

FOR LEASE

# 5131 W JEFFERSON BLVD

*Beautifully Reimagined ±2,561 SF  
Creative Space Available for Lease!*



*We are thrilled to offer a ±2,561 SF beautifully reimagined creative spaces for lease at 5131 W Jefferson Blvd, available at an attractive \$2.74/SF MG lease rate.*

This dynamic, light-filled spaces has been meticulously renovated with permits and feature brand-new systems throughout. Enjoy skylit interiors, polished concrete floors, sand-blasted wood-beamed ceilings, LED lighting, automatic grade-level roll-up doors, and 2 private restrooms in the unit!

Nestled in West Adams, one of Los Angeles' fastest-growing creative corridors, and just minutes from Culver City, this location puts your business in the company of some of LA's most acclaimed restaurants and cafés, including Highly Likely, Mizlala, Chulita, Farmhouse Kitchen, Cento, and Cento Raw Bar, perfect for impressing clients and keeping your team inspired.

Now leasing – schedule your tour today!

Contact Casey Lins at (714) 333-6768 or Casey.Lins@kidder.com for more details.





## PROPERTY OVERVIEW

|                   |  |
|-------------------|--|
| ADDRESS           | 5131 W Jefferson Blvd<br>Los Angeles, CA 90016 |
| LEASE RATE (MG)   | \$2.74/SF                                      |
| YEAR BUILT        | 1951   |
| GRADE LEVEL DOORS | 1 Automatic Door                               |
| CLEAR HEIGHT      | 12'+   |
| POWER             | ±570 AMPs                                      |
| PARKING           | 2 Spaces                                       |
| RESTROOMS         | 2 Private Restrooms                            |
| WALK SCORE®       | Very Walkable (83)                             |
| TRANSIT SCORE®    | Good Transit (61)                              |
| ZONING            | CM-2D-CPIO                                     |

**±2,561**  
AVAILABLE SF

**\$2.74/SF**  
LEASE RATE (MG)

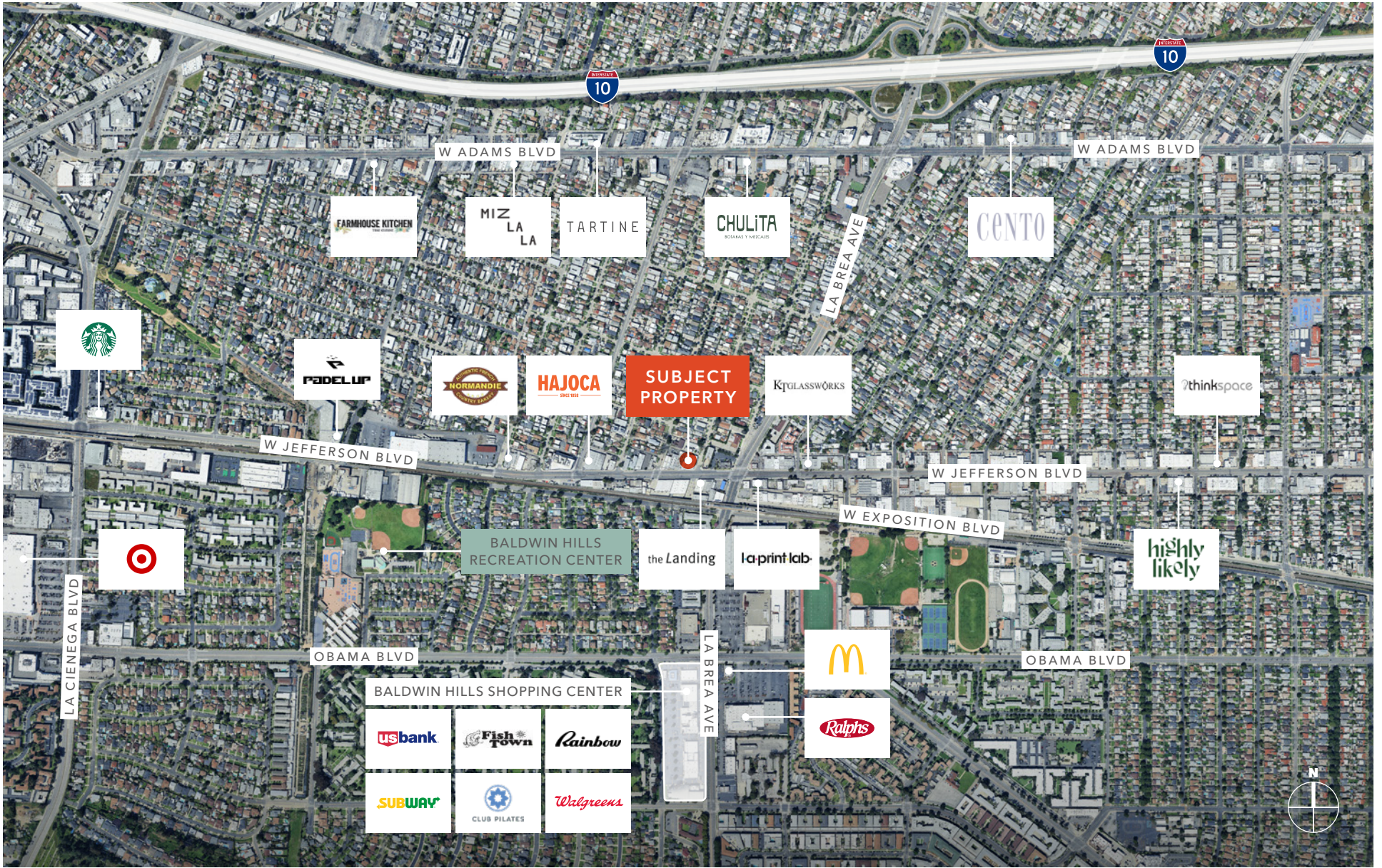
# SITE PLAN



5131 W JEFFERSON BLVD

3019 S ORANGE DR







## 5131 W JEFFERSON BLVD

*For more leasing  
information, contact*

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