



**YOUR SIGN HERE**

**OFFICE FOR LEASE**

**5211**

WEST ADAMS BLVD  
LOS ANGELES, CA

**Second Floor  
Creative Office**

# THE OPPORTUNITY

5211 West Adams offers a highly visible, turnkey kitchen and event space in the heart of West Adams, anchored by a modern architectural façade with expansive glazing and strong street presence. Fully built out and move-in ready, the property features a commercial kitchen on the ground and basement levels with a CUP in place, complemented by creative office space on the second floor and immediate access to the 10 Freeway.



Fully built out & move in ready



Immediate access to the 10 freeway



Exterior Features

- » Contemporary, design-forward façade
- » Expansive street-facing glass frontage
- » Strong branding and signage visibility
- » Direct sidewalk exposure with pedestrian engagement



Interior Features

- » Hard lid ceiling throughout
- » Hardwood floors
- » Private, dedicated restrooms
- » Upgraded lighting throughout
- » Abundant natural light
- » Generous storage capacity



CUP in place



## AREA DEMOGRAPHICS

(3 Mile Radius)<sup>1</sup>



**155,394**

Total Employees



**22,194**

Total Businesses



**343,914**

Population



**136,889**

Households

# 2<sup>ND</sup> OFFICE FLOOR PLAN: ±6,260 SF

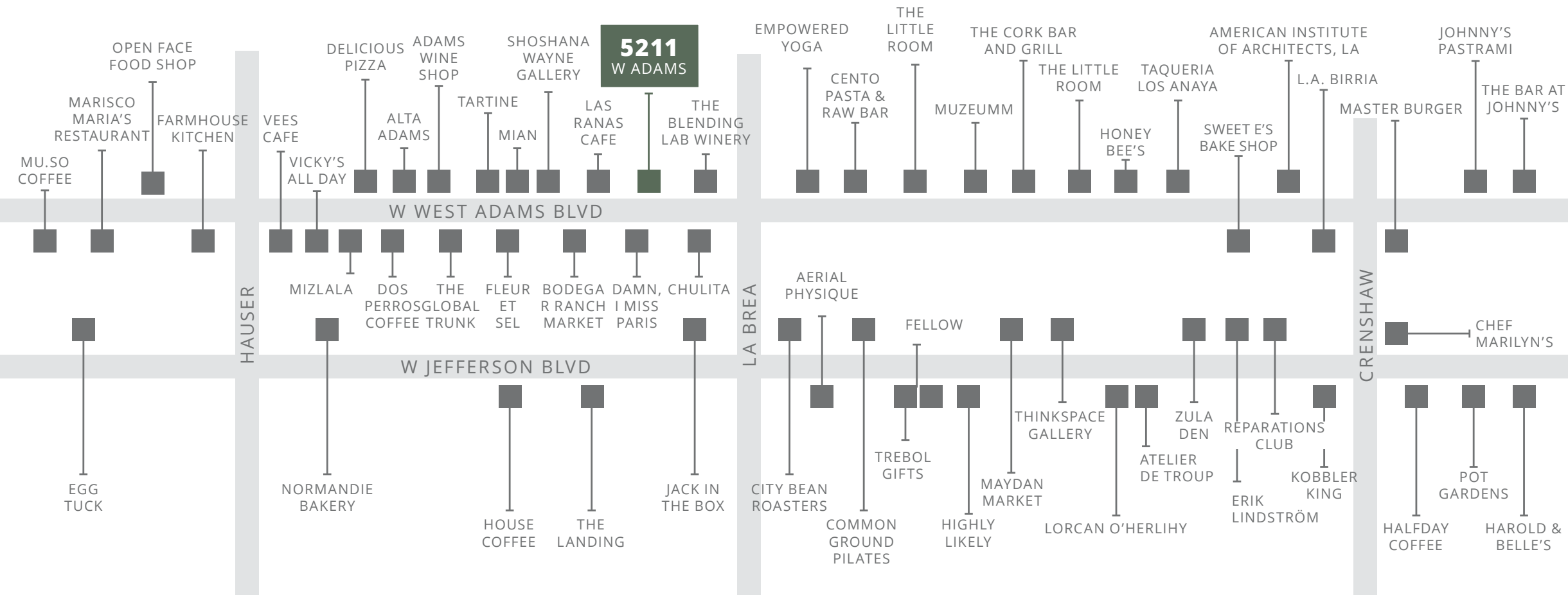
- » 9 Private offices
- » 1 Podcast room
- » 1 Wellness room
- » 2 Conference rooms
- » Restrooms
- » IT / Storage room
- » Open space



WEST ADAMS BLVD



# WEST ADAMS AMENITIES



MIZLALA

Tucked between Culver City and Downtown LA, West Adams is where creativity meets community. This neighborhood is home to local artists, up-and-coming restaurants, and unique shops. Whether you're grabbing coffee at a cozy café, checking out a gallery, or trying a new restaurant, West Adams offers a laid-back vibe with plenty to explore.

## Trendy Local Businesses

- » Museum of Ice Cream
- » Aerial Physique
- » MuzeuMM
- » Fellow
- » Common Ground Pilates
- » American Institute of LA

## Within Walking Distance

- » Chulita
- » Damn I Miss Paris
- » Alta Adams
- » Tartine
- » Little Room
- » MizLaLa
- » Fleur Et Sel

# 5211

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## For Leasing Opportunities Contact

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