

**RATE REDUCTION & 1<sup>st</sup> YEAR \$1.99/SF**



**AVAILABLE  
FOR LEASE**

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

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



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20,078 RSF  
FULLY RENOVATED AND  
IMPROVED



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

JAAD Partners  
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# 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

1<sup>st</sup> Floor – Approx. 10,357 SF (Warehouse)

1<sup>st</sup> Floor – Approx. 4,482 SF (Office)

2<sup>nd</sup> 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 2<sup>nd</sup> Floor

Four Restrooms (one with shower)

## Loading

1 GL & 2 TH Loading Positions (oversize)

# PROPERTY DESCRIPTION

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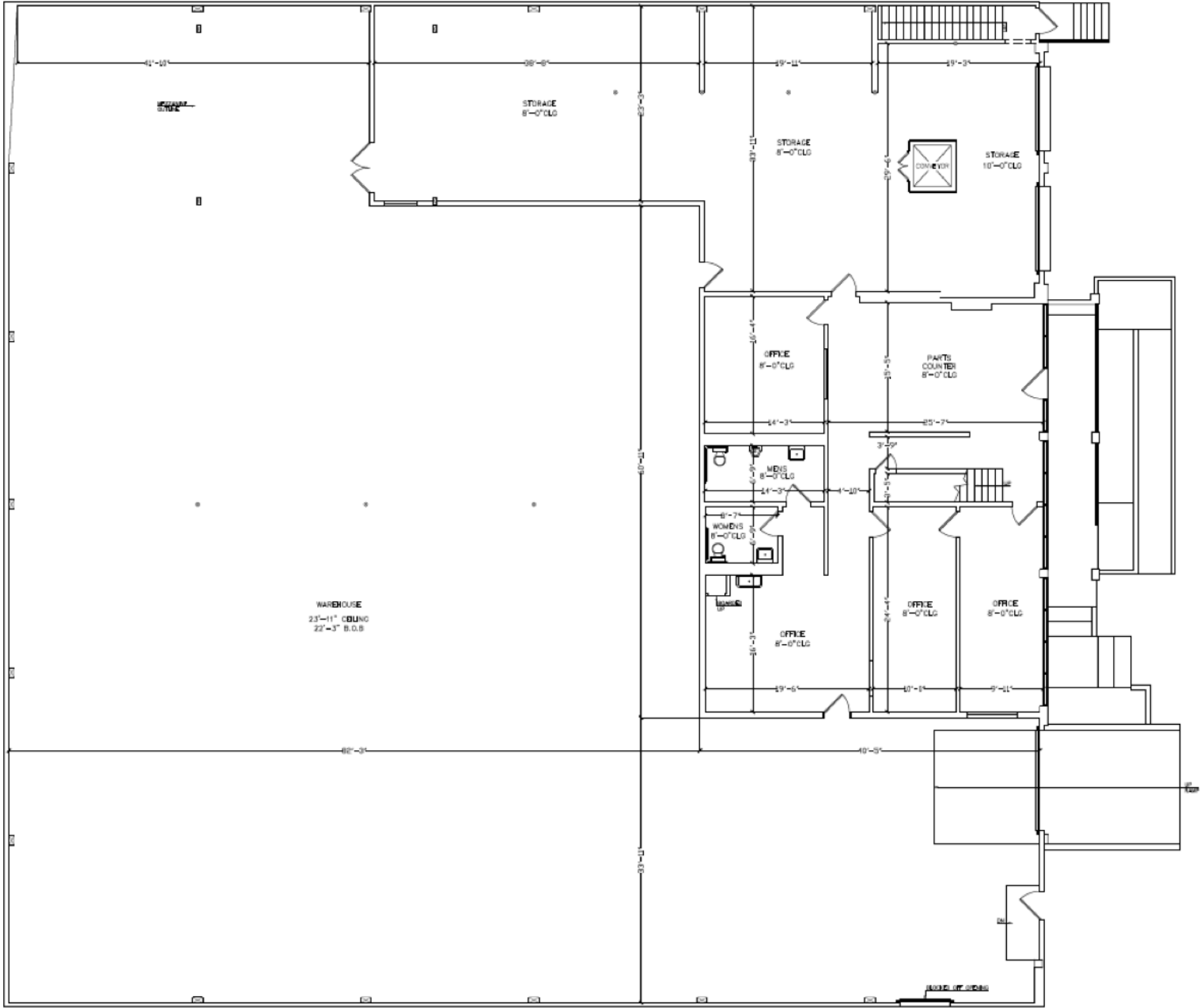


**TAMARACK**  
REAL ESTATE SERVICES

# PROPERTY PHOTOS

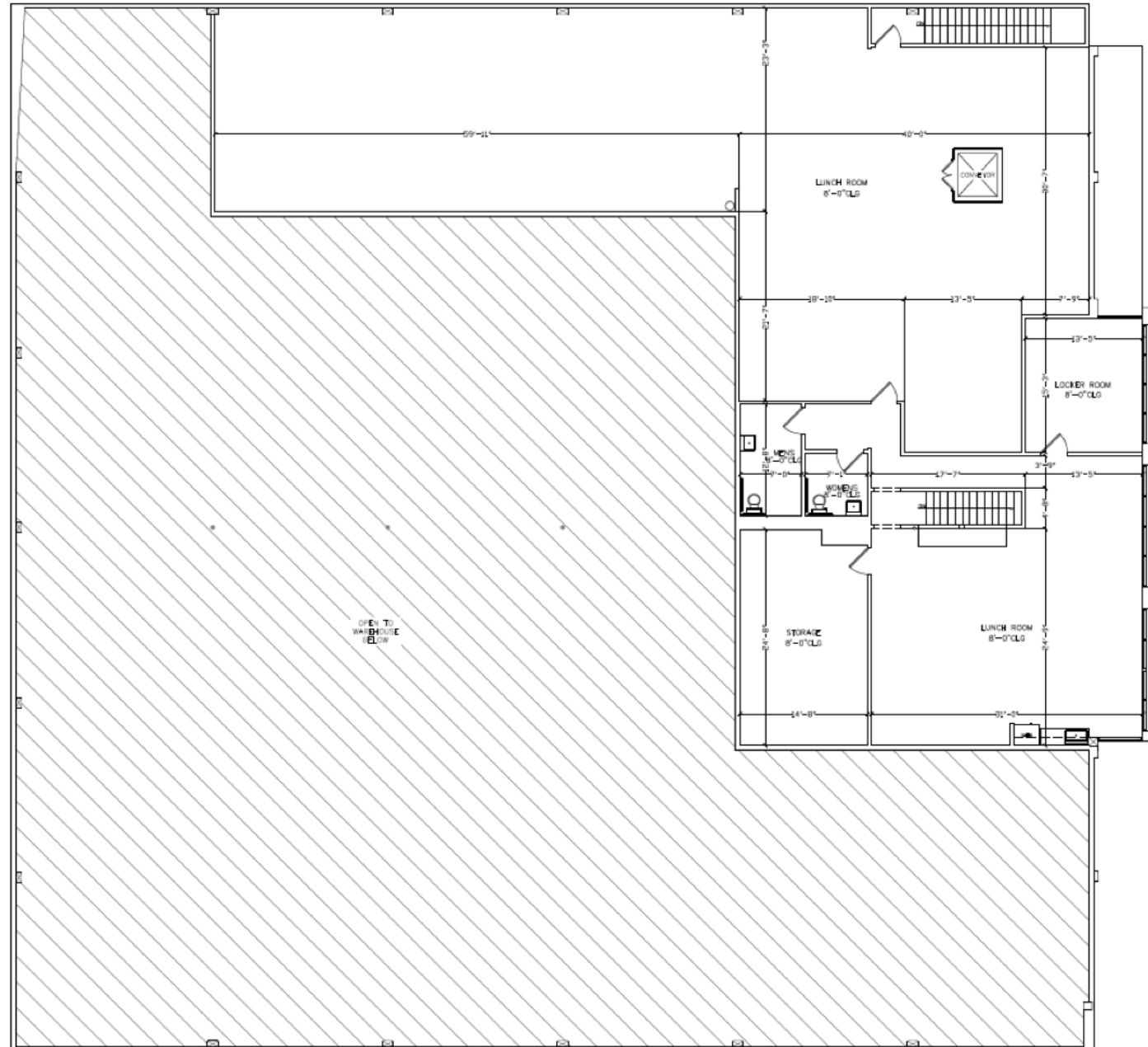


# FIRST FLOOR

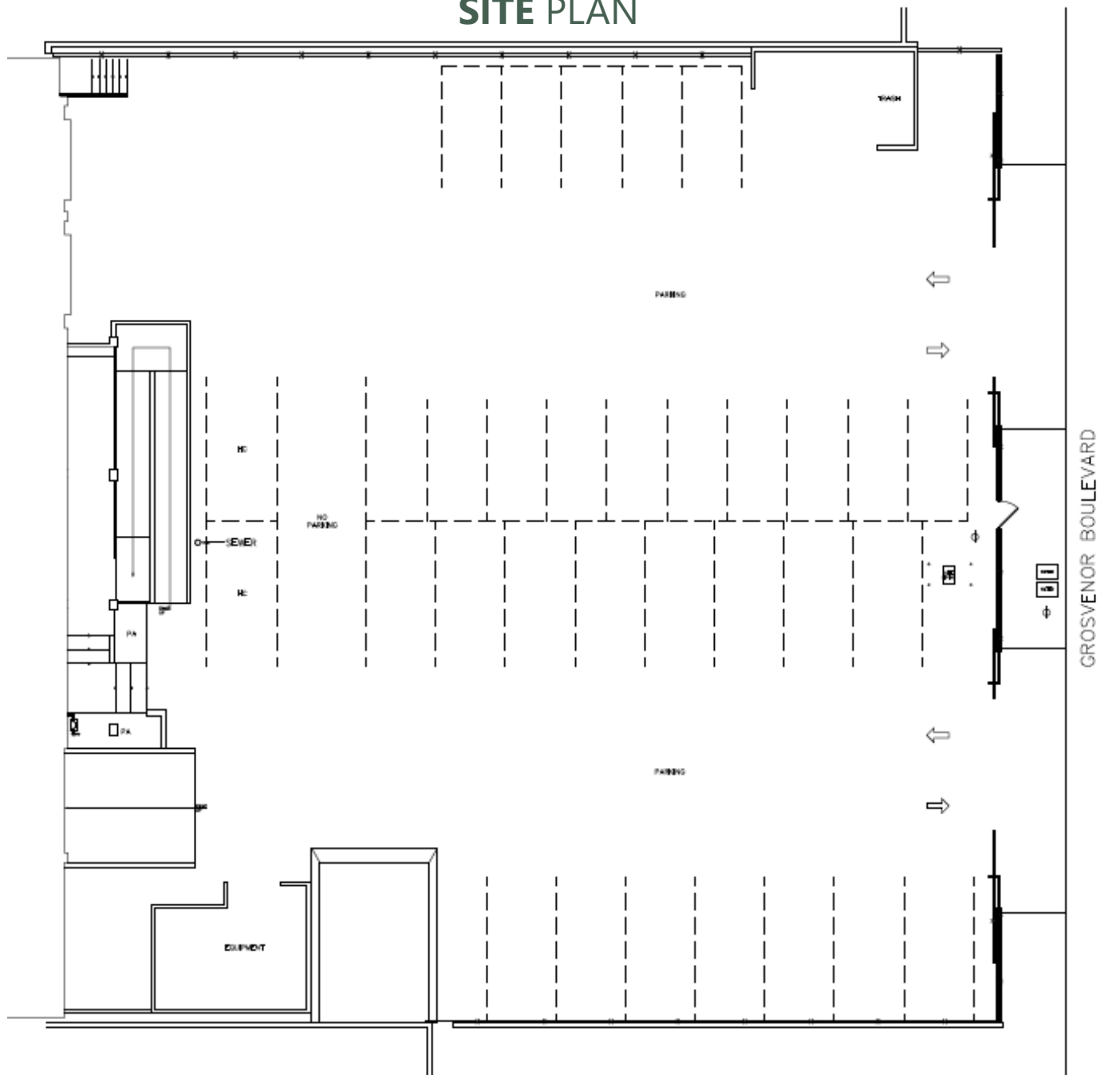


# FLOOR PLANS

## MEZZANINE



# SITE PLAN



# FLOOR PLANS

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