



A DIVISION OF
**LEE &
ASSOCIATES**



HYBRID FLEX-INDUSTRIAL / STUDIO
FOR LEASE

4221
REDWOOD AVE

Double-Barrel Bow Truss Creative Opportunity in the heart of the *Old Marina Tract*

4221 Redwood Avenue offers a distinctive opportunity to lease 20,068 square feet within a double-barrel bow truss brick building in the heart of Marina del Rey / Del Rey. Rich in architectural character, the property features dramatic bow truss ceilings, exposed brick, and expansive volumes that lend themselves seamlessly to a reimagined hybrid flex-industrial or high-end creative office environment. The clear-span design allows for highly efficient layouts, accommodating a range of uses from production and showroom to collaborative office and studio. Ideally located in the Old Marina Tract, the building is surrounded by an abundance of walkable amenities and offers immediate access to Marina del Rey, Venice, Culver City, and Playa Vista. This is a rare Westside asset, authentic, flexible, and primed for a modern repositioning.



PROPERTY OVERVIEW

| | |
|-----------------------|---|
| Premises: | 4221 Redwood Ave, Los Angeles CA 90066 |
| Property Type: | Hybrid Flex / Studio |
| Size: | ±20,068 SF |
| Rate: | \$2.95/SF Modified Gross |
| Term: | 3 - 10 Years |
| Availability: | Q4 2026 |
| Power: | 800A 240V 3 Phase 3 Wire |
| Ceilings: | 12' - 16' Clear |
| Parking: | 3/1000+ at \$215/car/month |
| Zoning: | CM (Glencoe Maxella Overlay) |
| APN: | 4230-006-025 |

FEATURES

1.

±20,068 SF Creative Flex Opportunity

Full-building leasing opportunity within a distinctive double-barrel bow truss structure, offering expansive clear-span interiors adaptable to office, production, showroom, or hybrid flex uses. The building is divisible into approximately 12,000 SF and 8,000 SF units, providing flexibility for single or multi-tenant occupancy.

2.

Iconic Bow Truss Architecture

Dramatic ceiling heights, exposed brick walls, and authentic industrial detailing create a high-identity environment ideal for media, design, fashion, and content-driven users.

3.

Clear-Span, Efficient Layout

Column-free design allows for highly flexible space planning, supporting collaborative office layouts, studio build-outs, light production, or showroom configurations.

4.

Old Marina Tract Location

Positioned in one of the Westside's most sought-after creative corridors, surrounded by established production, technology, and lifestyle-driven companies.

5.

Creative / Flex Industrial Zoning Profile

Well suited for hybrid users seeking a blend of office, studio, warehouse, and experiential workspace within a single cohesive environment.

6.

Amenity-Rich Surroundings

Walking distance to restaurants, cafés, and daily conveniences, enhancing employee experience and workplace culture.

7.

Central Westside Connectivity

Immediate access to Marina del Rey, Venice, Culver City, and Playa Vista, with strong regional freeway connectivity.

8.

Authentic Asset Ready for Repositioning

A rare character-rich building primed for modern activation, offering tenants the opportunity to establish a distinctive branded presence in a supply-constrained submarket.

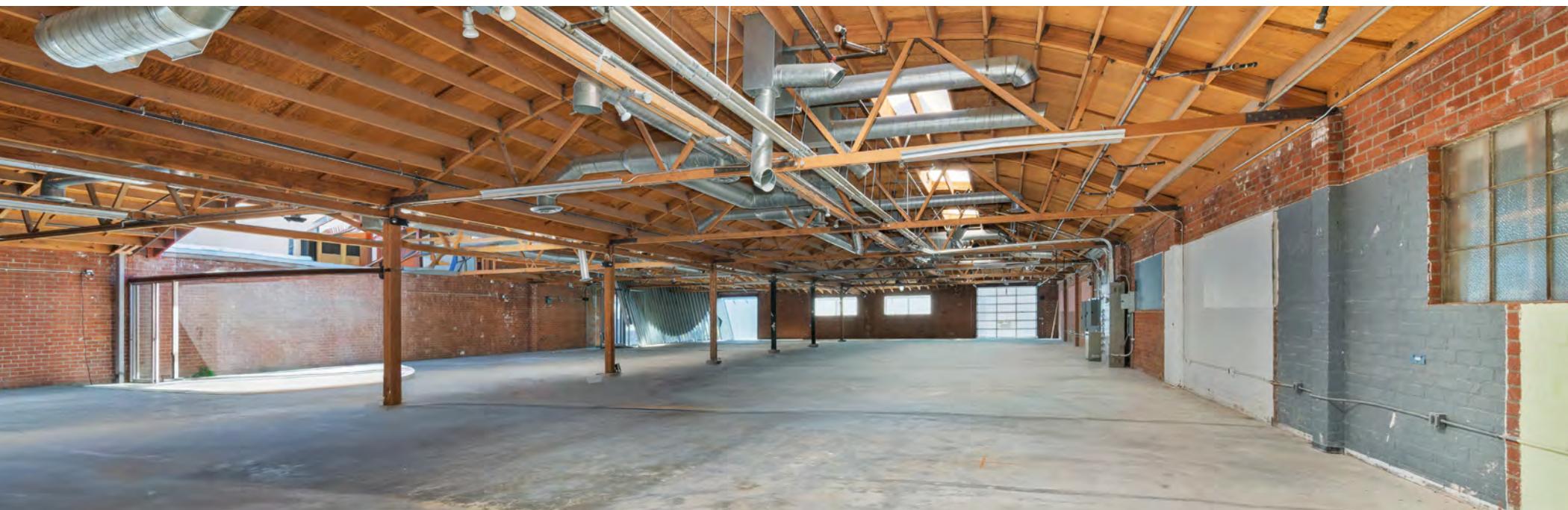


INTERIOR RENDERINGS

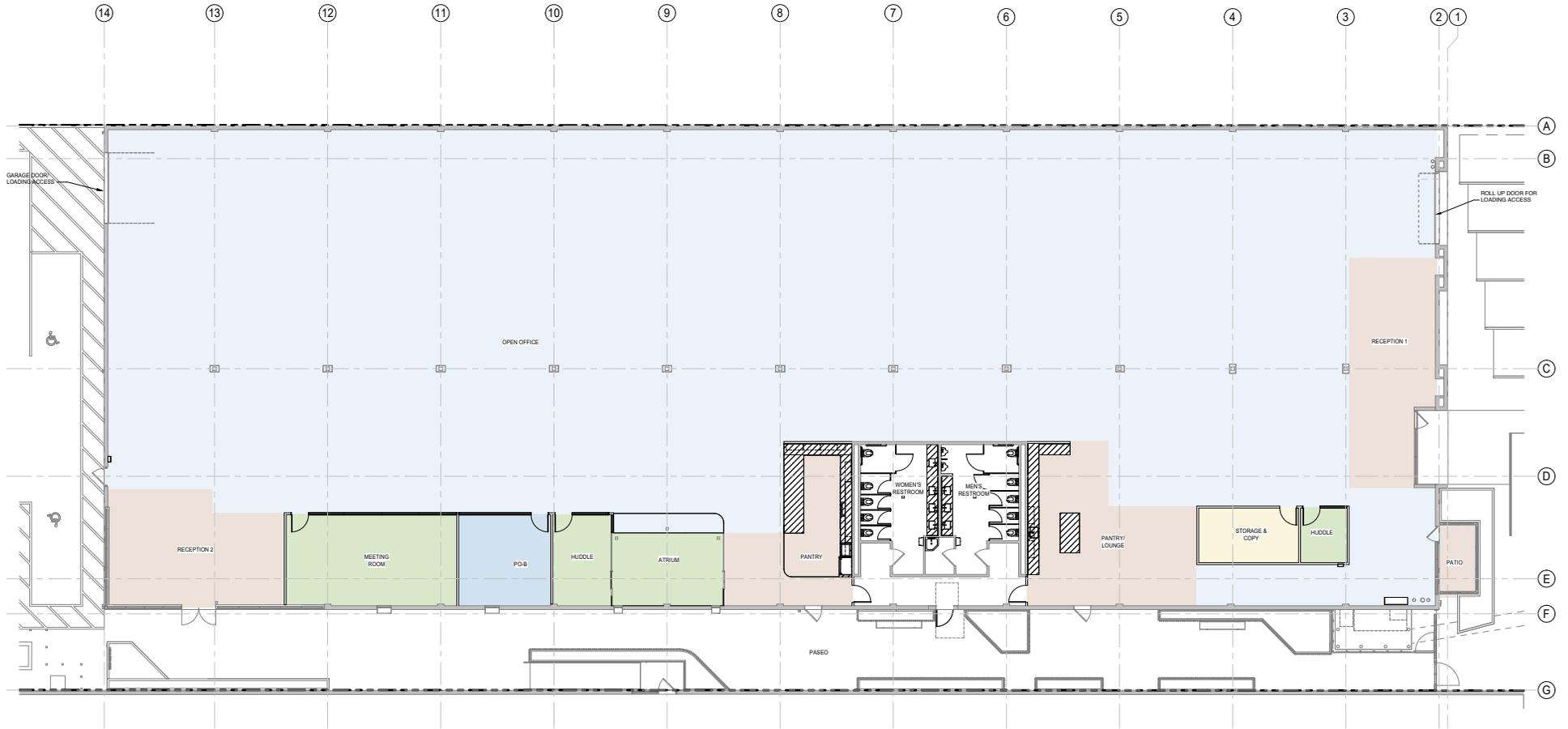


INTERIOR SPACE

Renovations underway, Q4 2026 delivery



FLEX FLOOR PLAN



CREATIVE OFFICE FLOOR PLAN

- Contact Broker For Pricing -

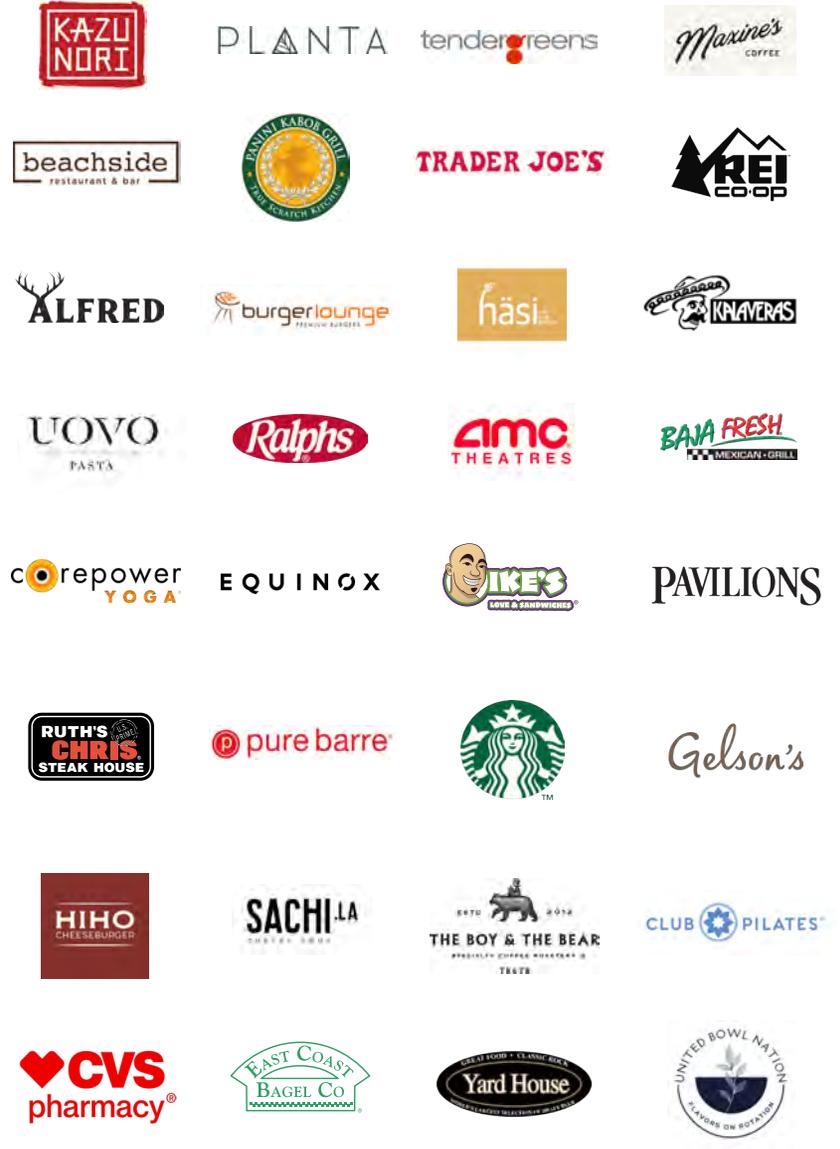




Prime Coastal Location

Positioned in the heart of Marina del Rey's coastal commercial corridor, the property is surrounded by an energetic blend of cafés, restaurants, and boutique retail, creating a dynamic and highly walkable environment. The location also provides seamless connectivity to the 90 Freeway and LAX, offering convenience for both daily commuters and frequent travelers.







KEITH FIELDING
PRINCIPAL

310.899.2719 | kfielding@leewestla.com
AGT DRE 01729915

TIBOR LODY, SIOR
PRINCIPAL

310.899.2720 | tlody@leewestla.com
AGT DRE 01261129

ALEKS TRIFUNOVIC, SIOR
PRINCIPAL

310.899.2721 | atrifunovic@leewestla.com
AGT DRE 01363109

TOMMY ISOLA, SIOR
PRINCIPAL

310.899.2709 | tisola@leewestla.com
AGT DRE 01974024

ADAM LEVINE
SENIOR ASSOCIATE

310.899.2703 | alevine@leewestla.com
AGT DRE 02104830

1508 17TH ST, SANTA MONICA CA 90404 | LEEWESTLA.COM | 310.899.2700 | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sales or lease are subject to change or withdrawal without notice.

*Certain images contained herein are conceptual renderings or representative photographs provided for illustrative purposes only. They do not depict the actual premises and are subject to change without notice.