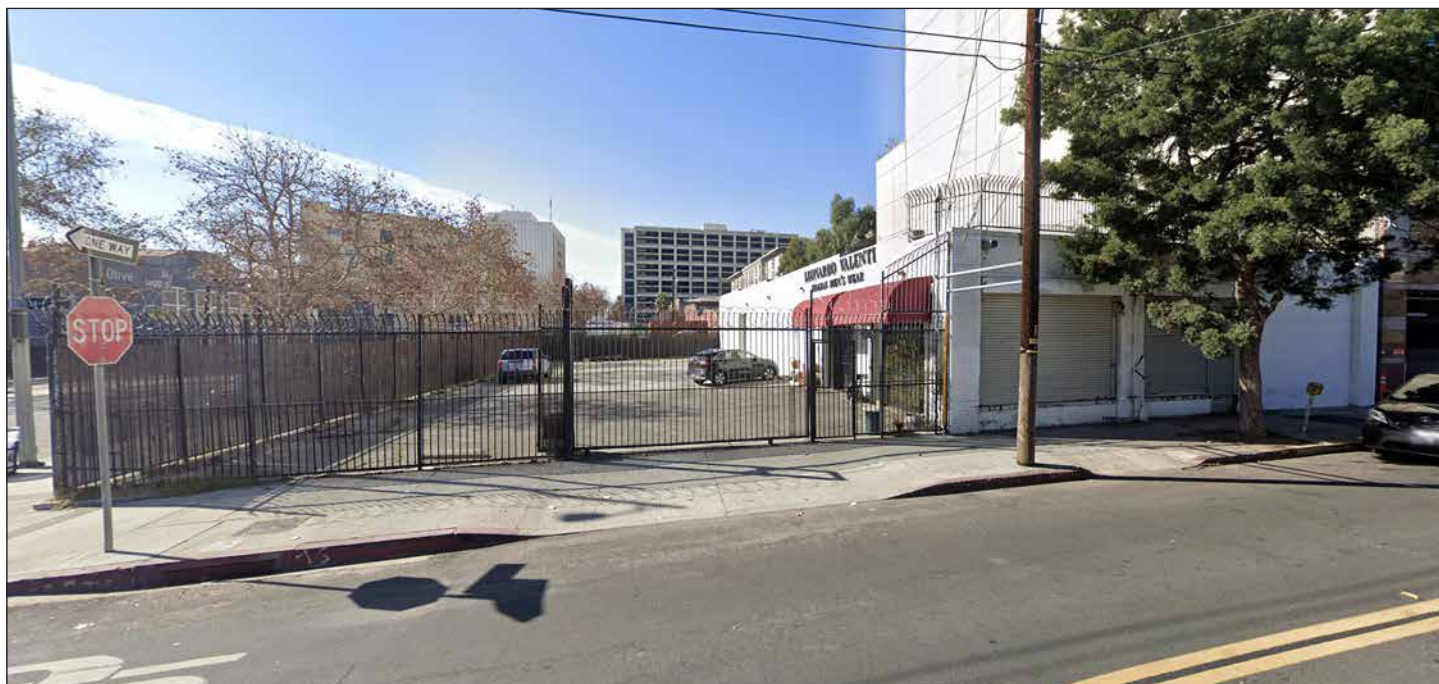


MULTI-USE PROPERTY FOR LEASE

Corner Exposure With Abundant Parking

6,000± SF BUILDING
12,000± SF OF LAND



308 W 14TH STREET, LOS ANGELES, CA 90015

PROPERTY HIGHLIGHTS

- Clean building with multi-use capability: Must see!
- Ideal for creative or medical office, retail, restaurant, banquet hall, catering use, ghost kitchen, showroom, art or design studio, etc.
- High ceiling clearance
- 4 offices with HVAC, 2 restrooms, and break room
- Secure gated parking lot
- 4 blocks north of the Santa Monica (I-10) Freeway and 4 blocks east of the Los Angeles Convention Center
- Lease rental: \$13,000 per month (\$2.17 per SF gross)
- Term: Submit

For More Information, Please Contact

SION KHAKSHOUR

213.210.7492

sion@majorproperties.com

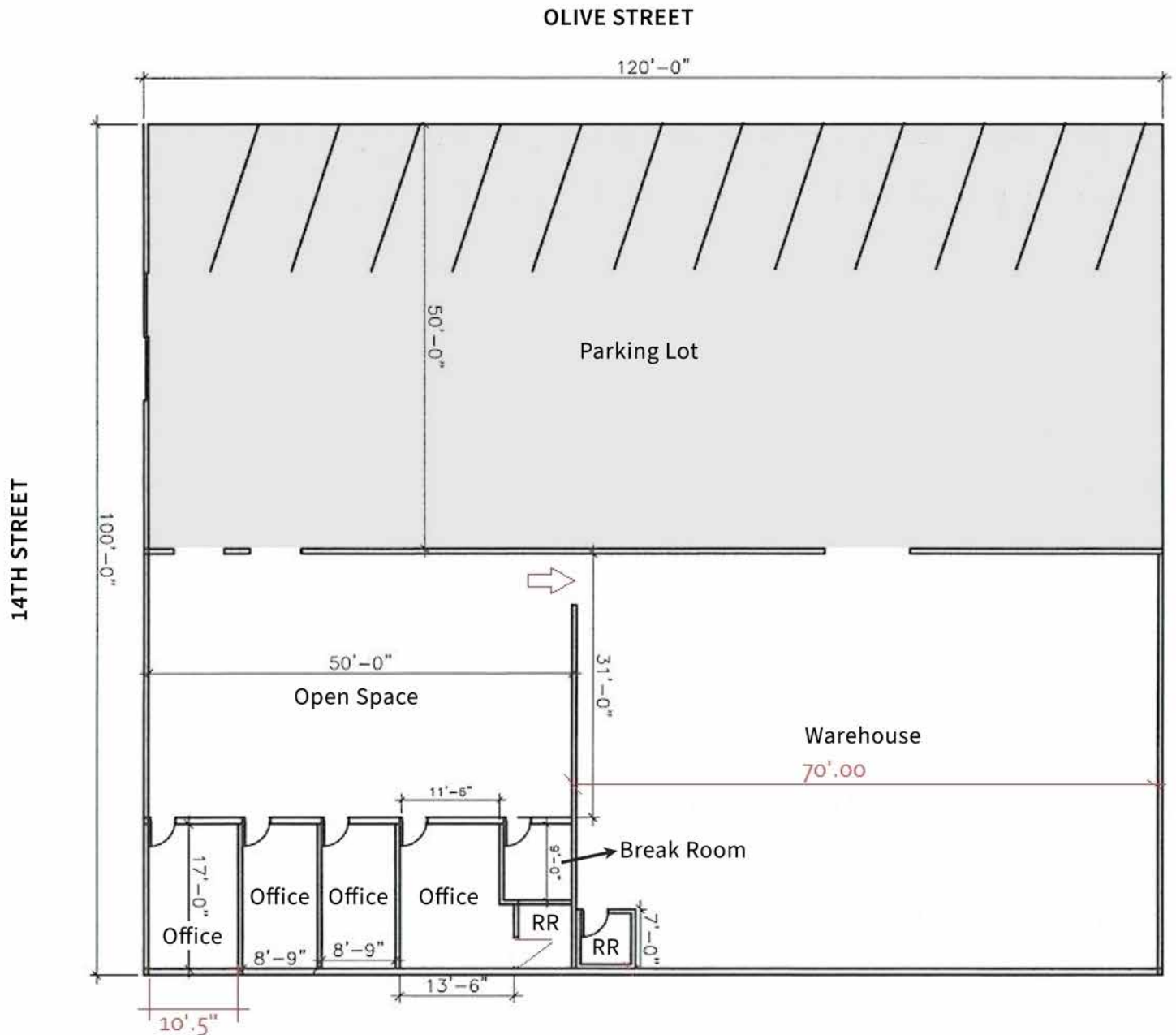
DRE LIC. # 00697373

Building Area.....6,000± Sq.Ft.
Land Area.....12,000± Sq.Ft.
Zone[HB2-G1-5] [CX2-FA] [CPIO]
Year Built 1926
Construction Masonry
Clear Height20'
Offices 4
Restrooms 2
Parking..... 20± Surface Spaces
Ground Level Loading Doors1: 13x6
Power200A/240V/3W
APN5134-020-004

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.



MULTI-USE PROPERTY FOR LEASE



MULTI-USE PROPERTY FOR LEASE

