

CREATIVE/FLEX UNITS LOCATED JUST EAST OF USC FOR LEASE



8 Units Available: ± 614 to $\pm 2,476$ SF (May Be Combined)
119 W 36th Place & 118 W 36th Street, Los Angeles, CA 90007



119 W 36TH PLACE
118 W 36TH STREET
LOS ANGELES, CA 90007

Property Details

Total Building Area	14,134± SF
Total Land Area	12,500± SF
Stories	One & Two
Construction	Reinforced Brick
Year Built	1914/1917
Power	2 Meters (One for Each Building)
Zoning	LA MR1

Property Highlights

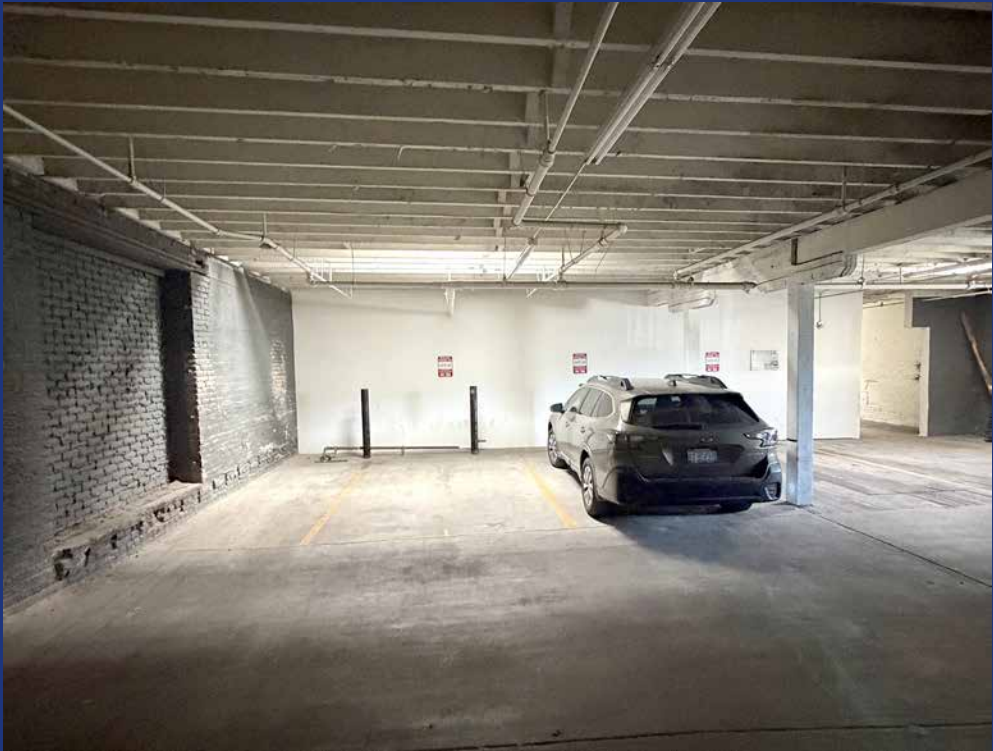
- 8 units for available lease
- Ideal for creative, flex, artist, design, studio, photography/video, workshop, etc. use
- All units include a restroom
- Abundant street parking
- Great location less than 6 blocks east of USC, Exposition Park, Memorial Coliseum, and BMO Stadium

LEASE DETAILS

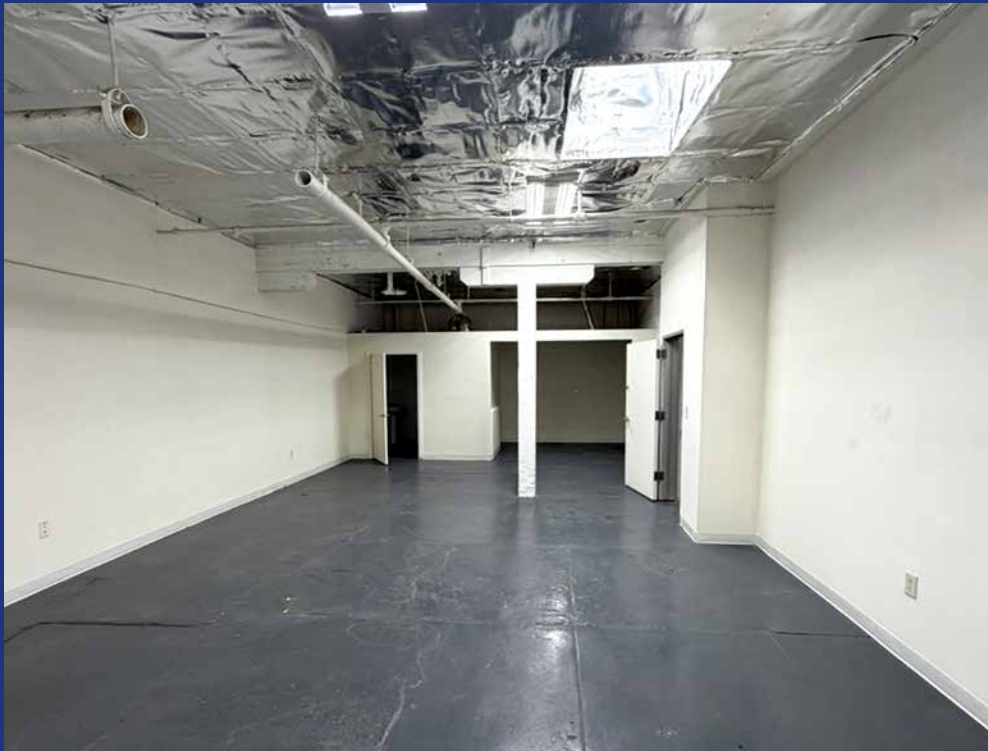
SUITE	AREA	PER MONTH	PER SF
104 Ground Floor: 119 W 36th Pl	632 SF	\$1,280	\$2.03 MG
105 Ground Floor: 119 W 36th Pl	640 SF	\$1,300	\$2.03 MG
106* Ground Floor: 118 W 36th St	810 SF	\$1,725	\$2.13 MG
107* Ground Floor: 118 W 36th St	894 SF	\$1,935	\$2.16 MG
108* Ground Floor: 118 W 36th St	772 SF	\$1,630	\$2.11 MG
109 Ground Floor: 118 W 36th St	614 SF	\$1,235	\$2.01 MG
201 Second Floor: 119 W 36th Pl	883 SF	\$1,907.50	\$2.16 MG
202 Second Floor: 119 W 36th Pl	783 SF	\$1,657.50	\$2.12 MG

- Total of 5,948 SF available for lease
- Spaces may be combined into larger units
- Rent does not include additional \$300 per month flat utilities fee

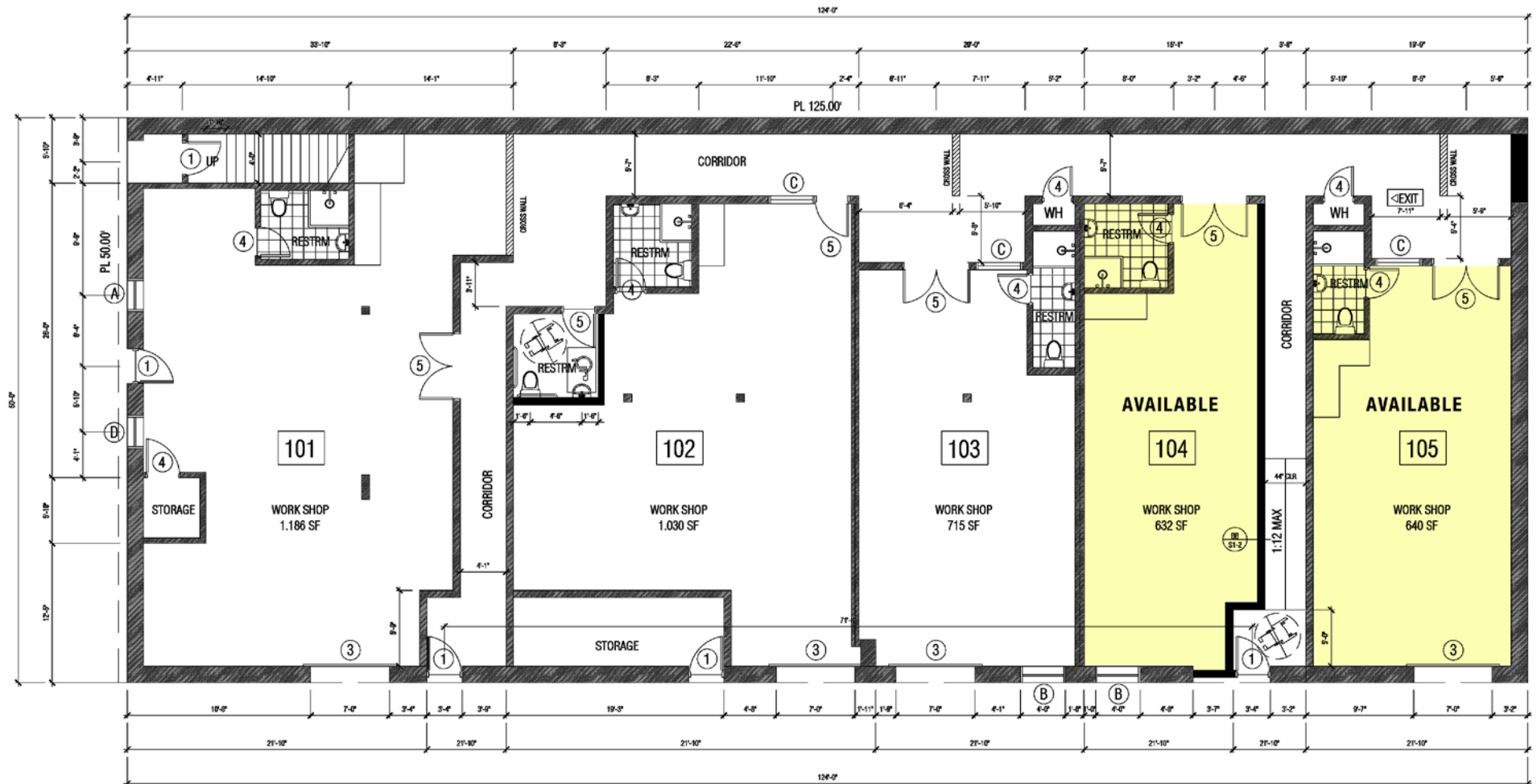
** Units may be combined for total 2,476 SF at \$2.13 Per SF MG*



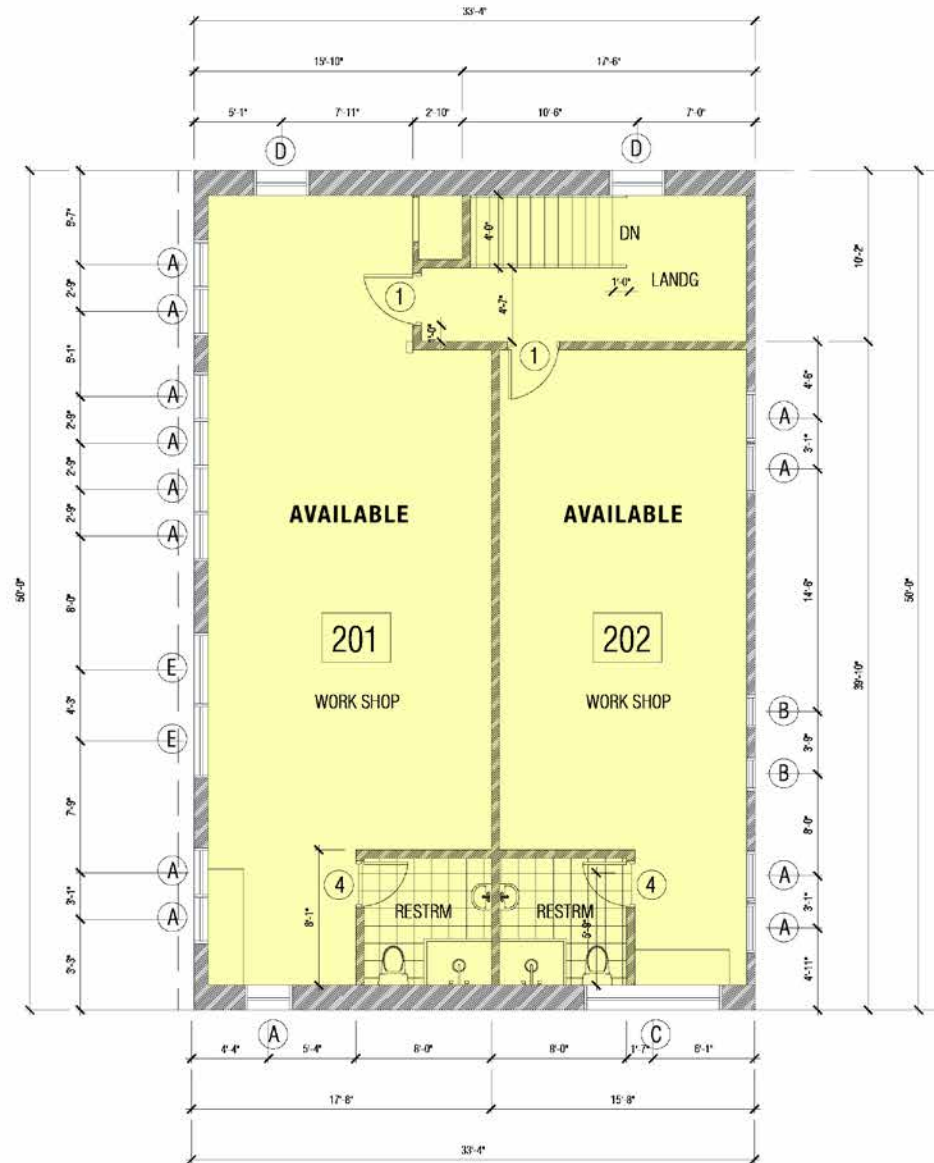




119 W 36TH PLACE GROUND FLOOR SITE PLAN



119 W 36TH PLACE SECOND FLOOR SITE PLAN



118 W 36TH STREET GROUND FLOOR SITE PLAN



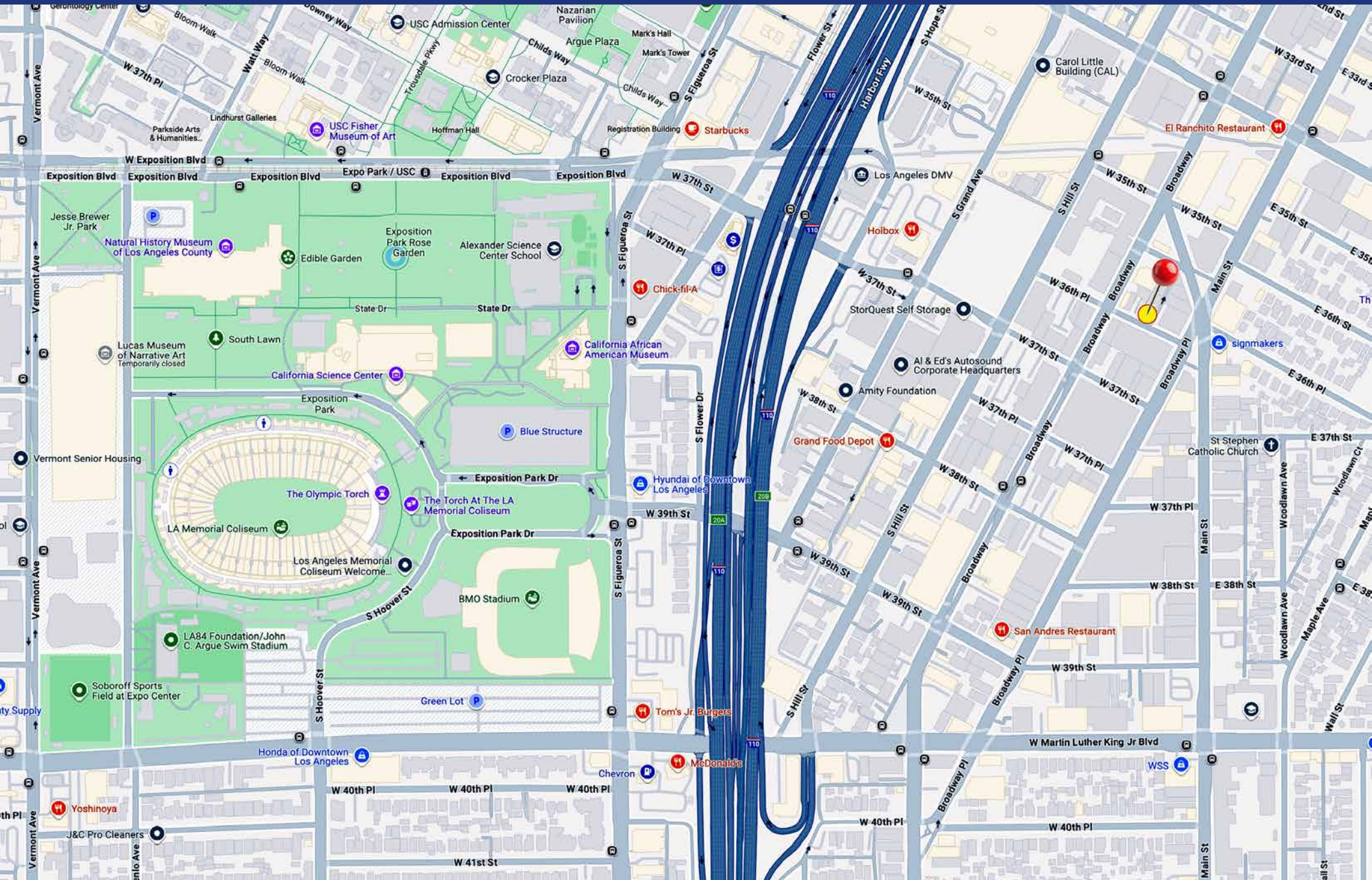
Units may be combined for total 2,476 SF at \$2.13 Per SF

AERIAL PHOTO



Jeffrey Jankaew | Daniel Moussazadeh | Major Properties

AREA MAP





KETCHUM
HEALTH

BMO  STADIUM

100
L.A. MEMORIAL
COLISEUM

California Sciencenter



Exposition Park
Rose Garden

USC



cityfirstbank

Chick-fil-A

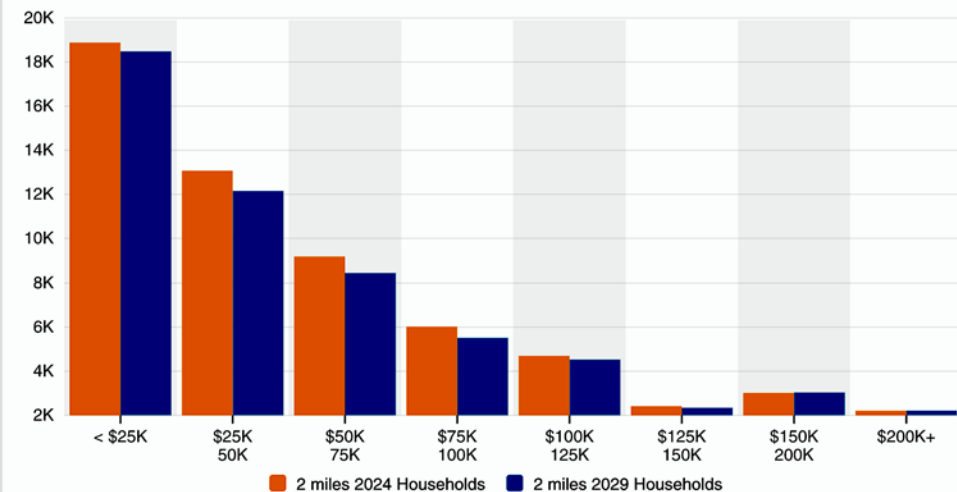
USC Cinematic Arts
WARNER BROS. ARCHIVES



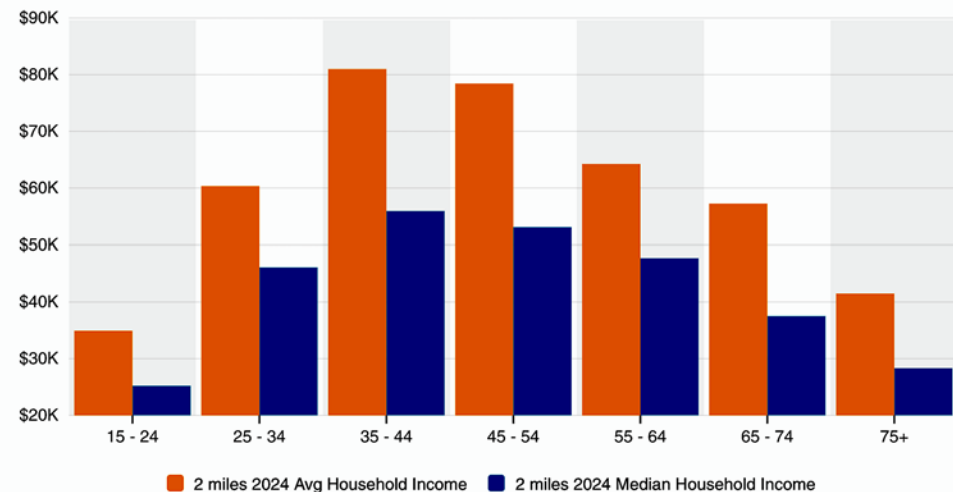
StorQuest
SELF STORAGE

NEIGHBORHOOD DEMOGRAPHICS

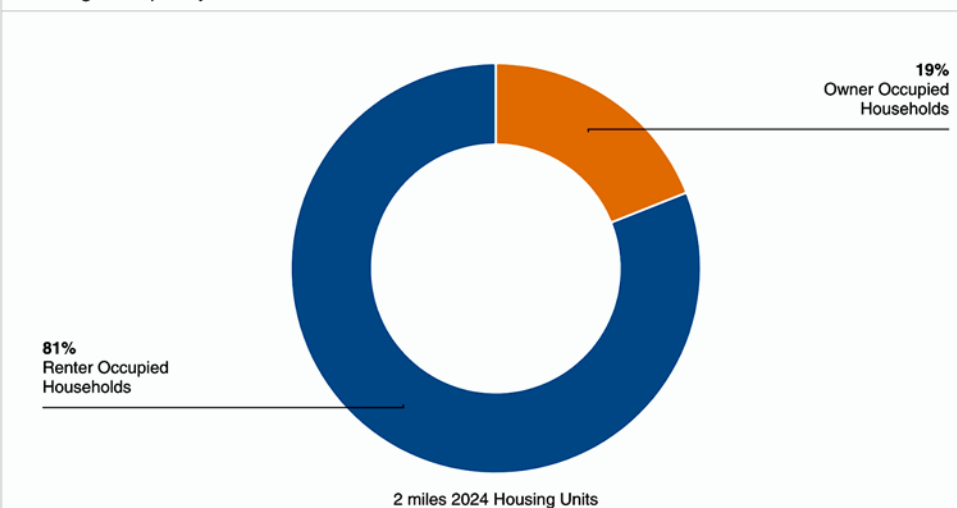
Household Income



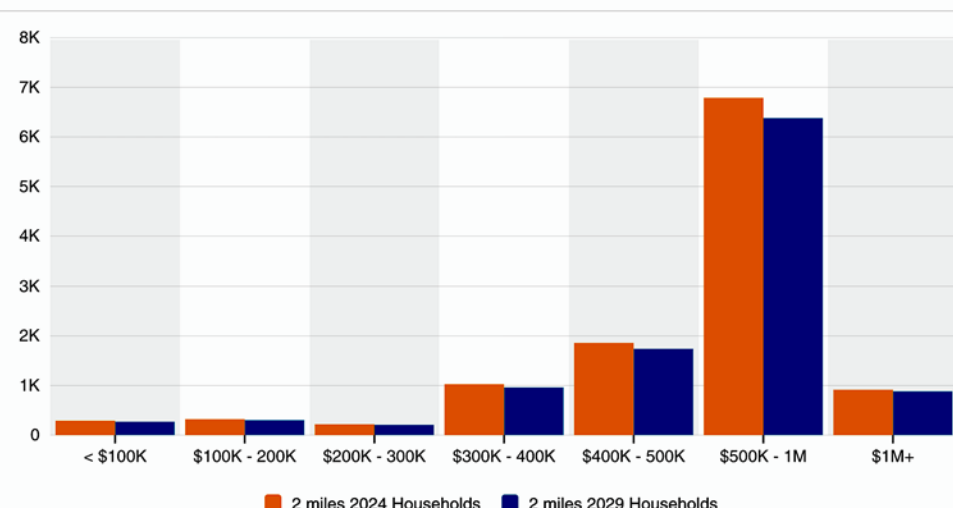
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

119 W 36TH PLACE & 118 W 36TH STREET

8 Units Available: ± 614 to $\pm 2,476$ SF

Ideal for Creative, Flex, Artist, Studio, Etc. Use

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