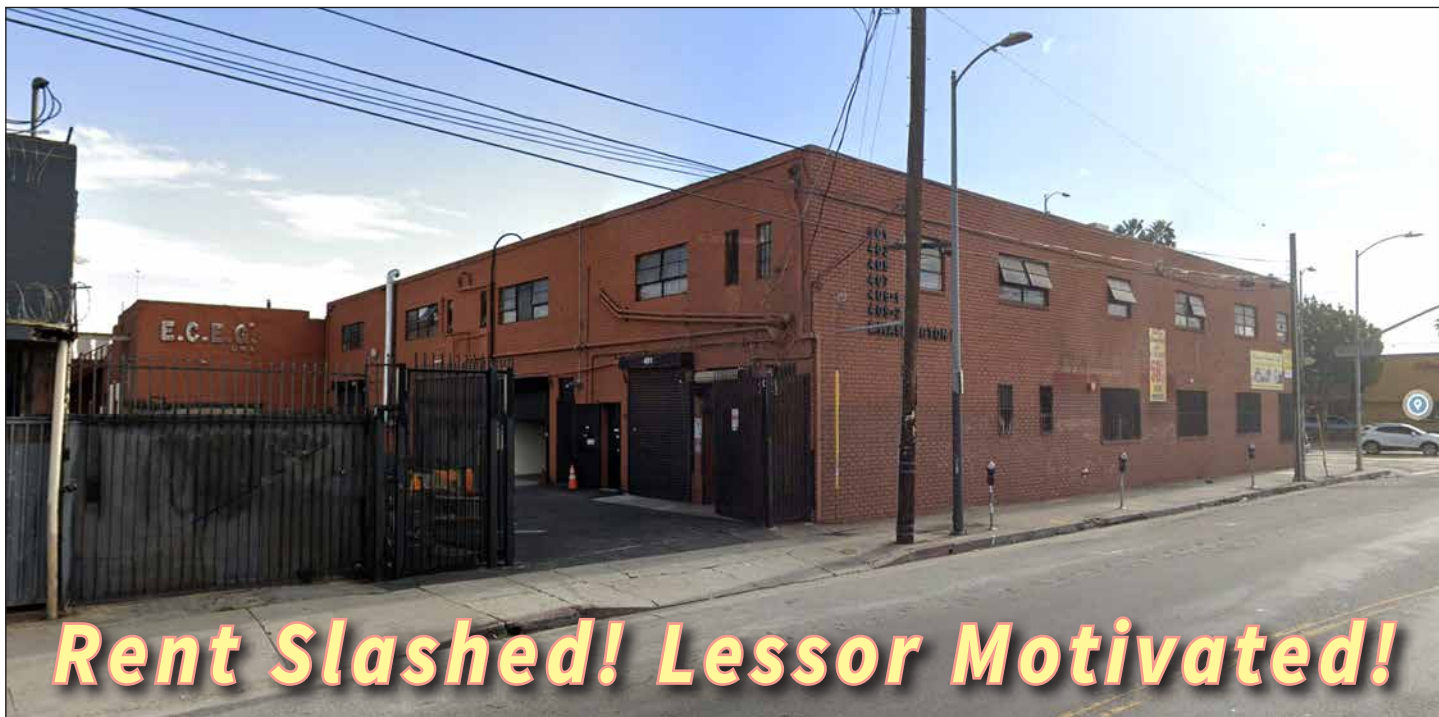


MULTI-USE 2ND FLOOR SPACE FOR LEASE

Ideal Creative or Fashion Space

AVAILABLE SF: 6,850 ±

TOTAL BUILDING SF: 25,000 ±



Rent Slashed! Lessor Motivated!

409 E WASHINGTON BLVD, LOS ANGELES CA 90015

- 6,850 sq.ft. second floor space: Part of larger building
- Ideal for creative use: Photography, artists studio, designer, music studio, etc.
- Great Downtown Fashion District location
- Just blocks from San Pedro Wholesale Mart
- Also good for garment, textile or fashion applications
- Instant I-10 Freeway access (one block north)
- Freight elevator — 600A/120-240V/3-wire power
- Two restrooms
- One parking space provided plus street parking
- Lease: ~~\$4,452.50~~ \$3,425 per month (\$0.50 per SF gross)

For More Information, Please Contact

RON KIM

213.222.1209

ron@majorproperties.com

DRE LIC. 01891773

PROPERTY DETAILS

Available Area 6,850± Sq.Ft.

Total Building Area 25,000± Sq.Ft.

Land Area 15,438± Sq.Ft.

Zone LA M2

Year Built 1951

Construction Brick

Office Area 450 Sq.Ft. (4)

Restrooms 2

Parking 1

Freight Elevator 1

Power 600A/120-240V/3-Wire

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 2ND FLOOR SPACE FOR LEASE

Area Map

