

# DTLA CREATIVE SPACE FOR LEASE

*Arts District Adjacent Creative/Gallery Space* 2,230 SF



363 S CLARENCE ST UNIT B, LOS ANGELES, CA 90033

*Fantastic Creative/Gallery Space Near DTLA Arts District!*

## PROPERTY HIGHLIGHTS

- Excellent Boyle Heights location close to famous Downtown Los Angeles Arts District
- Ideal for an array of creative applications
- Includes a restroom — Ample clearance height
- Accessible from Artemus St (east of Anderson St)
- Onsite parking available (call broker)
- Just 2 blocks east of the Los Angeles River and 2 blocks north of 4th Street
- Lease: \$4,500 per month (\$2.02 per SF MG)
- 3-5 year term — Available February 1, 2026

*For More Information, Please Contact*

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## PROPERTY DETAILS

Available Area	2,230± SF
Zone	LA MR1
Year Built	1965
Ground Level Loading Doors	1
Restrooms	1
Construction	Brick/Block
APN	5172-019-013
Parking	Gated Yard Off Artemus St

Clarence Street

34.56'

51.36'

Unit A

1,775 SF

RR

64.5'

**SUBJECT**

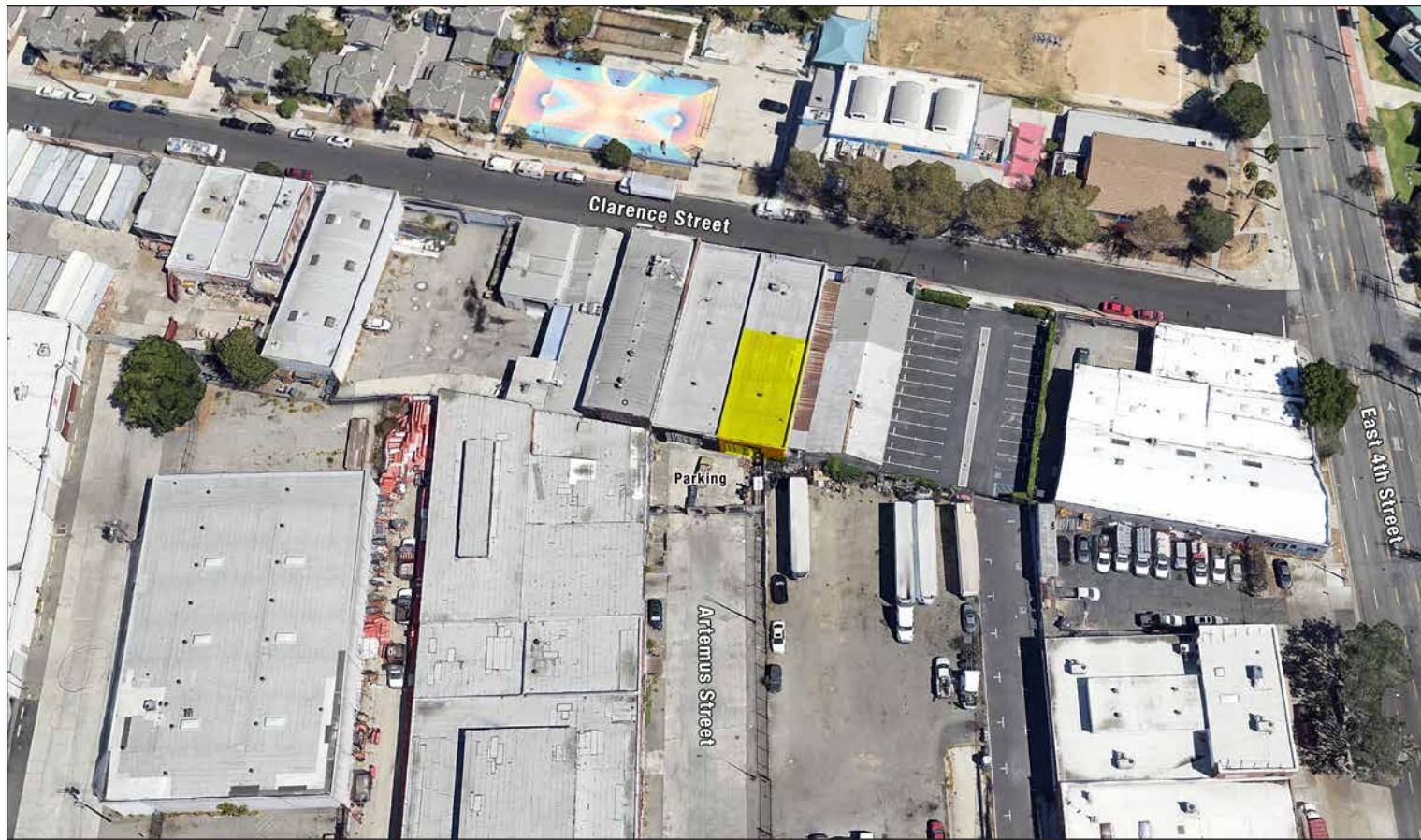
**Unit B**

**2,230 SF**

34.56'

Artemus Street

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