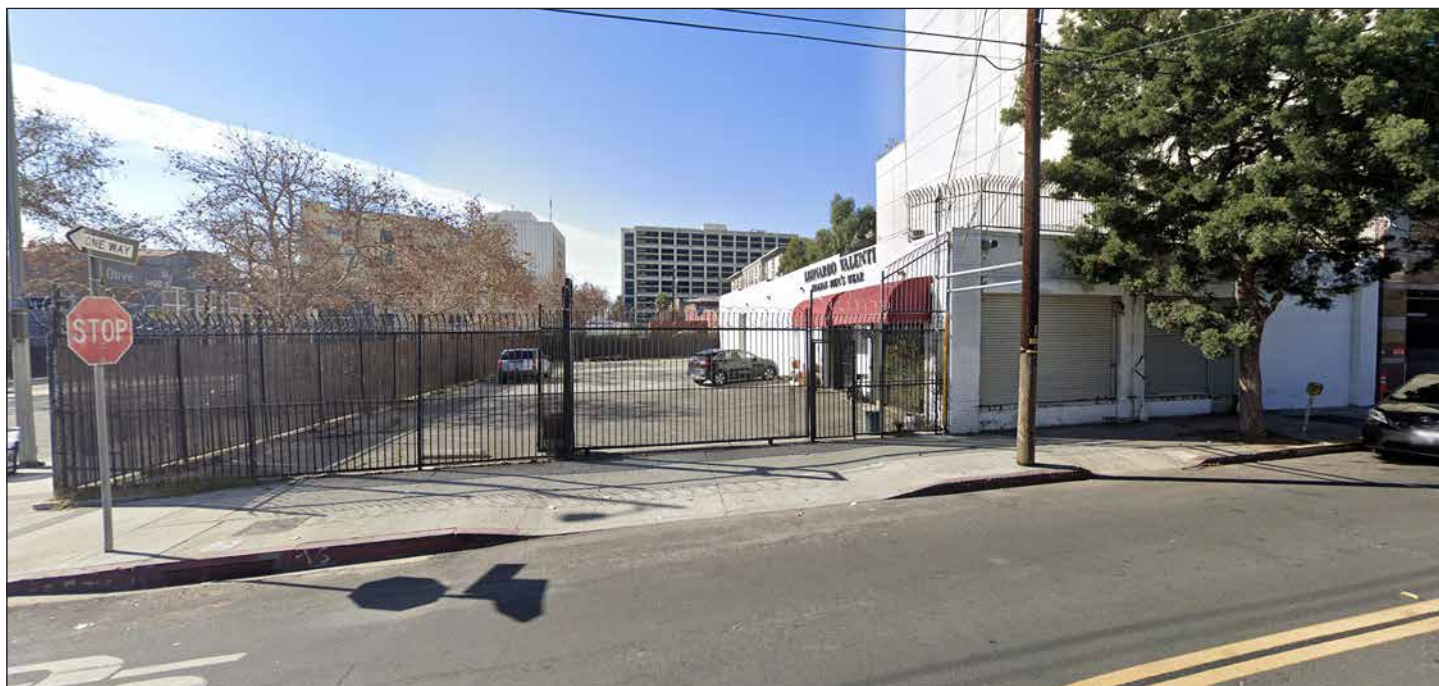


# MULTI-USE PROPERTY FOR LEASE

*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
- Includes secure gated parking lot for 20± vehicles
- 4 blocks north of the Santa Monica (I-10) Freeway and 4 blocks east of the Los Angeles Convention Center
- Lease rental: \$12,000 per month (\$2.00 per SF NNN)  
NNN charges = ±0.28 per SF per month
- Term: Submit

*For More Information, Please Contact*

**SION KHAKSHOUR**

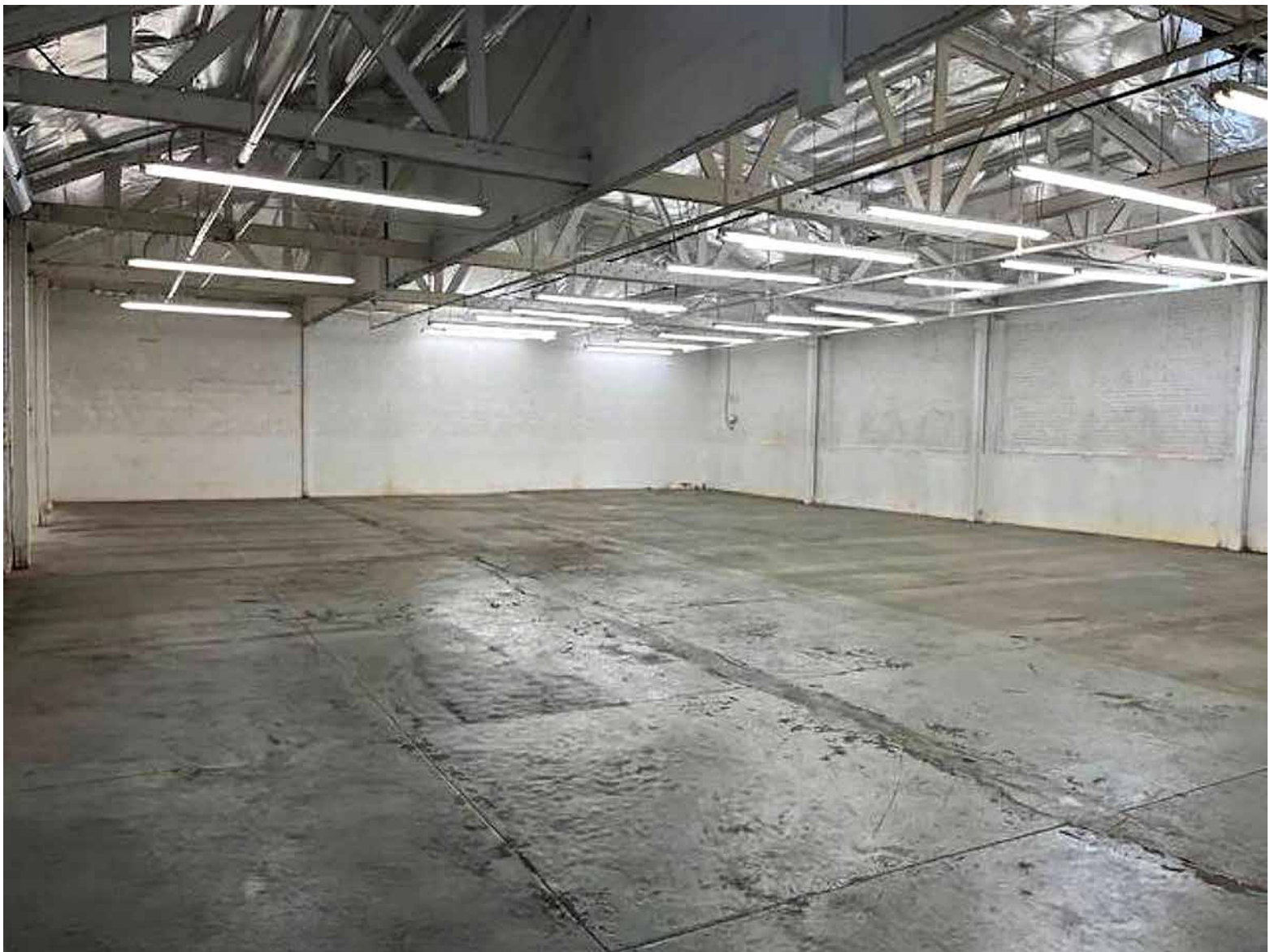
**213.210.7492**

[sion@majorproperties.com](mailto: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 Height .....20'**  
**Offices ..... 4**  
**Restrooms ..... 2**  
**Parking..... 20± Surface Spaces**  
**Ground Level Loading Doors ....1: 13x6**  
**Power .....200A/240V/3W**  
**APN .....5134-020-004**

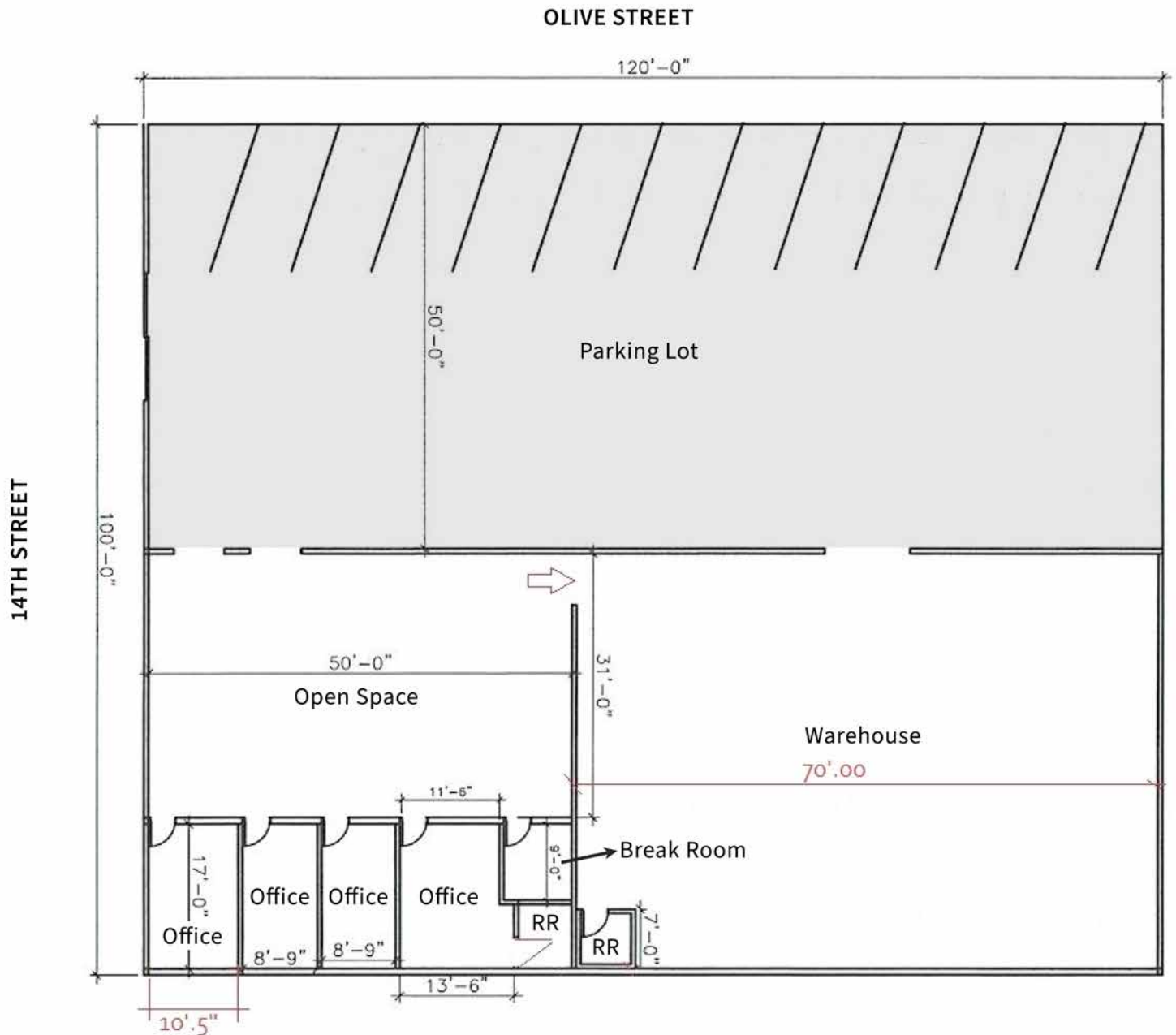
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.







# MULTI-USE PROPERTY FOR LEASE





# MULTI-USE PROPERTY FOR LEASE

