



**CREATIVE  
OFFICE  
SPACE**

**4509**

**WEST ADAMS BLVD  
LOS ANGELES, CA**

**3,009 SF Available**

**Creative Office Space in the Heart of West Adams**

# OPPORTUNITY

4509 West Adams is a one-story building located in one of Los Angeles' most sought-after neighborhoods, The West Adams District.

## PROPERTY HIGHLIGHTS



High visibility on West Adams Blvd



2,944 SF courtyard available to tenants



Above standard ceiling height:  
approximately 15-16 ft.



Immediate access to the 10 Freeway via  
Crenshaw Blvd



High-profile location perfect for technology,  
creative design, financial services and other  
business types



Parking: approximately 22 stalls in new lot on  
Virginia Ave (mostly tandem)



Located in a Qualified Opportunity Zone, which  
may provide businesses with tax benefits<sup>1</sup>

## AREA DEMOGRAPHICS

(3 Mile Radius)<sup>2</sup>



**150,198**

Total Employees



**19,798**

Total Businesses



**349,173**

Population



**137,475**

Households

1) The information contained within is not to be construed as tax advice; please consult your tax advisor regarding your specific tax consequences. 2) Sitewise/Costar.

# CREATIVE SPACE

3,009 SF Available for Lease



# MOVE-IN READY SPEC SUITE

3,009 SF Available for Lease



# WEST ADAMS AMENITIES

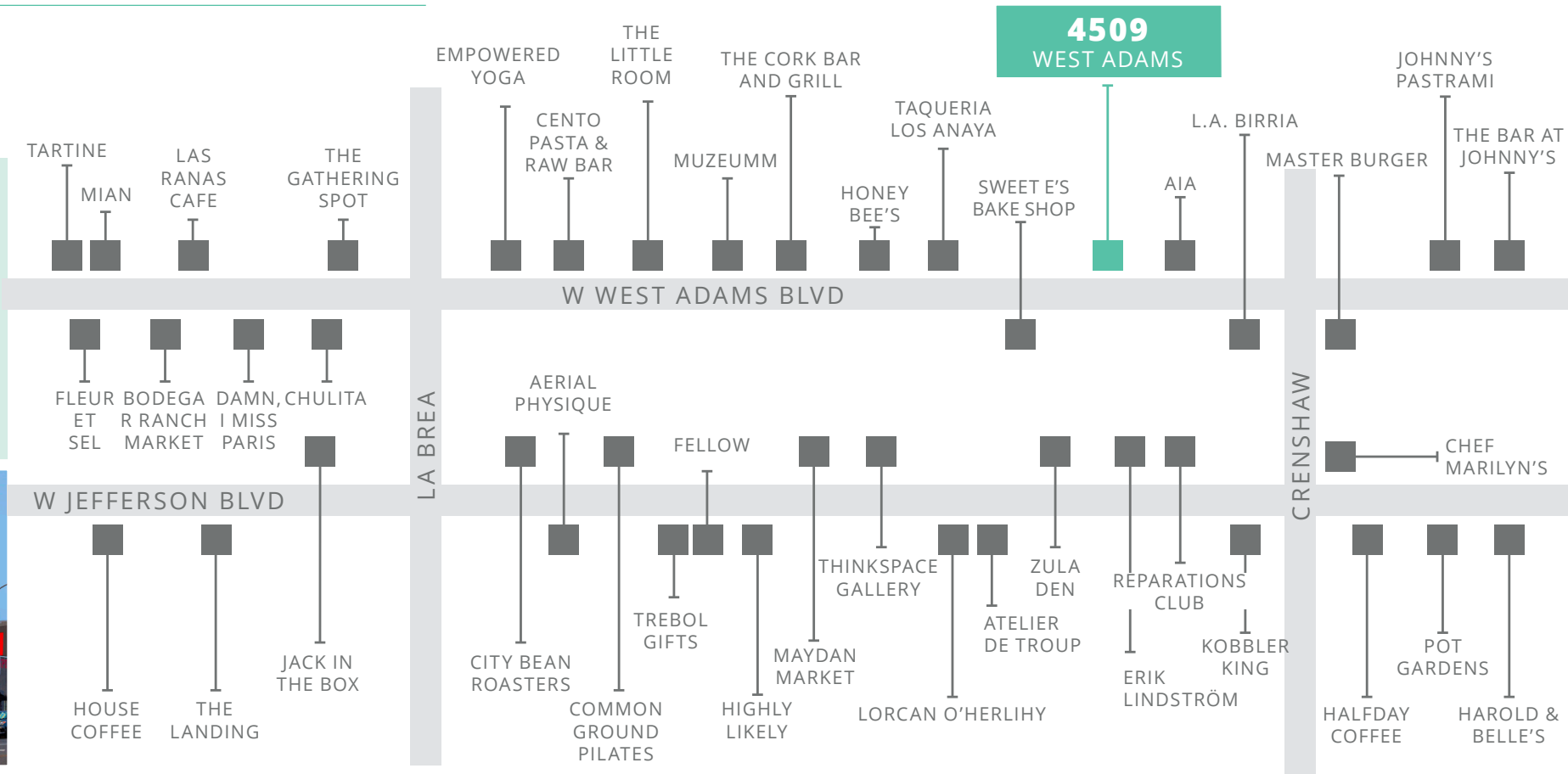
Situated between Culver City and Downtown Los Angeles. Known for its burgeoning collection of design studios, art galleries and culinary inventions, West Adams is a mecca for up-and-coming restaurants, unique retailers and entertainment.



ALTA



JOHNNY'S



## Trendy Local Businesses

- » Aerial Physique
- » MuzeuMM
- » The Global Trunk
- » Fellow
- » Empowered Yoga

## Walkable Culinary Destinations

- » Johnny's Pastrami
- » L.A. Birria
- » Taqueria Los Anaya



MIZLALA

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**For Leasing Opportunities Contact:**

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