

FOR LEASE

WESTMAC

Commercial Brokerage Company

5645 W. *Adams Boulevard*

LOS ANGELES, CA 90016



RENTAL RATE REDUCTION

For more information contact:



Gregory J. Batiste

Executive Vice President
batiste@westmac.com | 310.966.4343
DRE#: 01071488



Brian R. Hart

Executive Vice President
hart@westmac.com | 310.966.4359
DRE#: 01429000

WESTMAC Commercial Brokerage Company

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

Property Information

- LOCATION** 5645 West Adams Boulevard
Los Angeles, CA 90016
(Located just East of Fairfax Avenue)
- PREMISES** Approximately 7,500 square feet
- ZONING** LAC2-1VL-CPIO
- PARKING** Up to thirteen [13] parking spaces in shared fenced lot with electric gates (Six [6] parking spaces via car stackers)
- YEAR BUILT** 1959
- LEASE RATE** ~~\$2.35~~ **\$2.10** per square foot, per month, modified gross
- AVAILABLE** Immediately
- COMMENTS**
- » Office/warehouse with bonus storage mezzanine space
 - » Two [2] 10'x10' ground level loading doors
 - » Bow truss ceilings
 - » HVAC in office area
 - » Kitchen area
 - » 400 amp 220 volts 3 phase power
 - » 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



Property Photos



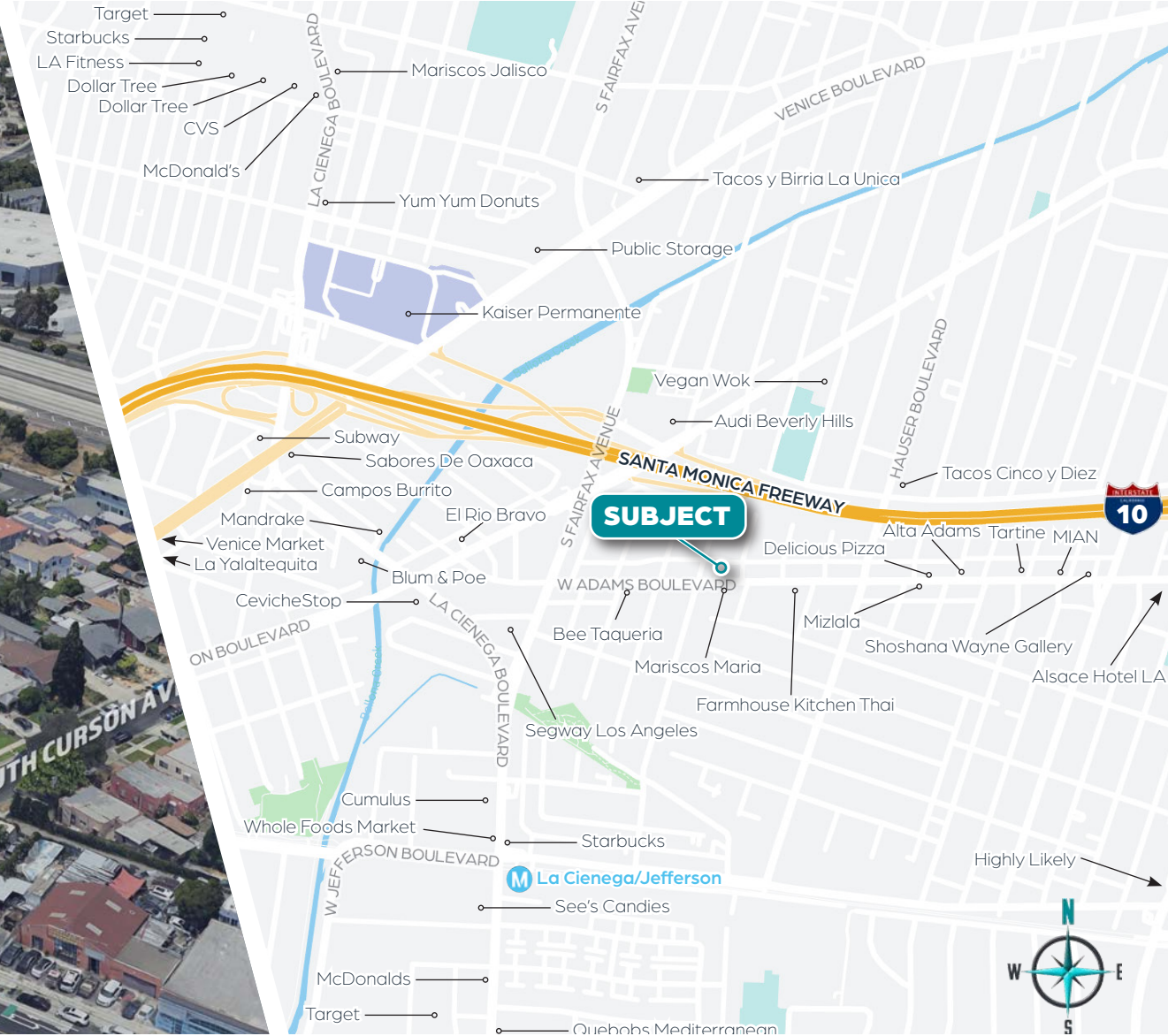
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Map | Aerial



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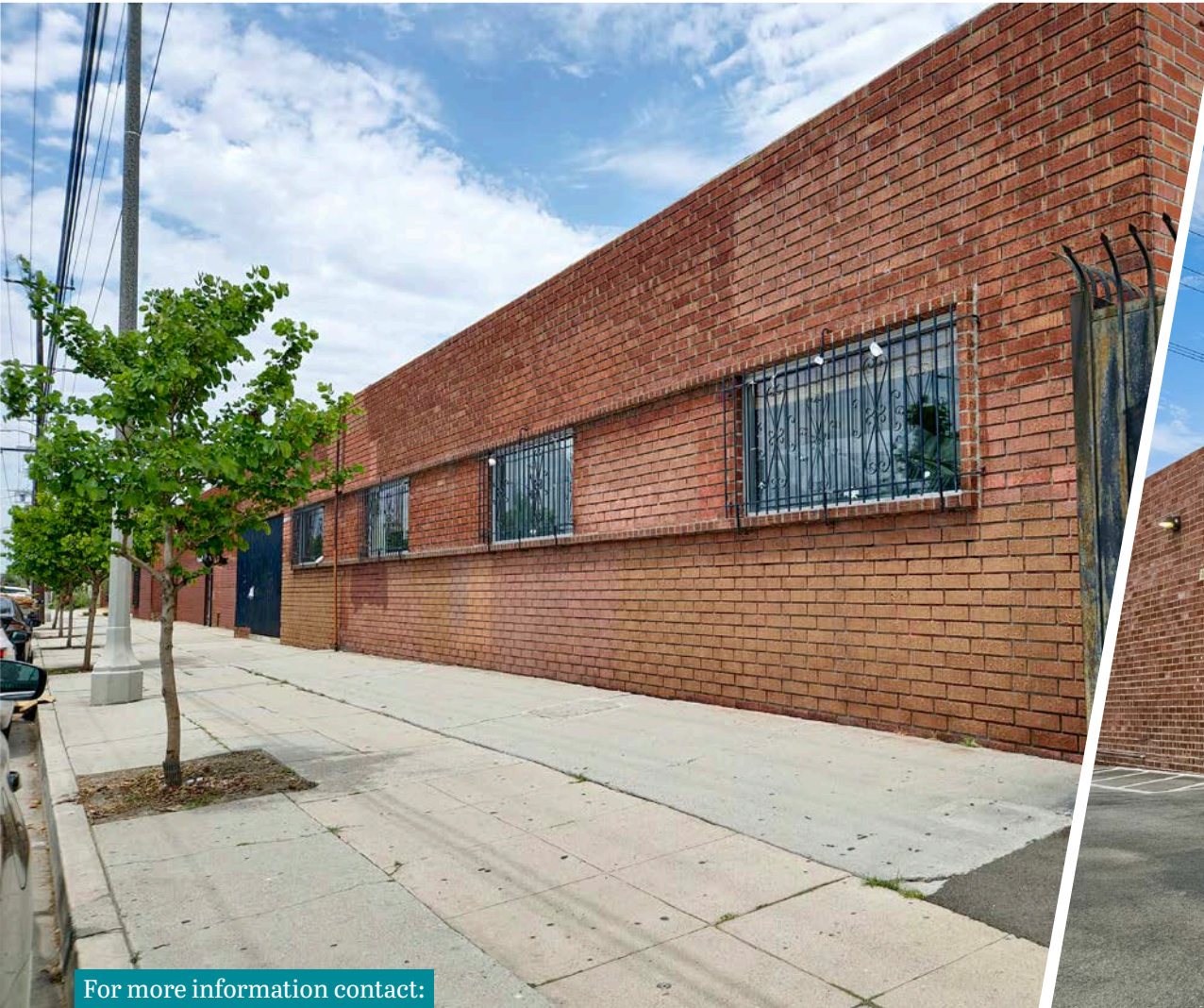
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