



5242

5242 W ADAMS

**NEW CONSTRUCTION CREATIVE OFFICE BUILDING
IN THE HEART OF WEST ADAMS**

FOR SALE

CBRE

**52
24**

5242 W ADAMS

PROPERTY SUMMARY

5242 West Adams is a newly constructed, standalone, 16,836 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

5,612 RSF

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

5,612 RSF

Office

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

3RD FLOOR

5,612 RSF

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:
16,836 RSF

P 3



SITE PLAN





PROPERTY FEATURES



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

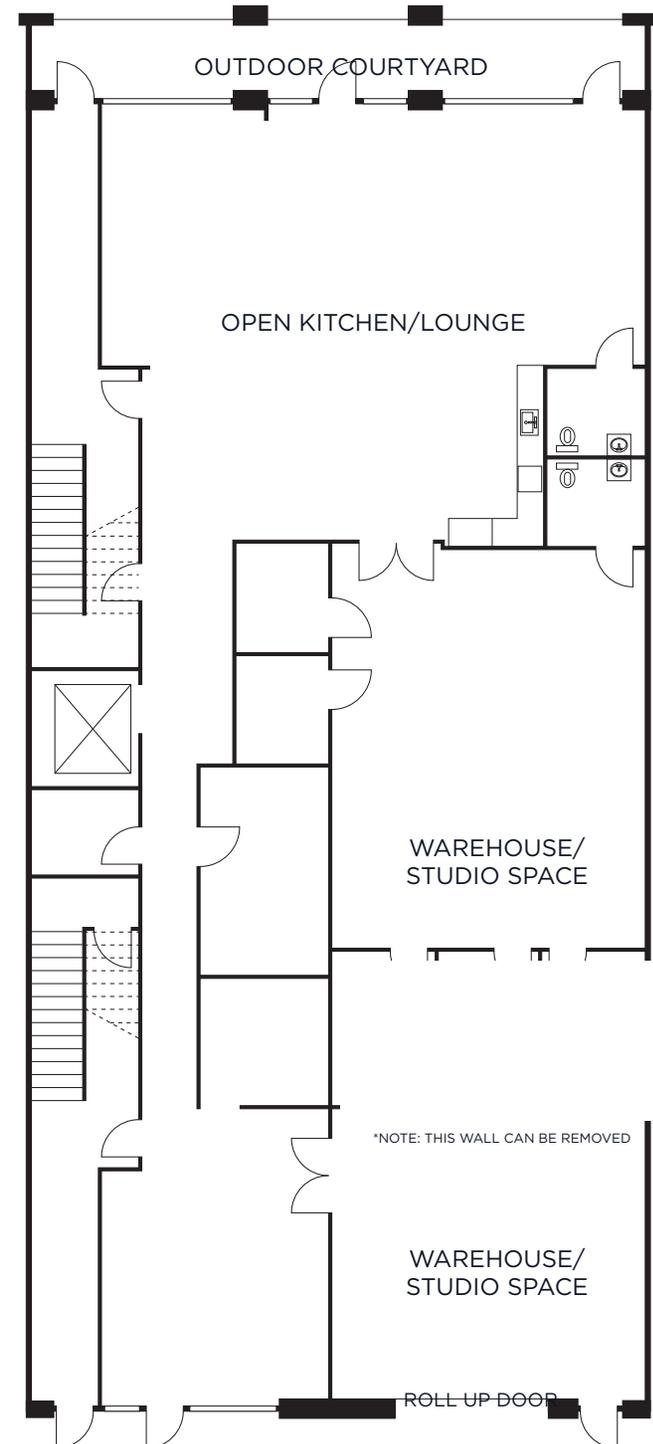
GROUND FLOOR

5,612 RSF

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.



5242 W ADAMS BLVD LOS ANGELES, CA 90016



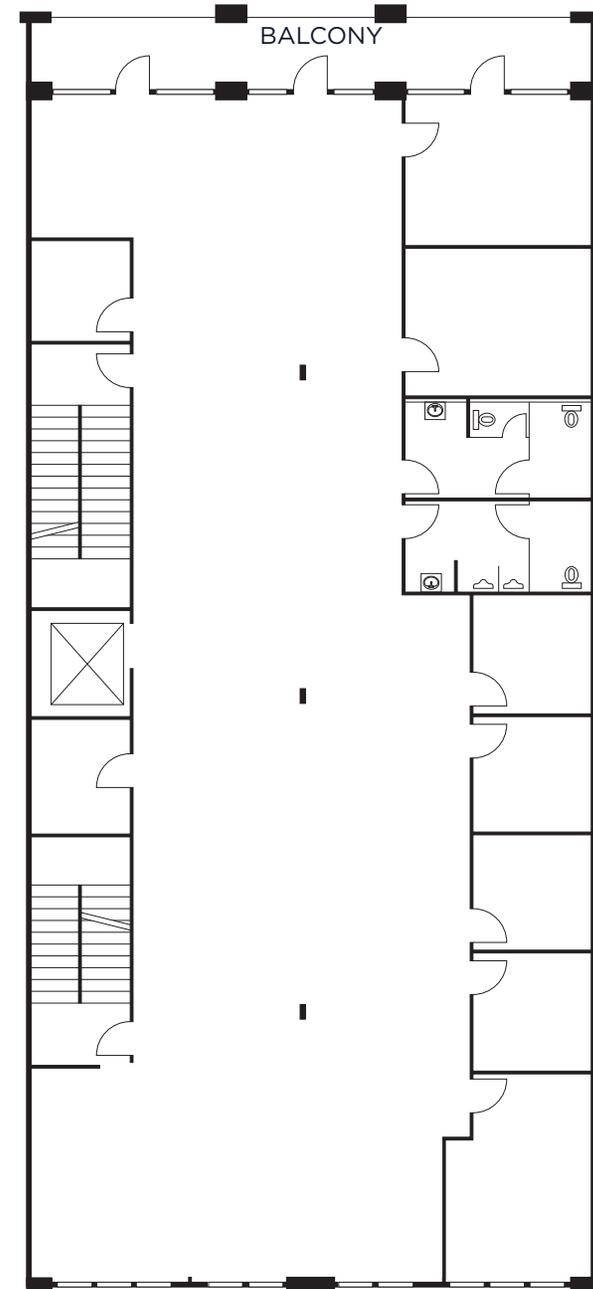
SECOND FLOOR



SECOND FLOOR

5,612 RSF

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





THIRD FLOOR

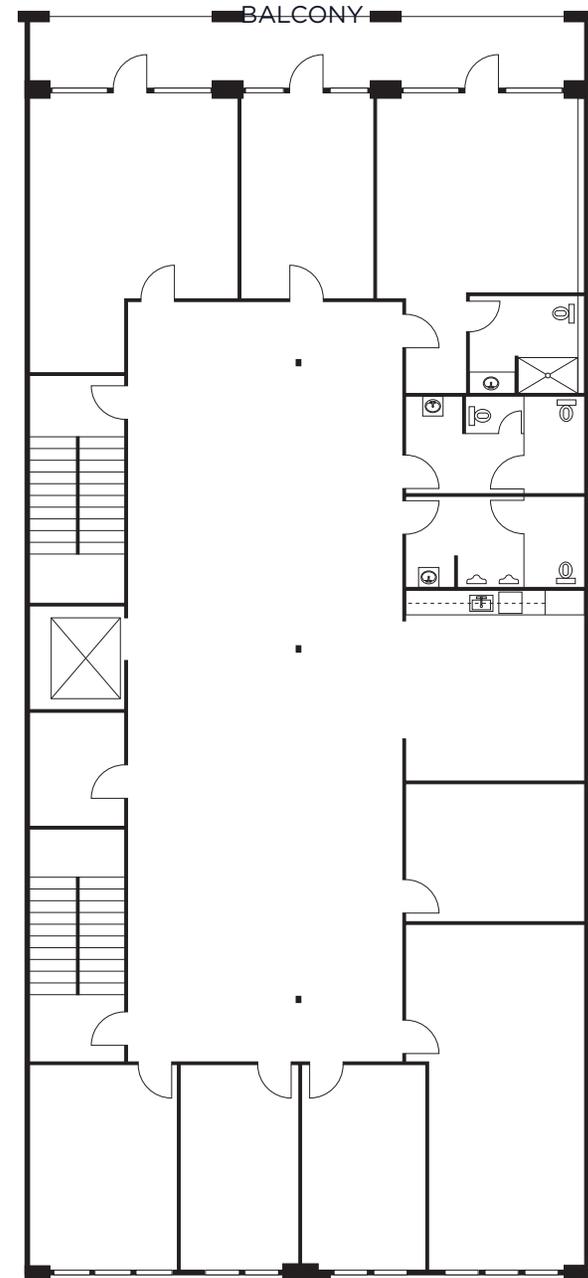
THIRD FLOOR

5,612 RSF

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.



THIRD FLOOR



AT THE CENTER OF IT ALL

West Adams Amenities

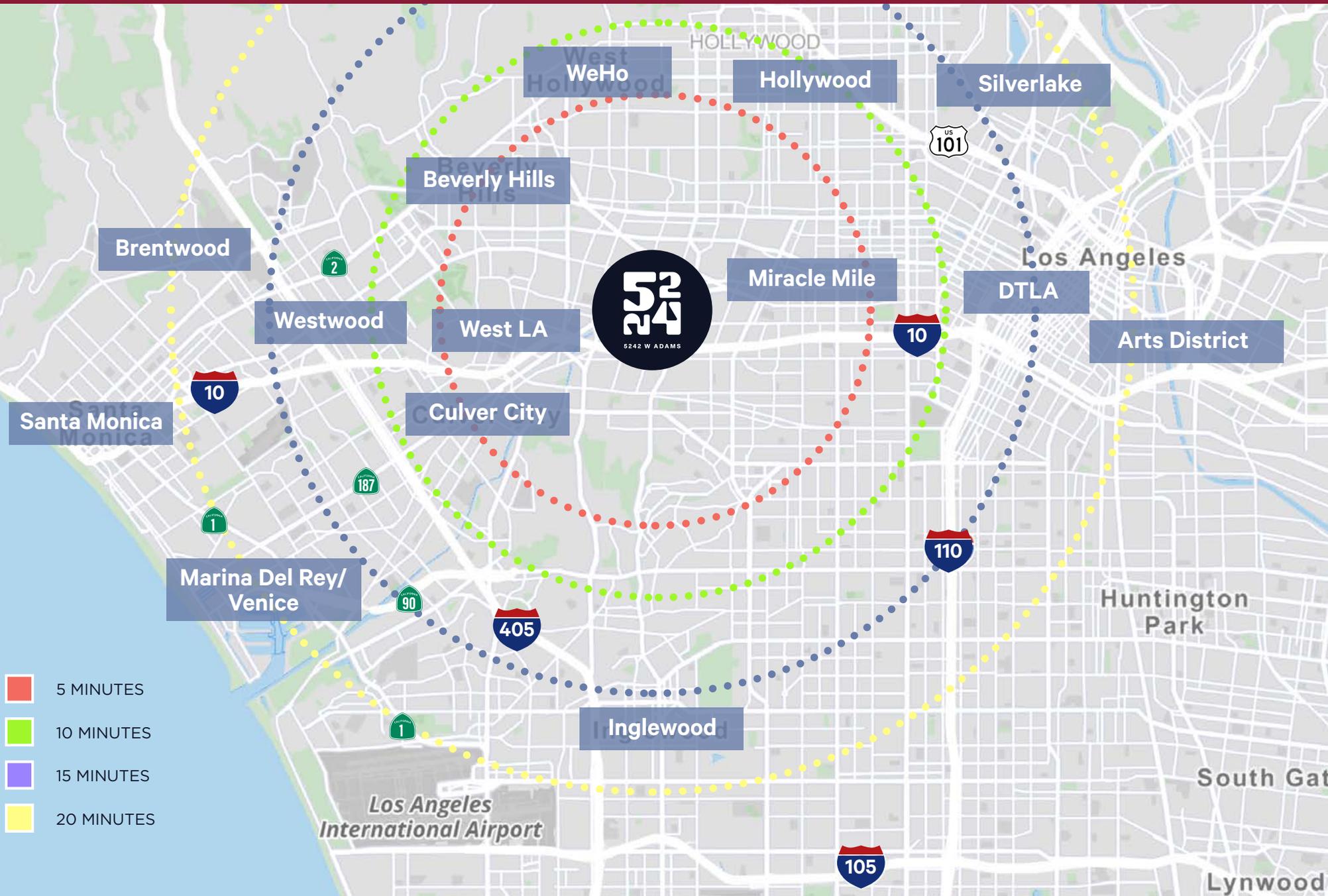


5242
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- BARS/ENTERTAINMENT
- CAFES
- FITNESS
- SHOPPING
- RESTAURANTS
- HOTELS

CENTRAL LOCATION

Employee Commute Radius



THE AREA

HAYDEN TRACT

CUMULUS

DOWNTOWN CULVER CITY

SANTA MONICA

BLACKWELDER CREATIVE OFFICE

BRENTWOOD

52
24

5242 W ADAMS

WEST ADAMS BLVD

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**STANDALONE CREATIVE OFFICE
BUILDING IN WEST ADAMS**



5242 W ADAMS

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