

2706 WILSHIRE BOULEVARD

*Prominent High Profile
Hard Corner Location*

LOS ANGELES, CA 90057

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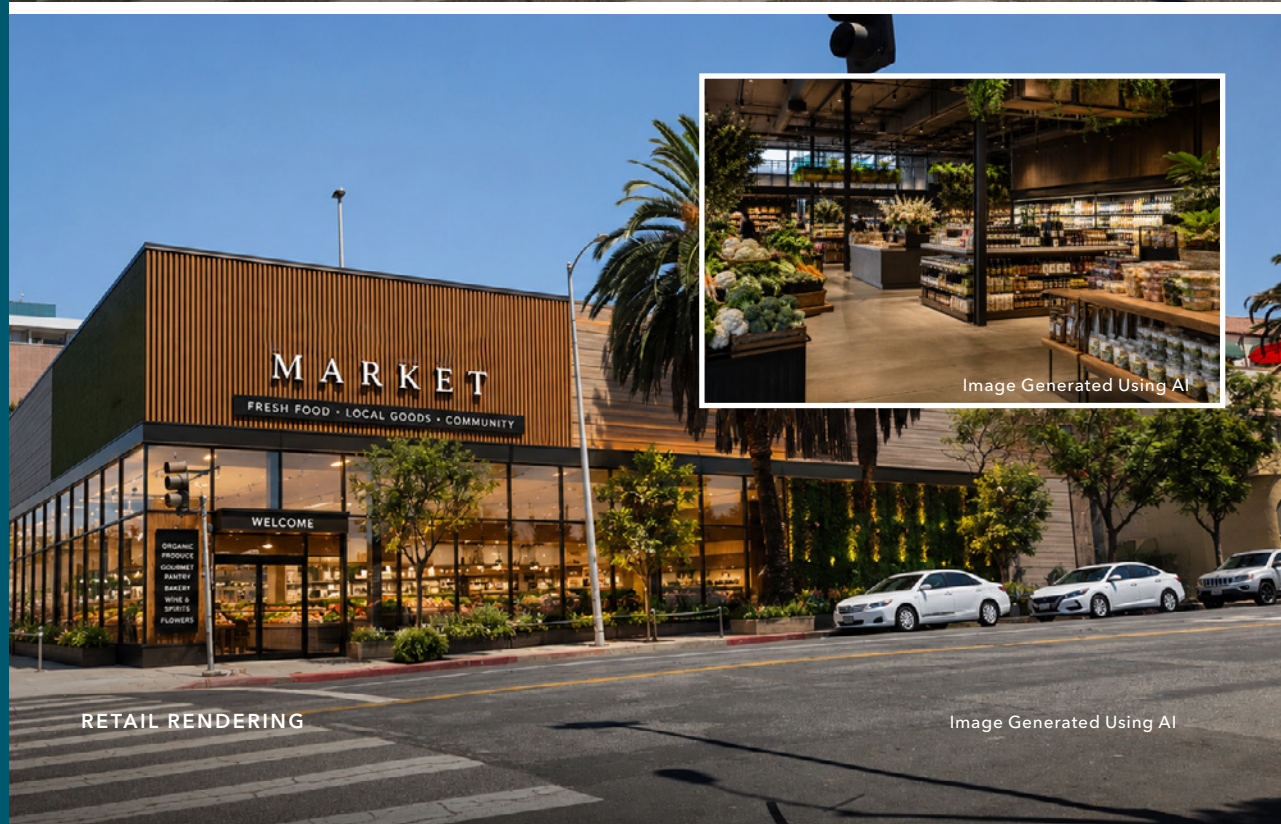
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PROPERTY OVERVIEW

Situated in a rapidly developing area of Westlake, near Koreatown and Downtown LA with numerous schools, educational and government offices nearby. Walking distance from the famous Southwestern Law School, Larchmont Charter School, and Charles White Elementary. High-density, high-traffic area with easy access to Transit and Metro Stations.

Directly across from Lafayette Park with tennis courts, skate park, and recreation center. Surrounding area has a variety of restaurants, coffee shops and grocery stores. Nearby also LA Superior Court and Consulate General of Mexico.

PROPERTY HIGHLIGHTS

Hard Corner Location on Wilshire Blvd & Lafayette Park Pl

Ample Rooftop Parking & Substantial Street Parking

Tremendous Signage Opportunity

Elevator Access

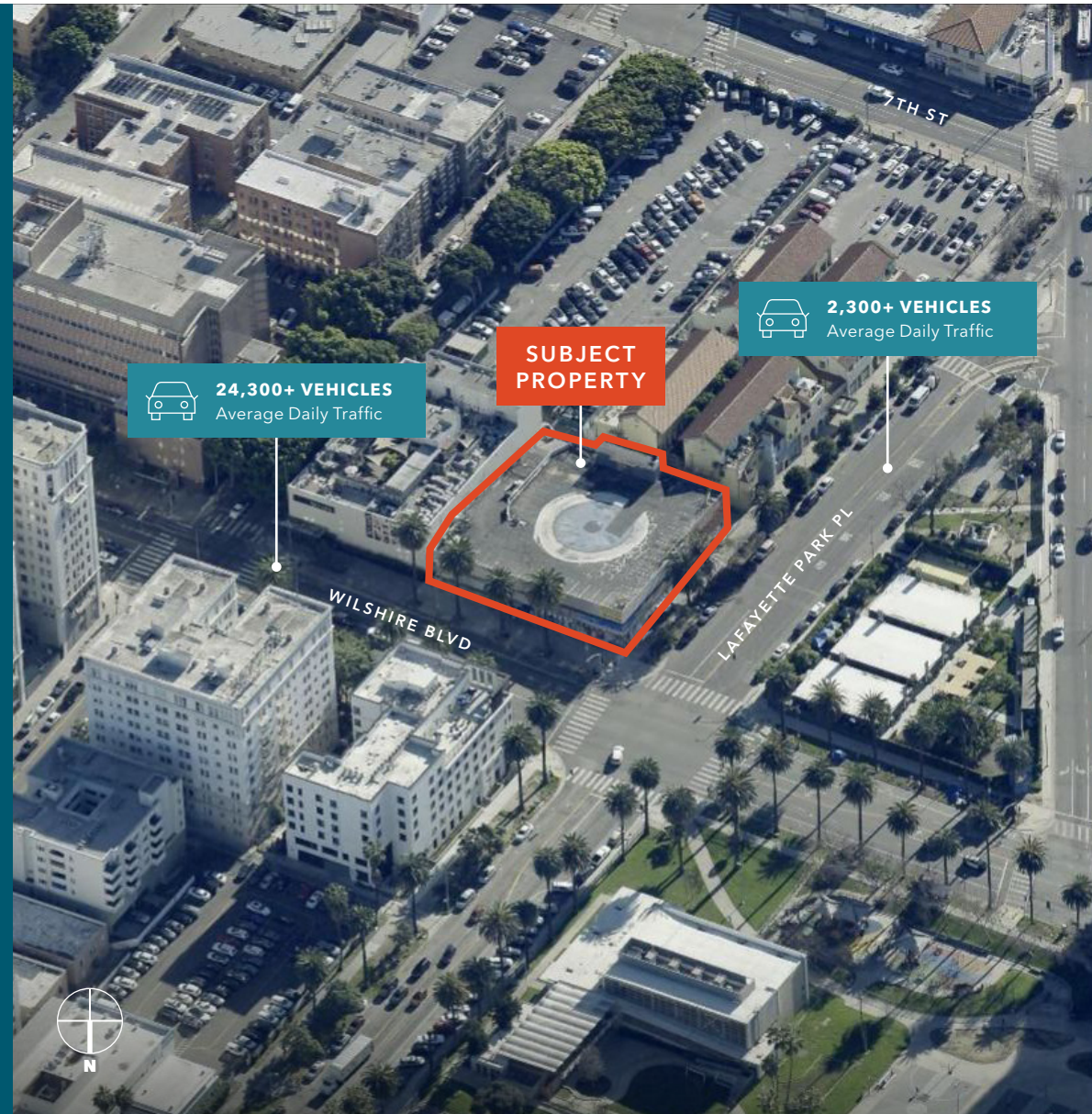
0.5 miles to Metro Stations

+44K SF

BUILDING SIZE

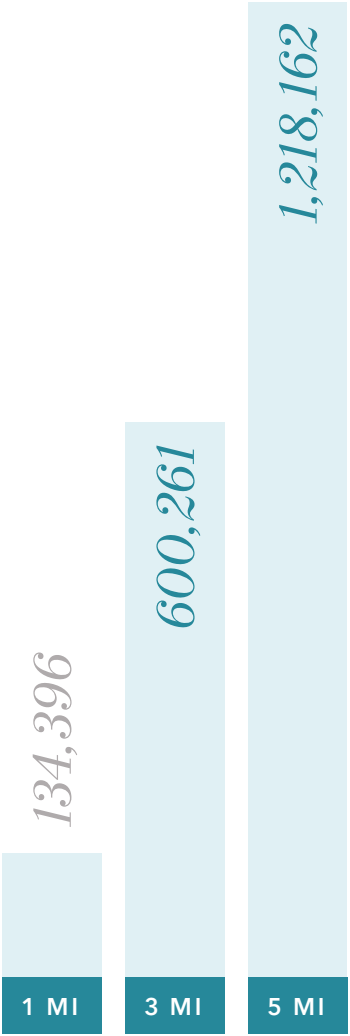
\$3-\$4.50

LEASE RATE/PSF NNN

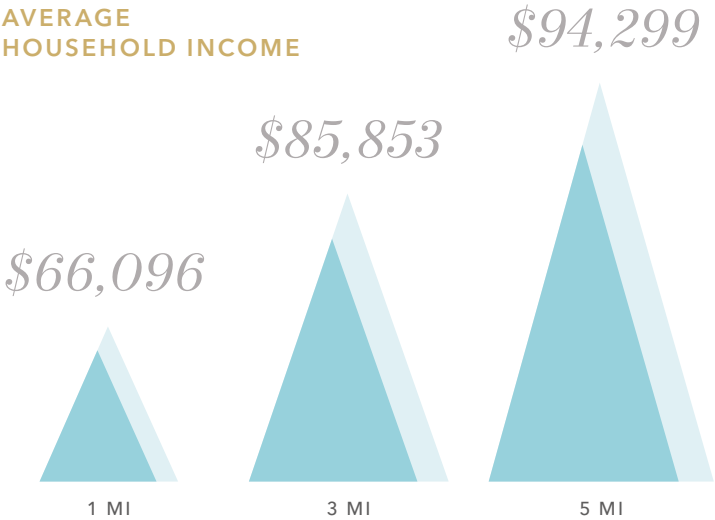


DEMOGRAPHICS

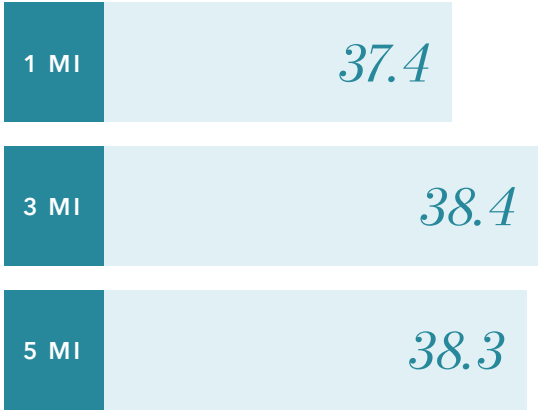
POPULATION



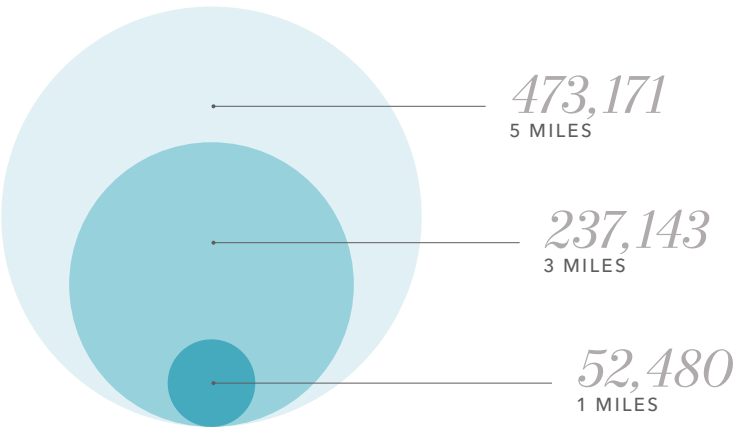
AVERAGE HOUSEHOLD INCOME



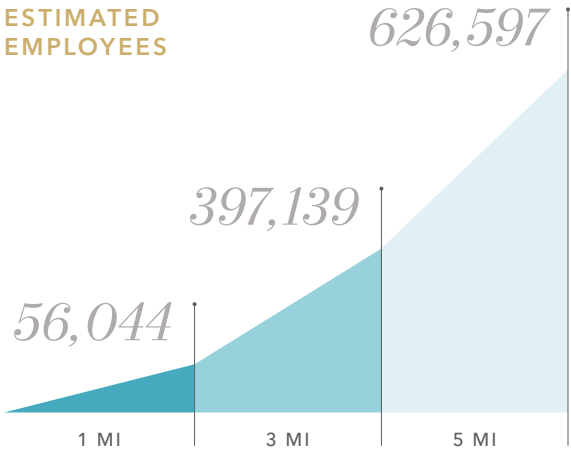
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025 CoStar

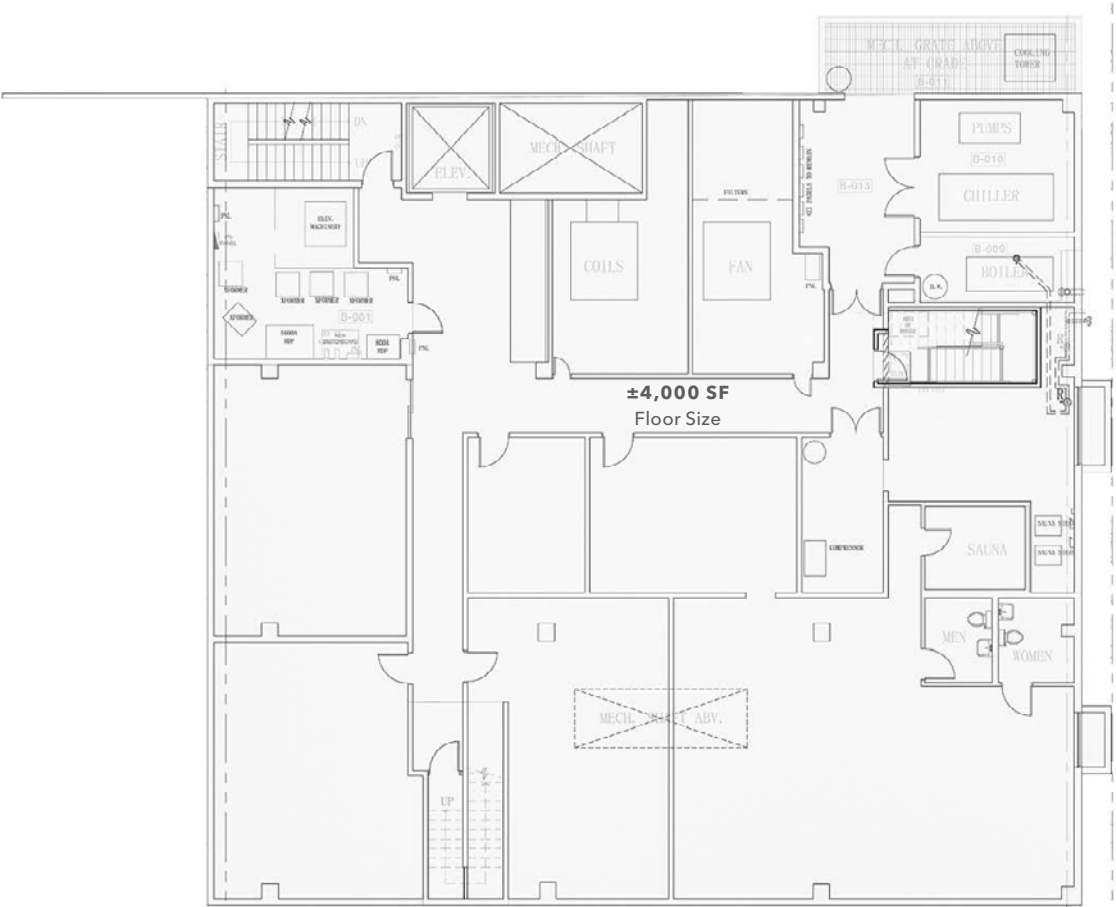
PLAT MAP



FIRST FLOOR PLAN

Architectural floor plan of a large open office space, approximately 20,000 SF. The plan shows a large central area with a grid of small square markers. On the left, there is a "RAMP UP" area. Along the top edge, there are restrooms (MEN, WOMEN), a "STO." (storage) area, a "PANTRY", and a "STAFF ROOM". A central corridor area is labeled "ELEV." (elevator). At the bottom, there is another set of restrooms (MEN, WOMEN) and a "STO." area. The plan is labeled "±20,000 SF Floor Size" in the center.

BASEMENT FLOOR PLAN



±44,000 SF

TOTAL BUILDING SF

\$3-\$4.50

LEASE RATE/PSF NNN

NOW

AVAILABLE



Exclusively listed by

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