



## NEWLY REMODELED CREATIVE OFFICE FOR LEASE

5930 W. JEFFERSON BLVD,  
LOS ANGELES, CA 90016



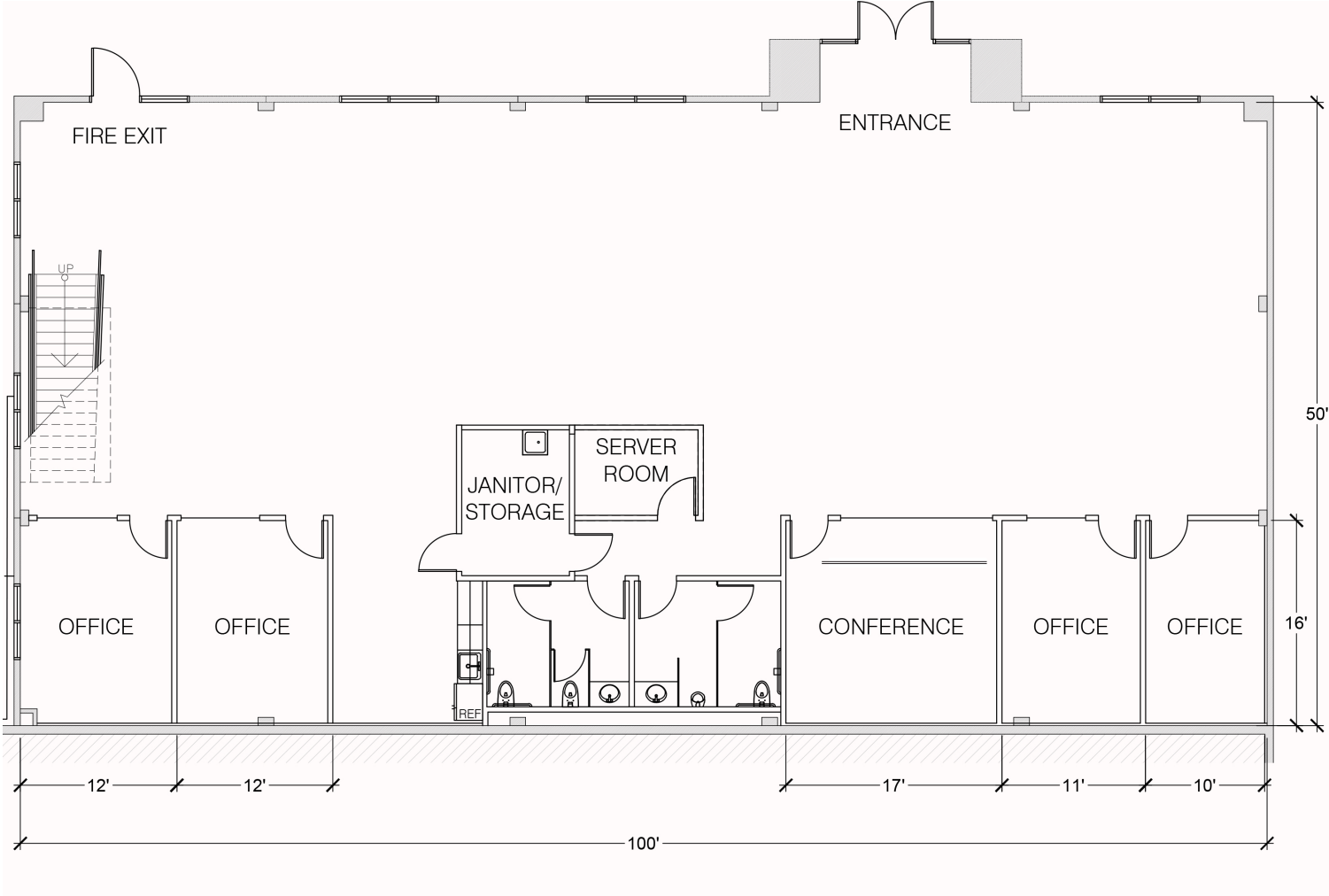
PREMISES	±10,860 SF
RENT	\$4.25/ SF Modified Gross
TERM	5-10 Years
OCCUPANCY	January 1, 2018
PARKING	3/ 1,000 SF at \$150/ space/ month

#### FEATURES

- Freestanding
- Polished Concrete Floors
- High and Exposed Ceilings, Glass walls
- Natural Light
- Private breakout rooms
- Open Kitchens with stainless steel appliances
- Conference Room
- Private On-Site Parking



# FIRST FLOOR



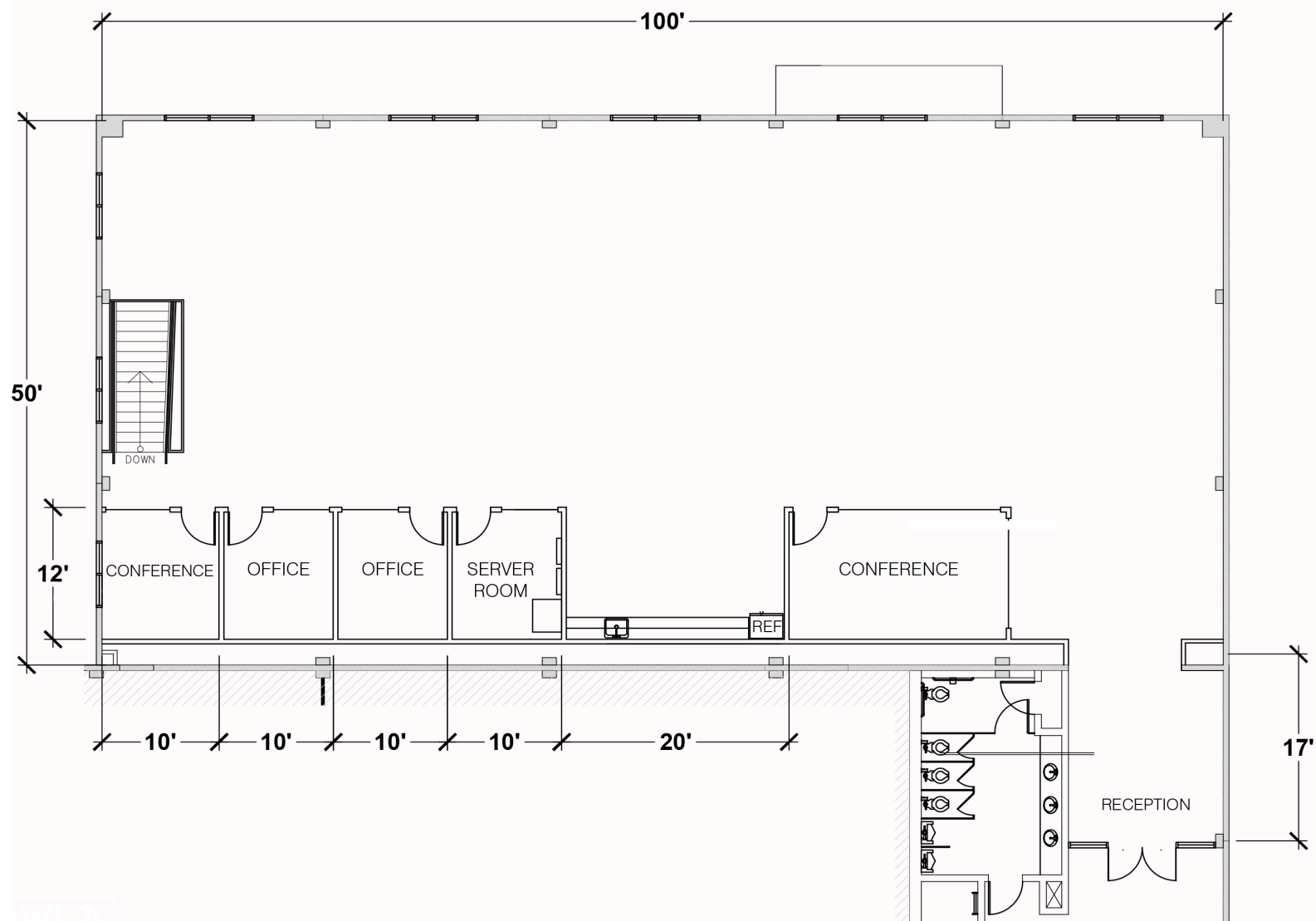


# FIRST FLOOR



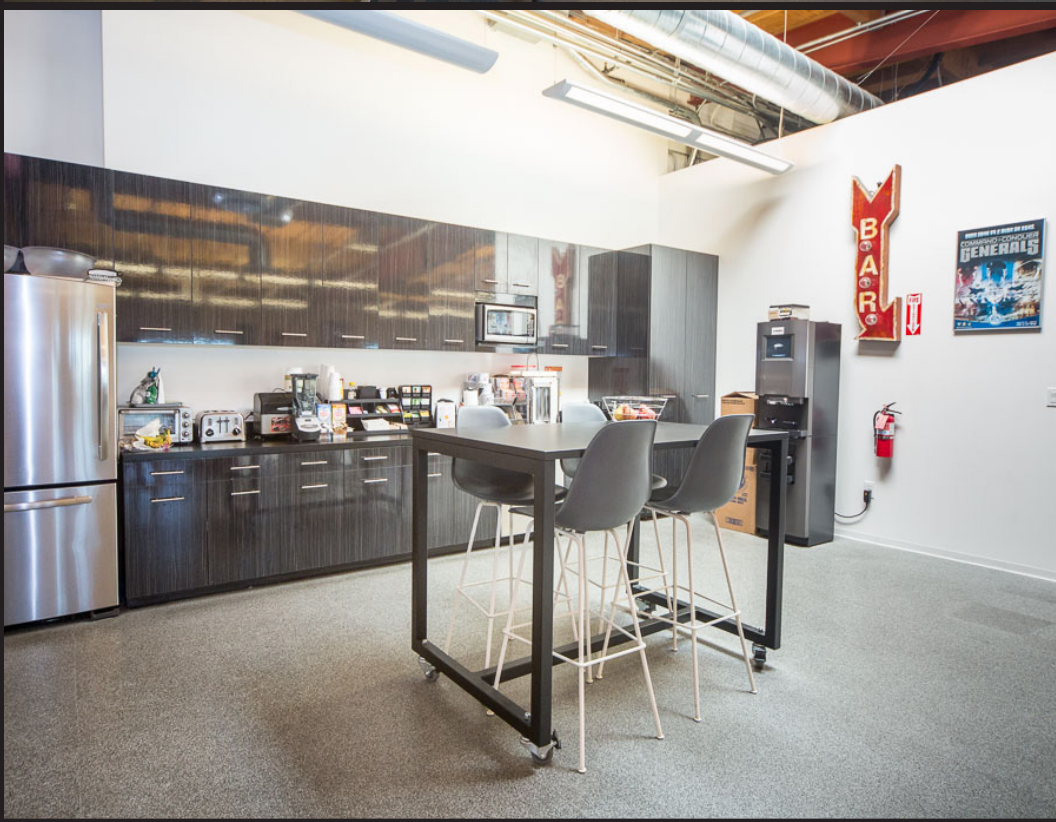


# SECOND FLOOR



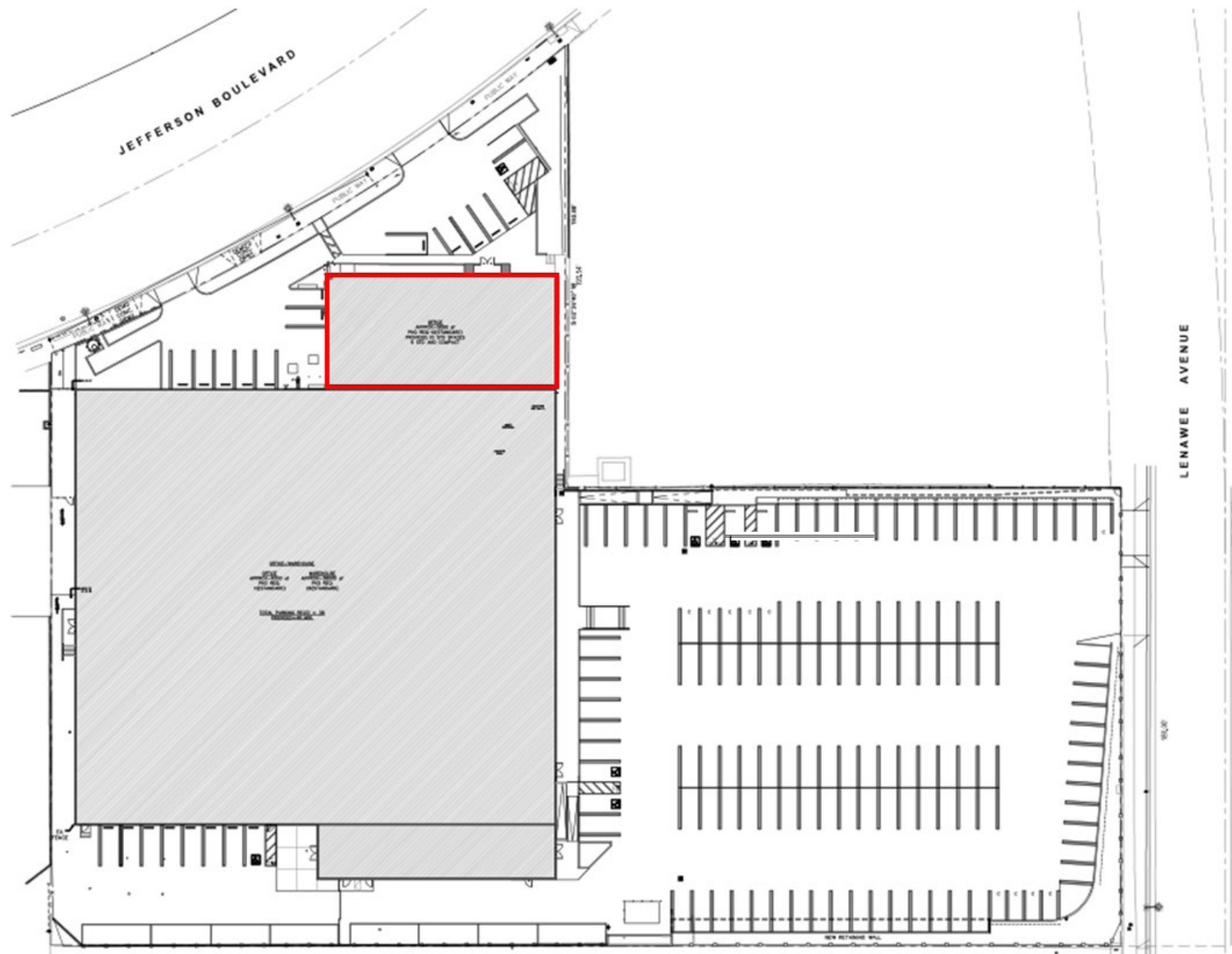


# SECOND FLOOR

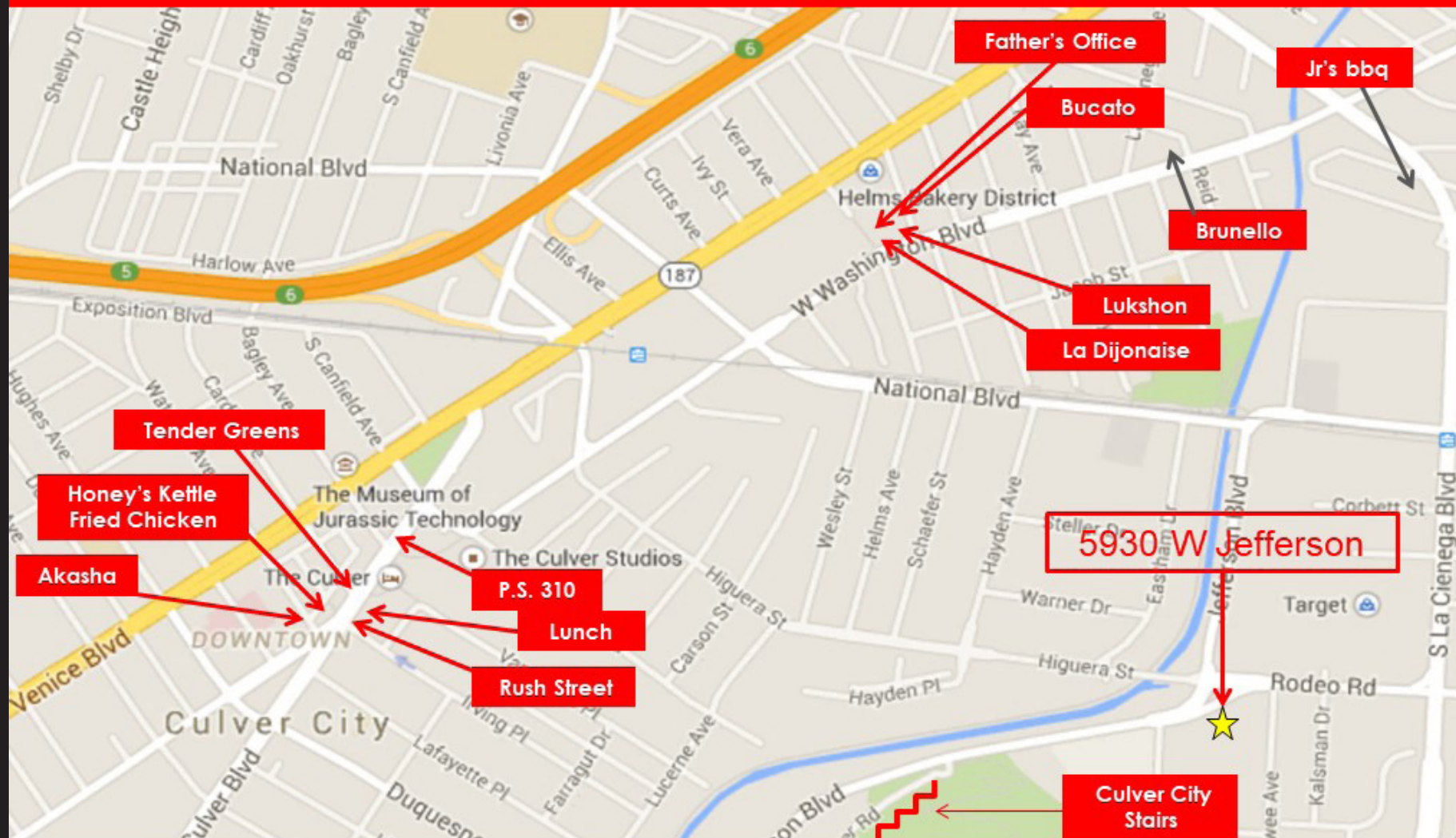




# SITE PLAN

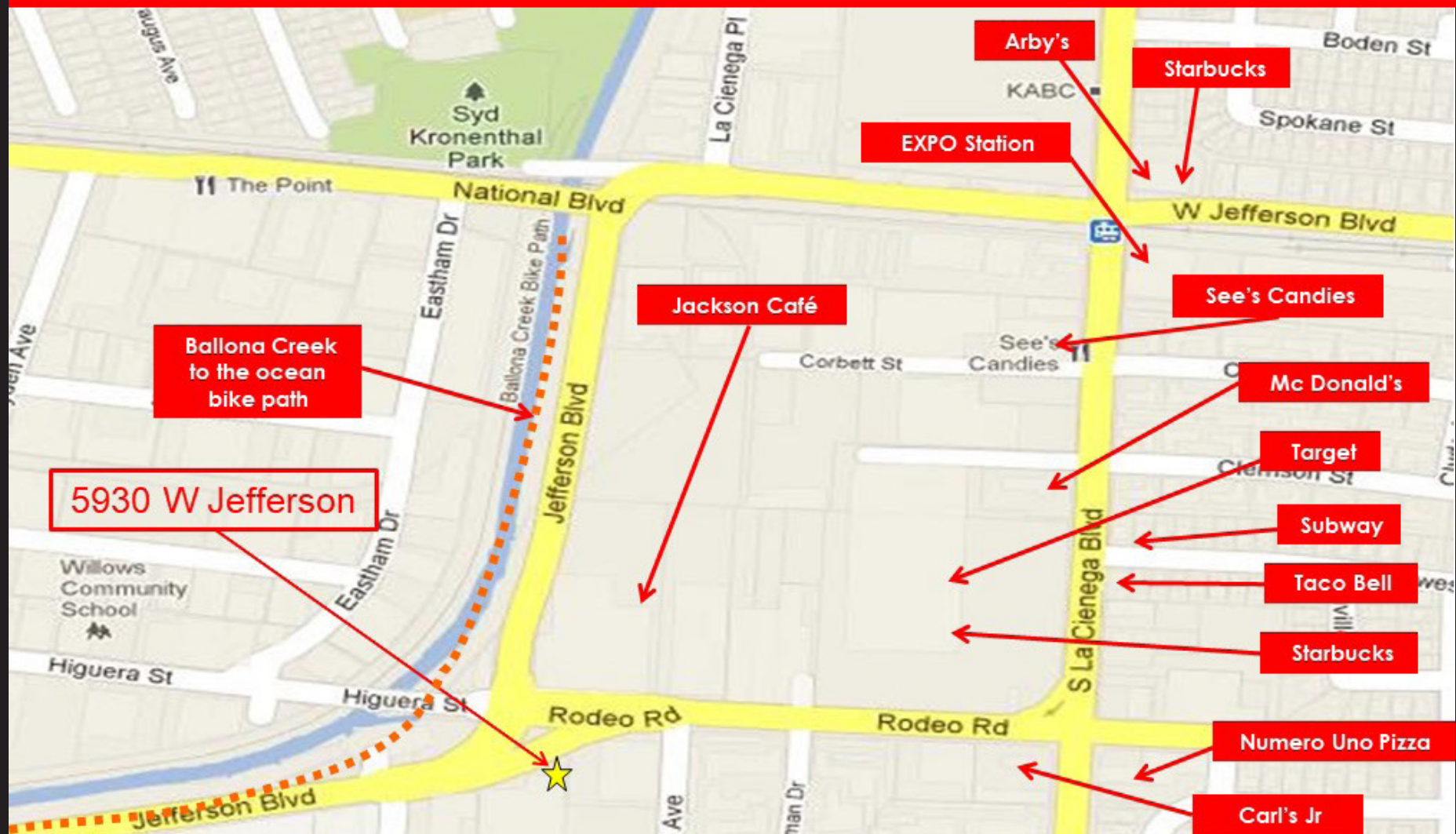


# NEARBY RESTAURANTS





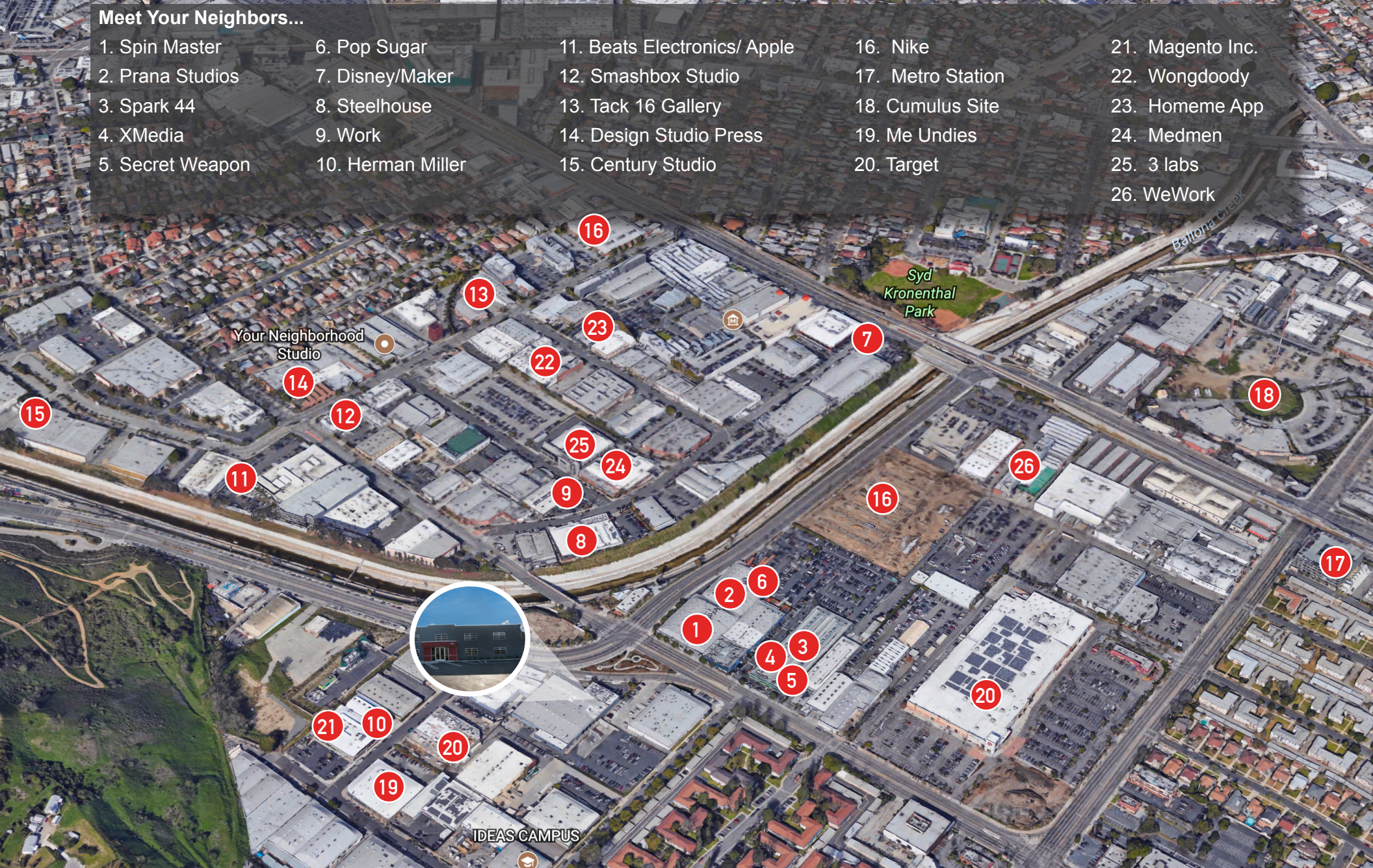
# NEARBY RESTAURANTS AND AMENITIES





## Meet Your Neighbors...

- |                  |                   |                              |                   |                  |
|------------------|-------------------|------------------------------|-------------------|------------------|
| 1. Spin Master   | 6. Pop Sugar      | 11. Beats Electronics/ Apple | 16. Nike          | 21. Magento Inc. |
| 2. Prana Studios | 7. Disney/Maker   | 12. Smashbox Studio          | 17. Metro Station | 22. Wongdoody    |
| 3. Spark 44      | 8. Steelhouse     | 13. Tack 16 Gallery          | 18. Cumulus Site  | 23. Homeme App   |
| 4. XMedia        | 9. Work           | 14. Design Studio Press      | 19. Me Undies     | 24. Medmen       |
| 5. Secret Weapon | 10. Herman Miller | 15. Century Studio           | 20. Target        | 25. 3 labs       |
|                  |                   |                              |                   | 26. WeWork       |



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