

# 4221 Wilshire Blvd

Los Angeles, CA 90010

## OFFICE SPACES FOR LEASE IN HANCOCK PARK



**\$2.00/SF BROKER BONUS\* & FREE PARKING\*\***

\*VALID THROUGH Q2 2026 WITH A MINIMUM 3 YEAR DEAL  
(BROKER MUST BE PRESENT ON FIRST TOUR)

\*\*2.3/1,000 SF

**Adam Funk**  
Managing Director  
310.666.0124  
afunk@cagre.com  
Lic. 02129715



**COMMERCIAL  
ASSET GROUP**

# PROPERTY HIGHLIGHTS

Class A four-story office building totaling 138,000 square feet. Three elevators service the entire building. On-site amenities include building management, engineer, security and café. 4221 Wilshire Blvd is located between S. Windsor Blvd and Lorraine Blvd, just 1 mile from Highland Ave in the Hancock Park submarket. The property is accessible through the major arteries of Wilshire Blvd, Highland Ave and Western Ave, the 10 Freeway, 2 miles to the South and the 101 Freeway, 3 miles to the North.

## SPACE SIZE

**SUITE 133: ±2,371 RSF**

**SUITE 140: ±1,690 RSF**

**SUITE 210: ±2,154 RSF**

**SUITE 300: ±6,039 RSF**

## RENTAL RATE

**NEGOTIABLE**

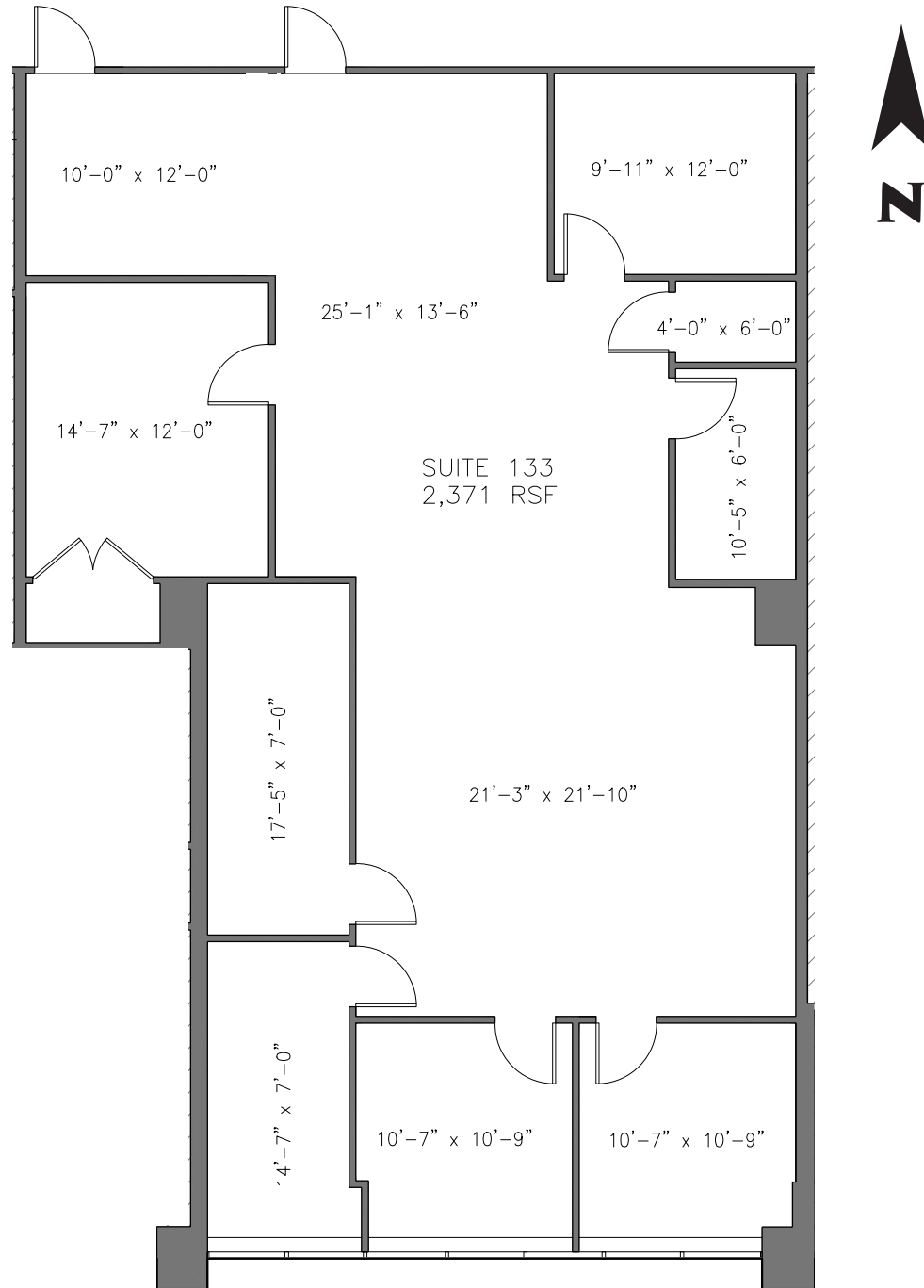
## TERM

**NEGOTIABLE**

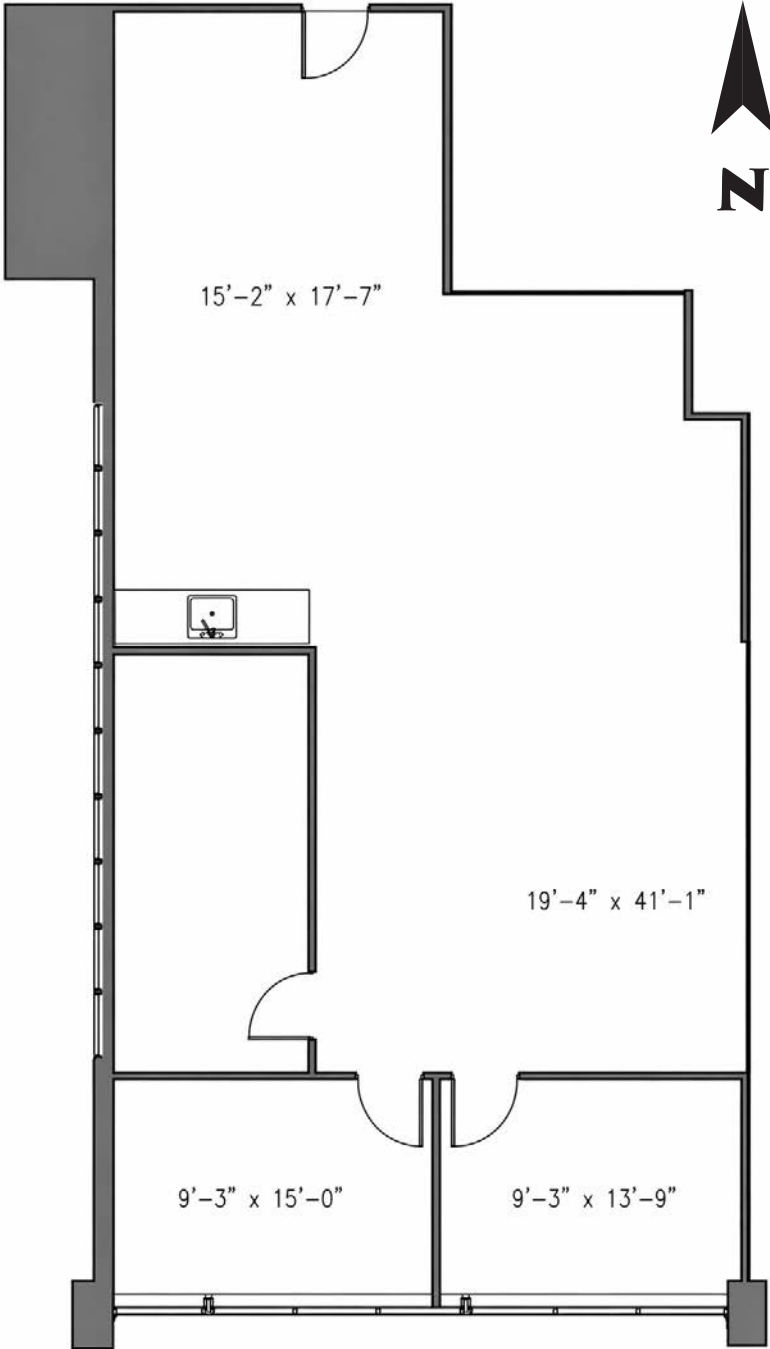
## PARKING

**2.7/1,000 FREE OF CHARGE**  
**ADDITIONAL PARKING SPACES CAN BE**  
**LEASED FOR \$125/MO/CAR**

# SUITE 133 FLOOR PLAN: ±2,371 RSF



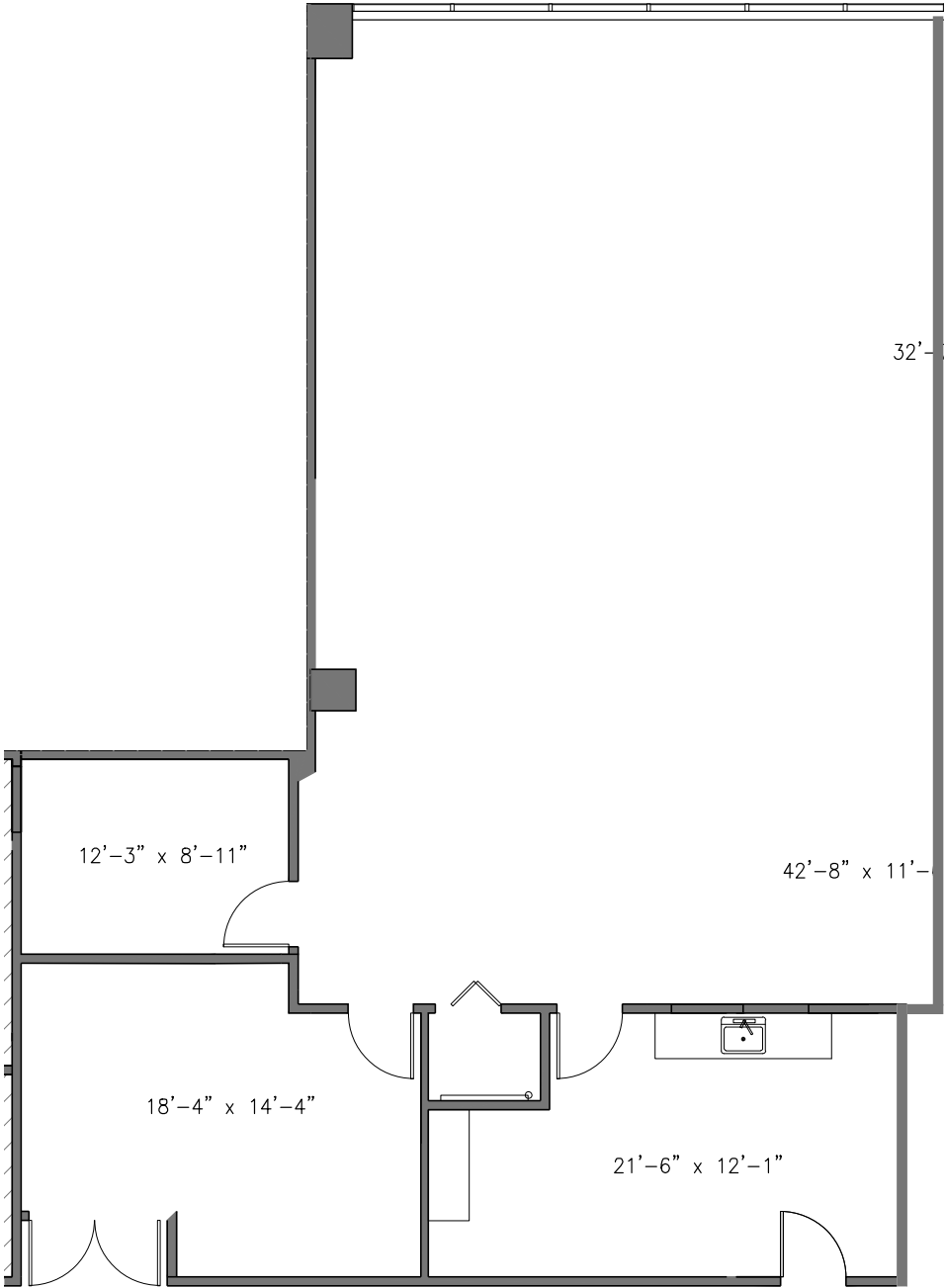
# SUITE 140 FLOOR PLAN: ±1,690 RSF



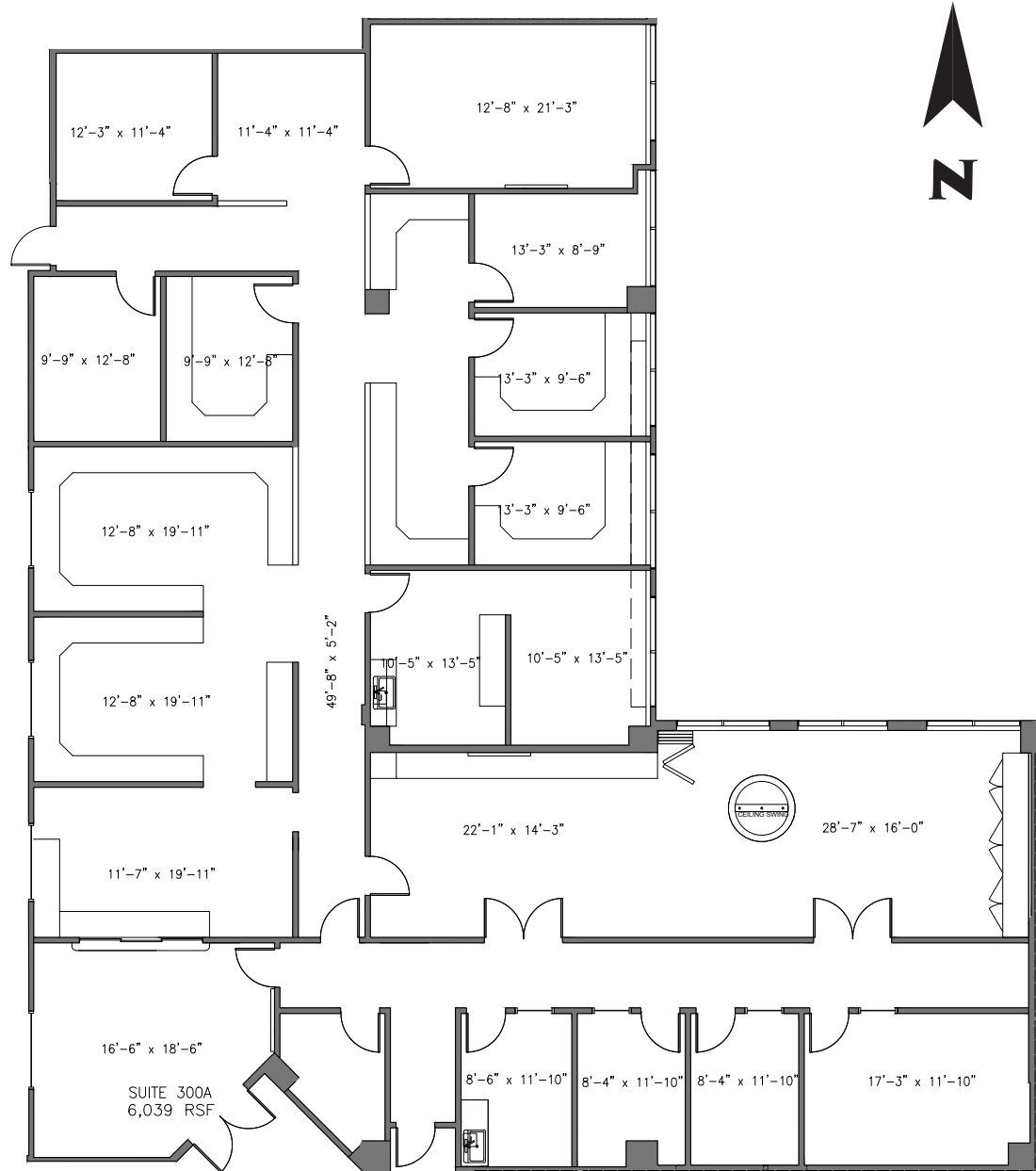
# SUITE 140 PHOTOS



# SUITE 210: ±2,154



# SUITE 300: ±6,039 RSF



# AERIAL



**Adam Funk**  
Managing Director  
310.666.0124  
afunk@cagre.com  
Lic. 02129715



**COMMERCIAL  
ASSET GROUP**

**Commercial Asset Group**  
190 N. Canon Drive, STE 300  
Beverly Hills, CA 90210  
P: 310.275.8222 F: 310.275.8223  
www.cagre.com Lic. 01876070



These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.