

4509 - 4515

WEST ADAMS BLVD | LOS ANGELES, CA



3,009 SF – 7,486 SF Available

Creative Office Space in the Center of West Adams



OPPORTUNITY

Position your business in one of Los Angeles’ most dynamic creative corridors. 4509-4515 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

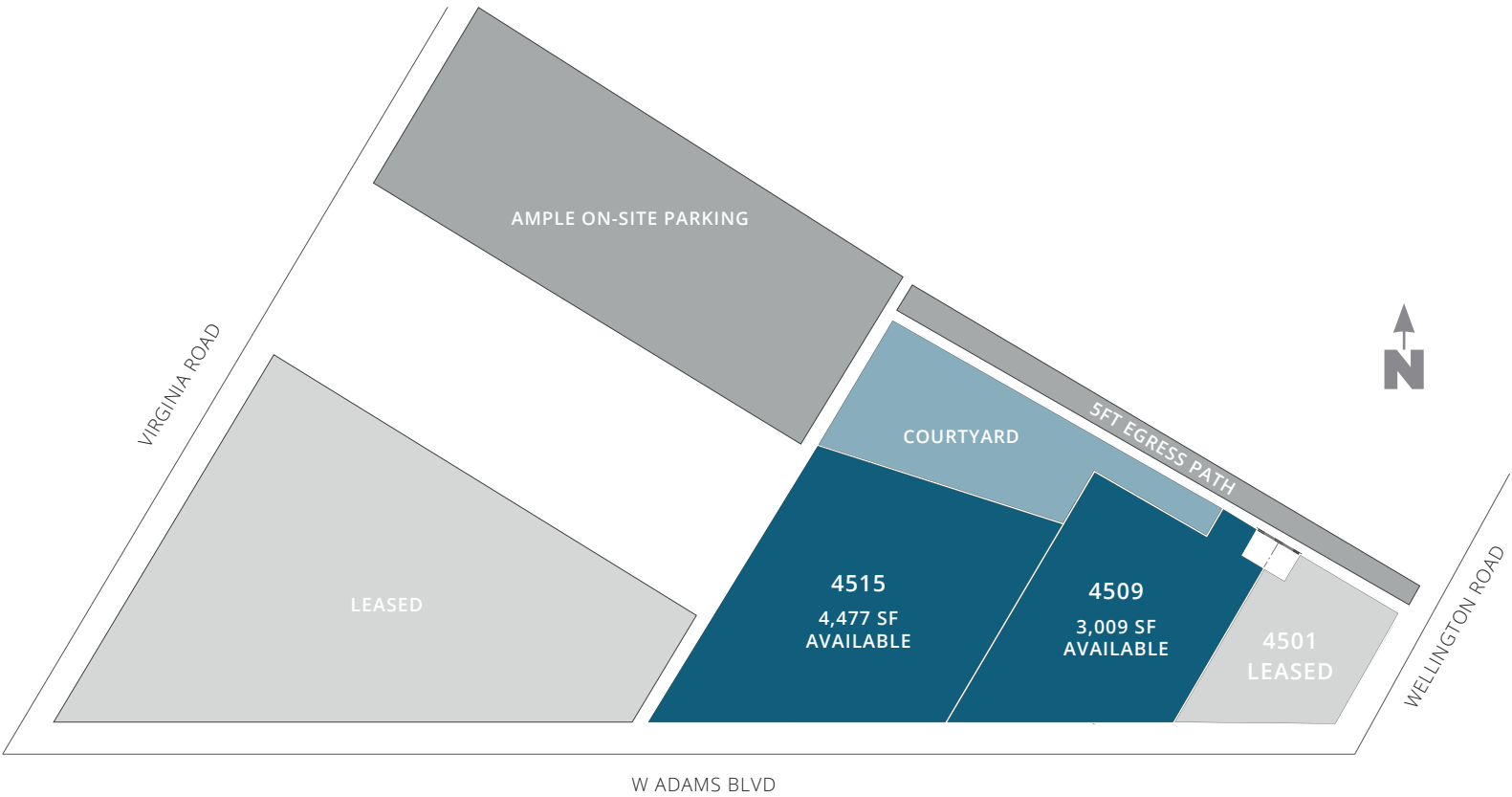


137,475
Households

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

3,009 SF - 7,486 SF Available for Lease



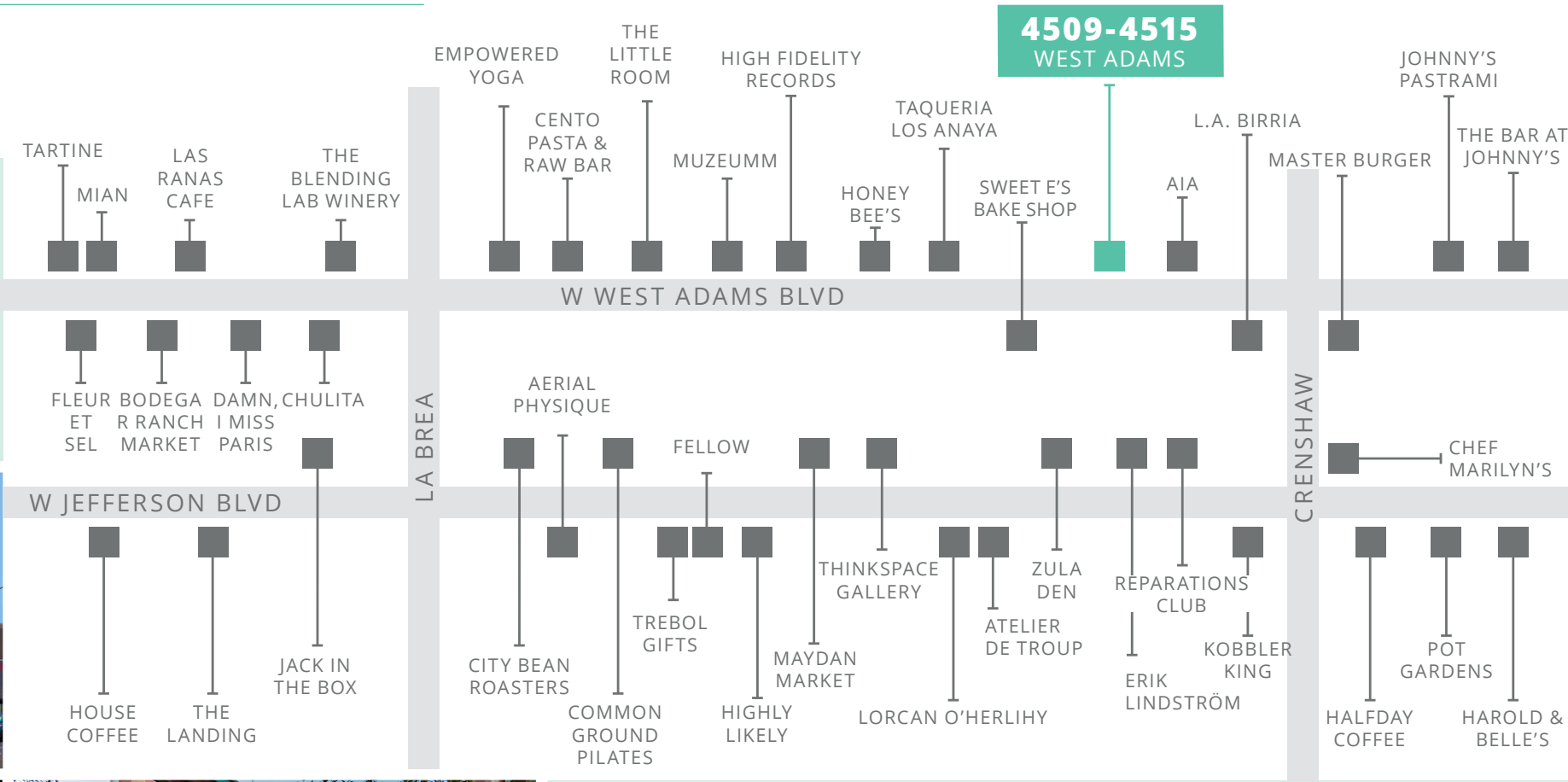
4509 W ADAMS | HYPOTHETICAL OFFICE LAYOUT

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.



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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