

4507 - 4515

WEST ADAMS BLVD | LOS ANGELES, CA



1,896 SF - 4,477 SF Available

Creative Office Space in the Center of West Adams



OPPORTUNITY

Position your business in one of Los Angeles’ most dynamic creative corridors. 4507-4515 West Adams offers flexible spaces, abundant natural light, and access to a private shared courtyard in the heart of West Adams. From retail and creative agencies to technology and professional services firms, the property provides a workspace experience surrounded by some of the city’s most talked-about dining, retail, and cultural destinations.

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 25 stalls in new lot on
Virginia Ave (mostly tandem)



Located within a Qualified Opportunity Zone,
which may provide businesses with tax benefits¹



AREA DEMOGRAPHICS

(3 Mile Radius)²



150,198
Total Employees



19,798
Total Businesses



349,173
Population

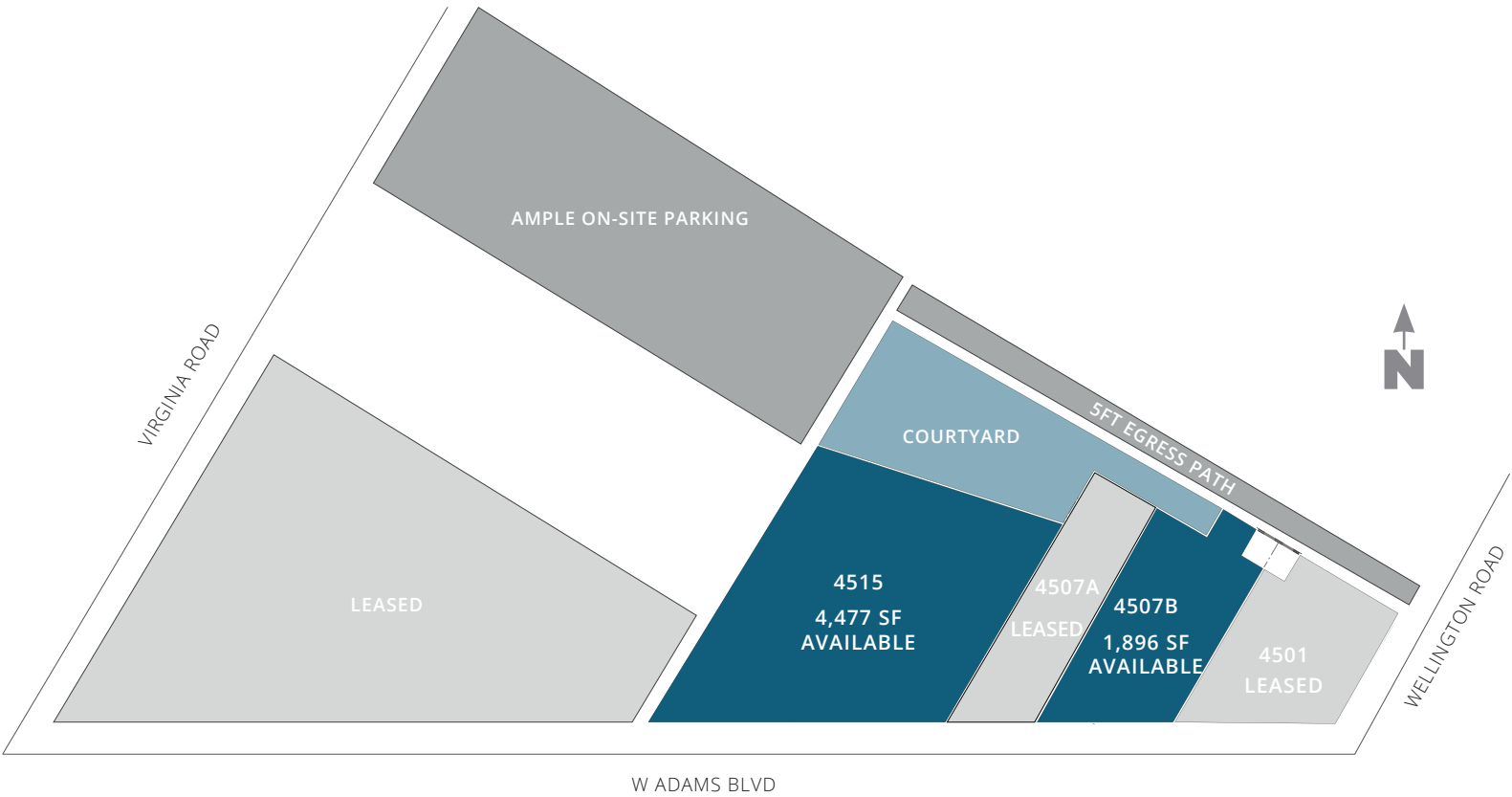


137,475
Households

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.

SITE PLAN

1,896 SF - 4,477 SF Available for Lease



4515 W ADAMS | HYPOTHETICAL OFFICE LAYOUT

4,477 SF

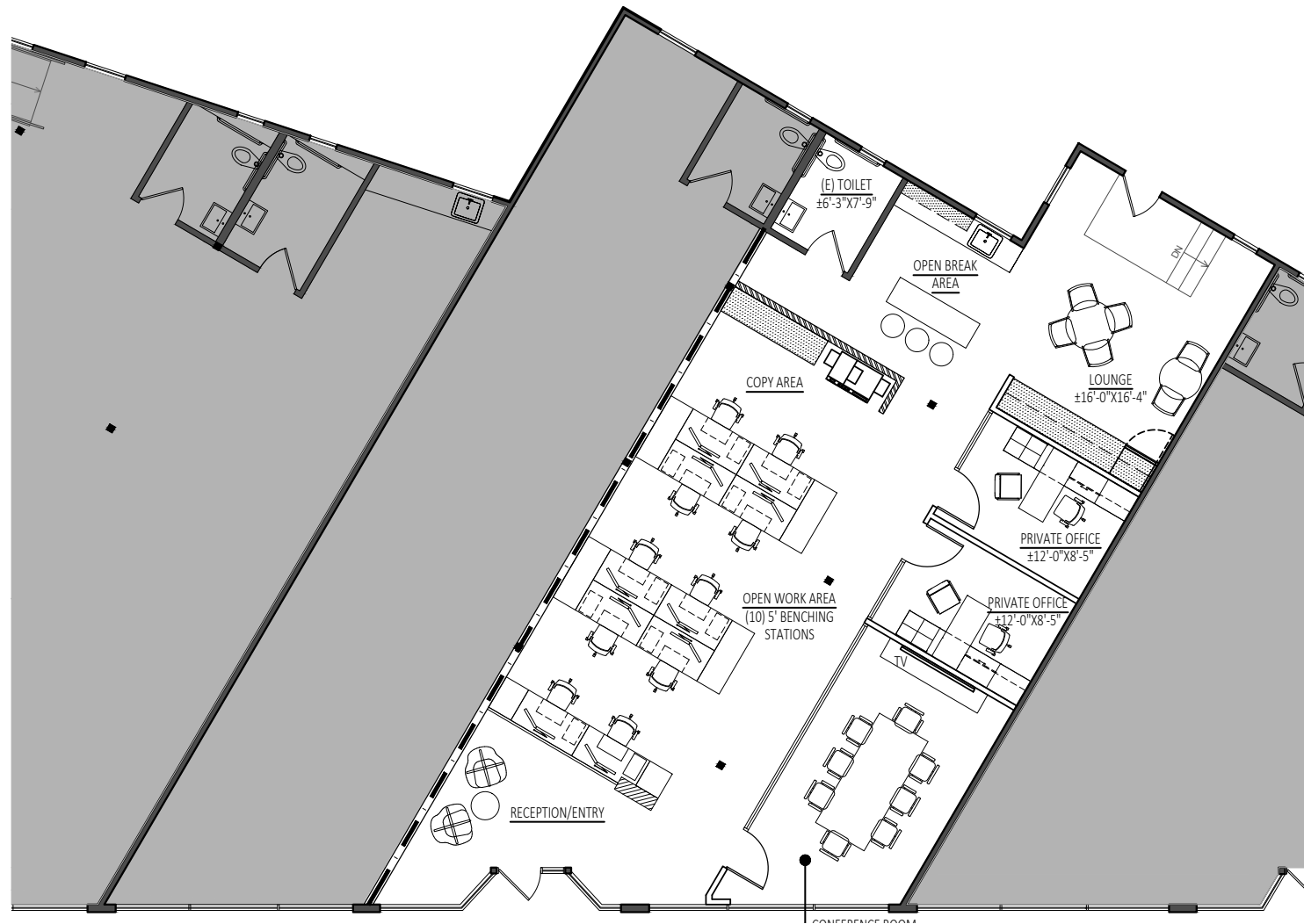
- » Available now
- » Includes kitchenette and restroom
- » Ceiling height: 15'8"



4507B W ADAMS | HYPOTHETICAL OFFICE LAYOUT

1,896 SF

- » Available Q1 2027
- » Move-in ready spec suite
- » Ceiling height: 15'2"



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.



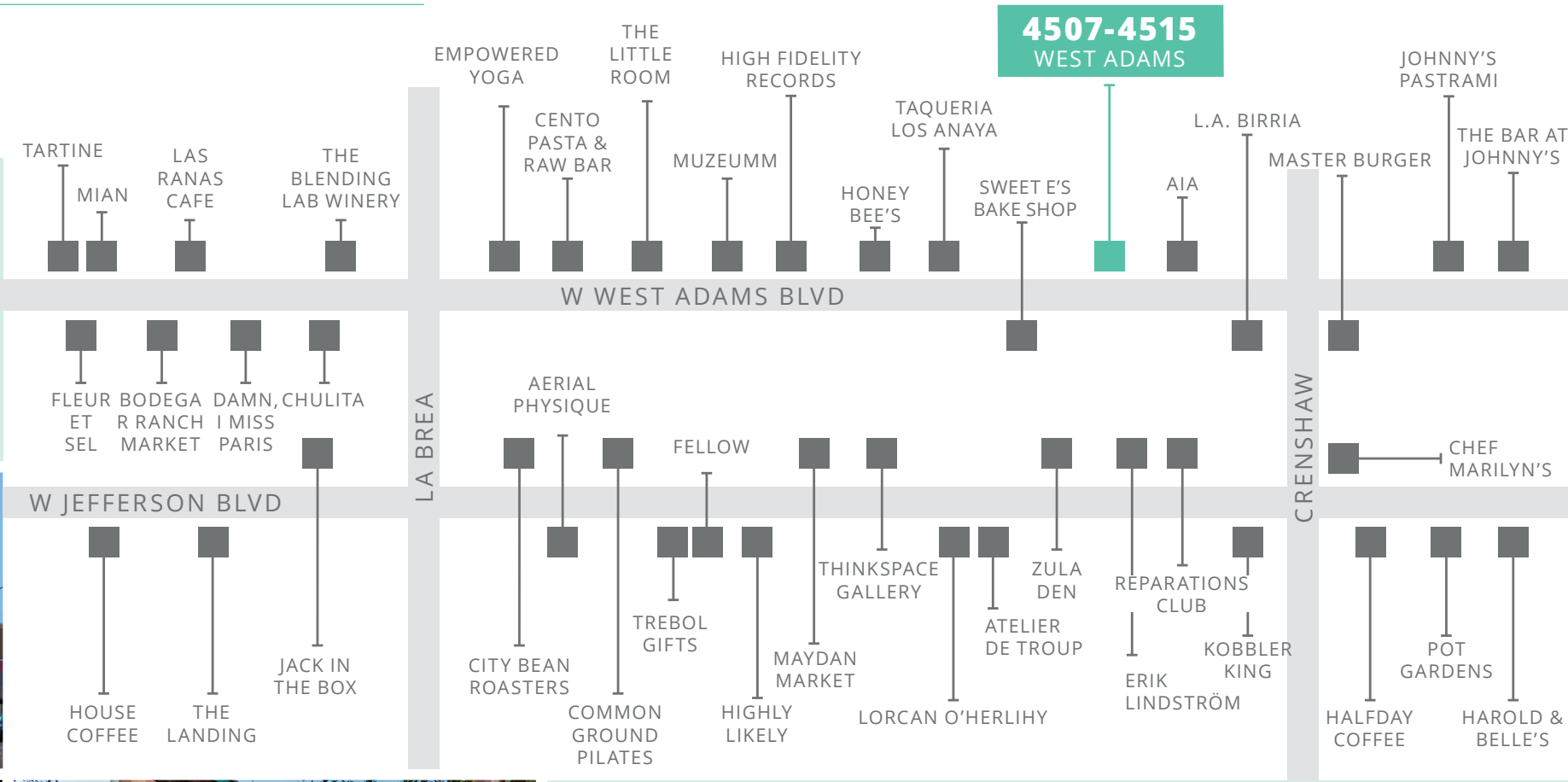
ALTA



JOHNNY'S



MIZLALA



Trendy Local Businesses

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

Within Walking Distance

- » L.A. Birria
- » Taqueria Los Ananya
- » Damn I Miss Paris
- » Johnny's Pastrami
- » Little Room
- » Chulita

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WEST ADAMS BLVD
LOS ANGELES, CA

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