

± 6,134 SF OFFICE SPACE FOR LEASE

4005 W JEFFERSON BLVD
LOS ANGELES, CA 90016



A DIVISION OF



LEE &
ASSOCIATES



PREMISES

Building: $\pm$ 6,134 SF
Land: $\pm$ 7,699 SF

RENT

\$4.25/SF, MG

OCCUPANCY

Immediate

PARKING

6 Stalls On Site
Multiple Spots Available
Off Site

FEATURES

- Open Floor Plan
- High Ceilings
- Exposed Brick
- On-Site Parking
- ADA Restrooms With Full Height Stalls
- New HVAC System
- 600A 3-Phase Power

CONTACTS

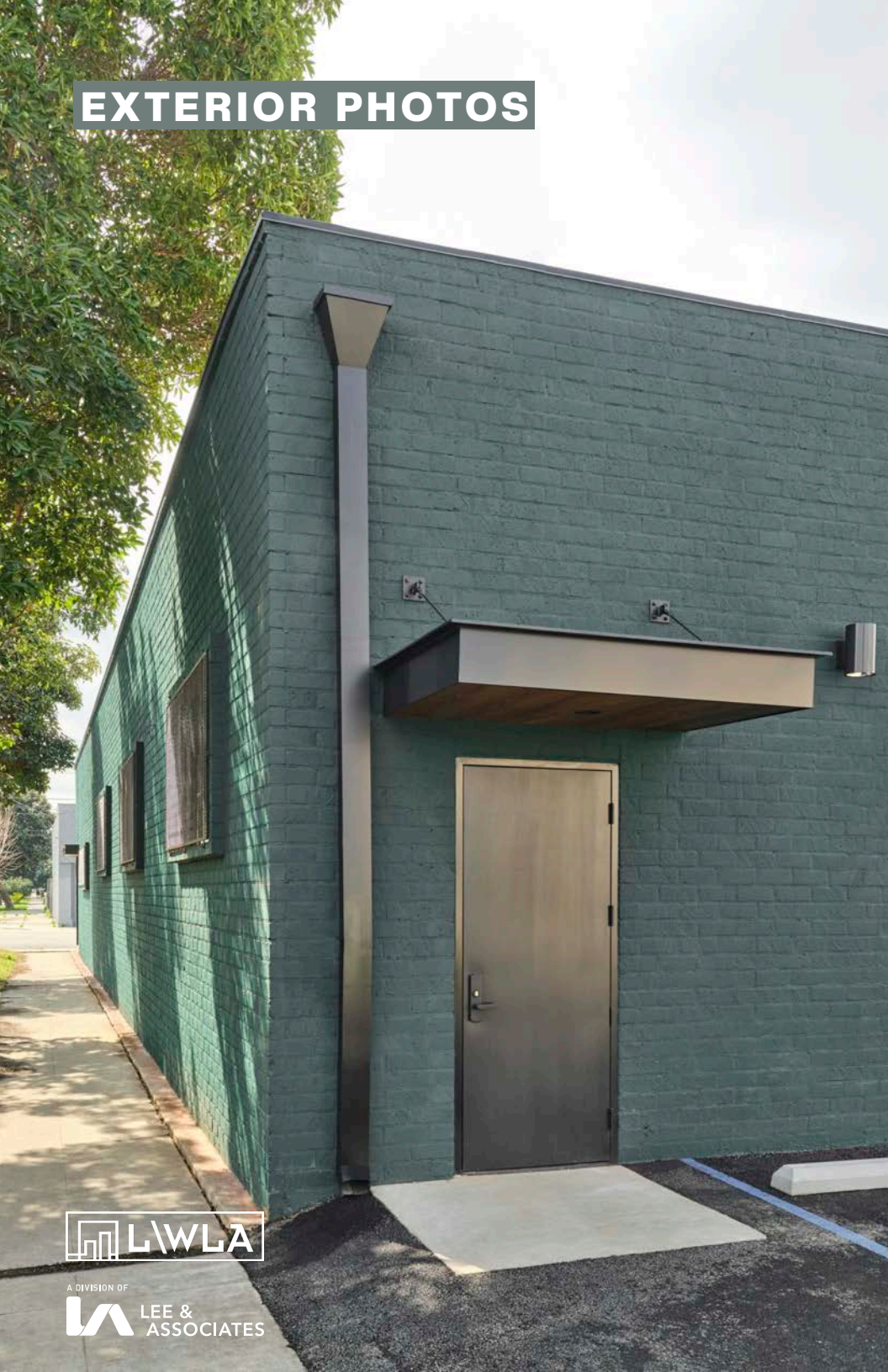
Robert Clifford
310.899.2725
rclifford@leewestla.com
AGT DRE 00999184

Brett Colvin
310.899.2731
bcolvin@leewestla.com
AGT DRE 02230987

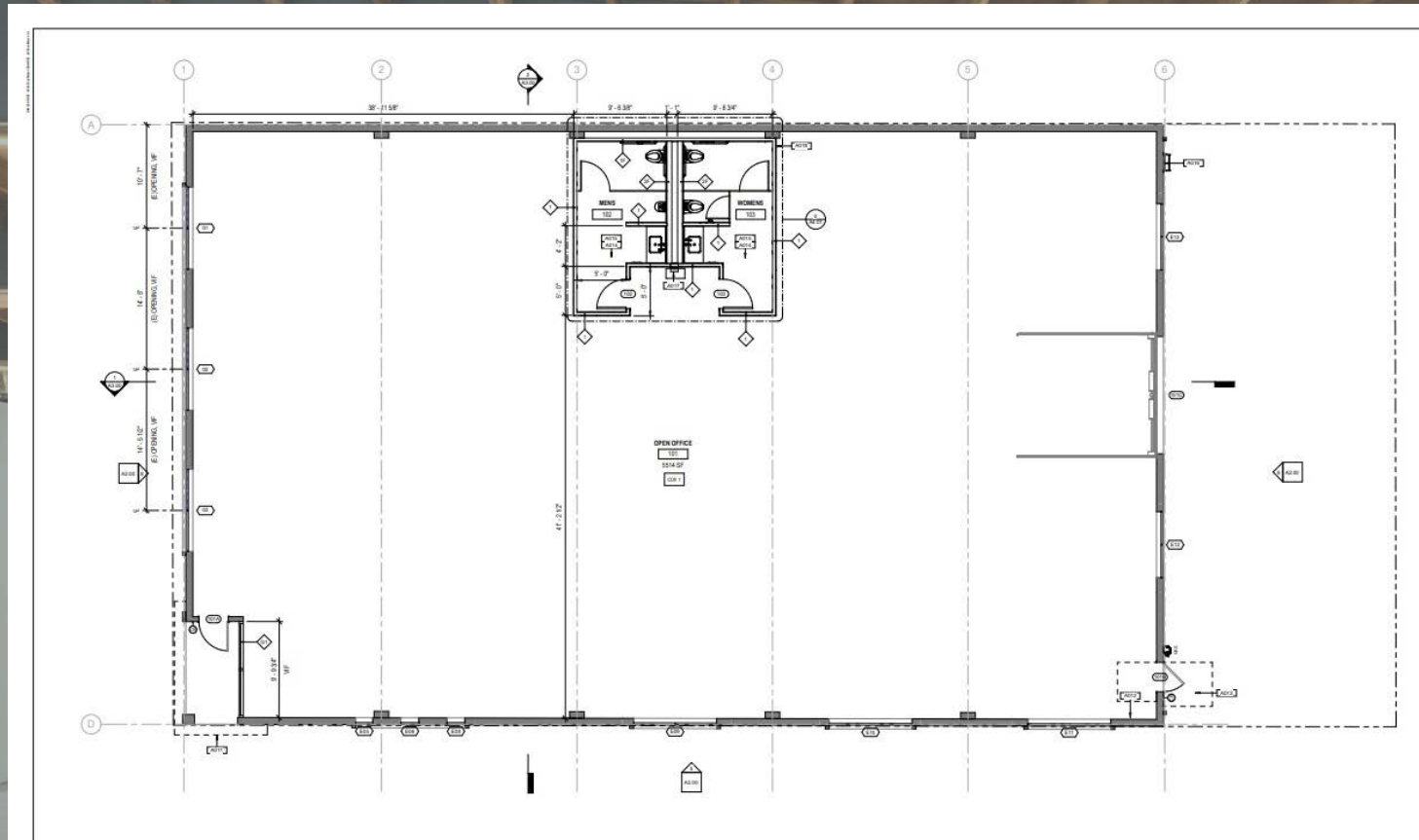
INTERIOR PHOTOS



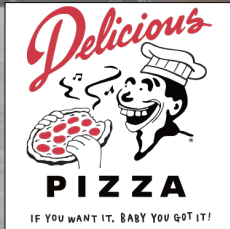
EXTERIOR PHOTOS



FLOOR PLAN



LOCAL AMENITIES

The logo for Cento, featuring the word "Cento" in a stylized font with "Cen" in blue and "to" in red.The logo for Collins Fish Market, featuring the text "COLLINSFISHMARKET" in a serif font, with "Los Angeles" in a smaller script font below it, and "EST 1976" at the bottom.The logo for Compartes, featuring the word "COMPARTES" in a thin, uppercase, sans-serif font.The logo for Farmhouse Kitchen, featuring the text "FARMHOUSE KITCHEN" in a bold, uppercase, sans-serif font, with "THAI CUISINE" in a smaller font below it.The logo for Highly Likely, featuring the words "HIGHLY LIKELY" in a bold, uppercase, sans-serif font, with "CAFÉ | WEST ADAMS" in a smaller font below it, all enclosed in a green speech bubble shape.The logo for Miz La La, featuring the word "MIZ" in a large, bold, uppercase, sans-serif font, with "LA LA" in a smaller, bold, uppercase, sans-serif font below it.The logo for Vicky's All Day, featuring the word "Vicky's" in a stylized, cursive font, with "ALL DAY" in a smaller, uppercase, sans-serif font below it.The logo for Vee's Café, featuring the word "Vee's" in a stylized, cursive font, with "Café" in a smaller, uppercase, sans-serif font below it, all enclosed in a yellow oval with a decorative border.The logo for Chulita, featuring the word "CHULITA" in a bold, uppercase, sans-serif font, with "BOTANAS Y MEZCALES" in a smaller font below it.The logo for Sweet E's Bake Shop, featuring the text "Sweet E's" in a stylized, cursive font, with "Bake Shop" in a smaller, uppercase, sans-serif font below it, all enclosed in a black oval with a dotted border.The logo for Johnny's, featuring the word "JOHNNY'S" in a bold, uppercase, sans-serif font.The logo for B Taqueria, featuring a large, bold, uppercase letter "B" in a black font, with "TAQUERIA" in a smaller, uppercase, sans-serif font below it.The logo for Alta, featuring the word "alta" in a lowercase, bold, sans-serif font.

A DIVISION OF
LEE & ASSOCIATES

LOCAL OFFICES & DEVELOPMENTS

SOMESUCH



SUPERPRIME



Coming Soon

Mixed Use Development
150,000 SF
Coming Soon



Three-Story
Office Building
Coming Soon



± 89,479 SF
For Lease



±10,274 SF Event
Venue Space
For Lease
Coming Soon



BUCKINGHAM ROAD

SUBJECT PROPERTY



W JEFFERSON BLVD

CRENSHAW BLVD

W EXPOSITION BLVD

OBAMA BLVD

HIGHLY
LIKELY



High
Wide &
Handsome

L
O
H
A



±30,000 SF Building
Under Construction
For Lease
LWLA



±52,481 SF
New Development

ONWARD
&
UPWARD



RIOS



±29,759 SF Building
For Lease

FPM DEVELOPMENT, LLC

CONTACTS

ROBERT CLIFFORD

310.899.2725

rclifford@leewestla.com

AGT DRE 00999184

BRETT COLVIN

310.899.2731

bcolvin@leewestla.com

AGT DRE 02230987

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
310.899.2700 | www.leewestla.com | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.



A DIVISION OF
LEE & ASSOCIATES