

# CREATIVE/FLEX FACILITY FOR LEASE

±15,500 SF Building | \$0.97 Per SF MG



*Rare Freestanding DTLA Lease Opportunity*

1207 E WASHINGTON BLVD, LOS ANGELES 90021

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
OFFERING MEMORANDRUM

# 1207 E WASHINGTON BLVD LOS ANGELES, CA 90021

Building Area	±15,500 SF
Year Built	1969 (Renovated 2018)
Construction	Masonry
Ground Floor Clearance Height	18'
Ground Level Loading Doors	2
Power	200A/300V 3Ph 4W
Sprinklered	Yes
Parking	5 Surface Spaces
Zone	LA CM-2D

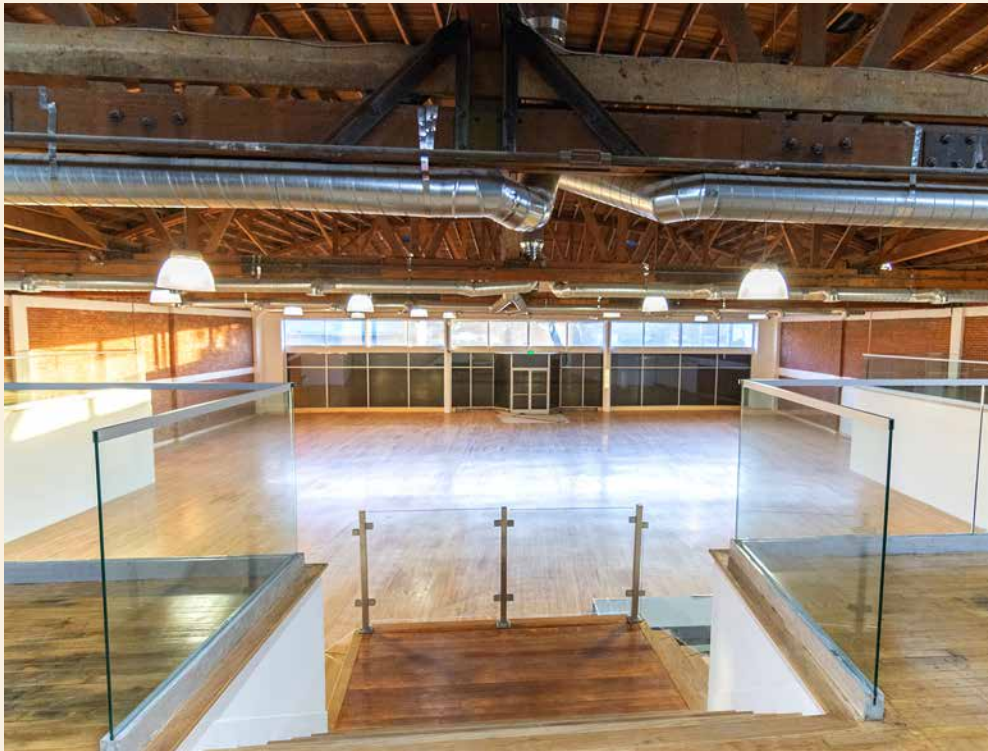
## Property Highlights

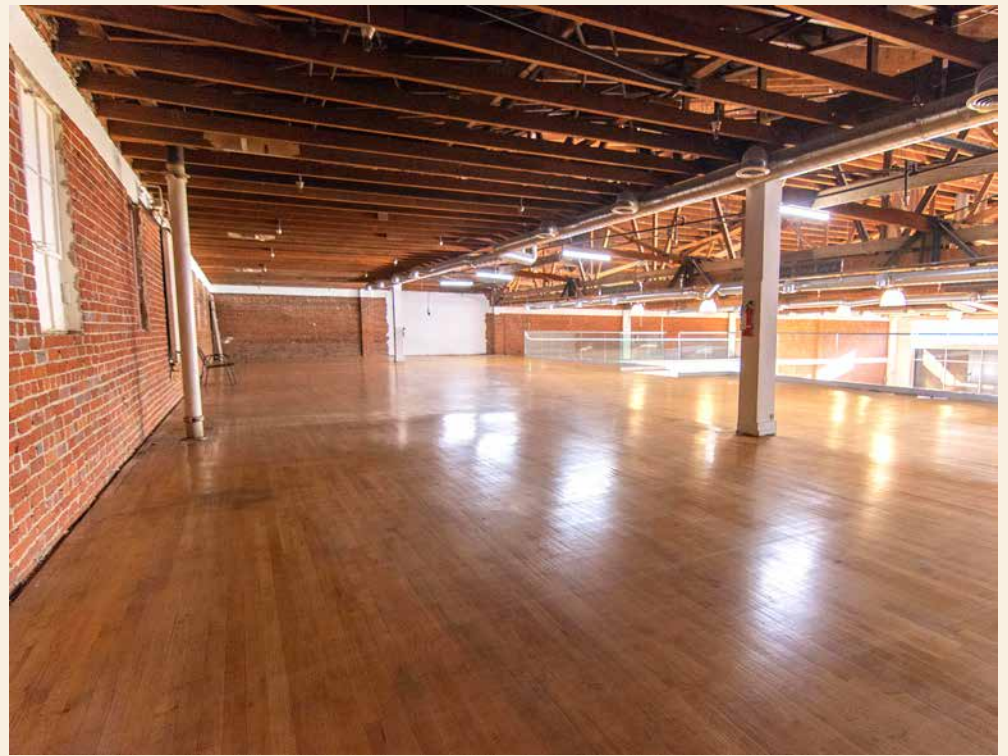
- Prime creative/flex space just south of DTLA
- Open flexible layout with high bow truss ceiling
- Exposed red brick and hardwood floors
- Abundant natural light from large front windows
- 2nd floor mezzanine provides additional flexibility for office, studio, or collaborative use
- Prime Washington Boulevard location on Metro A light rail line
- Adjacent to Arts District, Fashion District and South Park District

**Lease: \$15,000 Per Month (\$0.97 Per SF MG)**

**Term: Negotiable**







# AERIAL PHOTO



crypto.com  
ARENA



Los Angeles  
CONVENTION CENTER



SOUTH PARK



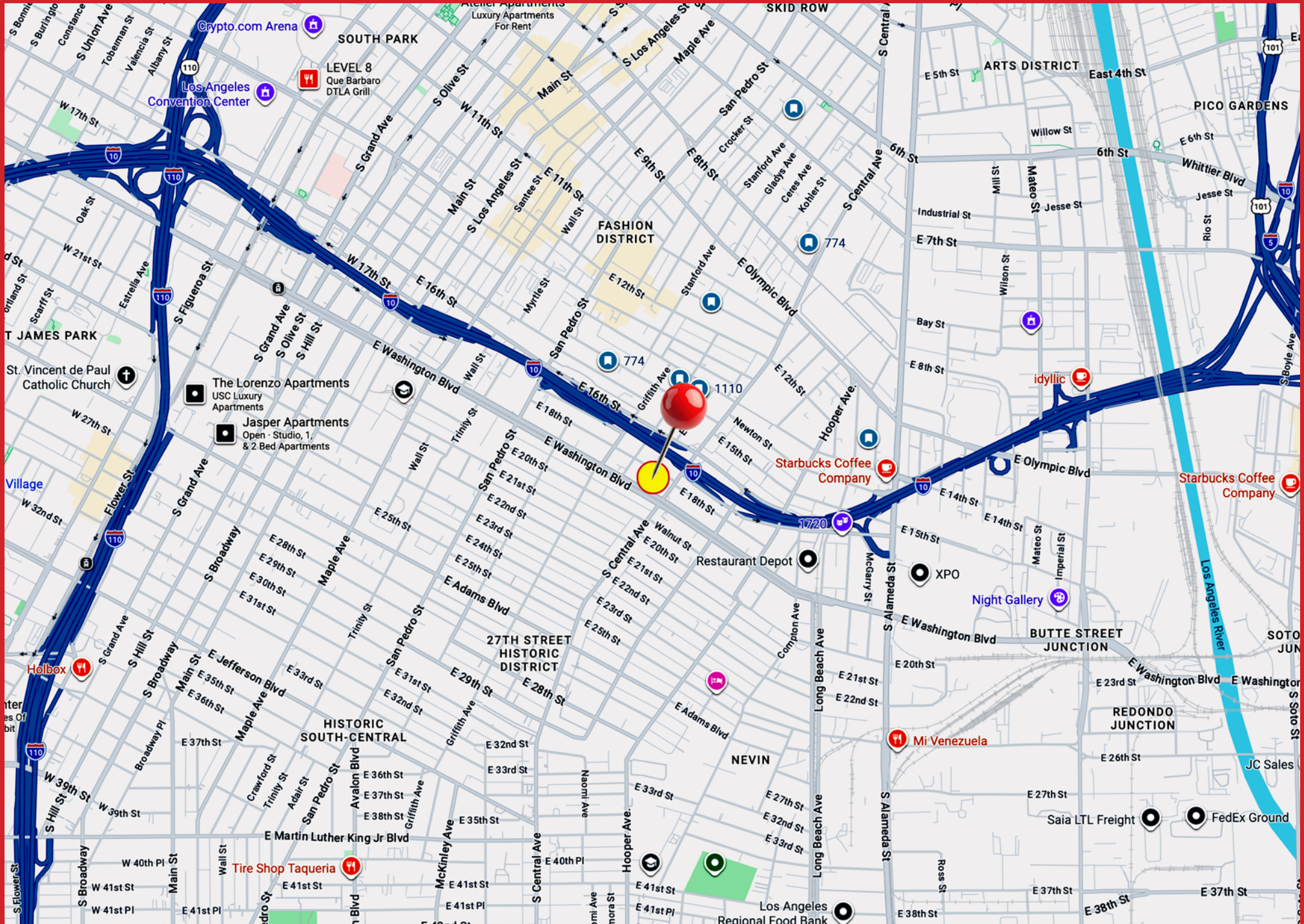
Metro A Line



SUBJECT



# AREA MAP



# DOWNTOWN LOS ANGELES DEMOGRAPHICS

## A PLACE TO WORK

**288,000+** JOBS

**\$95,000**

Average Household Income



**61%**

30 - 54 Years Old

**57%** Postsecondary Education



**65%**

Currently work 3-5 days in DTLA



**79%**

Expect to be in the office at least half the time

## A PLACE TO VISIT, SHOP, & DINE

**17+ million** VISITORS  
per year



**\$4.5+ billion** retail sales per year

**745**

Retail+F&B Businesses per Square Mile



**171**

Food/Beverage Businesses per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**90,000+** RESIDENTS

**\$93,000**

Average Household Income



**26%** All new residential in the City of LA since 2010



**24%** Less Income Spent on Housing + Transportation than LA Average

**41%** Population Growth 2010 - 2022



**61%**

25 - 54 Years Old



**67%**

Postsecondary Education

**90%**

Residential Occupancy

**46%**

Walk/Bike/Transit or Work from Home

# FOR LEASE

1207 E WASHINGTON BLVD, LOS ANGELES, CA 90021

## DTLA Creative/Flex Facility

### 15,500± SF Building

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