

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

**\*VALID THROUGH Q1 2026 WITH A MINIMUM 3 YEAR DEAL**

**\*\*2.3/1,000 SF**

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**COMMERCIAL  
ASSET GROUP**

בסייד



# 4221 Wilshire Blvd

Los Angeles, CA 90010

**OFFICE SPACES FOR LEASE IN HANCOCK PARK**

# 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 136: ±1,505 RSF  
SUITE 140: ±575 RSF } CONTIGUOUS FOR ±2,080 RSF  
SUITE 210: ±4,334 RSF (Divisible to ±2,154 RSF)  
**SUITE 300: ±6,039 RSF**  
SUITE 360: ±1,987 RSF

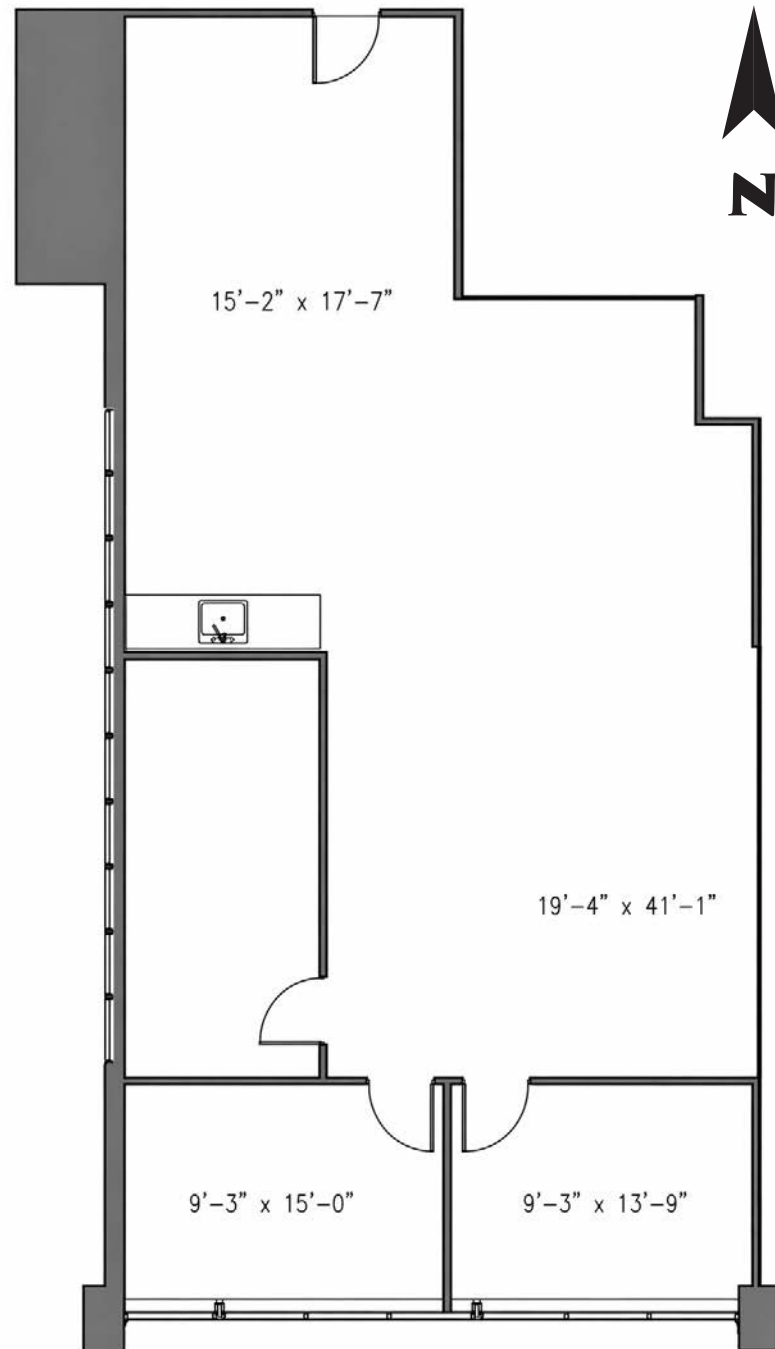
(AVAILABLE MARCH 2026)

RENTAL RATE  
**NEGOTIABLE**

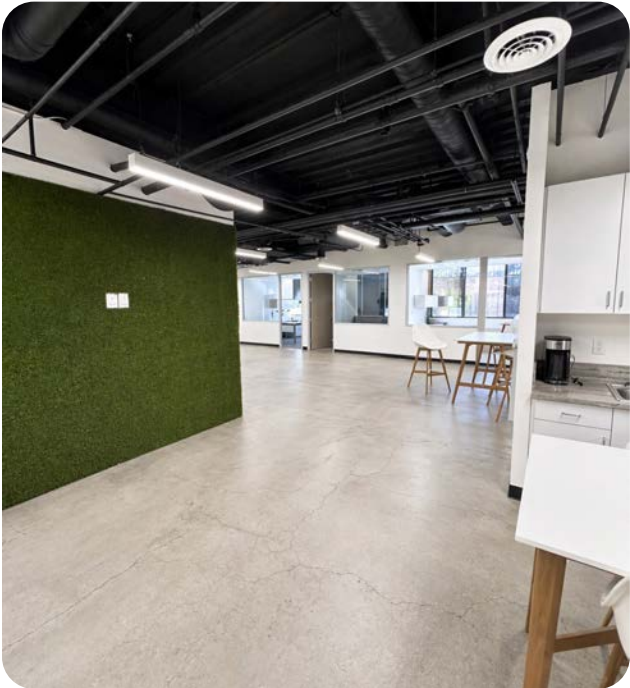
TERM  
**NEGOTIABLE**

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

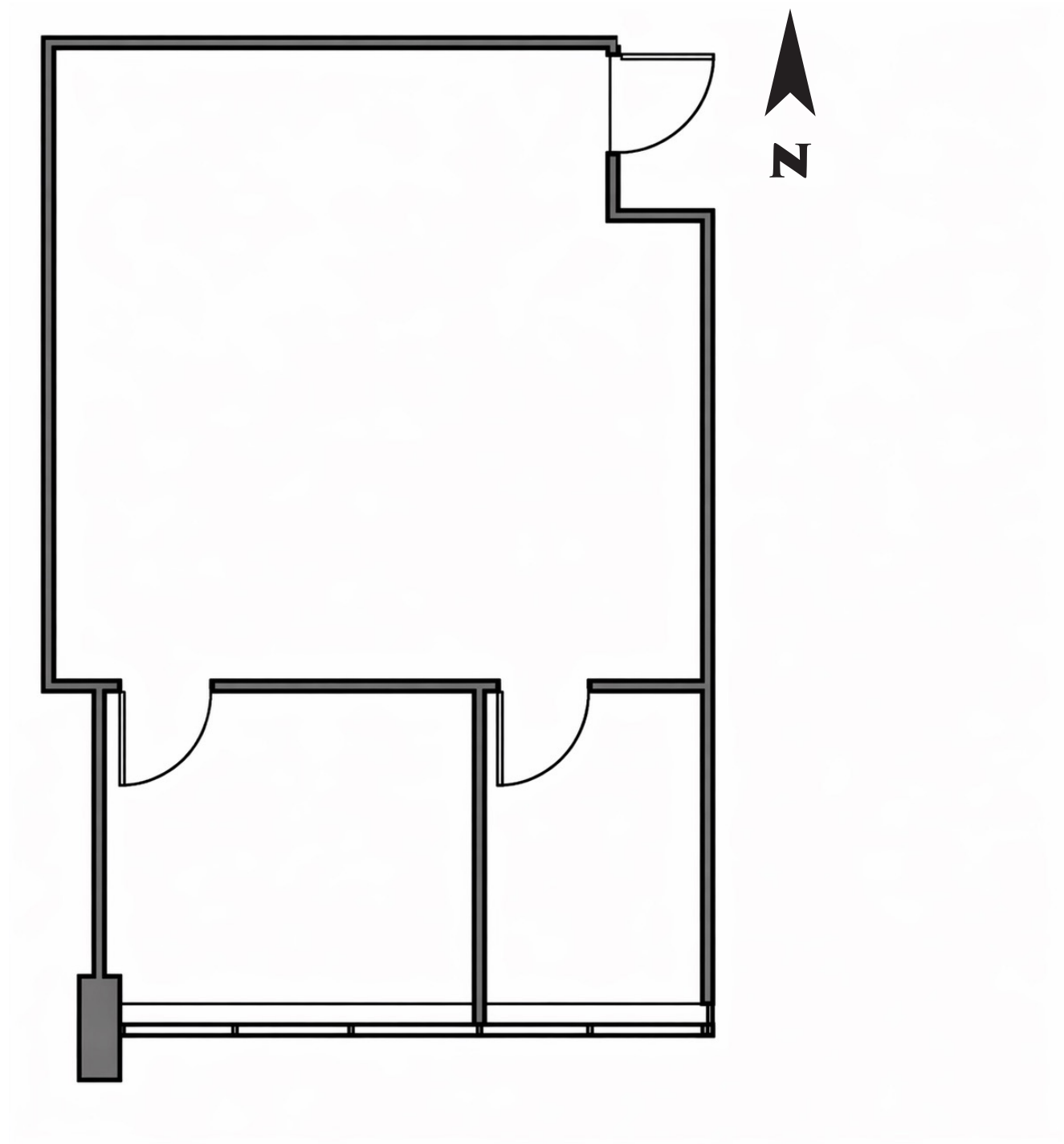
# SUITE 136 FLOOR PLAN: ±1,505 RSF



# SUITE 136 PHOTOS



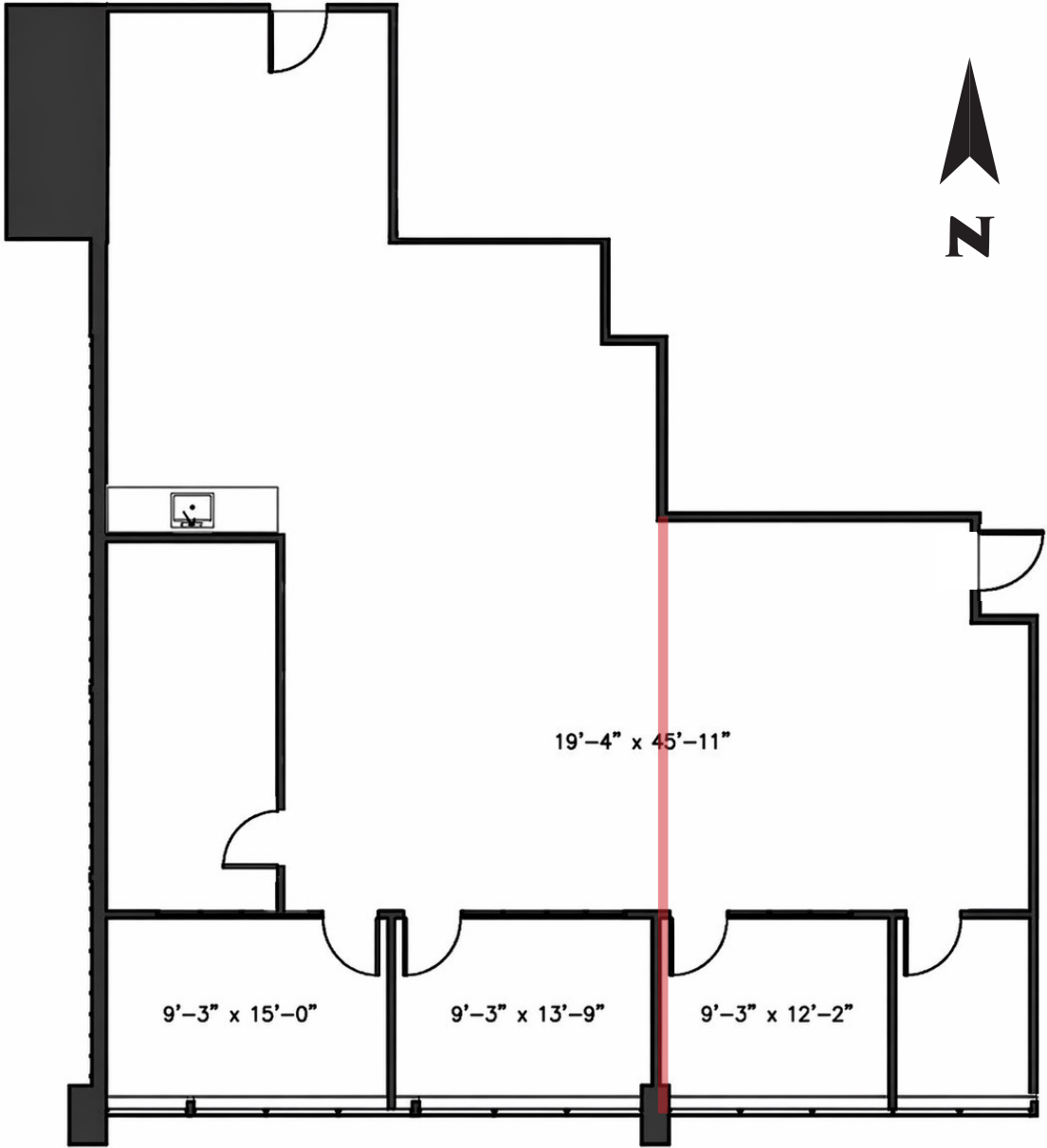
SUITE 140 FLOOR PLAN: ±575 RSF



# SUITE 140 PHOTOS



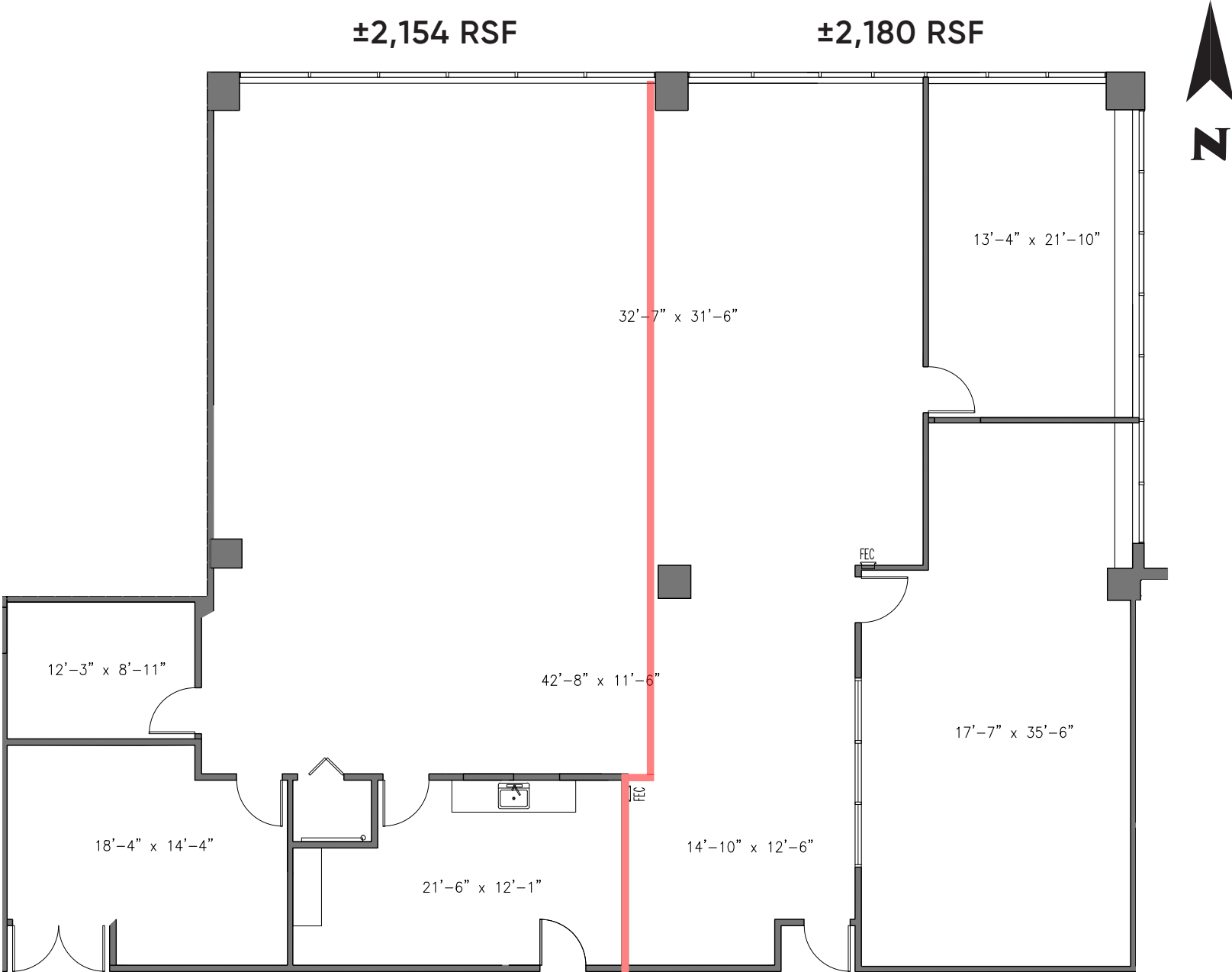
SUITES 136 & 140: (CONTIGUOUS FOR ±2,080 RSF)



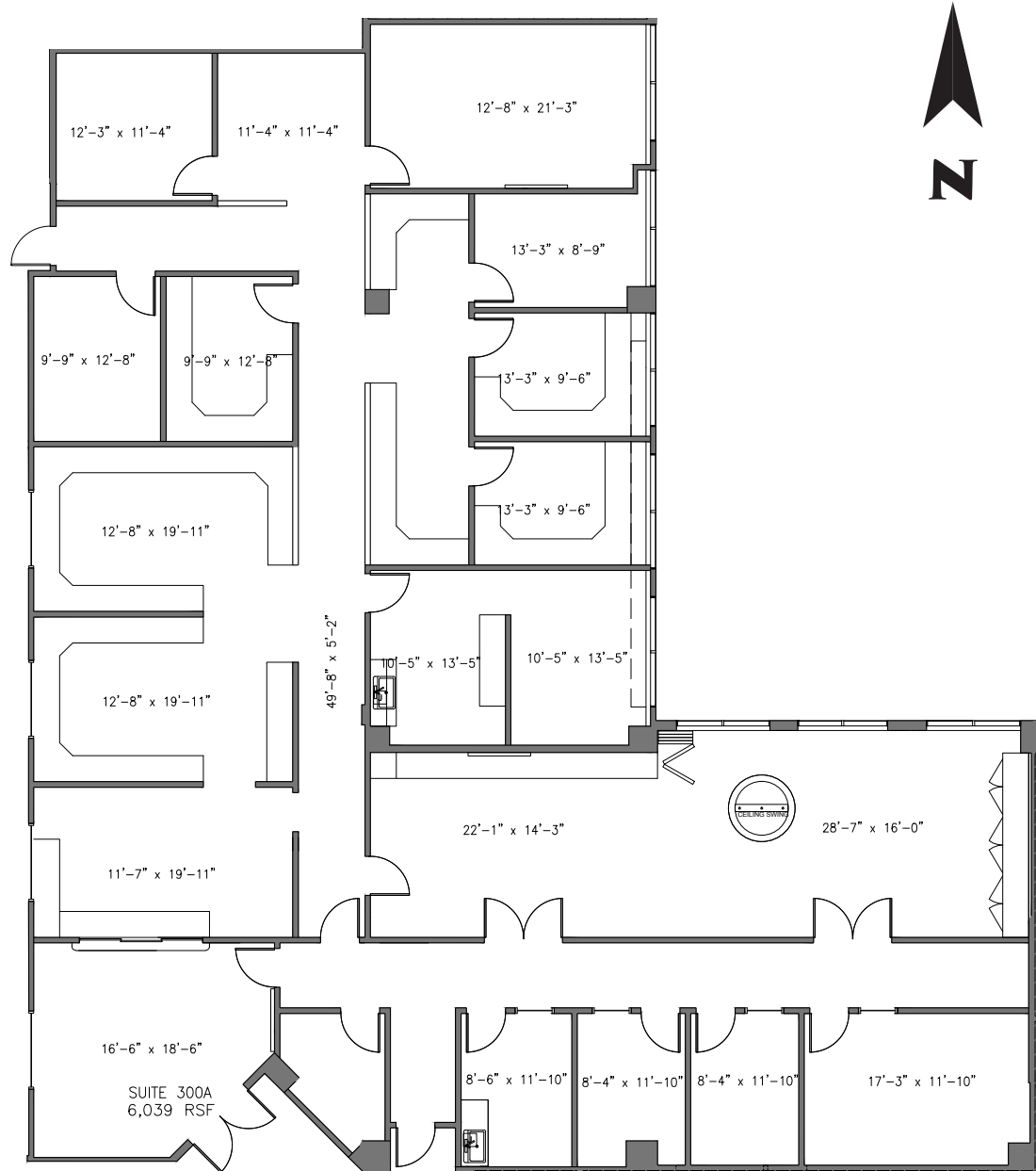
±1,505 RSF

±575 RSF

# SUITE 210: ±4,334 RSF (DIVISIBLE TO ±2,154 RSF)

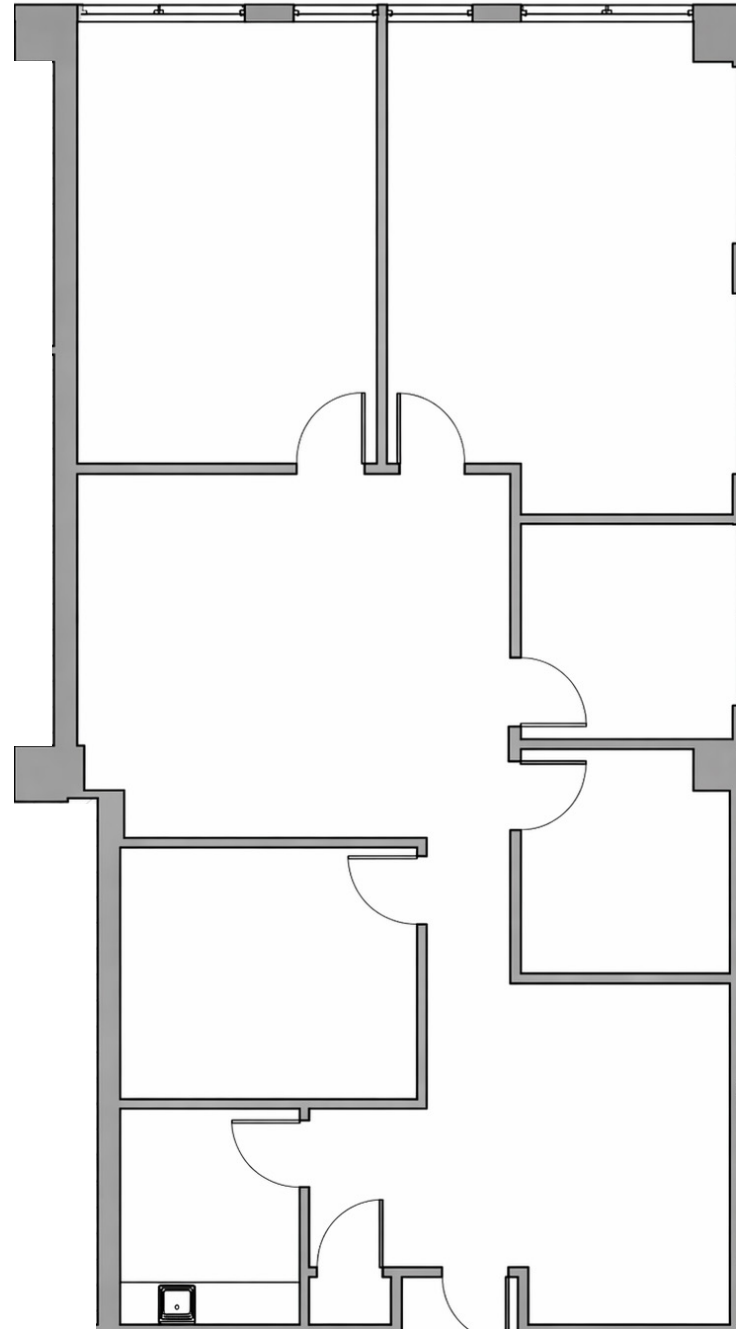


# SUITE 300: ±6,039 RSF



# SUITE 360: ±1,987 RSF

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# AERIAL



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