

AVAILABLE FOR LEASE

High-End Creative
Warehouse/Flex
Building
Fully Renovated

5425 Grosvenor Blvd
Los Angeles, CA 90066





20,078 RSF
FULLY RENOVATED AND
IMPROVED



HIGH-END
WAREHOUSE/FLEX
BUILDING



LOCATED IN PLAYA
JEFFERSON AREA OF
PLAYA VISTA

PROPERTY HIGHLIGHTS



Property Features:



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 add'l capacity if tandem)



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



PROPERTY DESCRIPTION

Site Address

5425 Grosvenor Blvd., LA, CA, 90066

Rental Rate

\$2.95 NNN (approx. \$.10)

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 Feature

Heavy Lift to 2nd Floor

Four Restrooms (with shower)

Loading

1 GL & 2 TH Loading Positions (oversize)

PROPERTY DESCRIPTION

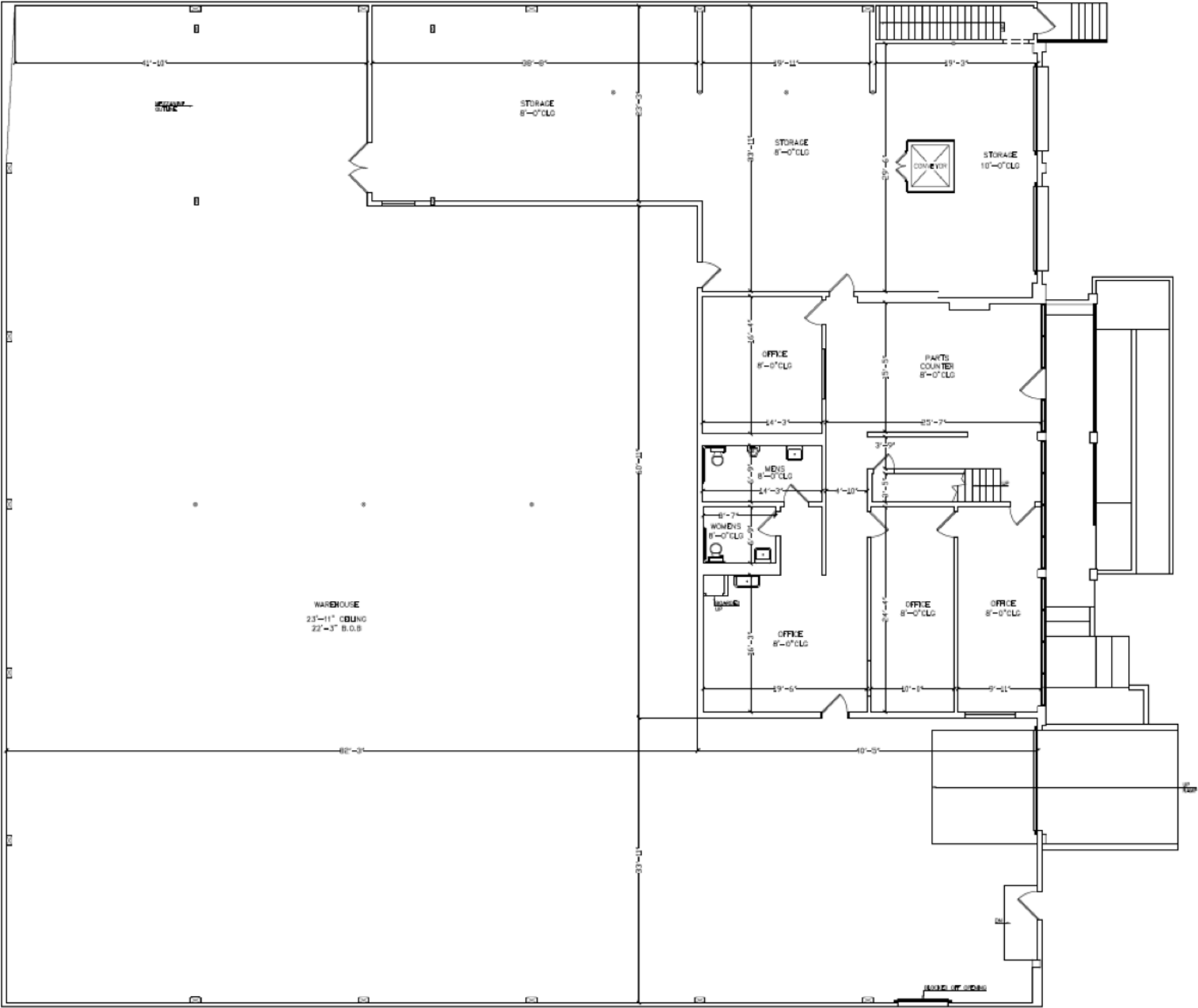
JAAD Partners
Corporate Real Estate Services



PROPERTY PHOTOS



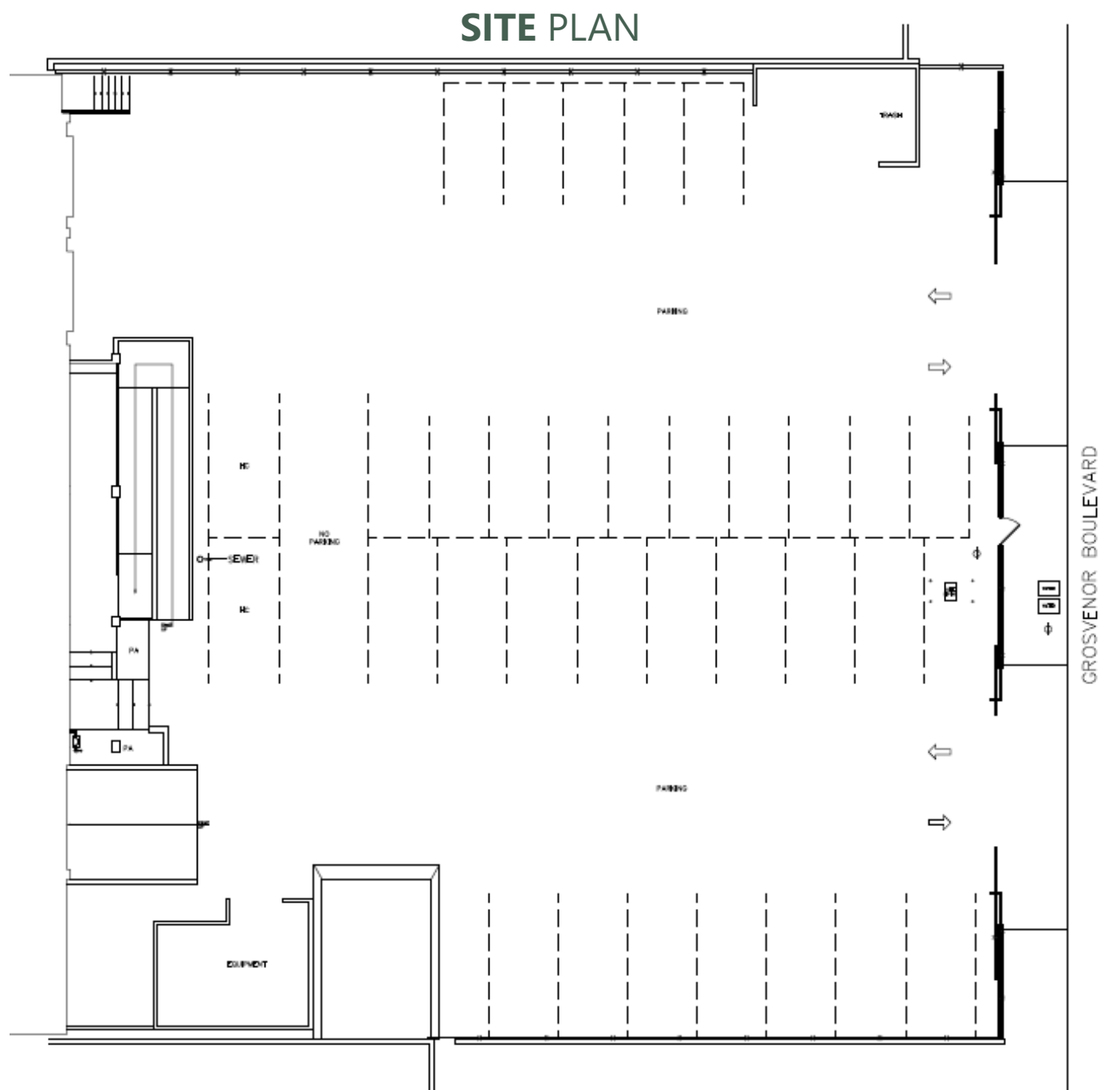
FIRST FLOOR



FLOOR
PLANS

5

SITE PLAN



FLOOR PLANS

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