

# 5242

WEST ADAMS  
LOS ANGELES



NEWMARK

# BUILDING SUMMARY

## ABOUT

5242 West Adams is a standalone creative office opportunity situated in the centrally located neighborhood of West Adams. This vibrant area lies just east of Culver City, south of Hollywood, and west of Downtown Los Angeles. The building offers convenient access via the 10 Freeway and the Expo/La Brea Metro stop, making it an ideal location for businesses looking for connectivity and a prime central position.

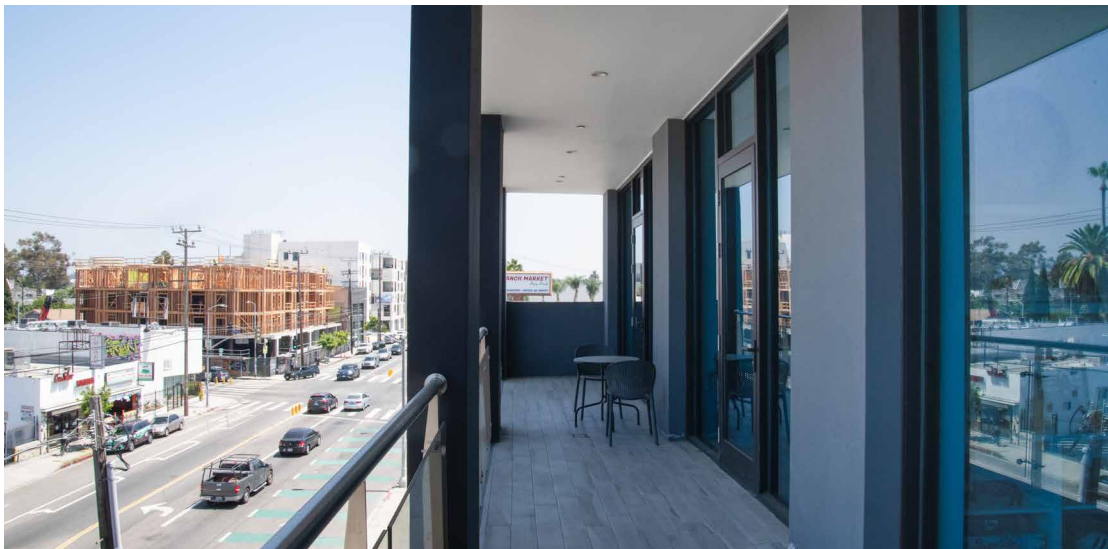
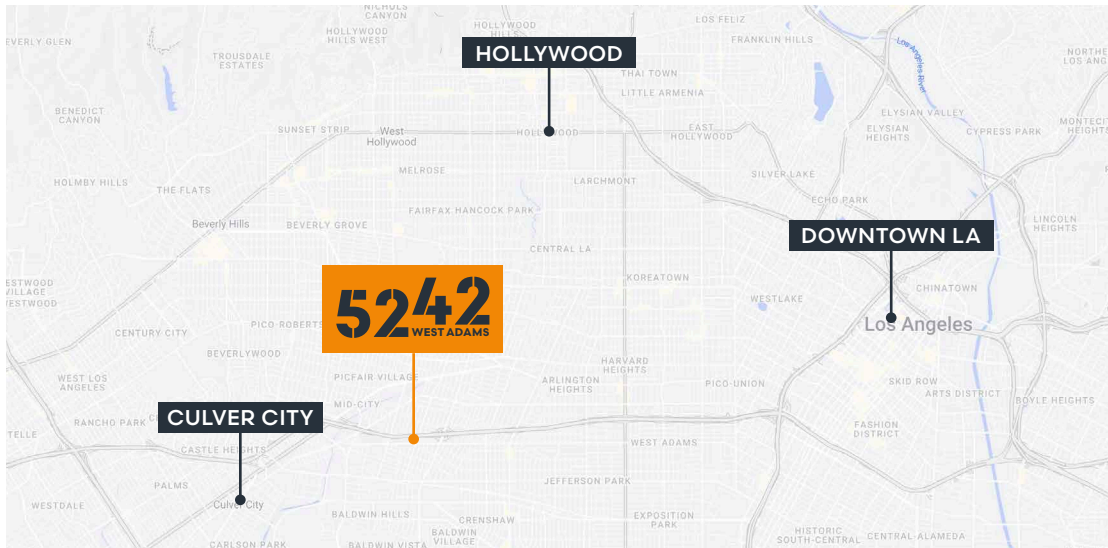
5242 W. Adams Blvd.  
**ADDRESS**

16,512 SF  
**PREMISES**

Withheld  
**LEASE RATE**

Negotiable  
**AVAILABILITY**

Through March 2027  
**TERM**



# BUILDING SUMMARY

## BUILDING FEATURES



Newly constructed in 2018



Rooftop deck



13' ceiling heights with hardlid ceilings and skylights



Outdoor balconies on each floor



Largely open plan layout



Polished concrete floors



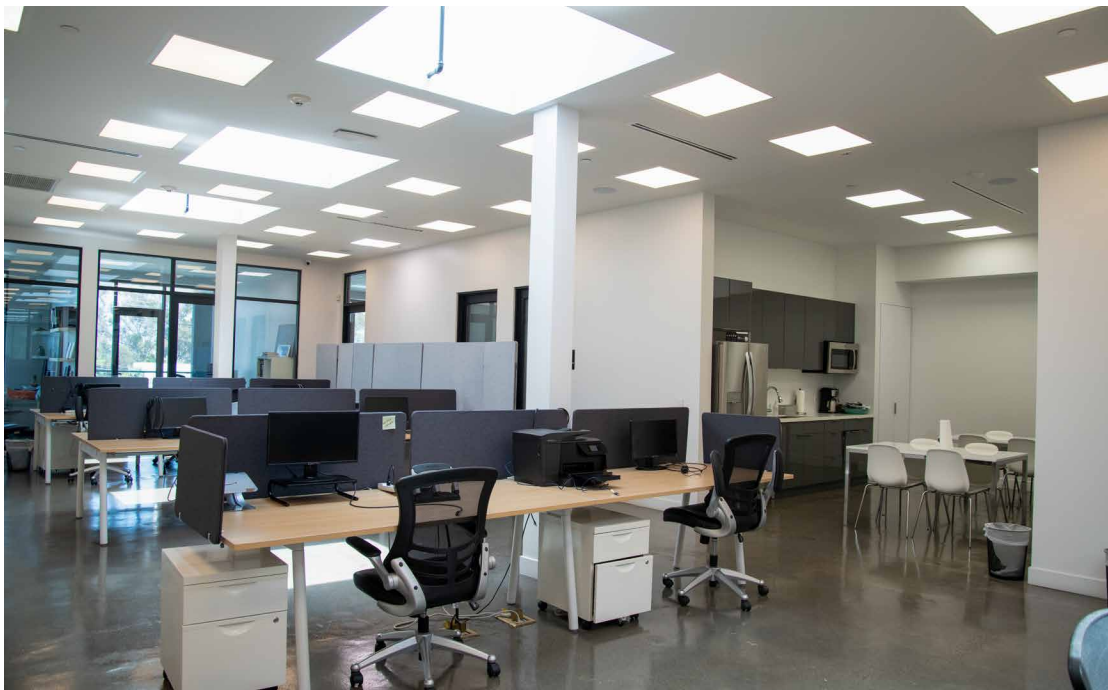
Floor to ceiling windows



Pre-wired security system with cameras



Cat 6 wiring throughout



# AVAILABILITIES

**FULL BUILDING: 16,512 SF**

## 1ST FLOOR RETAIL/OFFICE

\$3.25/SF NNN 5,504 SF

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

## 2ND FLOOR OFFICE

\$3.25/SF NNN 5,504 SF

Open plan layout with floor to ceiling windows and outdoor balcony.

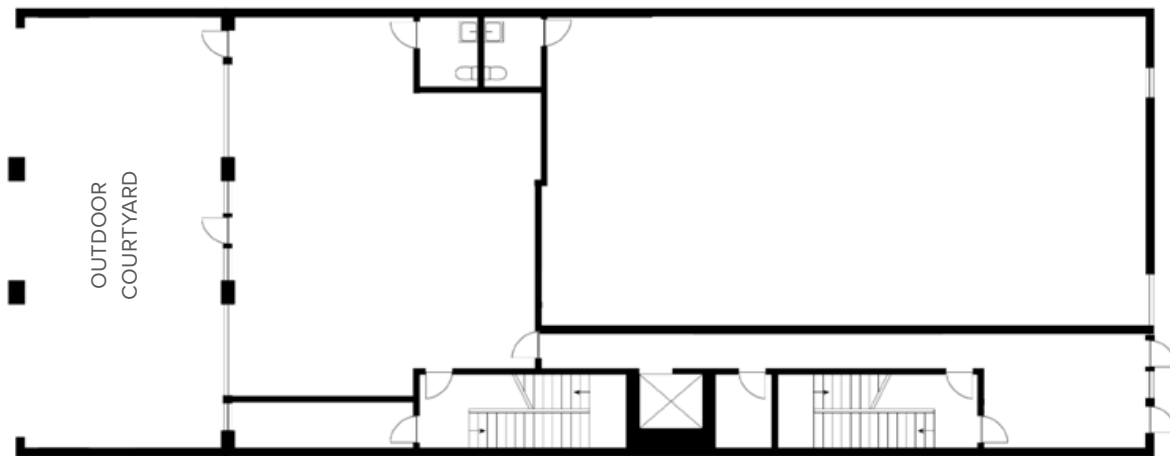
## 3RD FLOOR OFFICE

\$3.35/SF NNN 5,504 SF

Mixture of open plan layout and glass offices. Floor to ceiling windows, skylights and outdoor balcony. Rooftop deck.

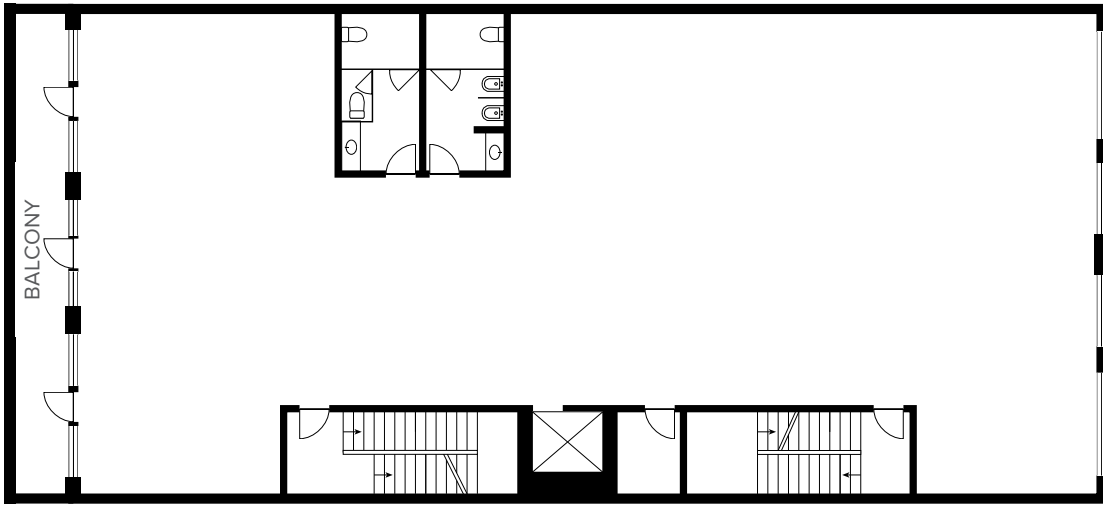
# FLOOR PLAN

**FIRST FLOOR: 5,504 SF**

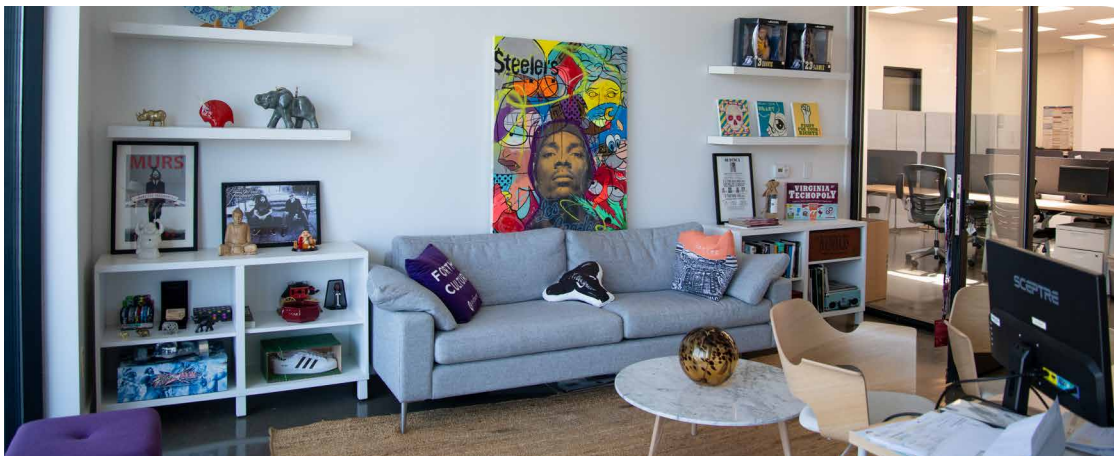


# FLOOR PLAN

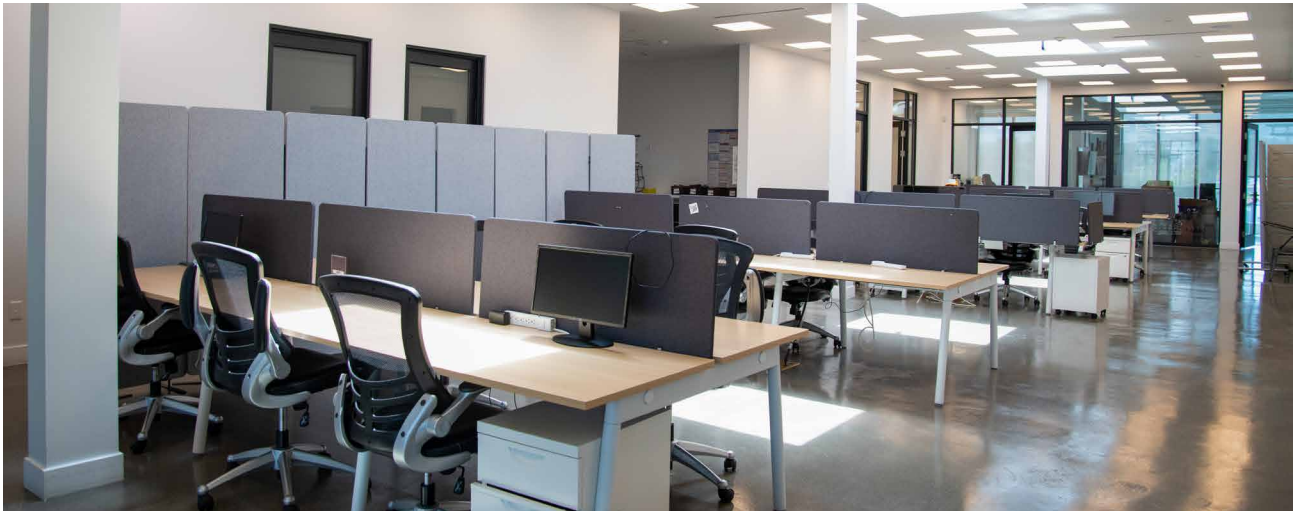
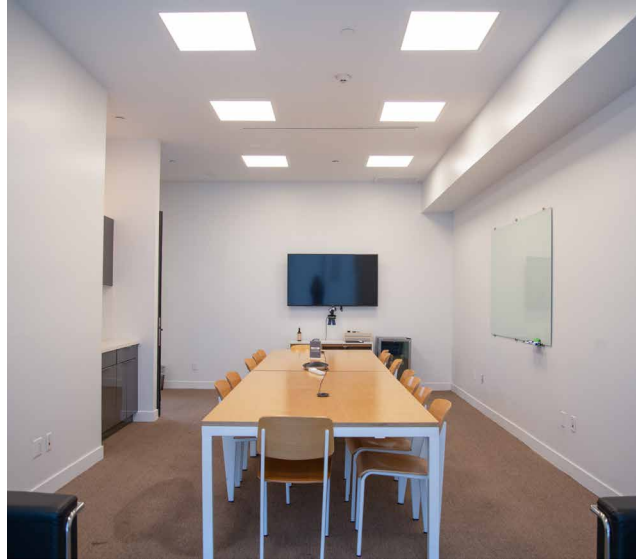
SECOND FLOOR: 5,504 SF



THIRD FLOOR: 5,504 SF



# PROPERTY PHOTOS



# 5242

WEST ADAMS

LOS ANGELES

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