



4117 West Jefferson Boulevard

LOS ANGELES, CA 90016

5,354 SF for lease
Build-to-suit creative
office opportunity

4117 West Jefferson Blvd is a 5,354 SF property located at the intersection of the historic West Adams and Jefferson Park Neighborhoods. The classic bow-truss building offers high ceilings, open floor plan, mezzanine office space, and a dedicated entryway.

The property is being offered for lease with the ability to provide a custom class A build-to-suit retail or creative office space.

FEATURES

Open Floor Plan
Bowtruss Ceilings
Dedicated entryway

SQUARE FOOTAGE

Total SF: 5,354 SF
Main floor: 4,485 SF
Mezzanine: 869 SF



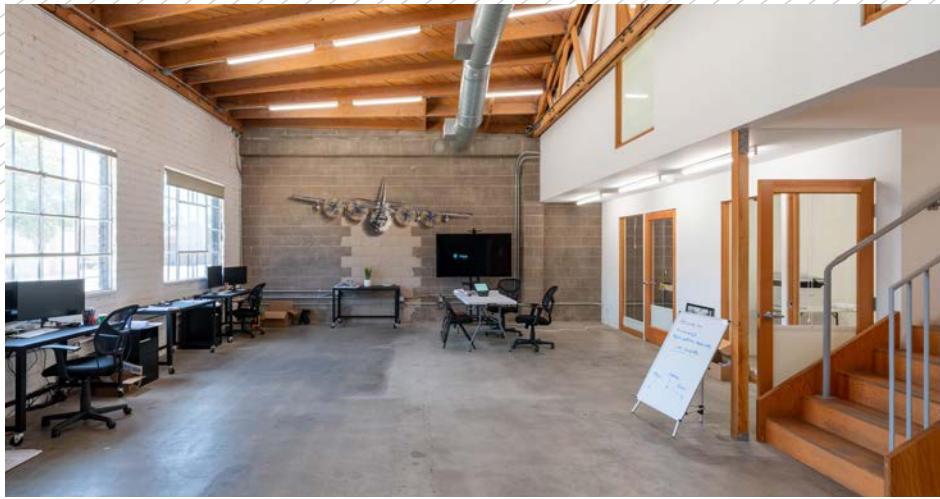
Main floor ▶

4,485 SF of open floor plan for office or retail showings.



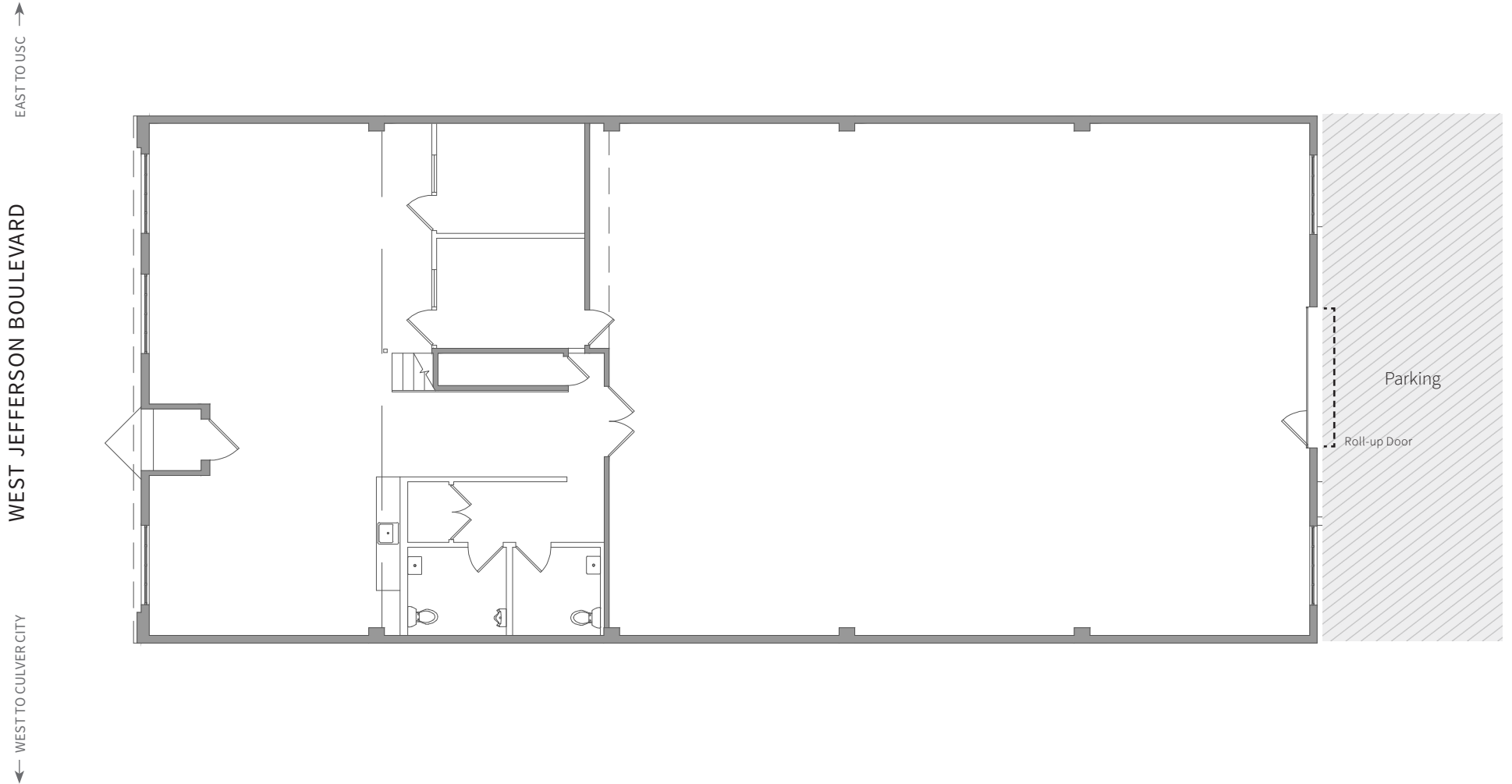
▼ Mezzanine

870 SF of existing mezzanine offices for executive suite.



◀ Entrance

Dedicated entryway or collaborative space with frontage of West Jefferson Blvd.



DIMENSIONS

Ceiling: 18'-5½" | 12'-2½" to beam

Width: 43'-6"

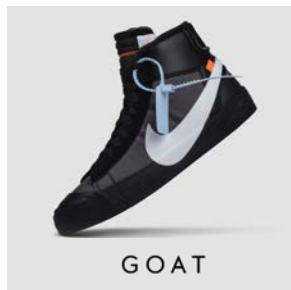






The historic West Adams and Jefferson Park neighborhoods are located adjacent to each other, immediately east of Culver City in South Los Angeles. The area, originally developed in the early 1900's, is connected by West Jefferson Boulevard, a primary commercial corridor connecting the neighborhoods of Culver City, West Adams, and Jefferson Park, to University Park and Downtown LA.

West Jefferson features an eclectic mix of industrial properties with large open floor plans and beautiful bow-truss ceilings. Although the corridor has been primarily home to industrial users over the last few decades, it has been experiencing a revitalization in recent years as many properties have been converted into a variety of maker spaces, creative offices and neighborhood-serving retail and restaurants.



The West Adams and West Jefferson neighborhoods have seen a larger number of new businesses and office users move to the area in recent years.

A creative hub

The area attracts big and small companies alike, ranging from Amazon, Apple, and Netflix to Mass Appeal, 100 Thieves, and GOAT.

▼ Highly Likely Café

A sunny neighborhood coffee shop, a great spot for dinner, and a communal space for local shops, makers and guest chefs to collaborate.



▲ Cumulus District

Comprised of a seven-story podium building, a 30-story high rise, and 100,000 square feet of retail, Cumulus is a living and retail destination in West Adams.

◀ Alta

Soul food and inventive cocktails spotlighted in a chill stylish setting with earth tones and a patio.

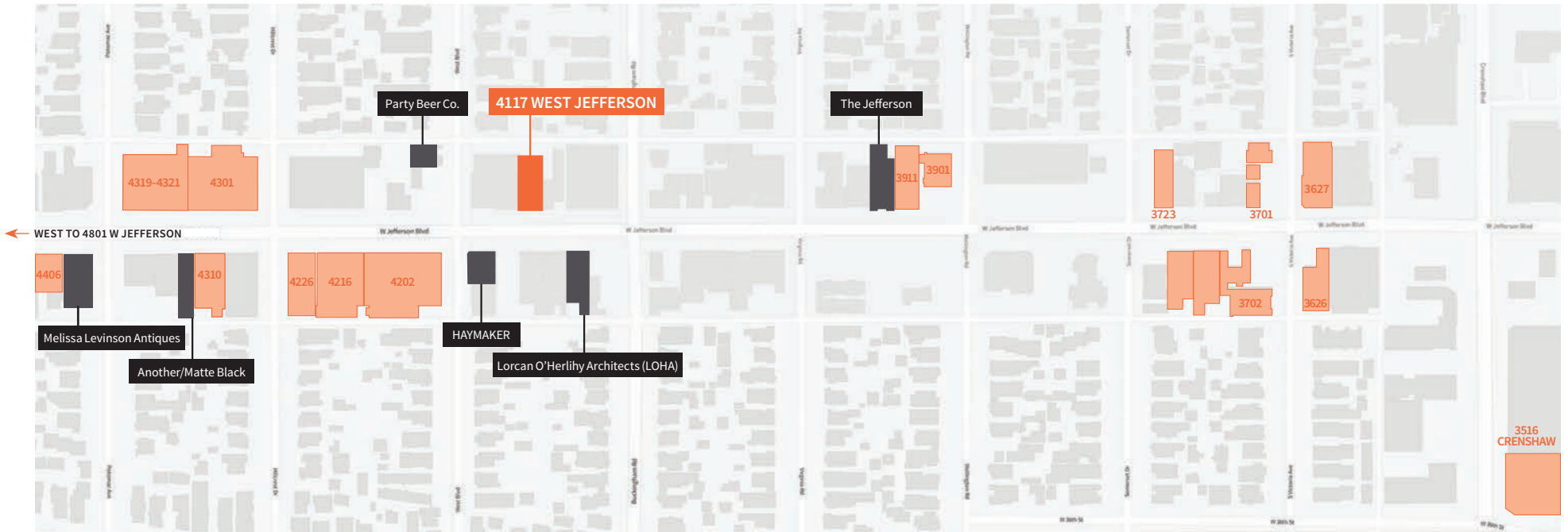
▼ Party Beer Co

Craft brewery with 6,000 square feet of patio, an open-air mezzanine, and even some mini golf.



▲ Delicious Pizza

Gourmet pies, beer, and wine served up in a cheery parlor decked out with vintage hip-hop memorabilia.



4801 WEST JEFFERSON
23,000 SF built-to-suit creative office



4319-21 WEST JEFFERSON
11,000 SF retail and restaurant



4216 WEST JEFFERSON
11,873 SF creative office

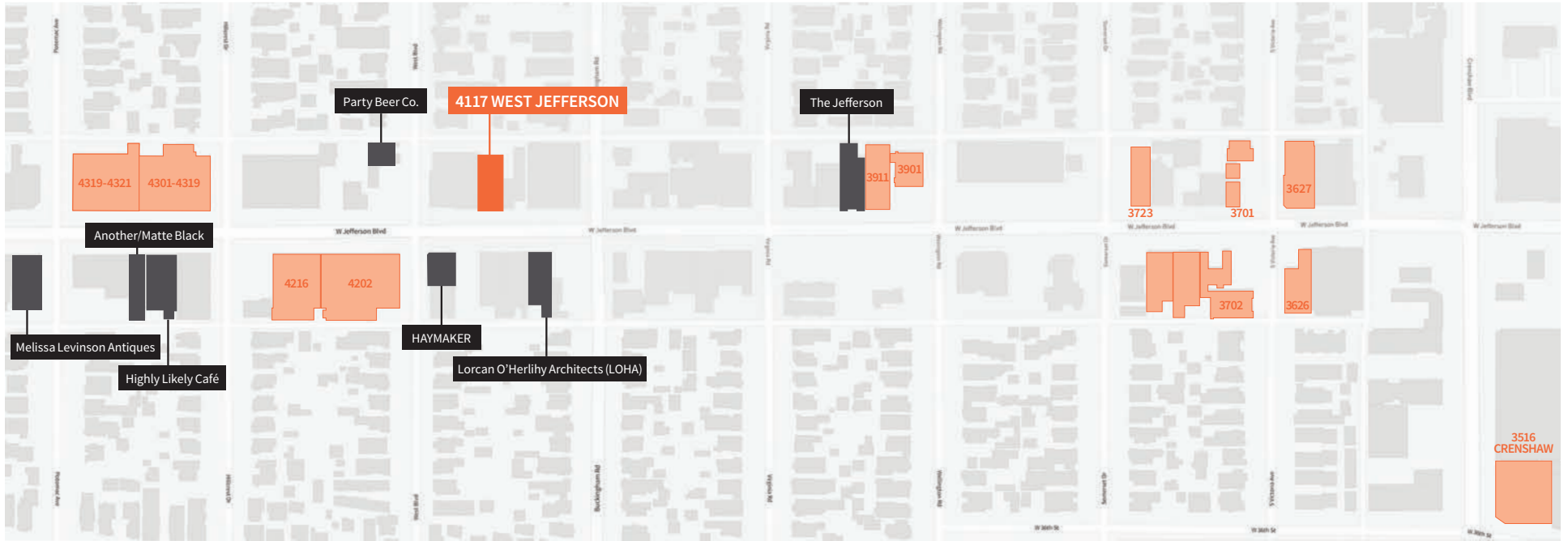


3626 WEST JEFFERSON
5,811 SF restaurant or creative office



3516 CRENSHAW
Proposed 81 unit multifamily

Fundrise is active in the neighborhood, currently owning over 100,000 SF in West Jefferson and surrounding neighborhoods. Some of Fundrise's assets are highlighted in **orange**.



3626 WEST JEFFERSON
5,811 SF restaurant or creative office



3627 WEST JEFFERSON
5,365 SF built-to-suit creative office
Delivered 2020



4216 WEST JEFFERSON
11,873 SF creative office

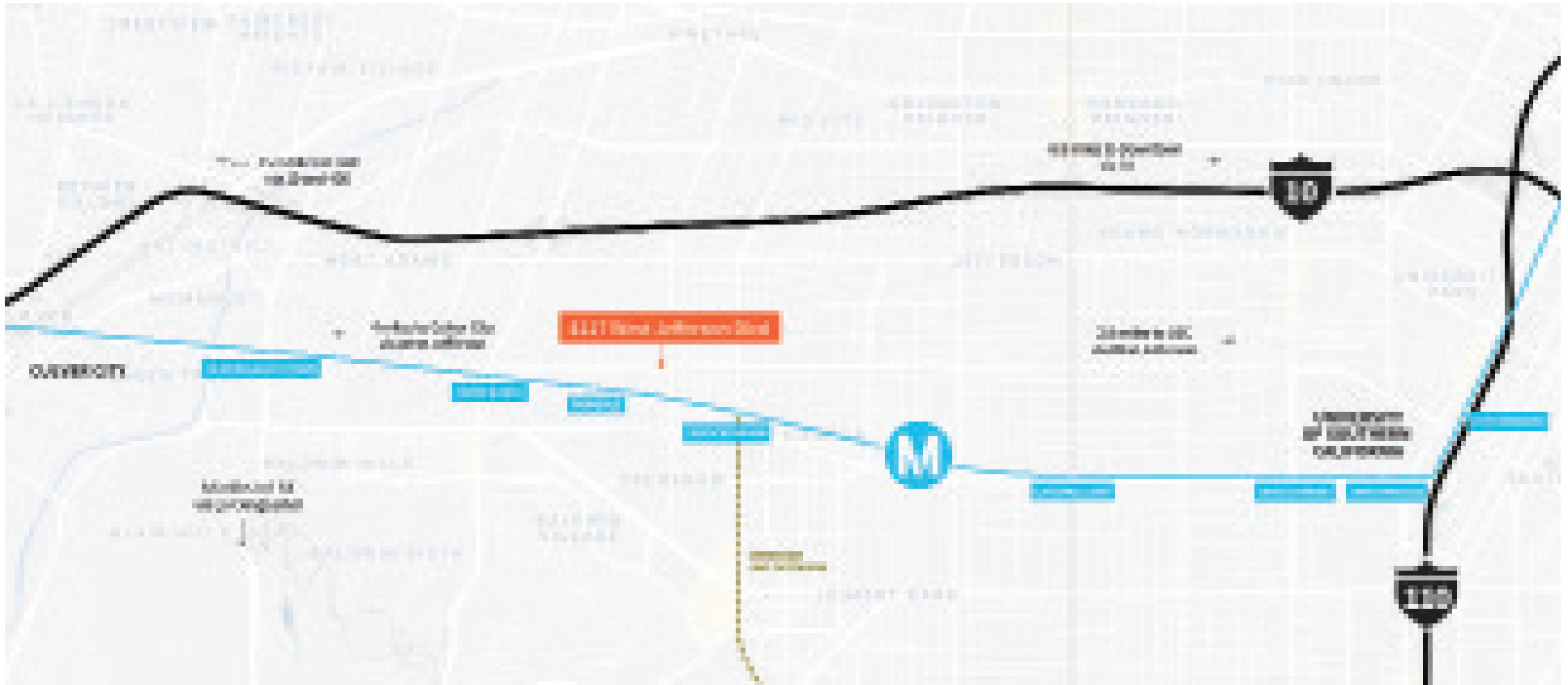


4319-21 WEST JEFFERSON
11,000 SF retail and restaurant



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THE EXPO LINE

The \$640MM investment, which connects DTLA to Santa Monica in 45 minutes, surpassed 64,000 daily riders in 2017 (a goal originally predicted to be met by 2030).

Crenshaw Line, which is 0.3 miles from the site, is expected to be completed by 2020. The Exposition/Crenshaw Station will serve as a transfer hub to the Expo Line connecting DTLA and Santa Monica.

TRAVEL TIMES

USC	7 min drive
Culver City	10 min drive
Koreatown	10 min drive
Downtown LA	12 min drive
LAX	16 min drive



The West Jefferson and West Adams node are proving to be development hot-spots. In West Adams alone, there are over 30 development sites along West Adams, of which at least 25 are under construction. When completed, West Adams will have over 100,000 SF of pedestrian-friendly retail, hundreds of apartment units, two boutique hotels and two new 30,000 SF creative office buildings.

These new micro-neighborhoods offer convenience and amenities, at a fraction of a cost of nearby Culver City or DTLA.



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