

FIRST 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 @ THE **BEST VALUE**
IN PLAYA VISTA –
RENOVATIONS JUST
COMPLETED



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: • **25 High-Bay LED lights installed in warehouse** • **Warehouse floors refinished and sealed** • **New slurry coat, striping and concrete in parking lot** • **Building facade, parking lot walls and front gates repainted**

JAAD Partners
Corporate Real Estate Services





PROPERTY DESCRIPTION

Site Address

5425 Grosvenor Blvd., LA, CA, 90066

Rental Rate

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

First Year @ \$1.99 / SF

BEST VALUE in PLAYA VISTA

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

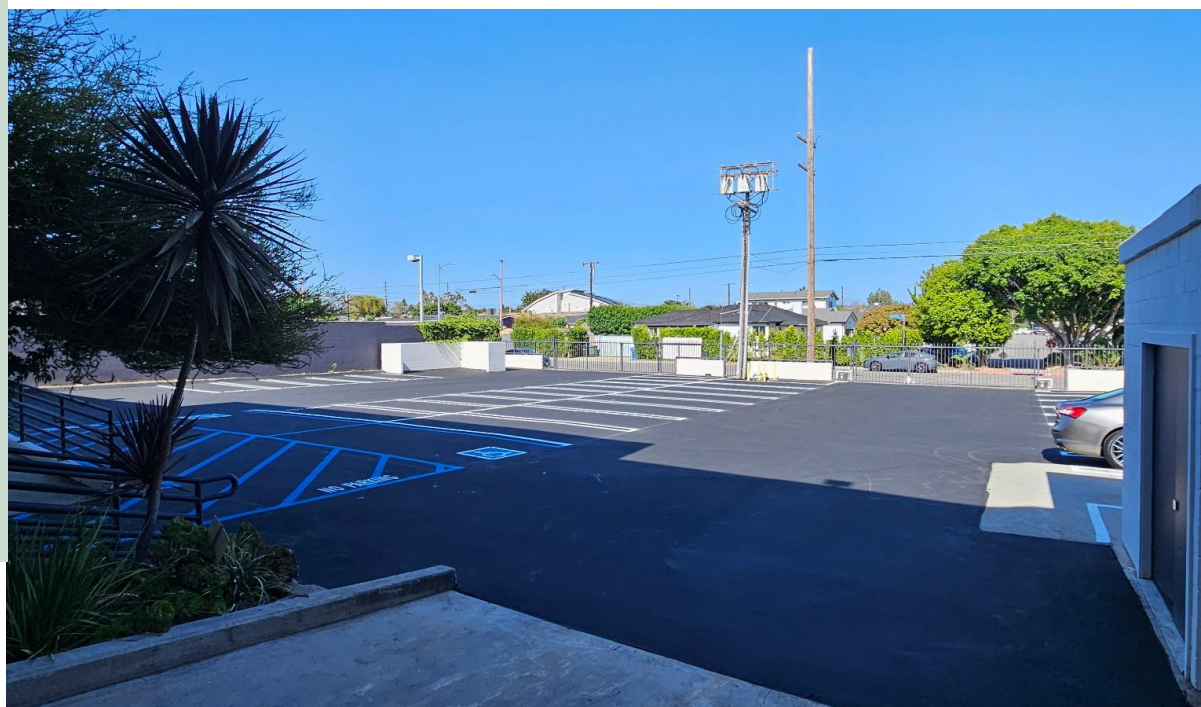
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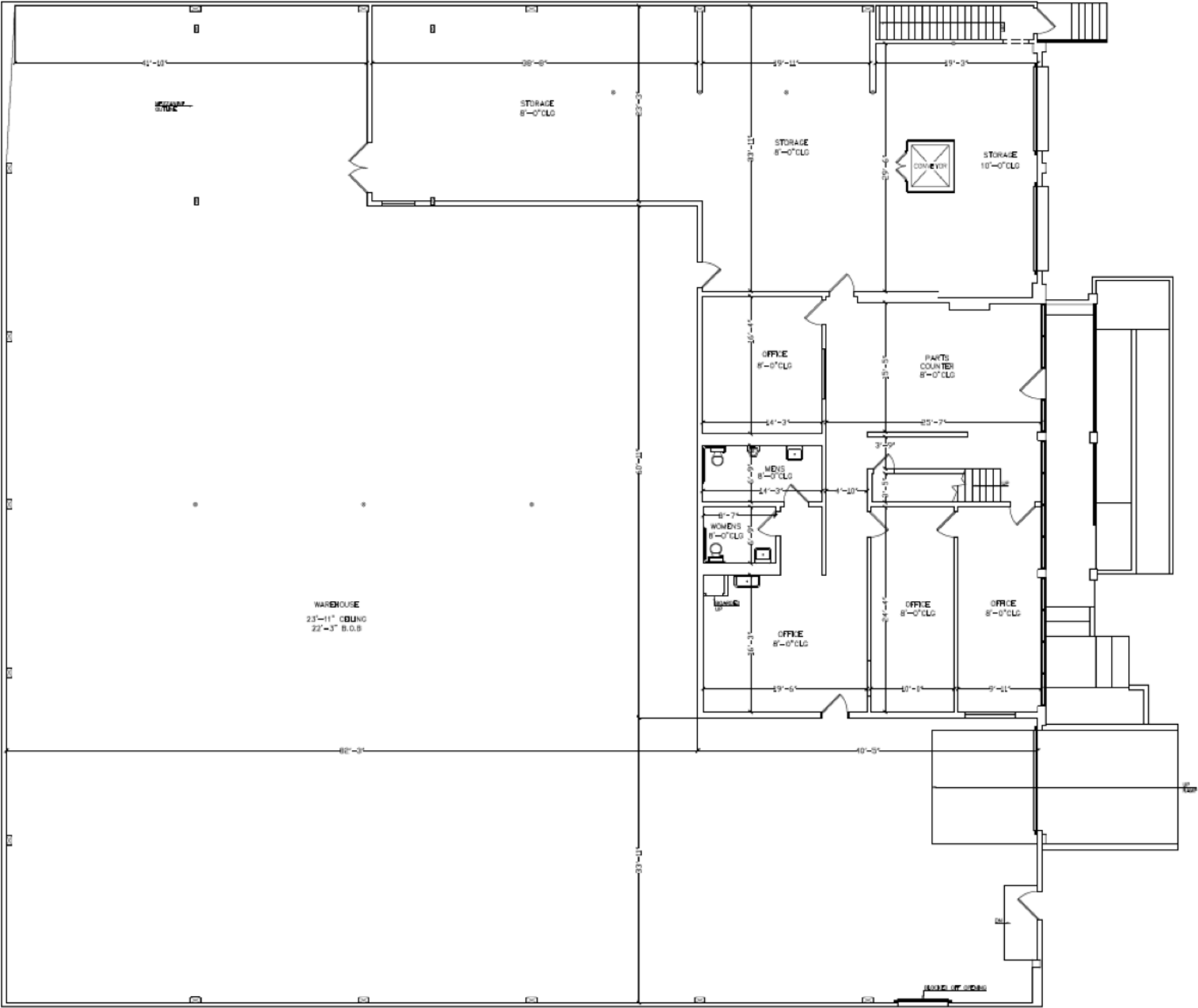
PROPERTY PHOTOS



PROPERTY PHOTOS



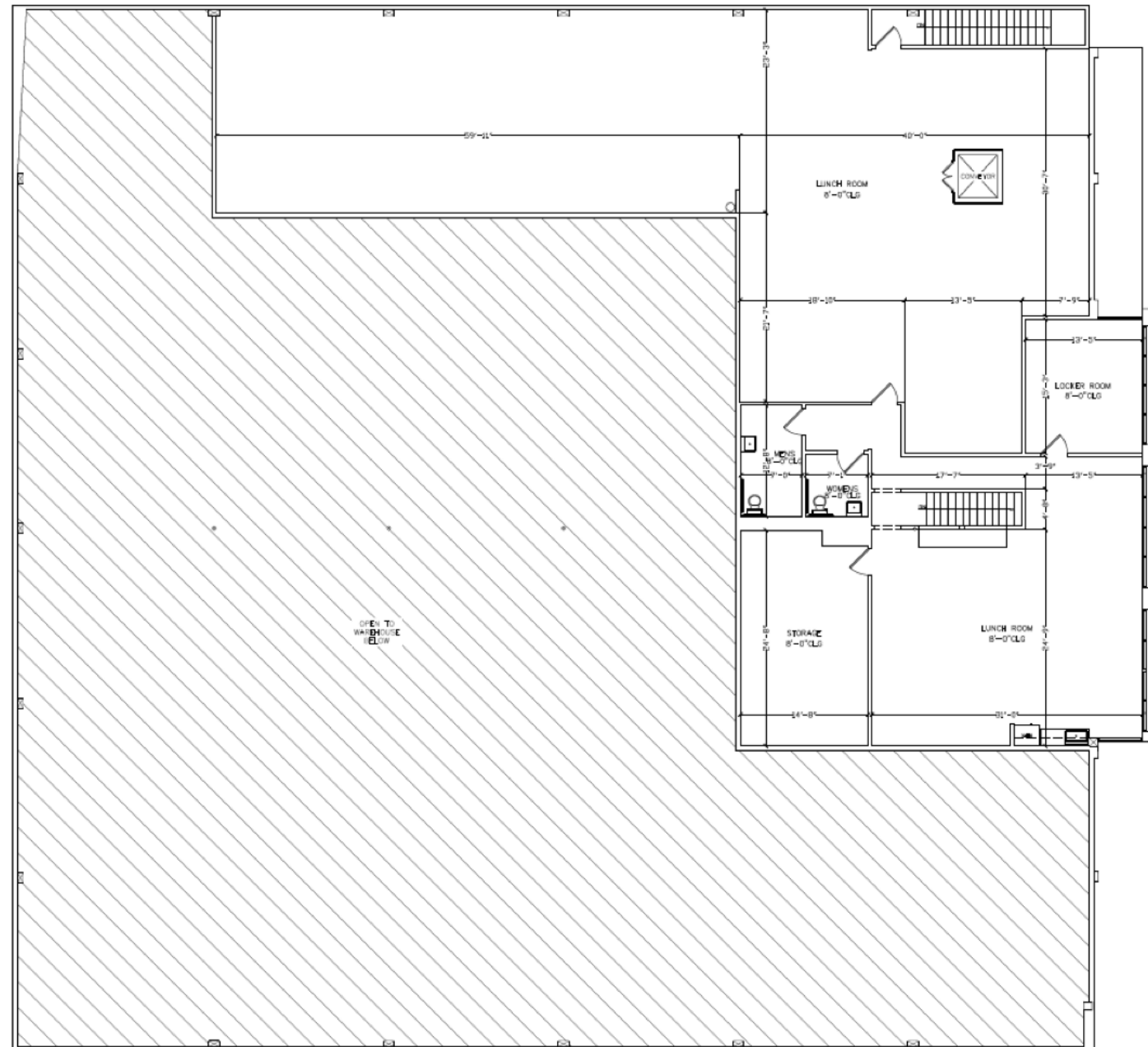
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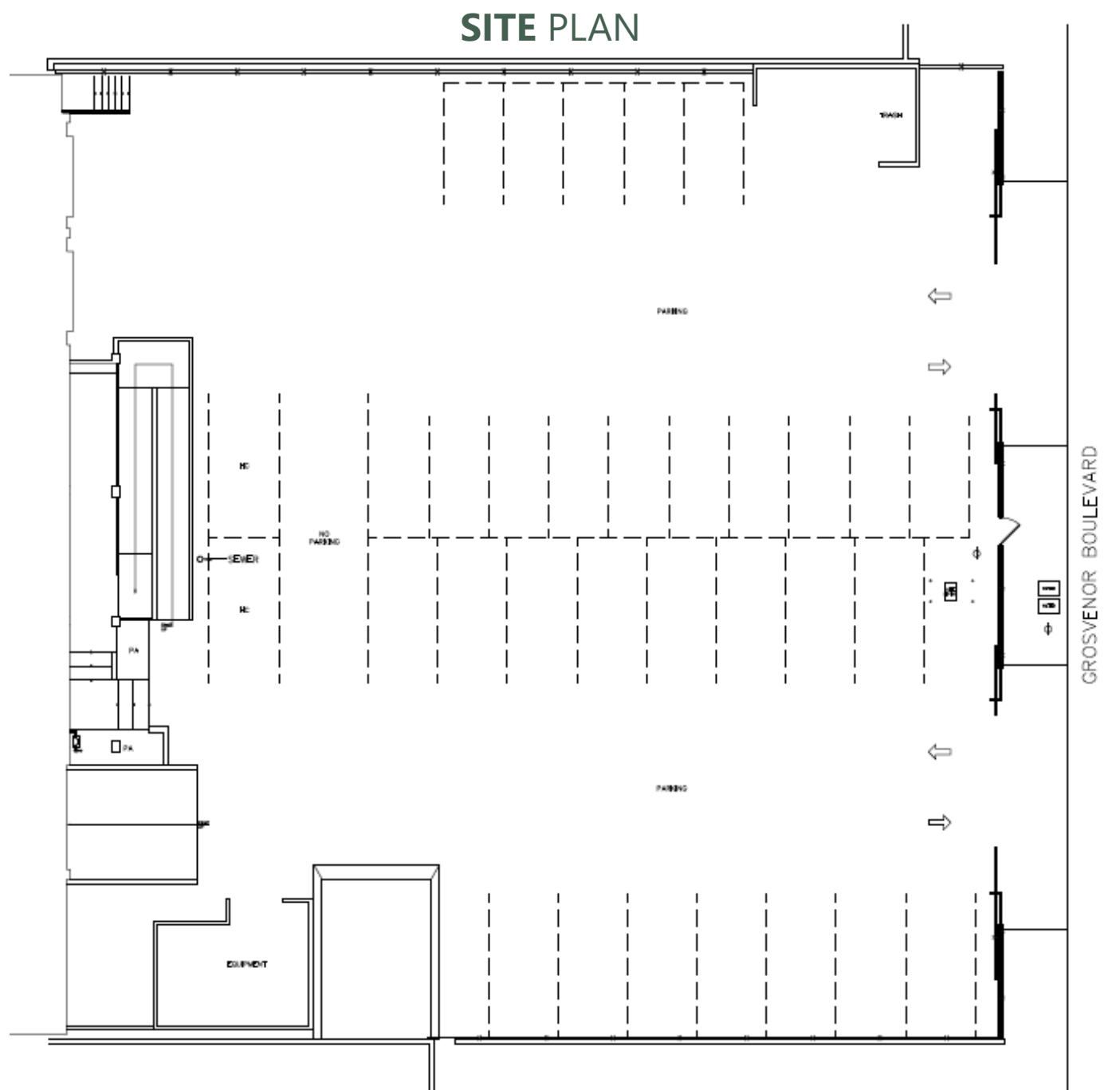
FLOOR
PLANS

FLOOR PLANS

MEZZANINE



SITE PLAN



FLOOR PLANS

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