

FOR LEASE

5645 WEST ADAMS BOULEVARD

COMMERCIAL OFFICE/WAREHOUSE PROPERTY

HISTORIC WEST ADAMS DISTRICT



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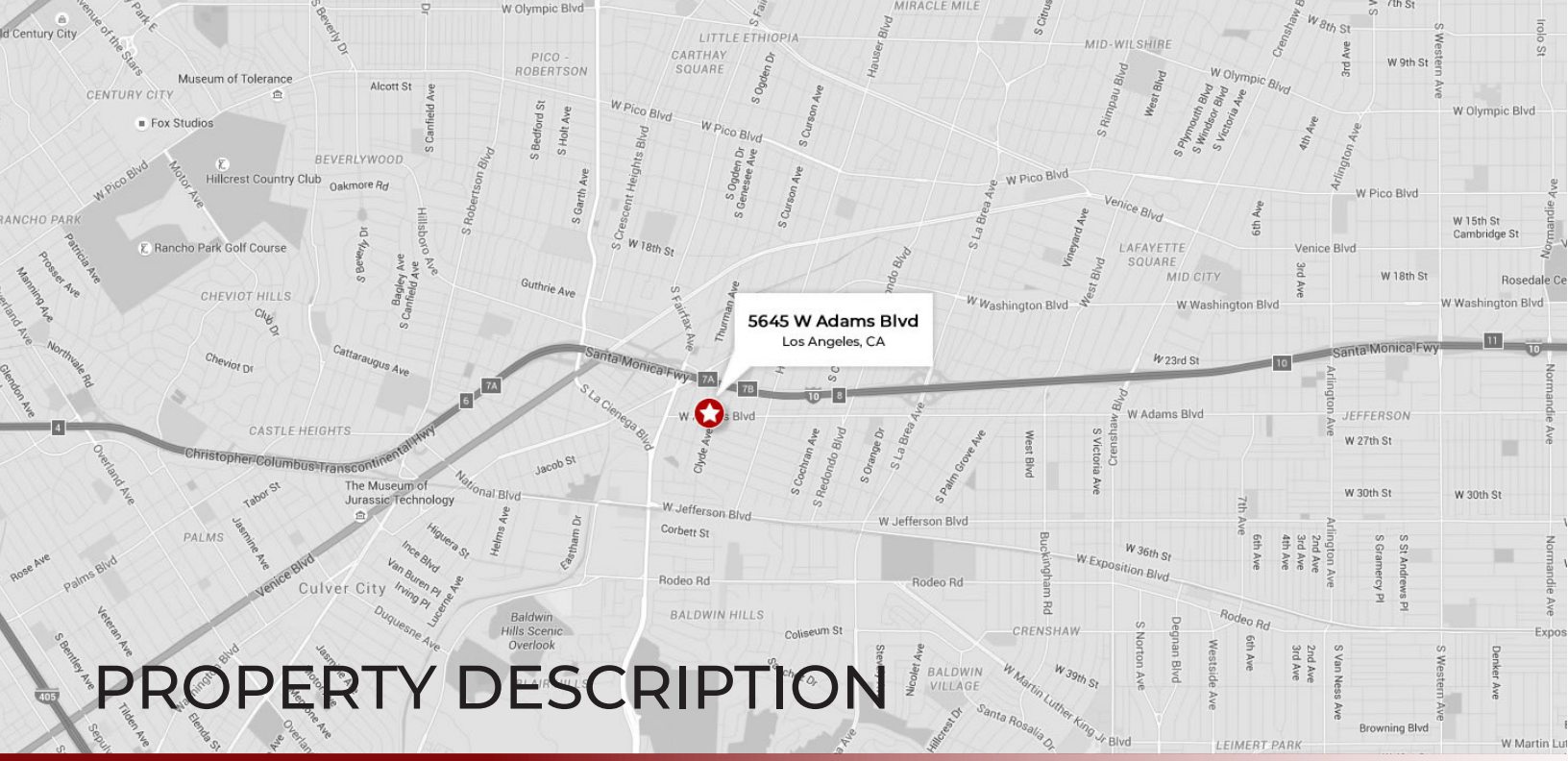
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WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | Company DRE #01096973 | www.westmac.com

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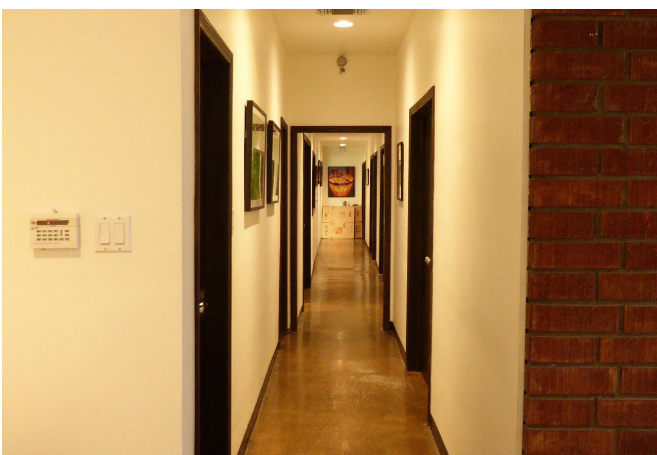


PROPERTY DESCRIPTION

The historic West Adams district located in the heart of South Los Angeles is known for its rich history of architecture. Once the go to neighborhood for wealthy transplants of the post civil war era, West Adams became one of the first commuter neighborhoods at the turn of the twentieth century. This foreshadows the development of the new LAX/Crenshaw line which is creating an influx of new developments, restaurants, retail stores, and art galleries moving into the area. West Adams was built on a strong sense of community and continues to be a growing sub culture in this ever morphing city of angels.



- 1 Location**
 5645 West Adams Boulevard
 Los Angeles, CA 90016
 (Located just East of Fairfax Avenue)
- 2 Building Sizes**
 Approximately 10,017 square feet
 Building I: Approximately 2,517 square feet
 Building II: Approximately 7,500 square feet
- 3 Zoning**
 LAC2-IVL-CPIO
- 4 Parking**
 Ten [10] parking spaces in a secure fenced lot with electric gates
- 5 Year Built**
 1959
- 6 Lease Rate**
 \$2.50 per square foot, per month, net net net
Triple net charges are approximately \$0.15/SF



7

Availability

Immediately

8

Comments

- Office/warehouse with bonus storage mezzanine space
- Two [2] 10'x10' ground level loading doors
- Prime Historic Adams District location
- Bow truss ceilings
- HVAC in office area
- 400 amp 220 volts 3 phase power
- Neighbors include architects, art galleries, movie production, tech company designers, restaurants, and many amenities
- Down the street from the new Culver steps development as well as several other nearby developments
- Alley access
- Kitchen area
- CALL BROKER TO SHOW



5645 W Adams Blvd
Los Angeles, CA

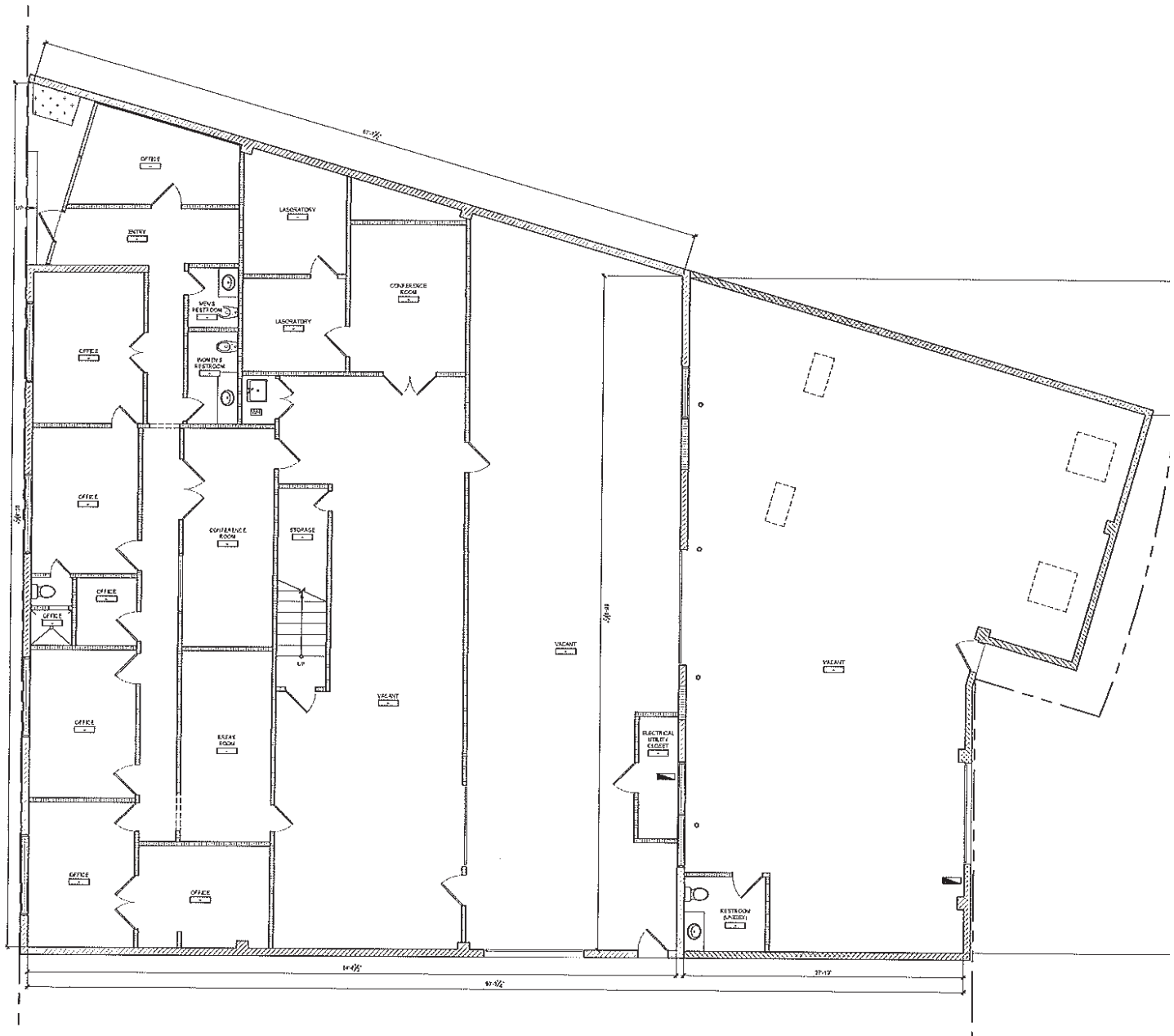
CLYDE AVENUE

S CURSON AVENUE

W ADAMS BOULEVARD

RENDERINGS





1 FIRST FLOOR PLAN AS-BUILT
SCALE 1/8"=1'-0"

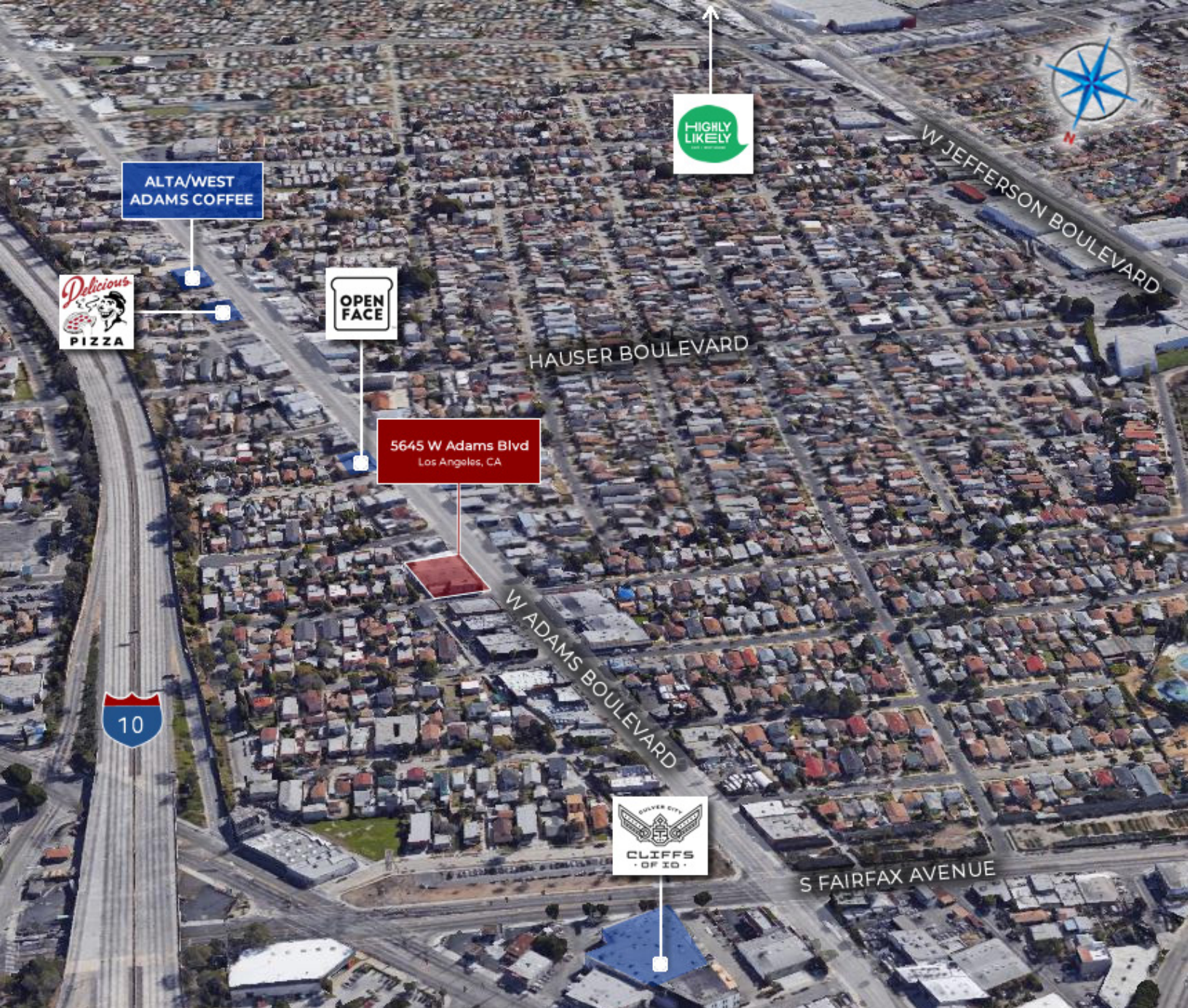
FLOOR PLAN

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AERIAL VIEW

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