

# DTLA CREATIVE/FLEX FACILITY FOR LEASE

**5,400± SF Unit Available**  
**3rd & 4th Floors**

**Many Possible Uses!**

***Rent Reduced! Lessor Motivated!***



**520 E 15TH STREET**  
**LOS ANGELES, CA 90015**

- 5,400± SF available for lease
- 2,700± SF 3rd floor and 2,700± SF 4th floor with 2500# freight elevator
- Ideal for creative offices, recording studio, artist/gallery space, showroom/offices, etc.
- Refurbished space: New paint and flooring with open floor plans
- Includes 1 parking space plus plenty of available street parking
- 16' ceiling clearance and 600 amps power
- 2 restrooms
- Zoned LA M2
- Located 2 blocks north of the Santa Monica (I-10) Freeway, between Maple Avenue and San Pedro Street
- Lease rental: ~~\$5,000~~ \$3,900 per month (\$0.72 per SF)

*For More Information, Please Contact:*

**SION KHAKSHOUR**

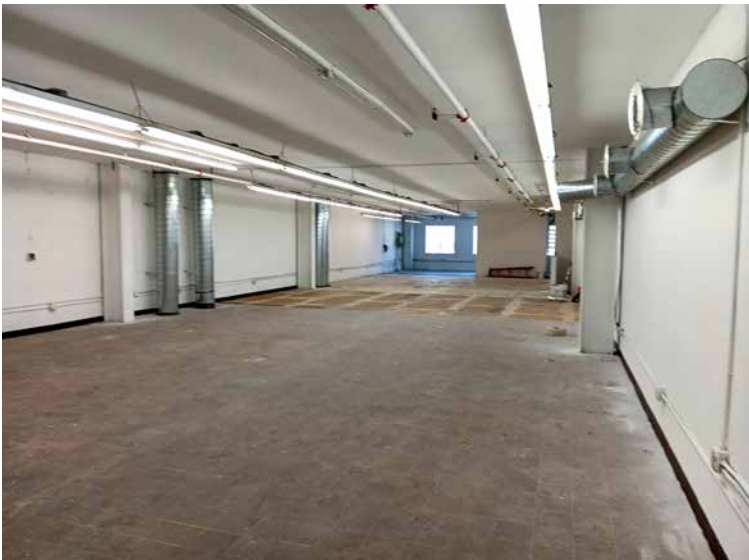
**213-210-7492**

**sion@majorproperties.com**

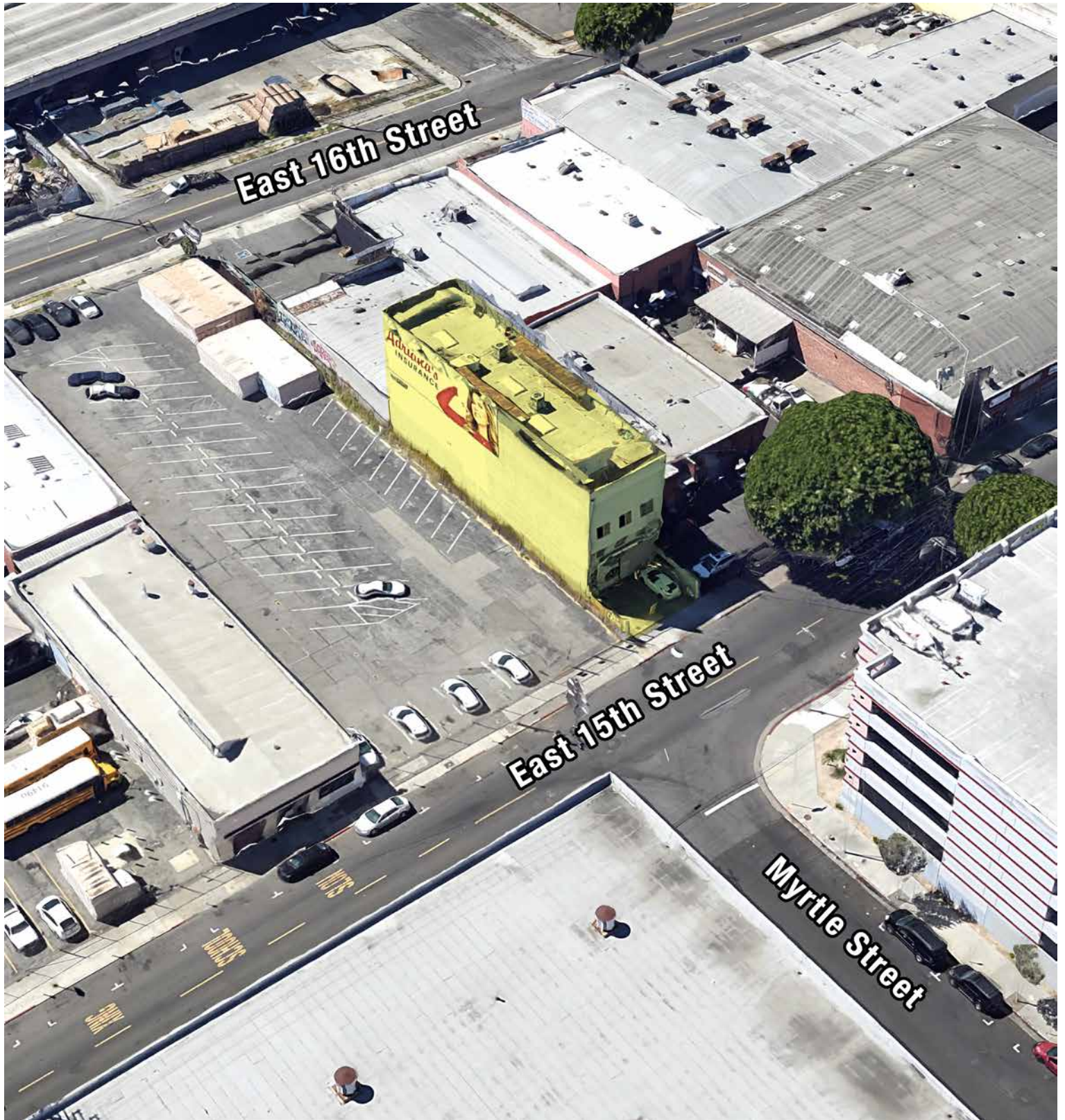
LIC. 00697373

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.

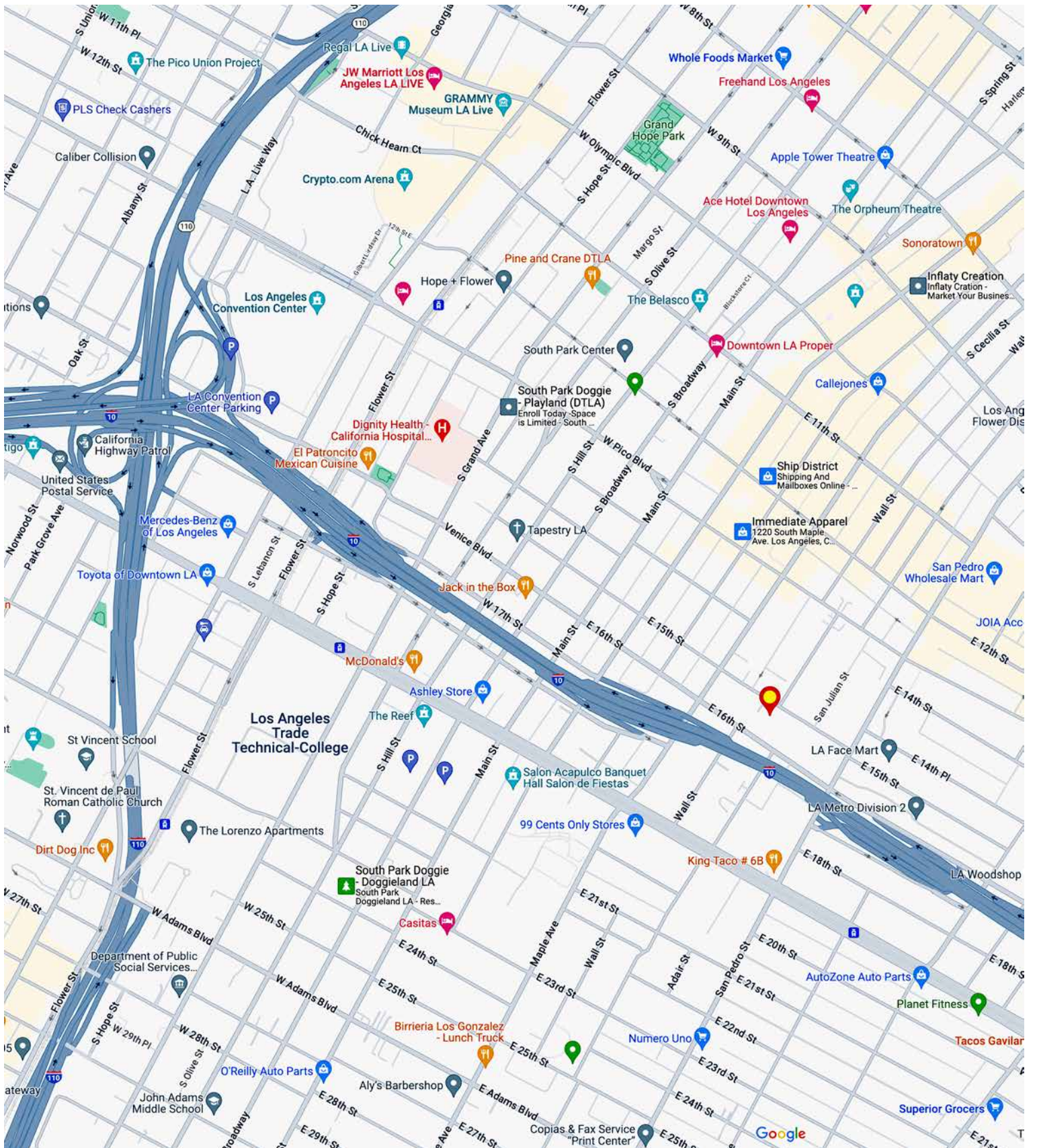
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