

# PROFESSIONAL/CREATIVE OFFICE SPACE

## DTLA Fashion/Flower District Location

#301: 3,200± SF  
#302: 1,400± SF  
Entire 3rd Floor: 4,600± SF



606 E 8TH STREET, #301 & #302, LOS ANGELES, CA 90014

### *Two Units Available Separately or Together*

- Immaculate 3rd floor professional or creative office space available
- 4,600± SF divisible to 1,400± SF and 3,200± SF (includes entrance/common area)
- Located in the heart of the Fashion and Flower Districts just west of San Pedro St
- Passenger elevator — Zoned LA M2 — Built in 1925
- #301: 3,200± SF of turn-key offices — Fully built out  
5 offices, conference room, kitchen, 1 bathroom, bullpen area  
Available at \$3,200 per month (\$1.00 per SF MG) for first 6 months\*
- #302: 1,400± SF of offices  
3 offices, reception area, kitchen, 2 bathrooms  
Available at \$1,400 per month (\$1.00 per SF MG) for first 6 months\*
- Entire 4,600± SF available at \$4,600 per month (\$1.00 per SF MG) for first 6 months\*

Term: 3-5 Years

*\*\$1.50 per SF for months 7-12 (3% annual increases thereafter)*

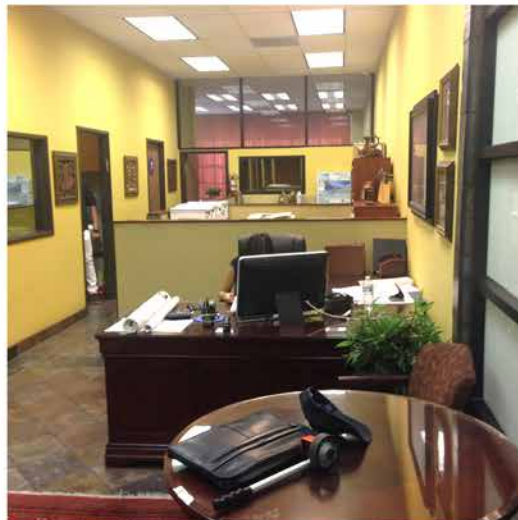
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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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