FOR LEASE

4621 W WASHINGTON BLVD

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

KIDDER.COM

Kidder Mathews

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	$2.36 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

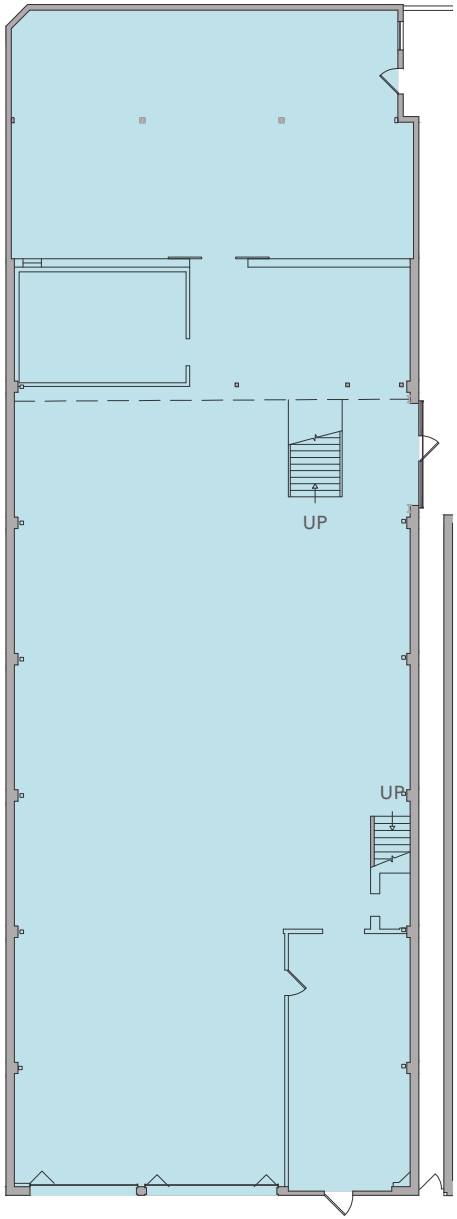
$2.36 NNN
LEASE RATE/SF

FLOOR PLANS

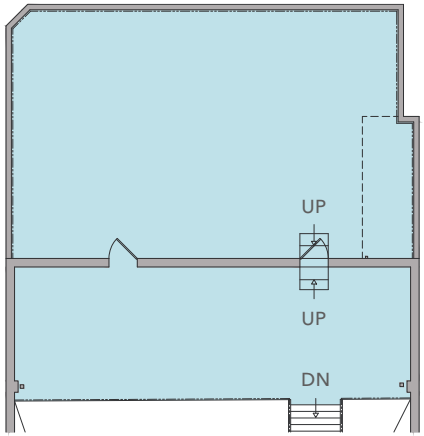
±9,000 SF
AVAILABLE

$2.36 NNN
LEASE RATE/SF

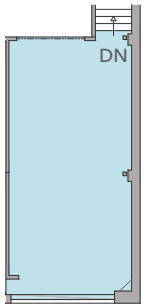
NOW
AVAILABLE



MEZZANINE A



MEZZANINE B



LG
REFRIGERATOR
RÉFRIGÉRATEUR
REFRIGERADOR
ROOM AIR CONDITIONER

4621 W WASHINGTON BLVD

For more leasing information, contact

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