



GREEN WORLD REALTY

LOS ANGELES

FOR LEASE | \$3.25 NNN

5209 Wilshire Blvd Los Angeles CA 90036

Exclusive Offering



VAHE AVAKIAN

CA Bre Lic. 01055292

818.974.2284 | vaheavakian@gmail.com

HAIK ALEXANIAN

CA Bre Lic. 01842067

818.317.8300 | haik@greenworldrealtors.com

DION NORAVIAN

LOCAL MARKET EXPERT | CA Bre Lic. 01835866

818.425.8677 | dion@greenworldrealtors.com



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OVERVIEW & SERVICES

Summary

- Address: 5209 Wilshire Blvd, Los Angeles CA 90036
- Major Cross Street: La Brea & Wilshire
- APN: 5507-023-017
- Zoning: LAC4
- Year Built: 1927
- Lot Size: 4,349 SF
- \$3.25/SF NNN

HIGHLIGHTS

- 3,956 SF First + 2,193 SF Mezzanine
- Glass Ceiling Above illuminates the space with Natural Light
- HVAC
- Salt Water Fish Tank on Second Floor
- National Historic Property Designation
- Mills Act Property Tax Savings
- Cisco Phone System
- Fiber-optic wireless and hardwire Internet
- Prestigious business address, convenient location





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INVESTMENT HIGHLIGHTS

- Great Owner User Opportunity
- Amazing Gallery/Showroom/Creative Office
- Two buildings from the Wilshire/La Brea exit of the Metro Purple Line
- Property is Vacant
- Ideal for Art Gallery, Production Company, Design/Furniture Store, Creative Office
- Art Deco Architecture
- Terracotta Tile Throughout
- Used for Media & Television shoots







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