



# 5830 Obama Blvd





# Table of Contents

03	Executive Summary
04	Property Description
07	Building Details
08	Property Specs
09	Neighborhood Map
10	Neighborhood Amenities
11	Contacts

## Contacts

**Aleks Trifunovic, SIOR**  
President  
310.899.2721  
atrifunovic@leewestla.com

**Thomas Isola**  
Principal  
310.899.2709  
tisola@leewestla.com

**Tibor Lody, SIOR**  
Principal  
310.899.2720  
tlody@leewestla.com

**Keith Fielding**  
Principal  
310.899.2719  
kfielding@leewestla.com

**Adam Levine**  
Associate  
310.899.2703  
alevine@leewestla.com







# Property Description

## Address

5830 Obama Blvd., Los Angeles, CA 90016

## Occupancy

Delivered Vacant Upon Close of Escrow Sale

## RSF

40,000

## Built/Renovated

1967/2018

## Pricing

Call for Details

## Zoning

C4

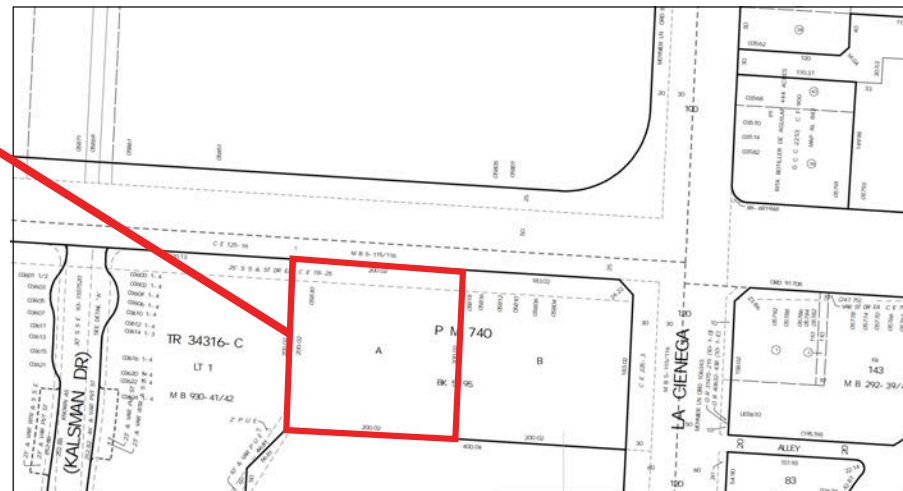
## Lot Size

39,981

## Highlights

## Parking

- Leaseback Potential for a Single Floor
- Seller Financing Available
- 71 Surface Parking Spaces
- 96 Spaces Available with Valet Assist



# Executive Summary

5830 Obama Boulevard presents the rare opportunity to acquire a first-class compound in close proximity to some of the most prolific tech and media companies in the world. The property is located on Obama Blvd., one property West of La Cienega Blvd., and in the Jefferson Creative Office Corridor/Hayden Tract - one of the hottest submarkets on Los Angeles' Westside.

The building was renovated in 2018 and sits at 40,000 square feet with a spacious indoor/outdoor environment. Shubin + Donaldson were the architects of the project. The building has a modern facade and each level has floor to ceiling windows offering great natural light throughout the interior. The open floor plan lends itself to endless layout possibilities.

The building will be delivered vacant upon the close of escrow and seller financing is available. There is potential to lease back a single floor for additional income. The site is located near the Ballona Creek bike path which provides easy access to Marina del Rey, Santa Monica and the South Bay beach cities.

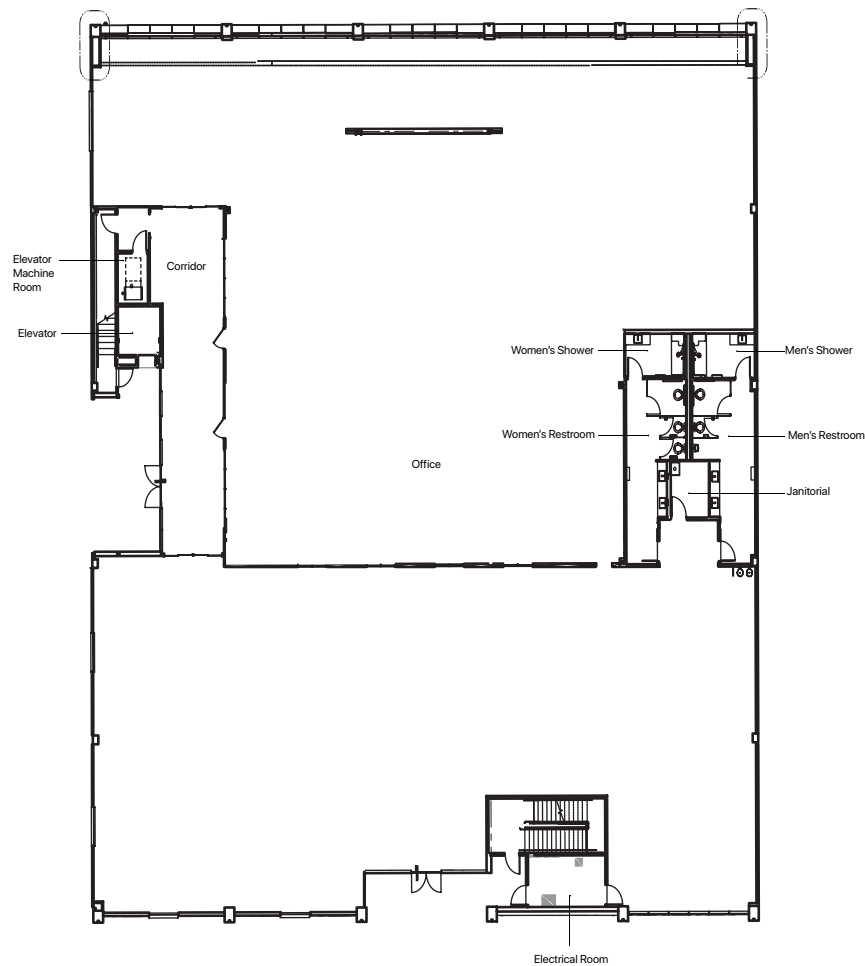




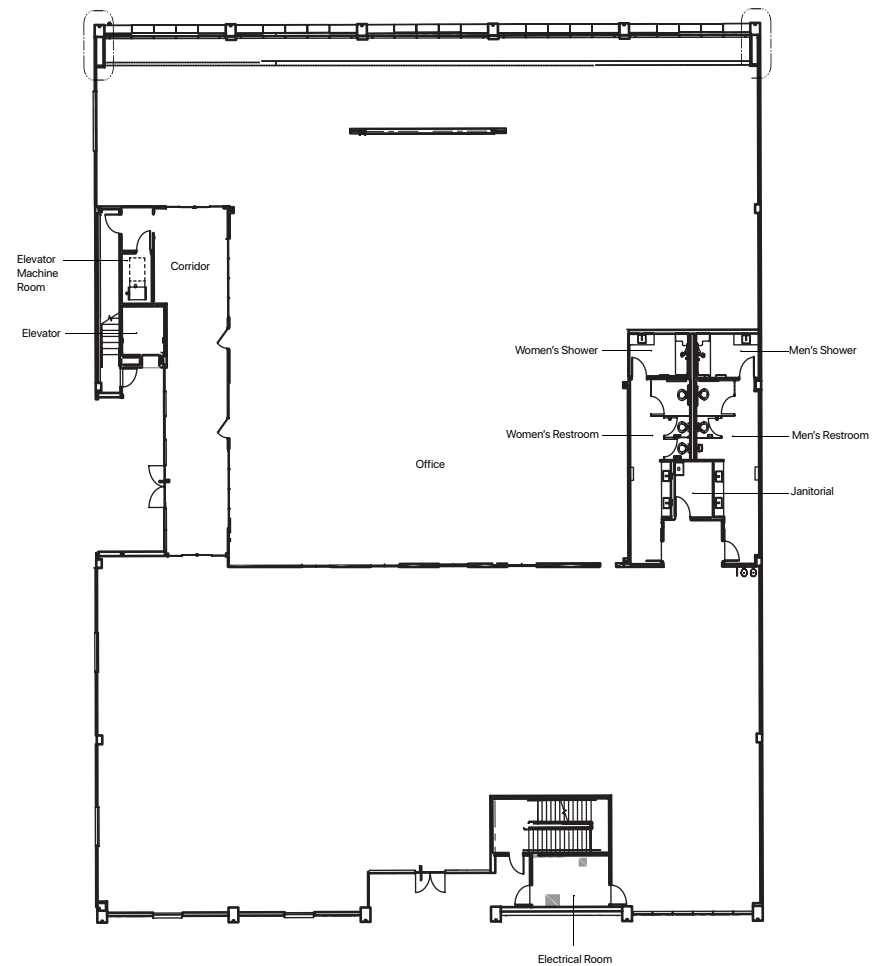
# Floor Plans



## First Floor



## Second Floor









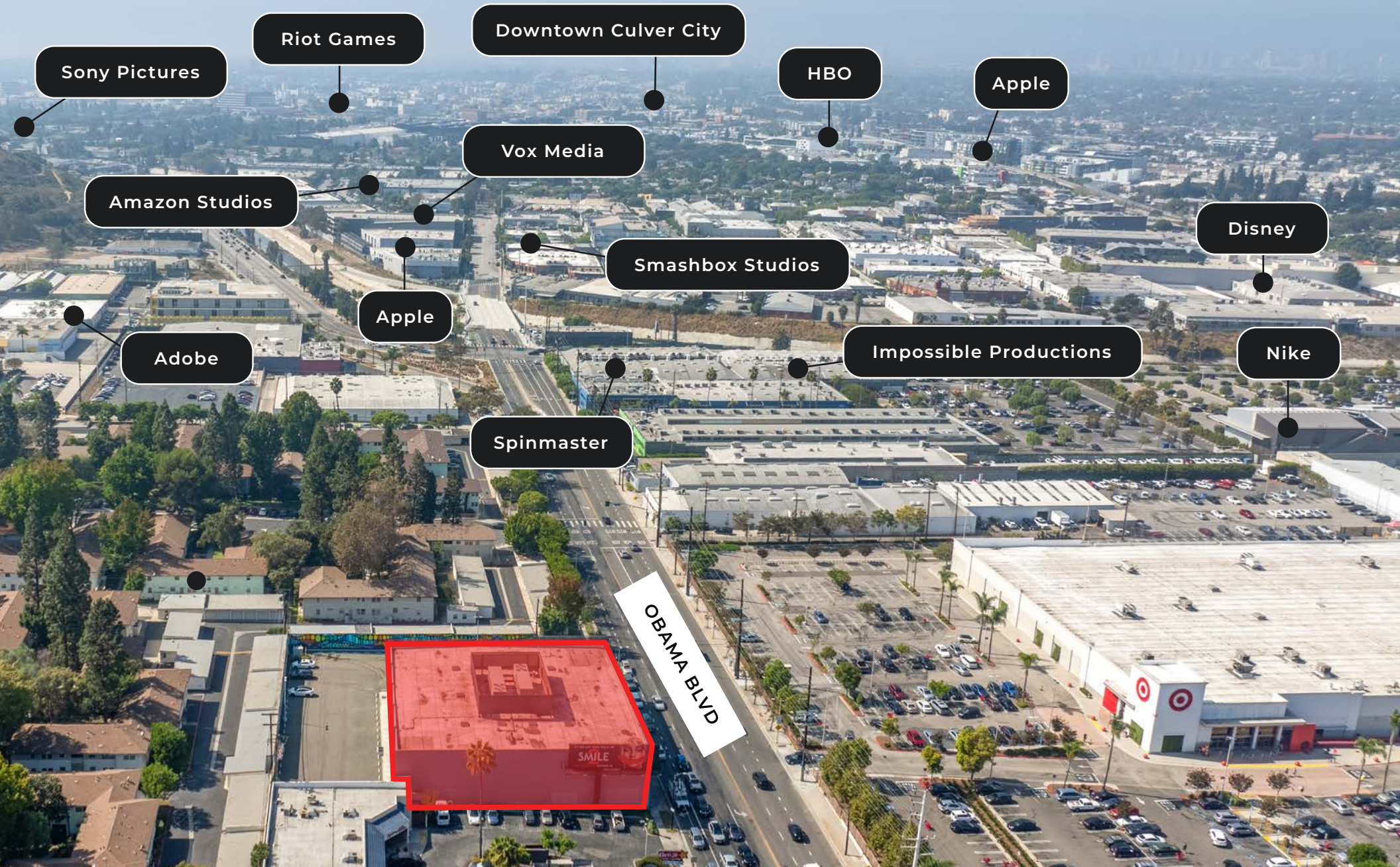


# Building Details

- 14' Exposed Ceilings
- Highly Visible Location
- Renovated in 2018
- Floor to Ceiling Windows
- New Elevator



# Tenant Map



Sony Pictures

Riot Games

Downtown Culver City

HBO

Apple

Vox Media

Amazon Studios

Smashbox Studios

Disney

Adobe

Apple

Impossible Productions

Nike

Spinmaster

OBAMA BLVD

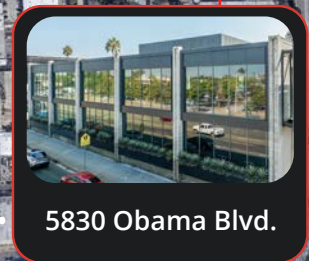


# Parking





# Neighborhood Amenities



5830 Obama Blvd.





**Aleks Trifunovic, SIOR**  
President  
310.899.2721  
atrifunovic@leewestla.com  
BKR DRE 01363109



**Thomas Isola**  
Principal  
310.899.2709  
tisola@leewestla.com  
AGT DRE 01974024



**Tibor Lody, SIOR**  
Principal  
310.899.2720  
tlody@leewestla.com  
AGT DRE 01261129



**Keith Fielding**  
Principal  
310.899.2719  
kfielding@leewestla.com  
AGT DRE 01729915



**Adam Levine**  
Associate  
310.899.2703  
alevine@leewestla.com  
AGT DRE 02104830

Lee & Associates | Los Angeles West, Inc.  
1508 17th Street  
Santa Monica, California 90404

