

CREATIVE OFFICE SPACE

55,693 SQFT

CLASS A BUILDING

CRENSHAW

3000



WEST ADAMS DISTRICT
LOS ANGELES, CA

3000 Crenshaw is a newly built three-story Class A office building in the heart of the Los Angeles cultural scene. Situated in the West Adams neighborhood, 3000 Crenshaw has easy walkable access to fantastic dining, retail & cultural attractions. Featuring contemporary architectural details with glass and steel elements, a rooftop deck and ample outdoor spaces, it's a perfect spark for innovation & creativity.

AVAILABLE FLOORS

	ROOF DECK	OFFICE SPACE 4,264 SF
3	RD FLOOR	OFFICE SPACE 20,516 SF
2	ND FLOOR	OFFICE SPACE 22,902 SF
1	ST FLOOR	OFFICE SPACE 16,141 SF

COMMUNAL SPARK OF INNOVATION:

55,693-SQUARE-FOOT CREATIVE OFFICE SPACE
AVERAGE FLOORPLATE OF ROUGHLY
18,564 SQUARE FEET
LARGE OPERABLE WINDOWS WITH 12'-6" FLOOR-TO-CEILING HEIGHT
SPACIOUS OUTDOOR PATIO WITH GLASS GARAGE DOORS
DIVISIBLE FLOOR PLAN FOR
MULTI-TENANT NET LEASE
LANDSCAPED ROOFTOP DECK
EXCELLENT COMPANY SIGNAGE
VISIBILITY ON CRENSHAW BOULEVARD
LOCATED IN A QUALIFIED OPPORTUNITY ZONE





SUBTERRANEAN PARKING



BIKE PARKING



EV CHARGING STATIONS



OUTDOOR BALCONY AND PATIO ACCESS



COMMUNAL LANDSCAPED ROOFTOP DECK



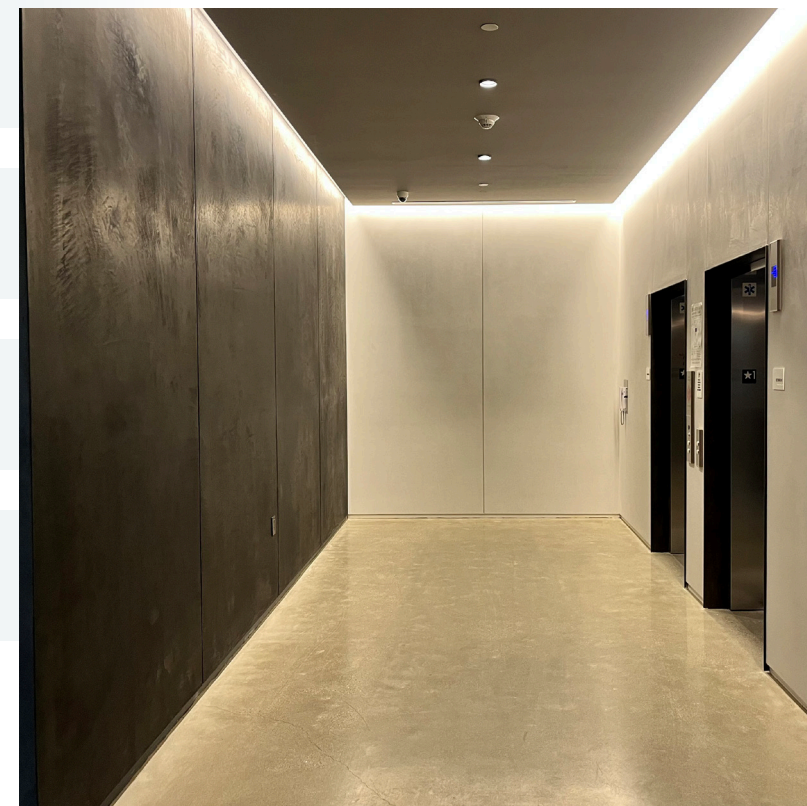
CENTRAL ELEVATOR ACCESS



FLOOR-TO-CEILING GLASS



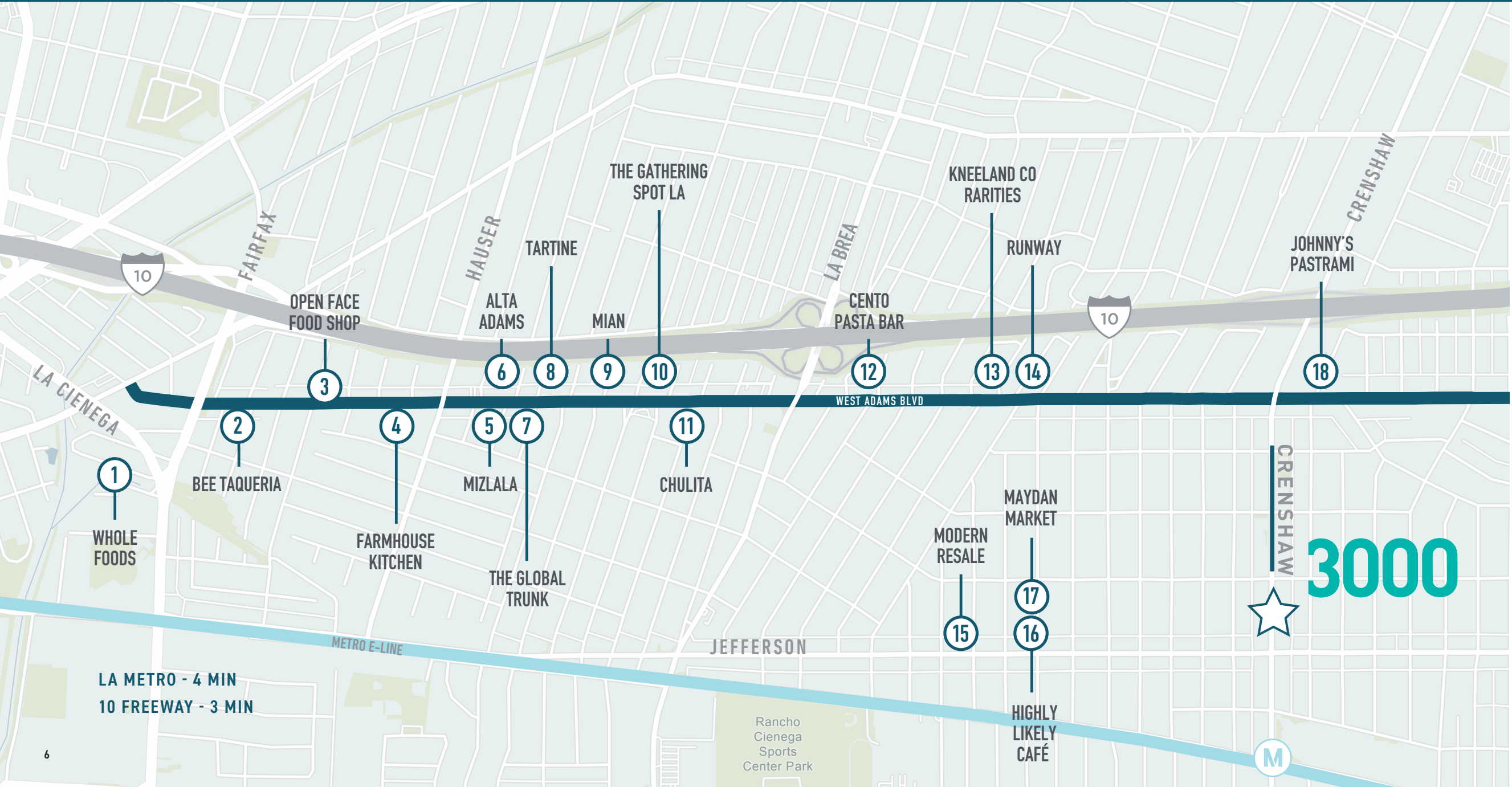
REAR BUILDING ACCESS THROUGH ALLEY FOR LOADING



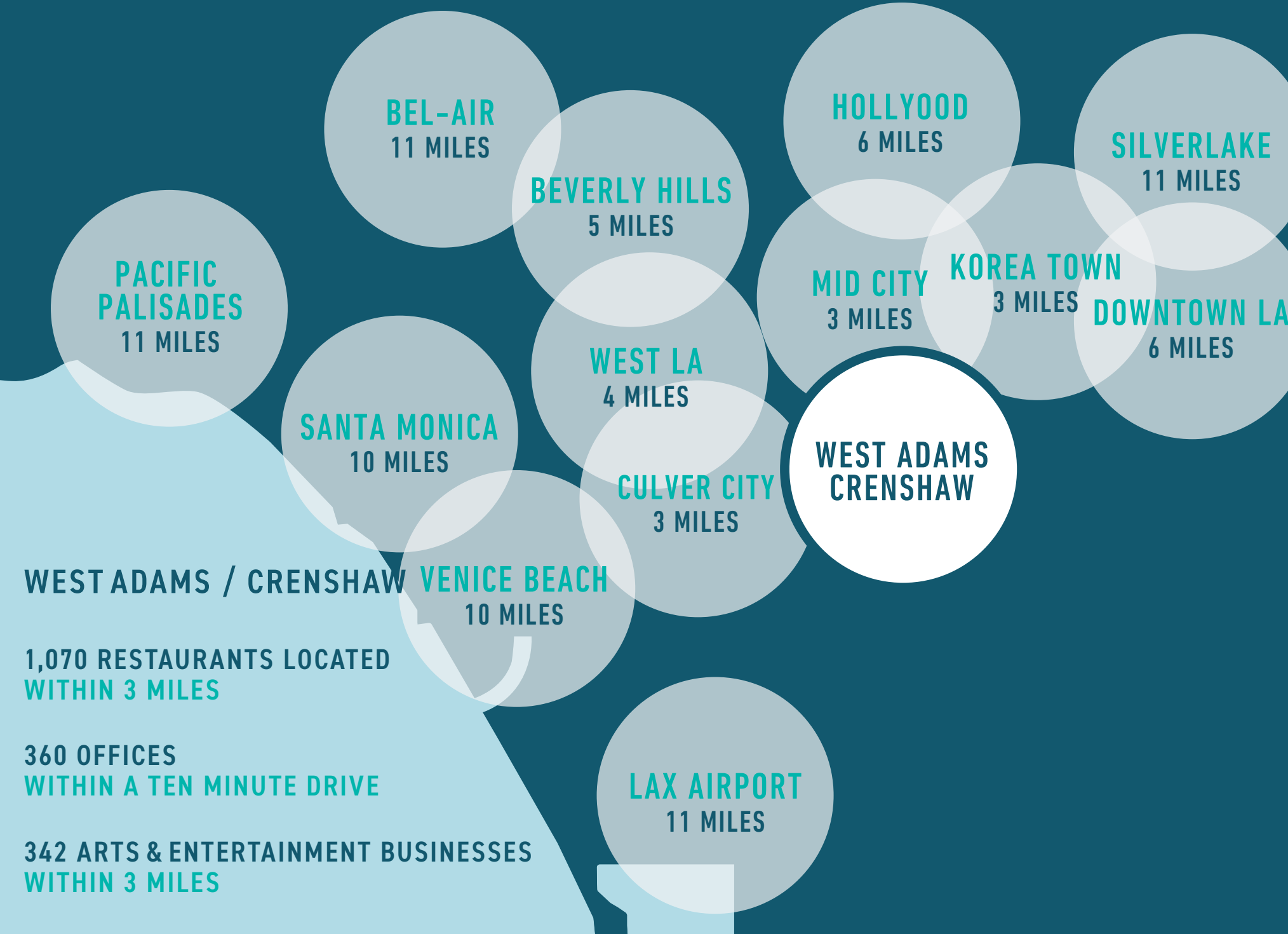
EASY ACCESS TO INTERSTATE 10
AND INTERSTATE 110.

CONVENIENTLY LOCATED TWO-MINUTES FROM
METRO E LINE (EXPO) AND UPCOMING CRENSHAW/LAX RAIL.

THE NEW CRENSHAW/LAX RAIL WILL PROVIDE EASY ACCESS TO CRENSHAW, INGLEWOOD AND
WESTCHESTER AS IT RUNS THROUGH SOUTHWEST LOS ANGELES IN A NORTH TO SOUTH DIRECTION.



- | | | | | | |
|---|-----------|---|---------|---|----------------|
| ① | | ⑦ | | ⑬ | KNEELAND CO. |
| ② | | ⑧ | TARTINE | ⑭ | |
| ③ | | ⑨ | MIAN | ⑮ | MODERN RE SALE |
| ④ | | ⑩ | | ⑯ | |
| ⑤ | MIZ LA LA | ⑪ | CHULITA | ⑰ | MAYDAN MARKET |
| ⑥ | | ⑫ | CENTO | ⑱ | JOHNNY'S |
| | | | | ☆ | 3000 CRENSHAW |



WEST ADAMS / CRENSHAW **VENICE BEACH**
10 MILES

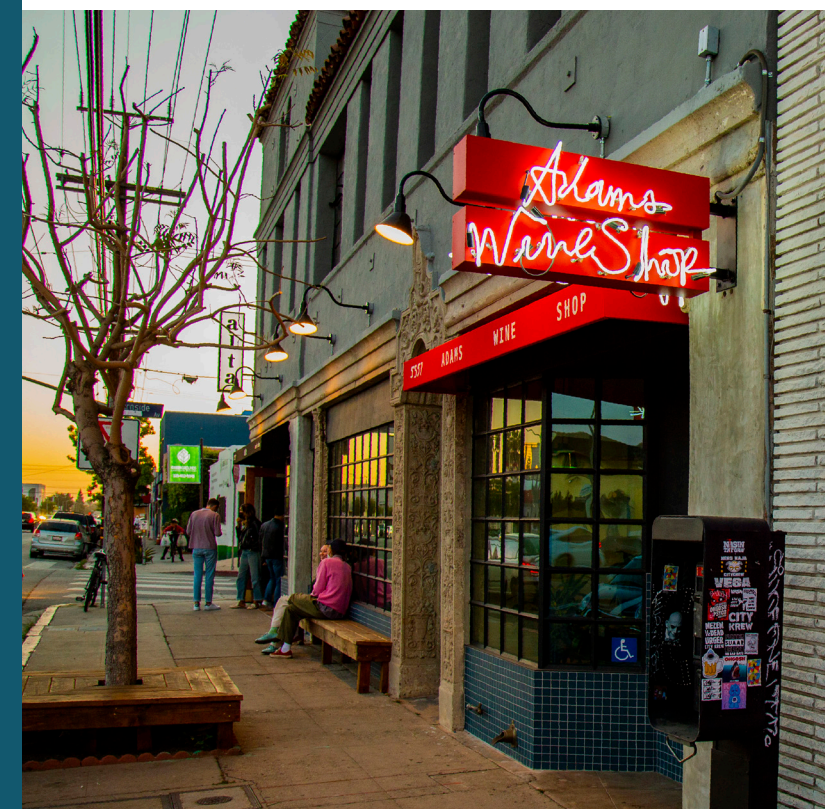
1,070 RESTAURANTS LOCATED
WITHIN 3 MILES

360 OFFICES
WITHIN A TEN MINUTE DRIVE

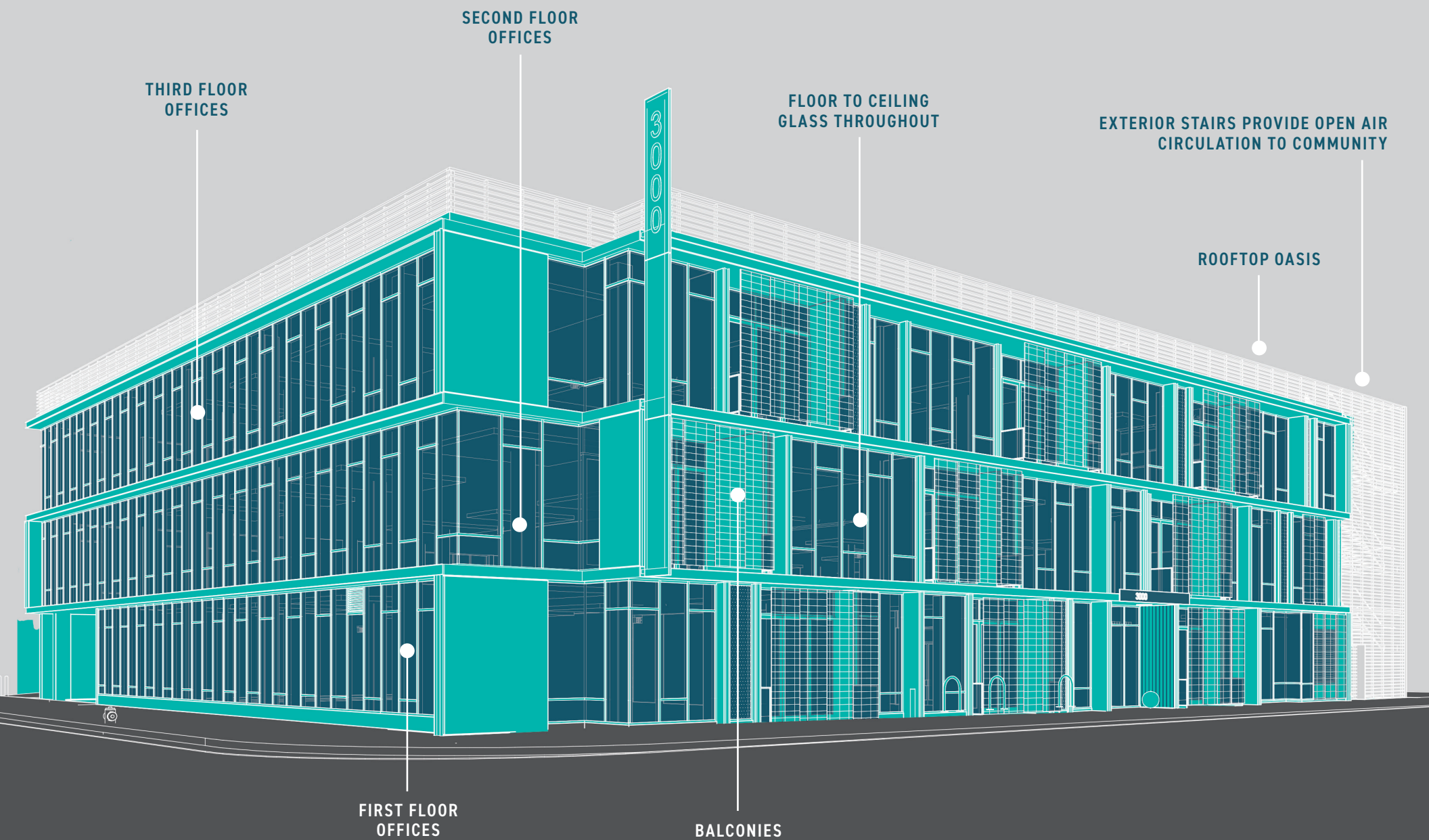
342 ARTS & ENTERTAINMENT BUSINESSES
WITHIN 3 MILES



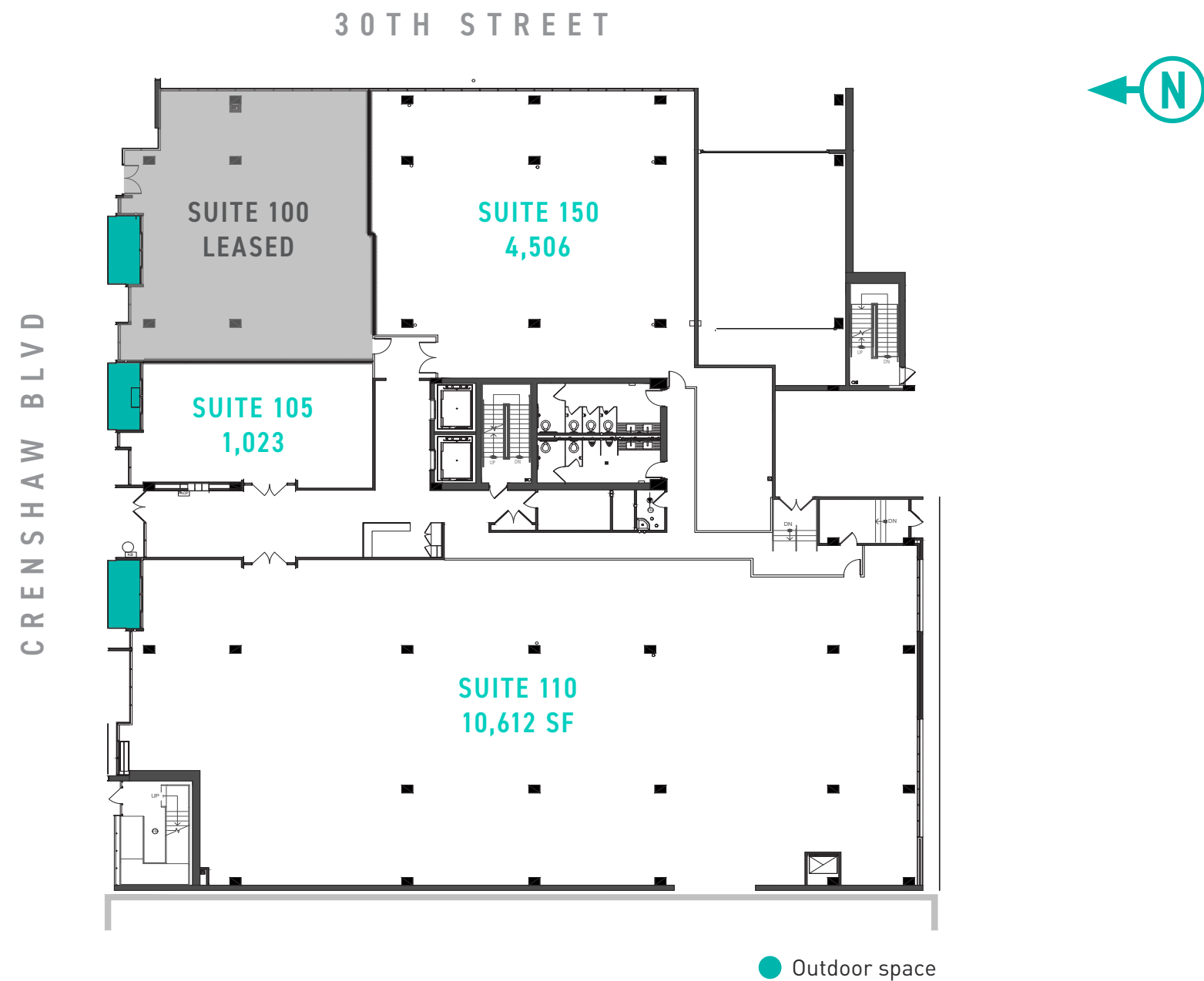
WEST ADAMS / CRENSHAW
A VIBRANT AND CULINARY COMMUNITY



3000 STACKING PLAN



1ST FLOOR OFFICE SPACE 16,141 SF



CRENSHAW

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3000



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CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Our in-house team of experts work together to identify and create value in real assets, benefiting the communities in which we invest.

cimgroup.com