

# For Sale or Lease

5711 W. ADAMS BLVD, LOS ANGELES

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## FOR MORE INFORMATION

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## ARCHITECTURALLY DESIGNED CREATIVE SPACE

AVBL SF: 9,000 SF TOTAL BLDG SF: 9,000 SF TOTAL LAND SF: 9,700 SF

### FEATURES

- ◆ One block to 10 FWY on/off ramp at Fairfax
- ◆ 5 minutes to downtown Culver City and dozens of 4 & 5 star restaurants
- ◆ 10 minutes to West Hollywood and Beverly Hills
- ◆ Cat 6 wiring and 20' ceiling clearance
- ◆ Former post production studio with edit bays and shooting space
- ◆ Adaptable to Garment, Graphic Design, Ad Agency or other creative uses
- ◆ Freestanding building with electronically gated private compound
- ◆ FOR LEASE: \$1.65 NNN
- ◆ FOR SALE: \$3,465,000.00

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."

- Lance Levin, President & Jonathan Walk, Senior Associate



**LANCELOT**  
COMMERCIAL INDUSTRIAL BROKERAGE