

FOR LEASE: Multi-Use Flex Space

Culver City Adjacent/Top-End Growth Area

5280 W. Washington Blvd. • Los Angeles, CA 90016



**Affordable
Spaciousness**



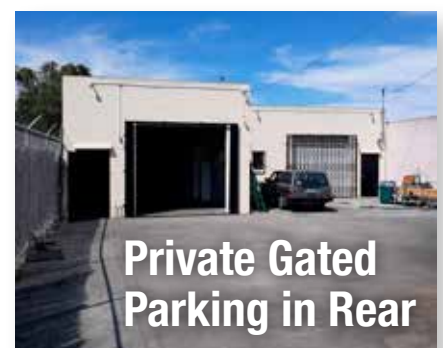
FOR LEASE: 5280 W. Washington Blvd.

About The Property

- 4,630 SF Building on 7,003 SF Lot
- Rent Rate: \$1.71/SF/MO (NNN)
Monthly Rent: \$1.71 x 4,630 SF Building = \$7,917.30
Note: The Current Yearly Property Tax is JUST \$4,718.

Call or Text Roy at 323.376.2833

See next page for floor plan and photos



**Private Gated
Parking in Rear**

Site Plan: 5280 W. Washington Blvd.

Front of the Building



9 Offices + Large Common Area

2,100+ SF Open Area

2,000+ SF Private Gated Parking

Ideal for Creative Work Space, Display/Showroom, Photo/Art Studio or Storage/Warehouse

1st Bathroom w/Shower

2nd Bathroom

Kitchenette

OFFICE 1 (189 SQ FT)
OFFICE 3 (131 SQ FT)
OFFICE 4 (131 SQ FT)
OFFICE 5 (131 SQ FT)
OFFICE 6 (112 SQ FT)
OFFICE 7 (149 SQ FT)
OFFICE 8 (162 SQ FT)
OFFICE 9 (187 SQ FT)
OFFICE 2 (181 SQ FT)
KITCHEN (82 SQ FT)
BATHROOM (89 SQ FT)
BATHROOM (47 SQ FT)

Disclaimer: the dimensions set forth in this floor plan are good faith estimates by owner. They are not a warranty of actual dimensions. Prospective tenants are advised to take their own measurements.

Back of the Building



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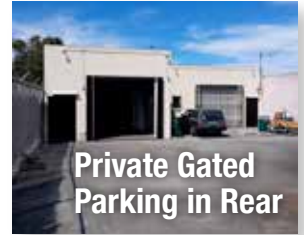
See next page for important details

FOR LEASE: Multi-Use Flex Space



ABOUT THE PROPERTY

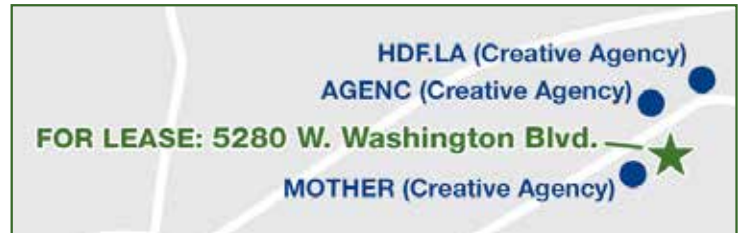
- 4,630 SF Building on 7,003 SF Lot
- Rent Rate: **\$1.71/SF/MO (NNN)**.
The Current Yearly Property Tax is JUST \$4,718.
\$1.71/SF/Mo (NNN)
x 4,630 SF Bldg.
\$7,917.30/Month
- LA C2 zoning allows for many commercial uses



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ABOUT THE LOCATION

Mid-City Agency Row
A Great Place to Create,
Work and Prosper.



FOR LEASE 5280 W. Washington Blvd.

Call or Text the Building Owner,
Roy Woolner at **323.376.2833**

HDF.LA (Creative Agency)

"We are HDF. We are LA.
We make things happen."*
5243 W. Washington Blvd.
hdf.la



MOTHER (Creative Agency)

"AdAge International
Agency of the Year, 2018"*
5290 W. Washington Blvd.
motherfamily.com

AGENC (Creative Agency)

"Award Winning
Experiential Agency"*
5285 W. Washington Blvd.
agen-c.com



*Agency quotes are taken from each individuals' home website (motherfamily.com, hdf.la and agen-c.com).



HBO

Culver-City Adjacent, Top-End Growth Area for both Residential & Commercial

- Amazon
- Apple, Inc.
- Audi of Beverly Hills Service Center
- Culver City Art Dist.
- Cumulus Project
- HBO
- Helms Bakery Dist.
- The Wrap Office Building
- West Adams Development
- Major, Top-end Hotels & Residential Developments



Amazon



Apple, Inc.



Cumulus

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