

# HIGHLY IMPROVED WILSHIRE BLVD CREATIVE OFFICE SPACE

5405 WILSHIRE BLVD, LOS ANGELES, CA 90036

3:1,000 SF PARKING RATIO



David Ashkenasy  
Executive Vice President  
Phone 310.272.7381  
email [davida@cag-re.com](mailto:davida@cag-re.com)  
Lic. 01714442

Ryan Schimel  
Director  
Phone 310.272.7384  
email [ryans@cag-re.com](mailto:ryans@cag-re.com)  
Lic. 01879511

David Ickovics  
Principal  
Phone 310.272.7380  
email [dji@cag-re.com](mailto:dji@cag-re.com)  
Lic. 01315424

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## WILSHIRE BLVD OFFICE SPACE FOR LEASE

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### Highlights

- Prime Mid-Wilshire Location - Short Walk to the Expo Line
- Large Creative Office with Exposed Bow Truss Ceilings
- Two Ground Level/Street Front Private Entrances
- 92/100 Walkability Score
- On-Site Parking Space and Off-site Parking Available Month-to-Month
- Priced Well Below Comparable Creative Office Spaces in the Area
- **3:1,000 SF PARKING RATIO** (At Prevailing Market Rates)

### Property Details

**Size:** +/-4,938 SF

**Rate:** \$2.75 PSF/Month (Modified Gross)  
(Tenant to pay Utilities & Janitorial)

**Available:** January 2018

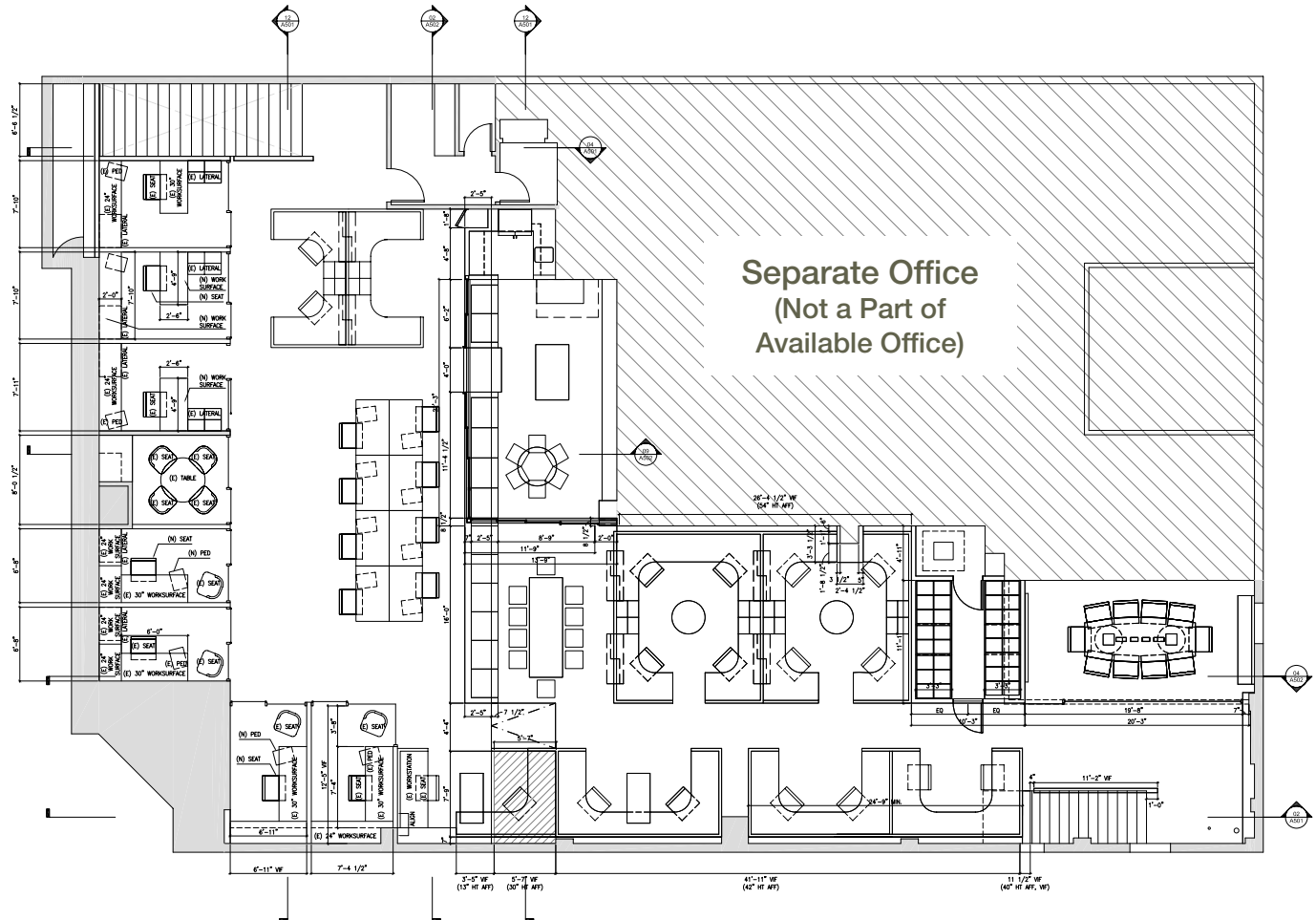
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## OFFICE FLOOR PLAN

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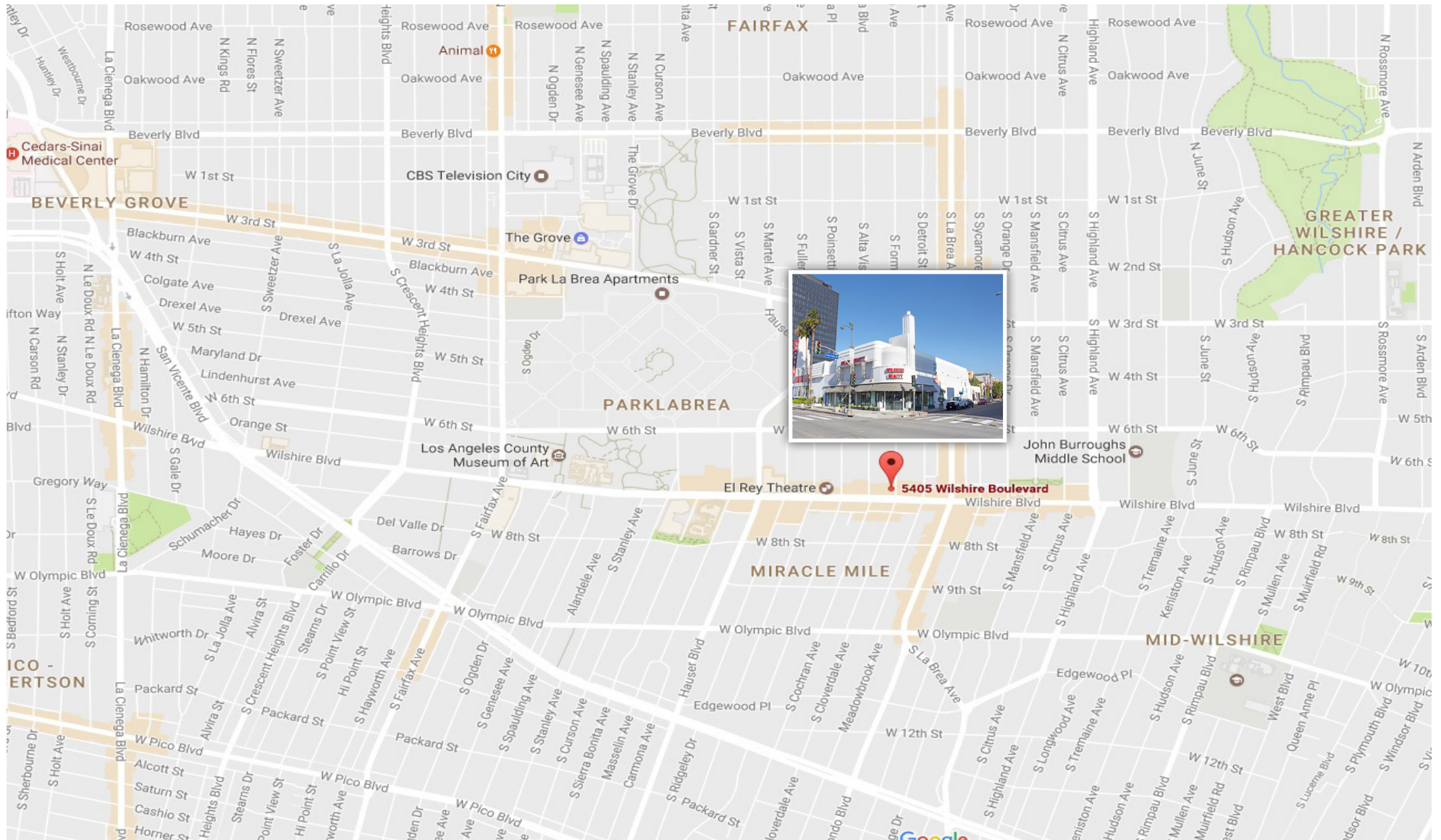
### Existing Office Floor Plan

- 5 Private Offices
- Large Conference Room
- Open Kitchen/Work Bar
- 28 Workstations
- 3:1,000 SF Parking Ratio



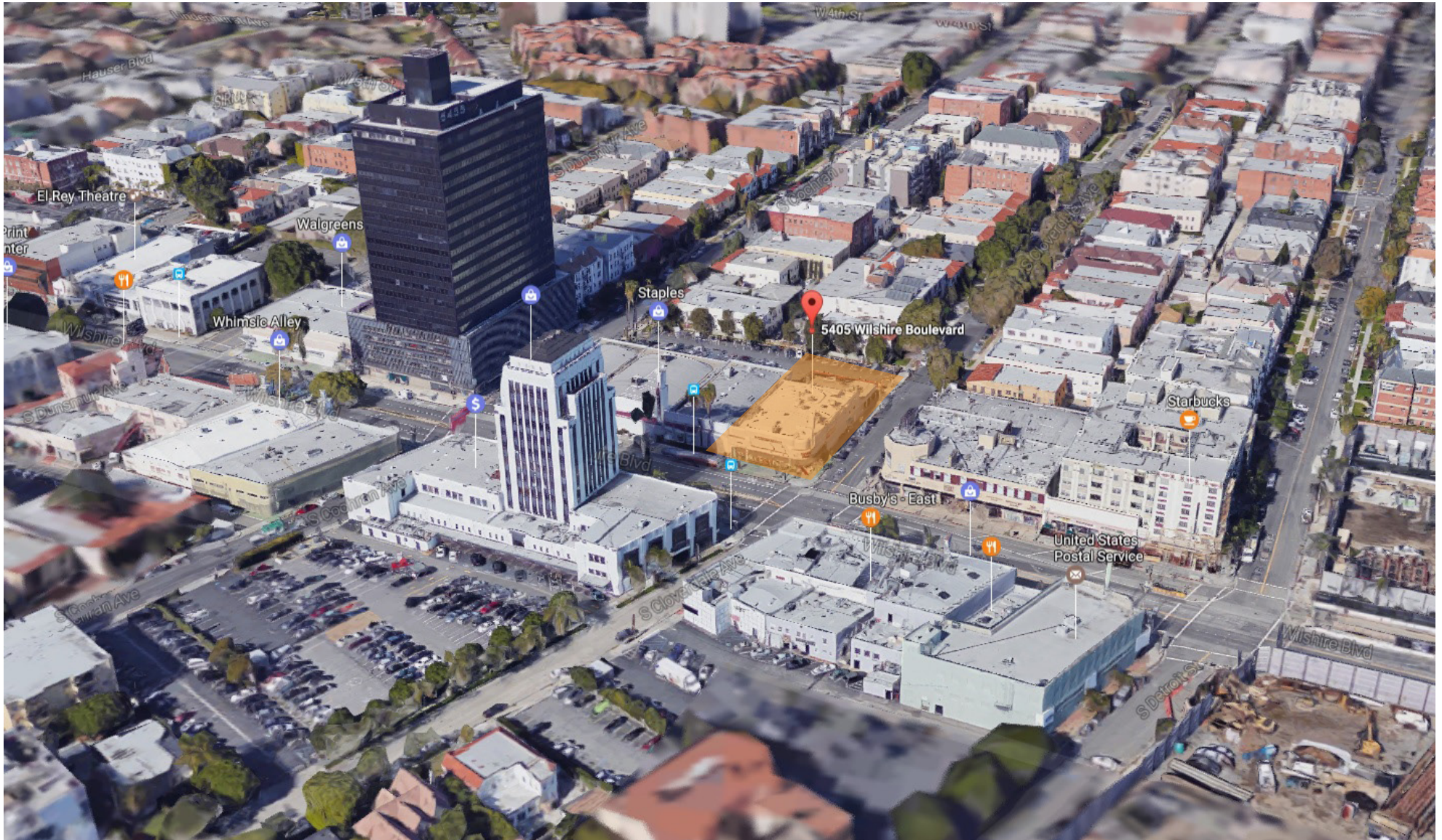
# MAP

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## AERIAL

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For more information, please call.



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Lic. 01315424

Commercial Asset Group, Inc.  
1801 Century Park East, Suite 1550  
Los Angeles, CA 90067  
T 310.275.8222 F 310.275.8223  
[www.cag-re.com](http://www.cag-re.com) Lic. 01876070

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