

RATE REDUCTION & 1st YEAR \$1.99/SF



**AVAILABLE
FOR LEASE**

**Renovated High-End
Creative
Warehouse / Flex
Building**

**5425 Grosvenor Blvd
Los Angeles, CA 90066**



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20,078 RSF
RENOVATED WITH
ADDITIONAL IMPROVEMENTS
UNDERWAY



HIGH-END
WAREHOUSE/FLEX
BUILDING



LOCATED IN PLAYA
JEFFERSON AREA OF
PLAYA VISTA

PROPERTY HIGHLIGHTS



Amenity Rich Location,
Proximate to 90 and 405 Fwys,
and to Runway Playa Vista



Ideal for
Warehouse, Media,
Creative Uses



35 Secure Parking Spaces with
electric gate entry (non-tandem
with addt'l capacity if tandem)



Property Features:



High-End Kitchen / Break Room
(cabinets & appliances to be
installed by Landlord)



Recently Completed: (i) 25 High-Bay LED lights
installed in warehouse (ii) Warehouse interior paint
refreshed (iii) Building façade, parking lot
walls & property gates repainted (iv) Refinished
warehouse floors



PROPERTY DESCRIPTION

Site Address

5425 Grosvenor Blvd., LA, CA, 90066

Rental Rate

~~\$2.65~~ \$2.35 / SF NNN (approx. \$0.10)

First Year @ \$1.99 / SF

Total Space – 20,078 SF

1st Floor – Approx. 10,357 SF (Warehouse)

1st Floor – Approx. 4,482 SF (Office)

2nd Floor – Approx. 5,239 SF (Office)

Parking

35 Secure Parking Spaces (non-tandem)

Zoning

M2-1

Power Capacity

1,200 Amp, 120/208 Volt, 3 Phase, 4 Wire
High Output Energy Efficient Lighting

Ceiling Height

Minimum Clearance 22'3"

Additional Features

Heavy Lift to 2nd Floor

Four Restrooms (one with shower)

Loading

1 GL & 2 TH Loading Positions (oversize)

PROPERTY DESCRIPTION

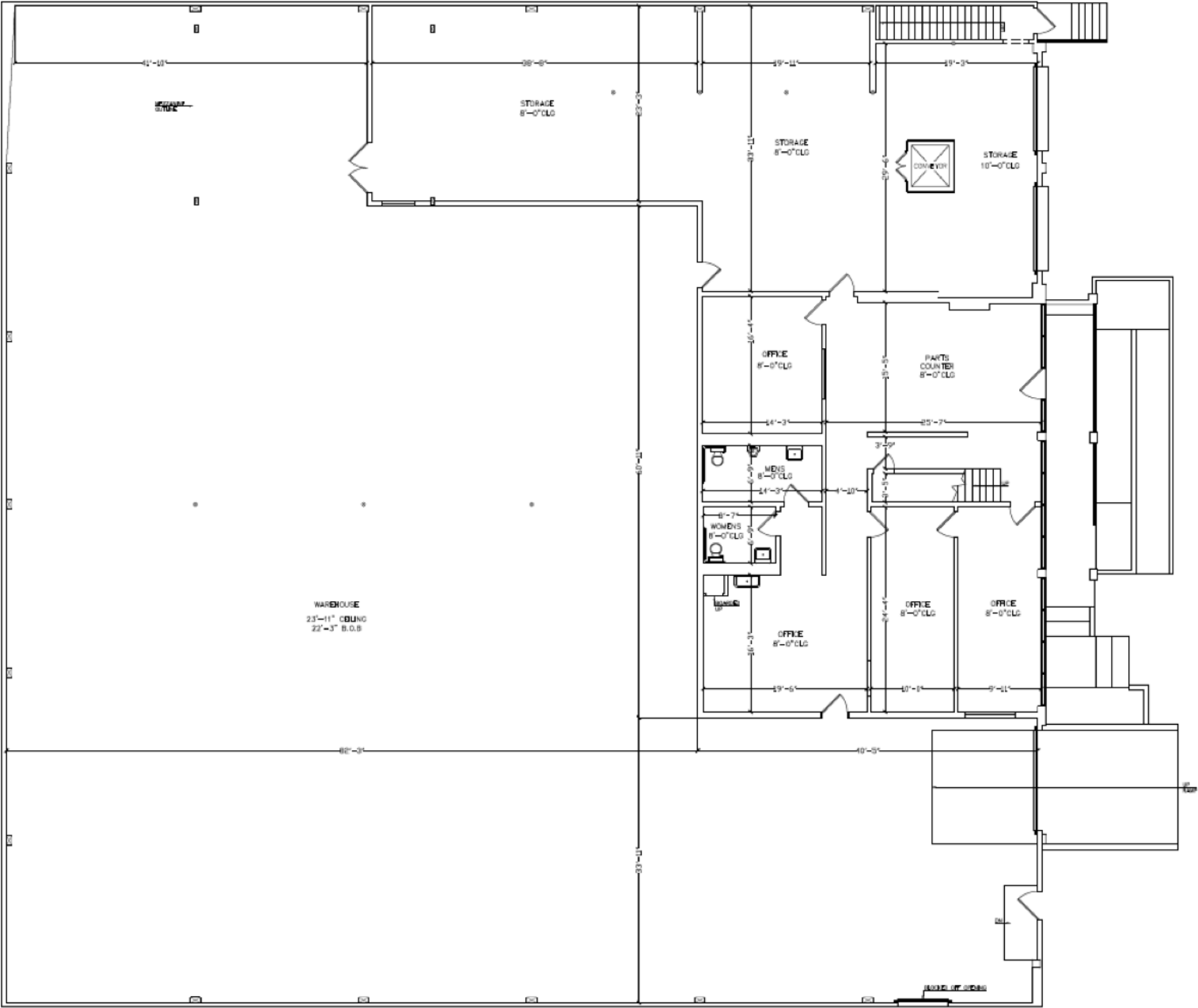
JAAD Partners
Corporate Real Estate Services



PROPERTY PHOTOS



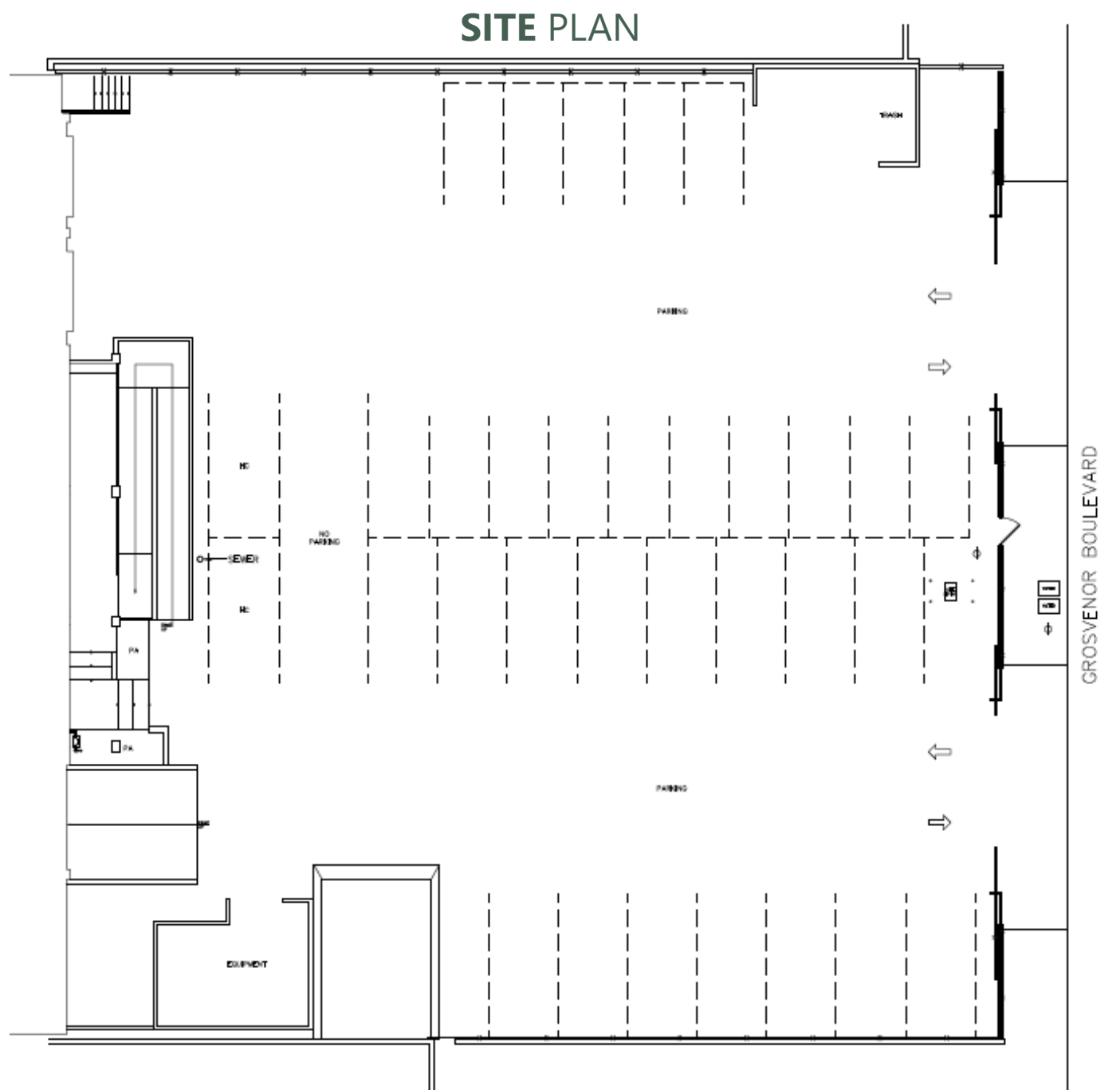
FIRST FLOOR



FLOOR
PLANS

FLOOR PLANS

SITE PLAN



FLOOR PLANS

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WAREHOUSE/FLEX
BUILDING
RENOVATED

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