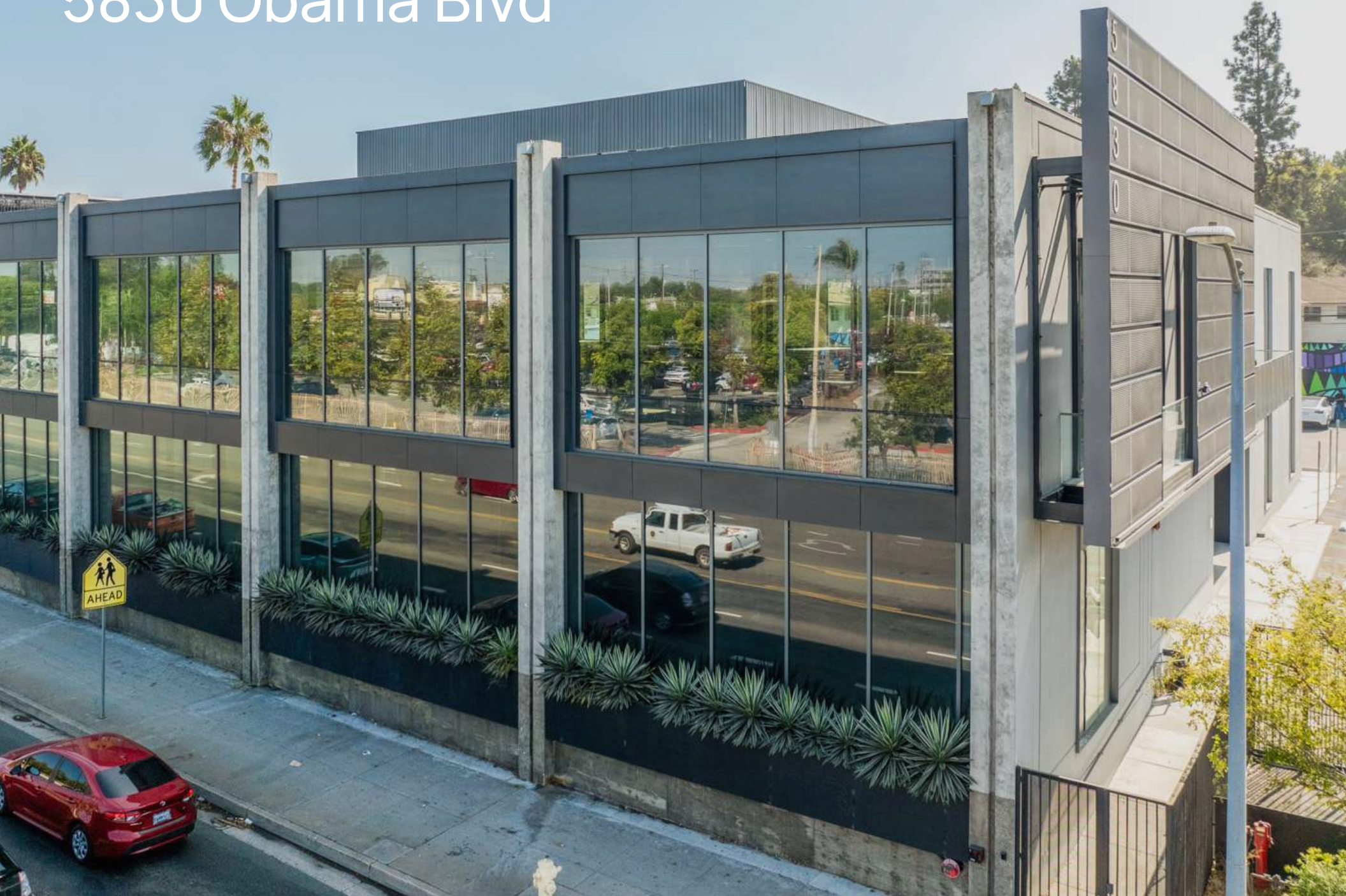




A DIVISION OF  
**LEE &  
ASSOCIATES**

# 5830 Obama Blvd



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## Contacts

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# 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

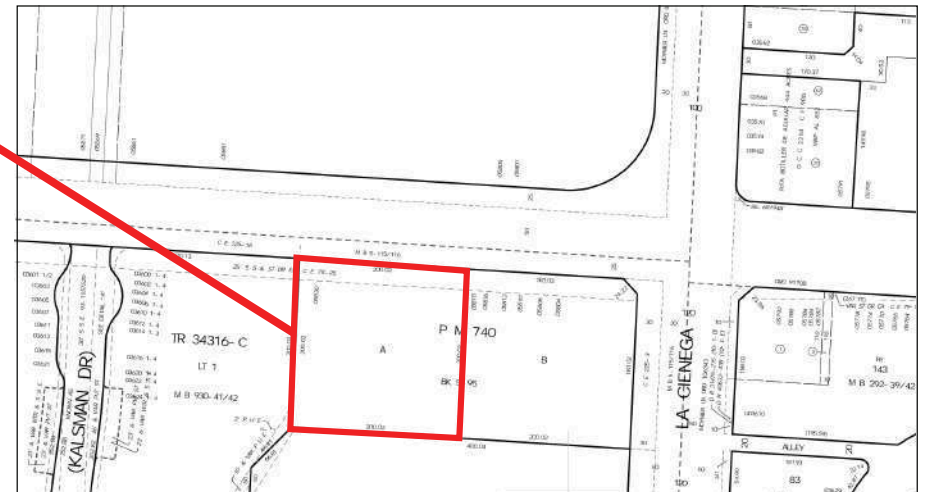
39,981

## Highlights

- Leaseback Potential for a Single Floor
- Seller Financing Available

## Parking

- 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.

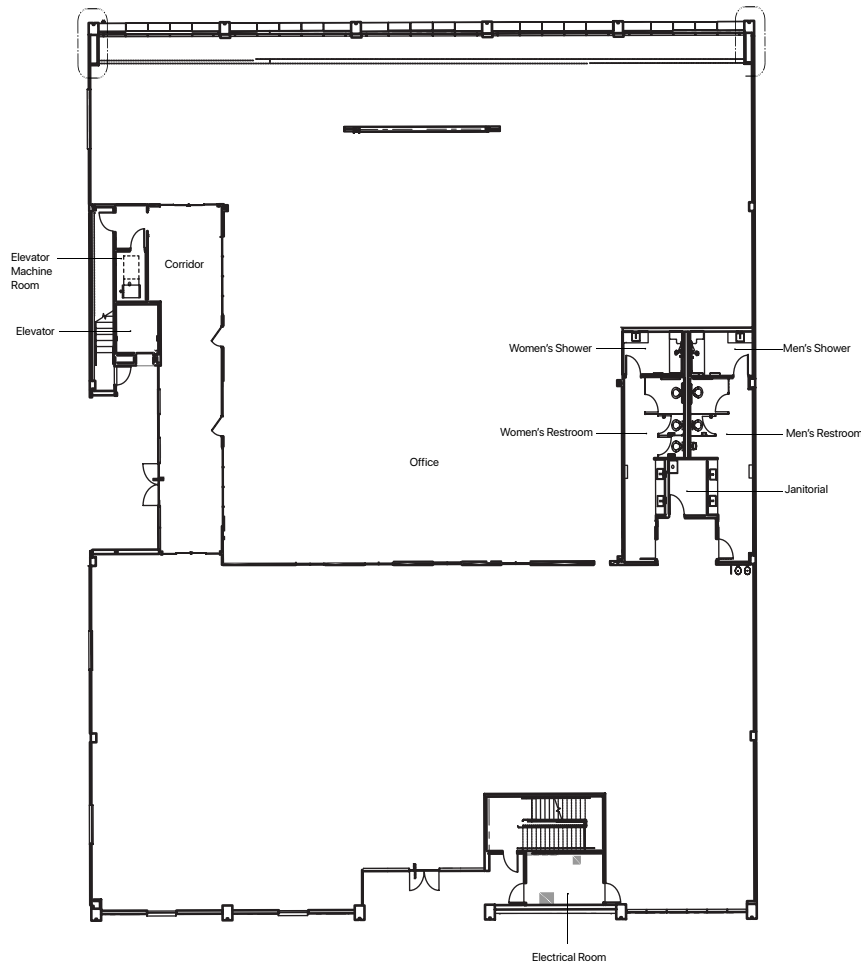
The building will be delivered vacant upon the close of escrow and seller financing is available. There is potential to lease back a single floor for additional income. The site is located near the Ballona Creek bike path which provides easy access to Marina del Rey, Santa Monica and the South Bay beach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



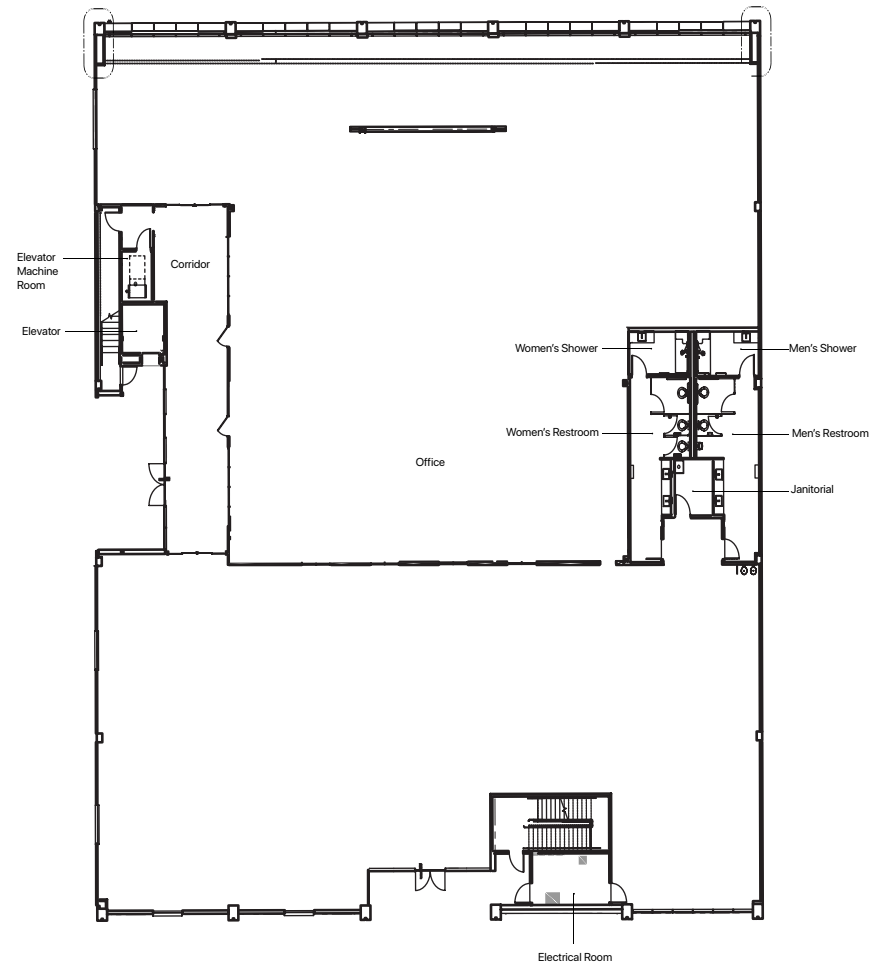
# Floor Plans



## First Floor



## Second Floor



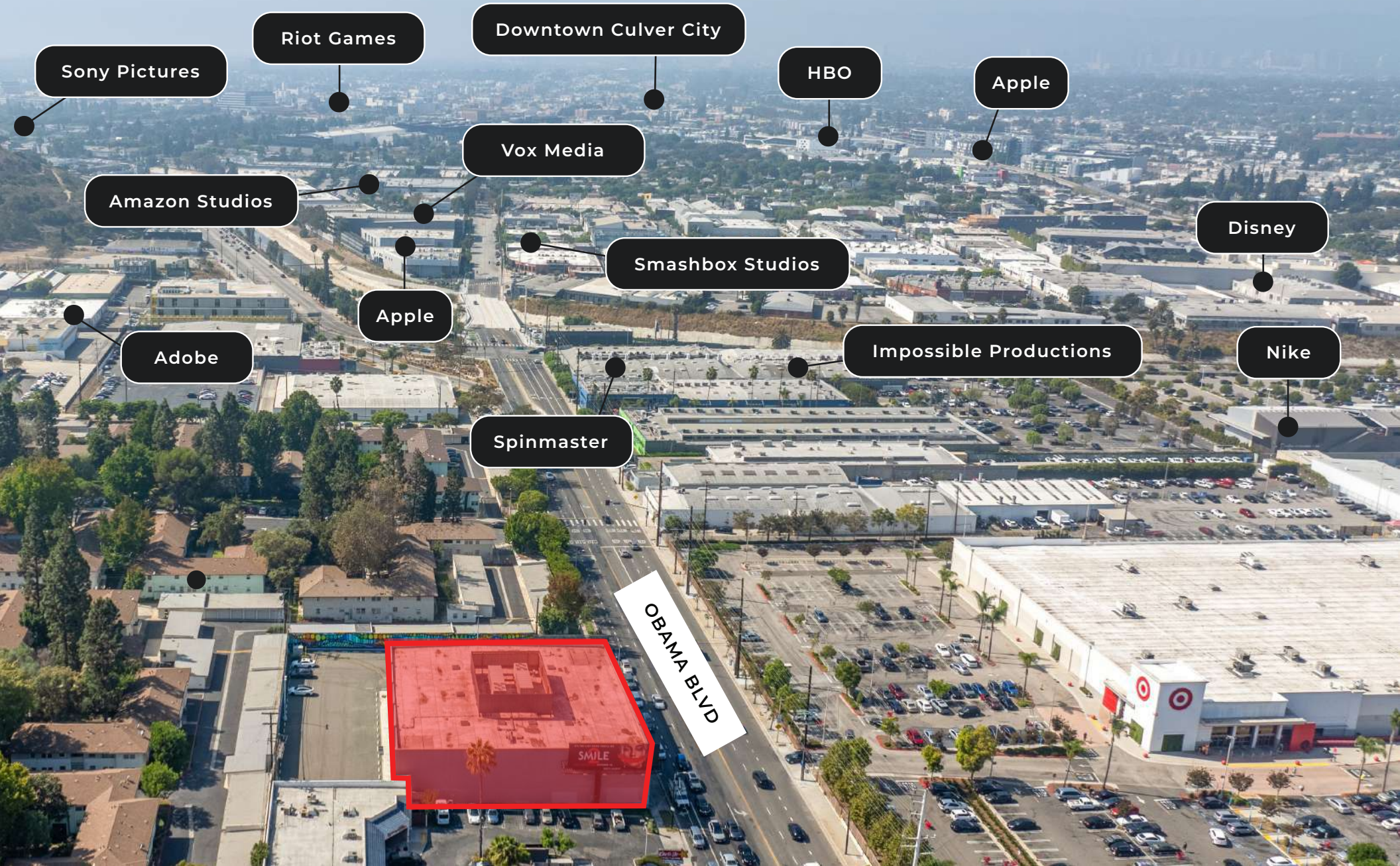




# Building Details

- 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

Amazon Studios

Vox Media

Disney

Smashbox Studios

Adobe

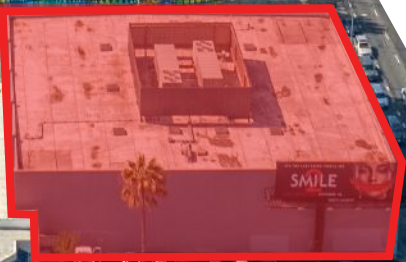
Apple

Impossible Productions

Nike

Spinmaster

OBAMA BLVD

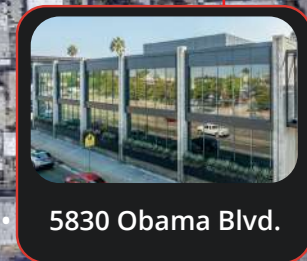




# Parking



# Neighborhood Amenities



5830 Obama Blvd.



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