

FOR LEASE

4621 W WASHINGTON BLVD

Creative Retail/Office with Mezzanine Lofts
Located in the Heart of Mid-City



We are pleased to present ±9,000 square feet of expansive two-story loft-style creative commercial space with two roll-up doors located at 4621 W Washington Blvd.

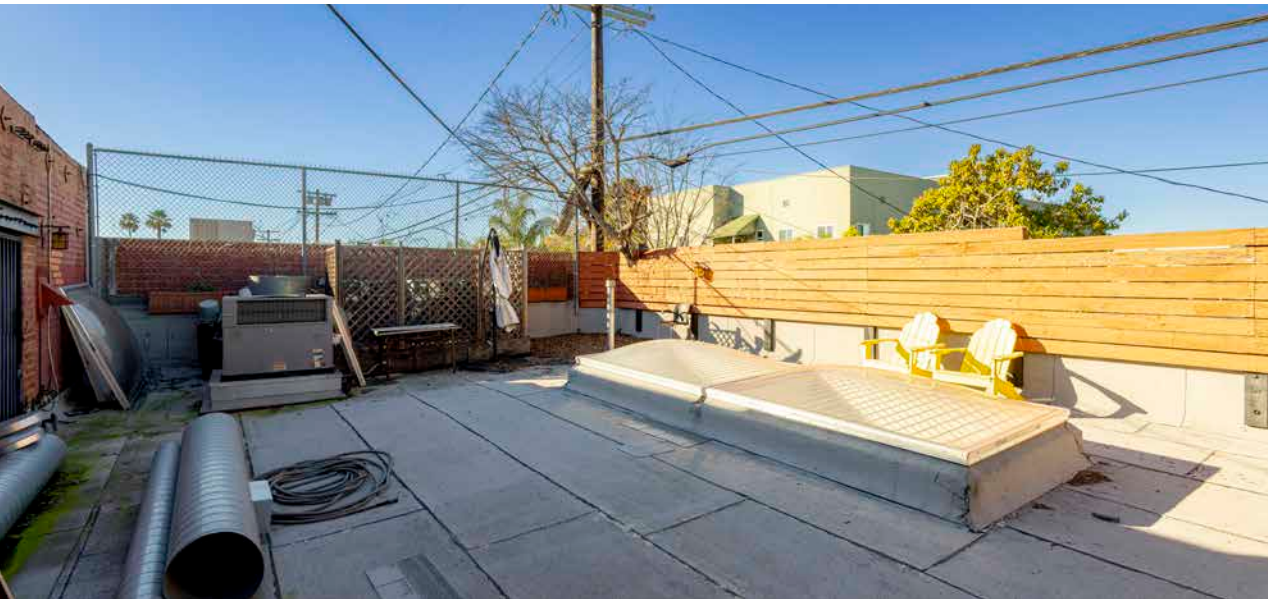
With its high bow truss ceilings with skylights and partial two-story type design with two separate mezzanine lofts, the open wide-ranging space caters itself to a business seeking a one-of-a-kind, live-work type layout.

The space features 17'+ ceilings in the middle of the space with two different two-story lofts on the front end and rear end of the space, private restrooms and kitchen area offering a modern environment ready for immediate use.

Located within a micro arts district type neighborhood, nearby businesses include art galleries, Nate Holden Performing Arts Center, Palm Grove Social, n/soto, and Re/creation Café.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional details.





PROPERTY OVERVIEW

ADDRESS	4621 W Washington Blvd, Los Angeles, CA 90016
AVAILABLE	±9,000 SF
LEASE RATE/SF	\$2.95 NNN
YEAR BUILT	1935
GRADE LEVEL DOORS	2 (10'x16') Roll-Up Doors
CLEAR HEIGHT	17'
RESTROOMS	Private
WALK SCORE®	Very Walkable (86)
TRANSIT SCORE®	Good Transit (55)
ZONING	CM

±9,000
AVAILABLE SF

\$2.95 NNN
LEASE RATE/SF

FLOOR PLANS

±9,000 SF

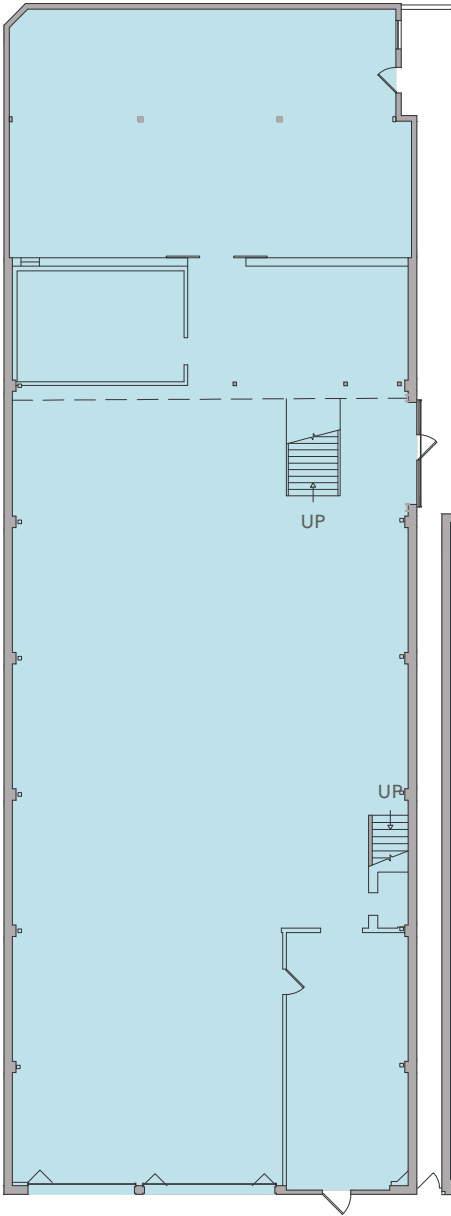
AVAILABLE

\$2.95 NNN

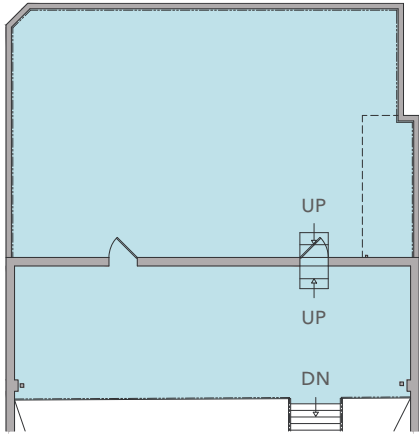
LEASE RATE/SF

NOW

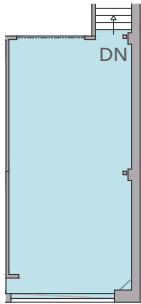
AVAILABLE



MEZZANINE A



MEZZANINE B







4621 W WASHINGTON BLVD

*For more leasing
information, contact*

CASEY LINS
714.333.6768
casey.lins@kidder.com
LIC N° 01902650

VINCENT COOK
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

