

# LOS ANGELES | HANCOCK PARK

בס"ד

OFFICE SPACE FOR LEASE

4221 WILSHIRE BLVD, LOS ANGELES, CA 90010

**Adam Funk**

Managing Director

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Lic. 02129715

FREE  
PARKING





## SPACE INFORMATION

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.

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

### SPACE SIZE

SUITE 136:       ±2,596 RSF  
SUITE 210:       ±4,556 RSF  
SUITE 300:       ±6,039 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

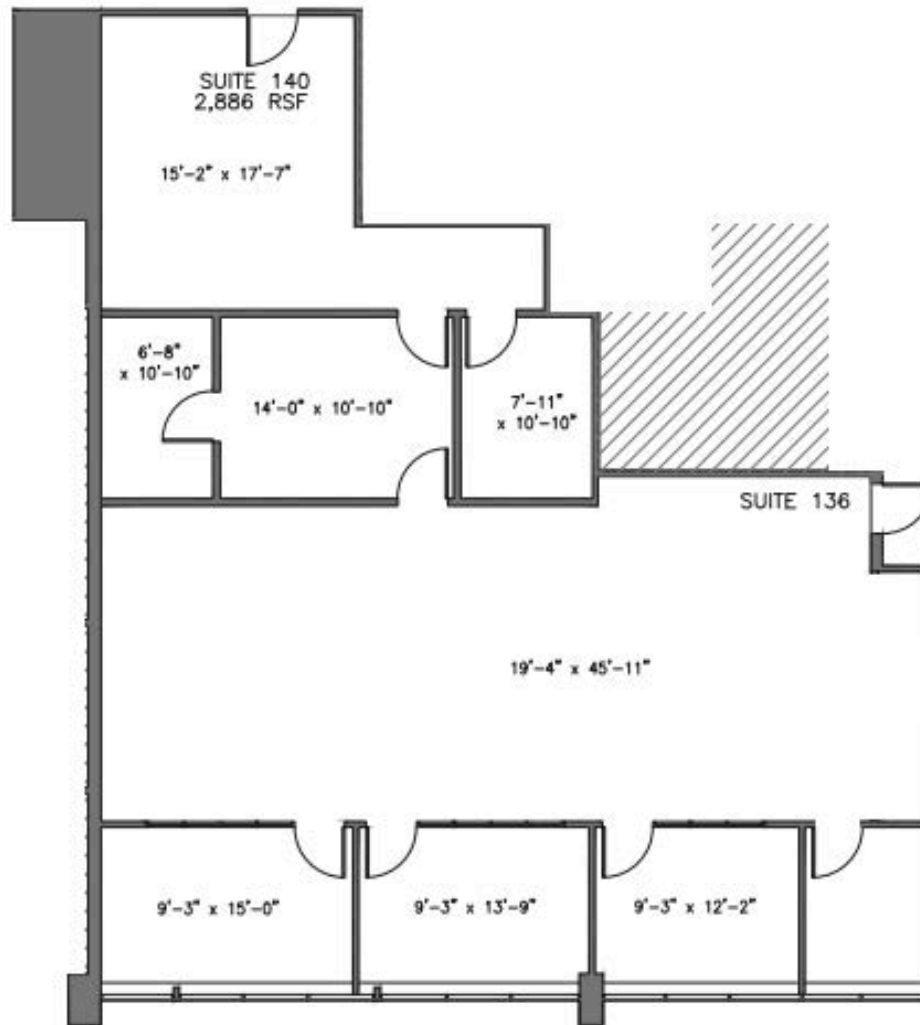
### VISITOR PARKING

\$15 MAXIMUM  
\$1.50 EVERY 15 MINUTES

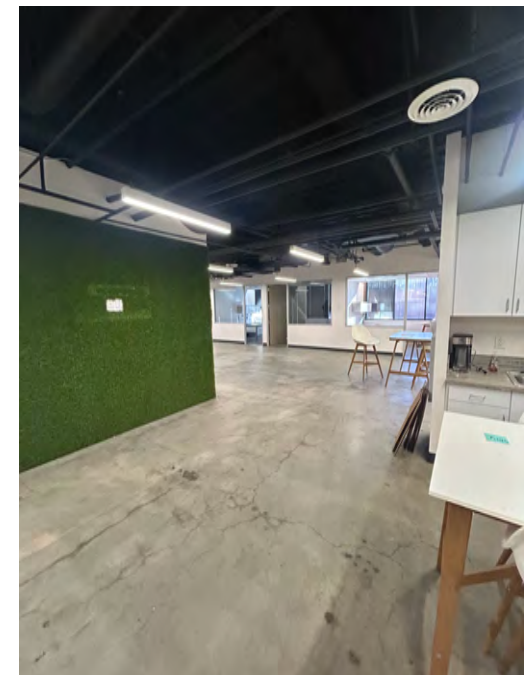
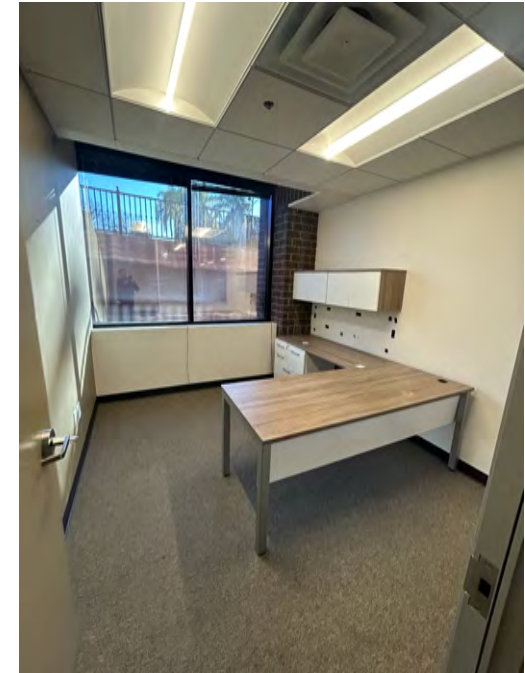
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## SUITE 136



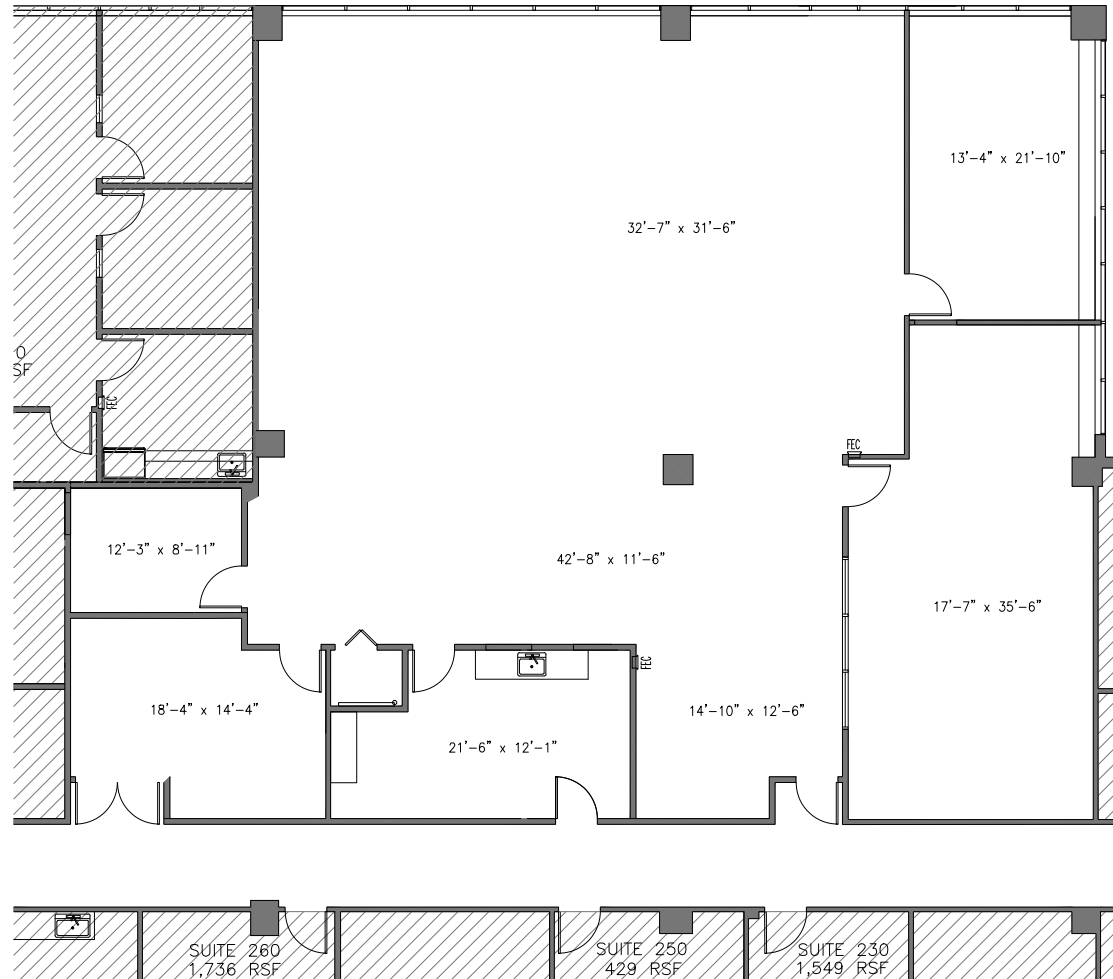
±2,596 SF



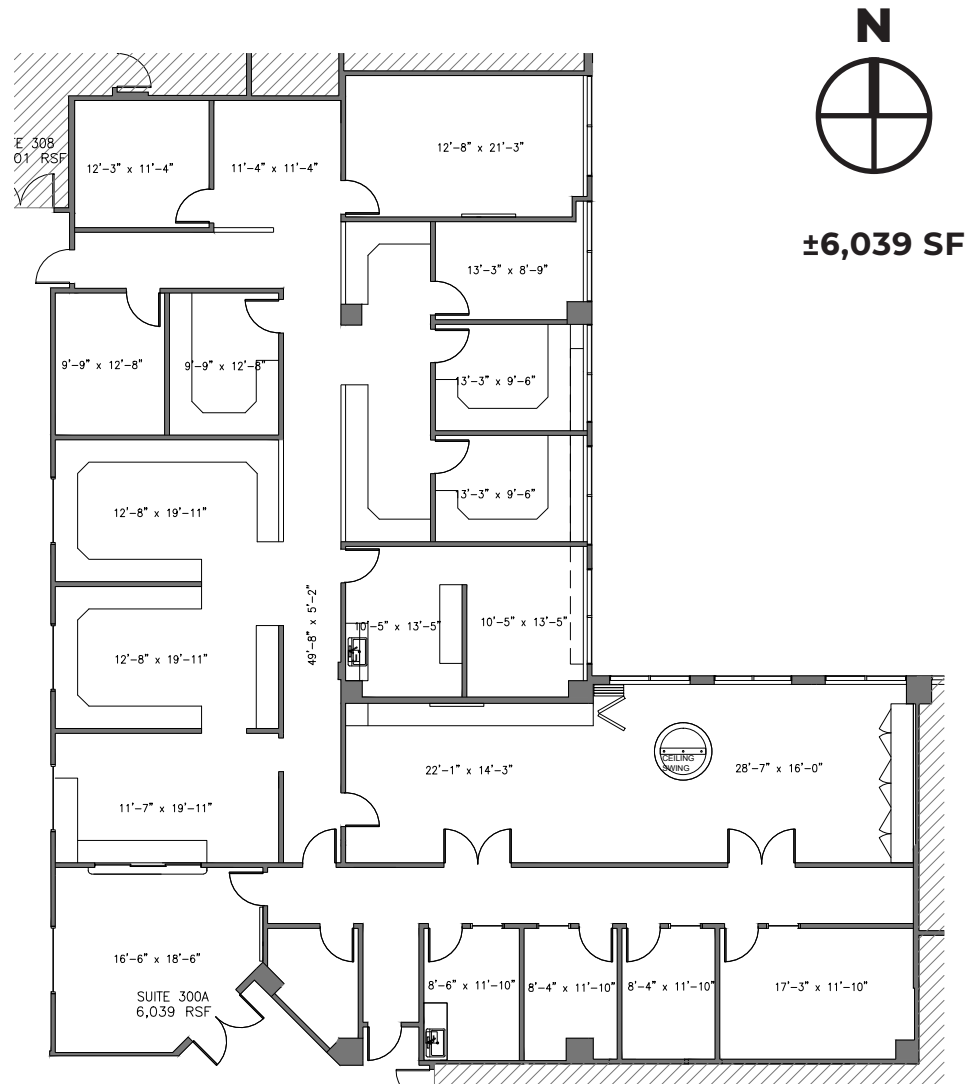
# SUITE 210



±4,556 SF



# SUITE 300





**COMMERCIAL  
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