

FOR SALE 4950 Wilshire Boulevard Los Angeles, CA

HIGHLIGHTS

- STRATEGIC CREATIVE OFFICE HEAD-QUARTERS WITH OPPORTUNITY TO EXPAND
- RARE WILSHIRE BLVD DEVELOPMENT SITE
- SIGNALIZED CORNER WILSHIRE AND HIGHLAND
- HIGH VISIBILITY LOCATION
- EXCELLENT AMENITY BASE
- PROXIMITY TO BEVERLY HILLS, CENTURY CITY, HOLLYWOOD, AND WEST HOLLYWOOD

FEATURES

- 25,831 SQ. FT. LOT ZONED COMMERCIAL CR
- 10,000+ SQ. FT. MID-CENTURY MODERN OFFICE BUNGALOWS DESIGNED BY WURDENMAN AND BECKET
- 17 OFFICES, 3 CONFERENCE ROOMS ONE WITH FIREPLACE, LARGE KITCHEN, EFFICIENT FLEXIBLE OPEN AREAS
- BRICK CENTRAL COURTYARD WITH OUTDOOR FIREPLACE
- 24 PARKING STALLS, POTENTIAL FOR MORE
- APN: 5507-029-012

1-MILE RADIUS DATA

- EMPLOYEE BASE 35,000
- AVERAGE INCOME \$77,000 WITH 30% OF HOUSEHOLDS BETWEEN \$75,000 AND OVER \$500,000
- TRAFFIC COUNT OF 40,000
- CLASS-A RENTS (AVERAGE \$3.26 PER SQ. FT.)



For more information,
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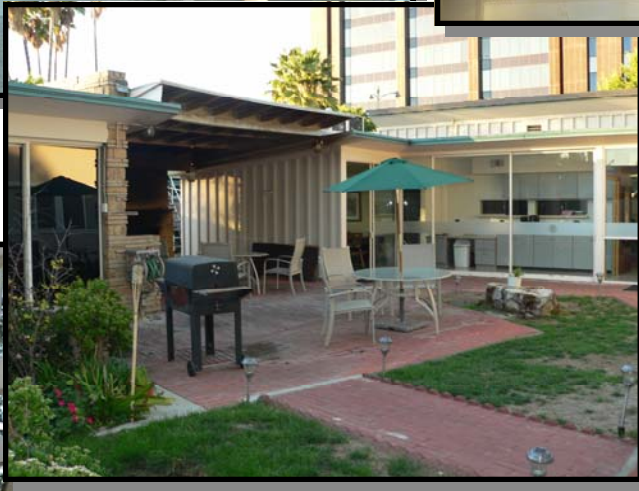
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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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