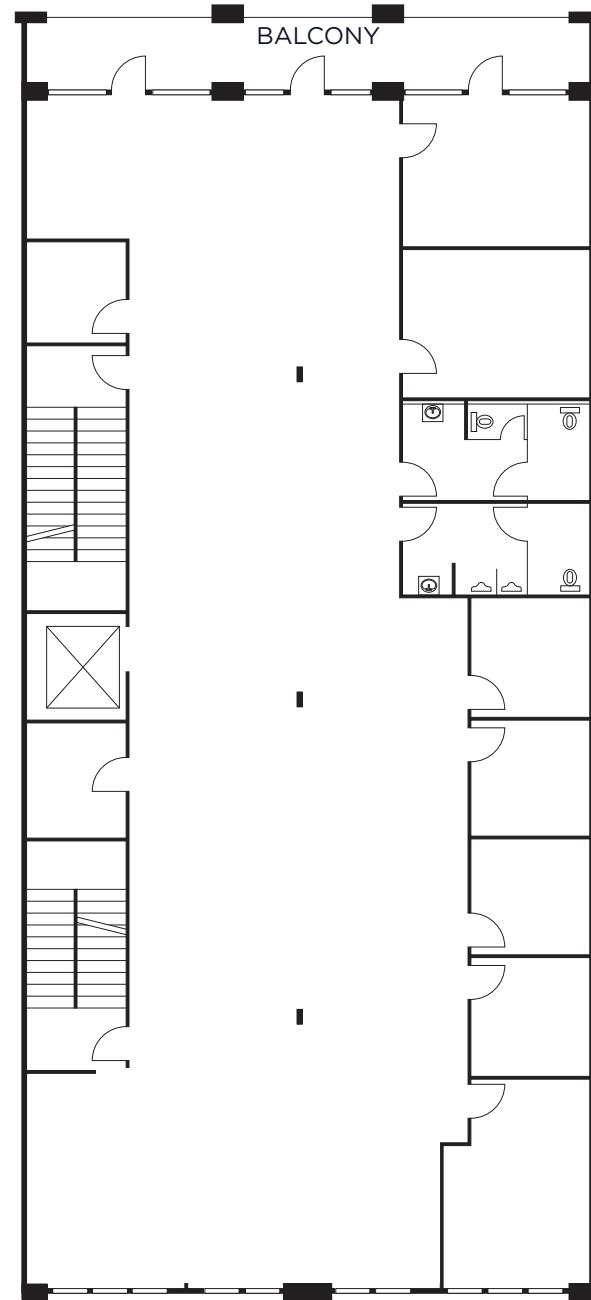
SECOND FLOOR

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

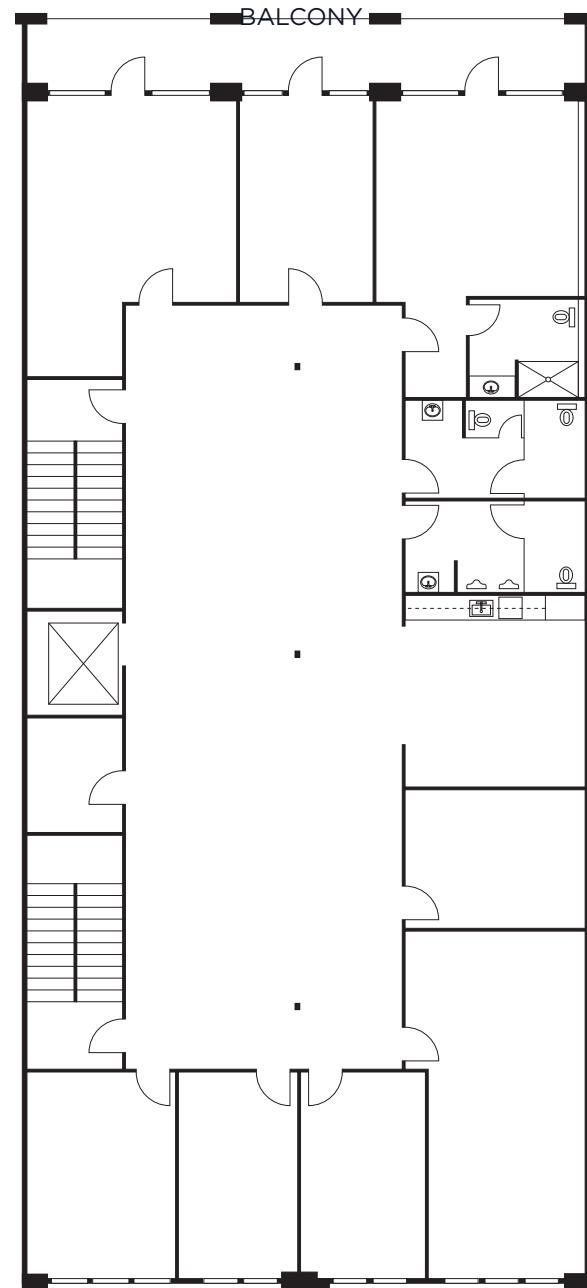
THIRD FLOOR

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.



5242 W ADAMS BLVD LOS ANGELES, CA 90016



AT THE CENTER OF IT ALL

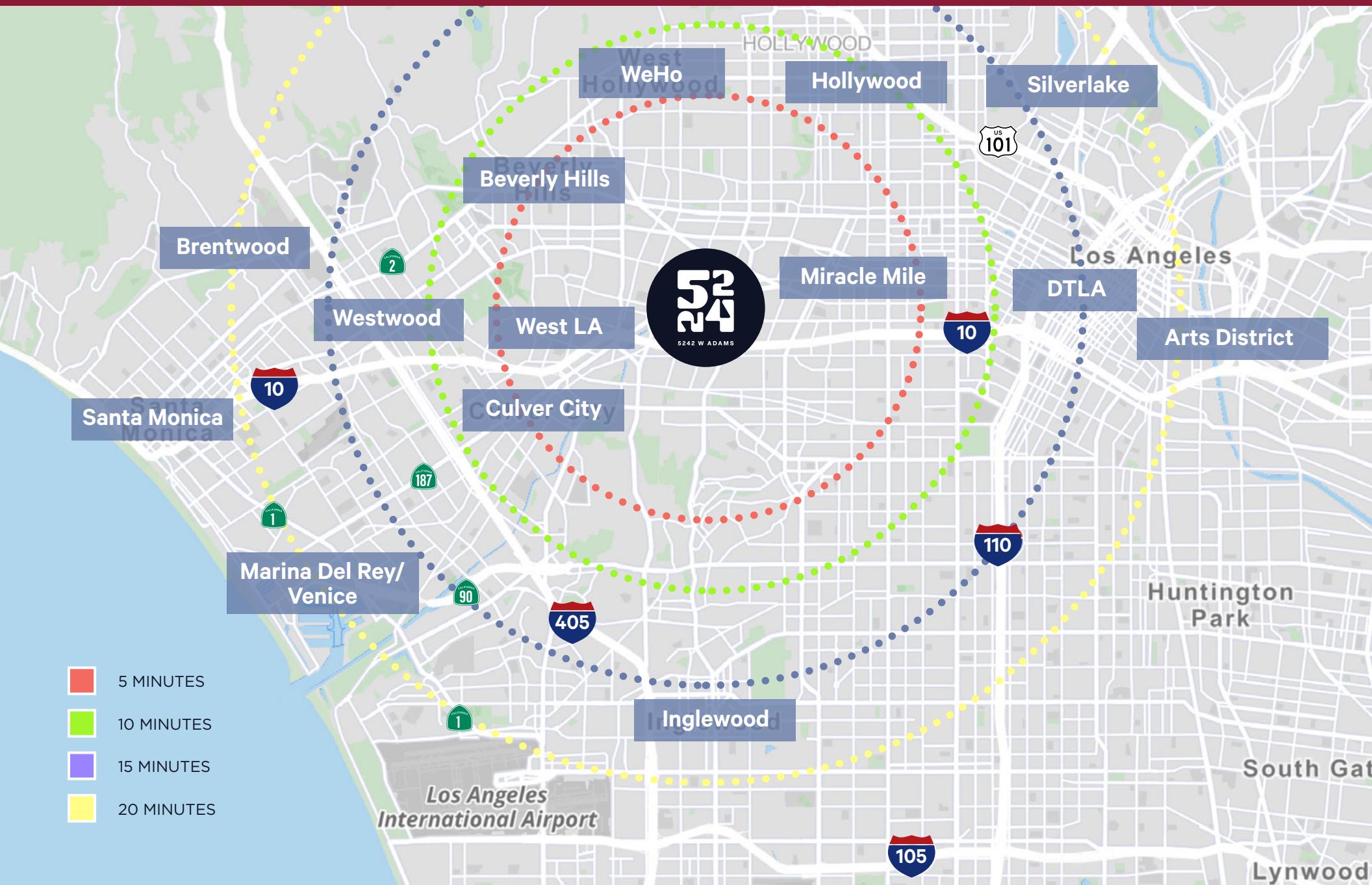
West Adams Amenities



CENTRAL LOCATION

P13

Employee Commute Radius



THE AREA

P14



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

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STANDALONE CREATIVE OFFICE BUILDING IN WEST ADAMS



5242 W ADAMS

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