

CREATIVE/FLEX UNITS LOCATED JUST EAST OF USC FOR LEASE



Rent Reduced! Lessor Motivated!

8 Units Available: ±614 to ±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

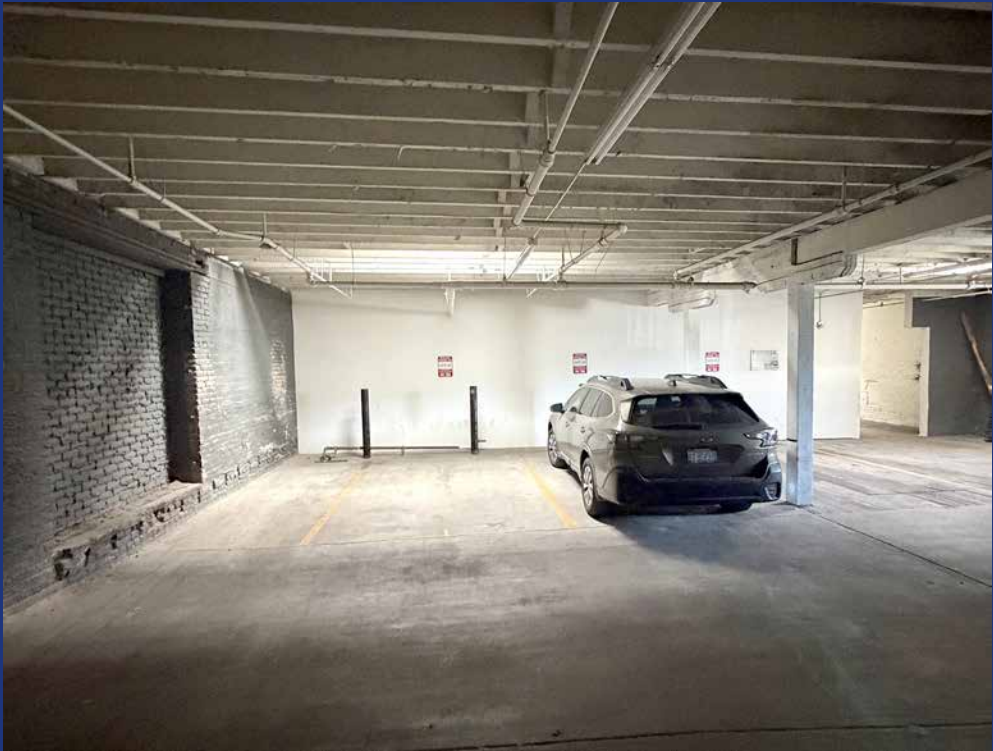
LEASE DETAILS

SUITE	AREA	PER MONTH	PER SF
104 Ground Floor: 119 W 36th Pl	632 SF	\$1,106	\$1.75 MG*
105 Ground Floor: 119 W 36th Pl	640 SF	\$1,120	\$1.75 MG*
106** Ground Floor: 118 W 36th St	810 SF	\$1,418	\$1.75 MG*
107** Ground Floor: 118 W 36th St	894 SF	\$1,565	\$1.75 MG*
108** Ground Floor: 118 W 36th St	772 SF	\$1,351	\$1.75 MG*
109 Ground Floor: 118 W 36th St	614 SF	\$1,075	\$1.75 MG*
201 Second Floor: 119 W 36th Pl	883 SF	\$1,545	\$1.75 MG*
202 Second Floor: 119 W 36th Pl	783 SF	\$1,370	\$1.75 MG*

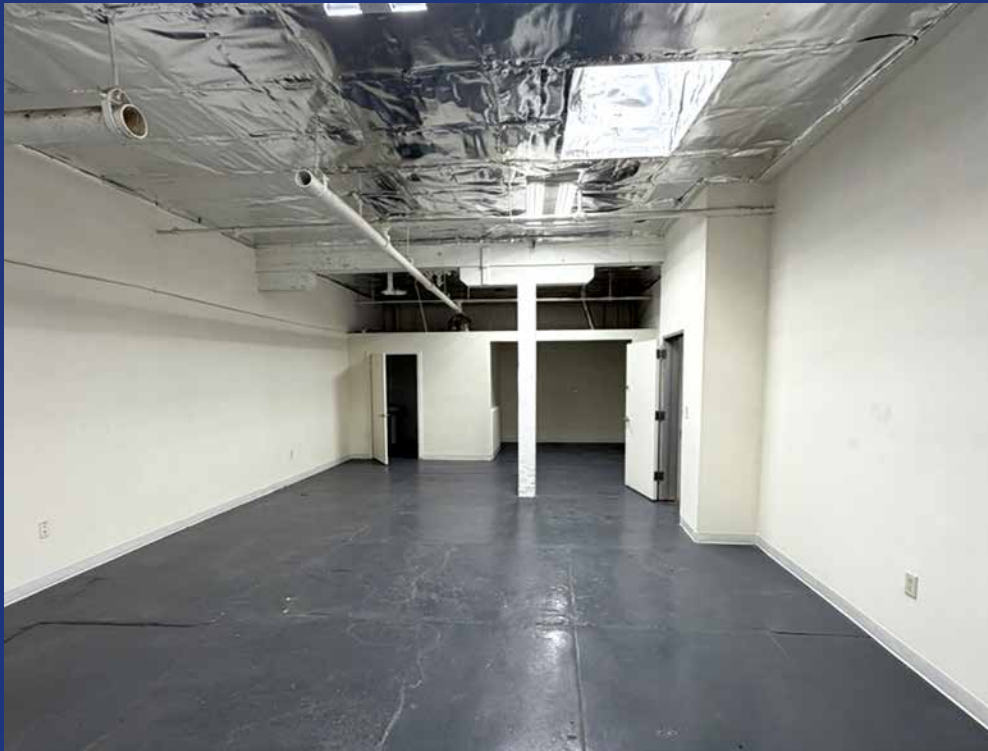
- Total of 5,948 SF available for lease
- Spaces may be combined into larger units

* Rent does not include additional \$300 per month flat utilities fee

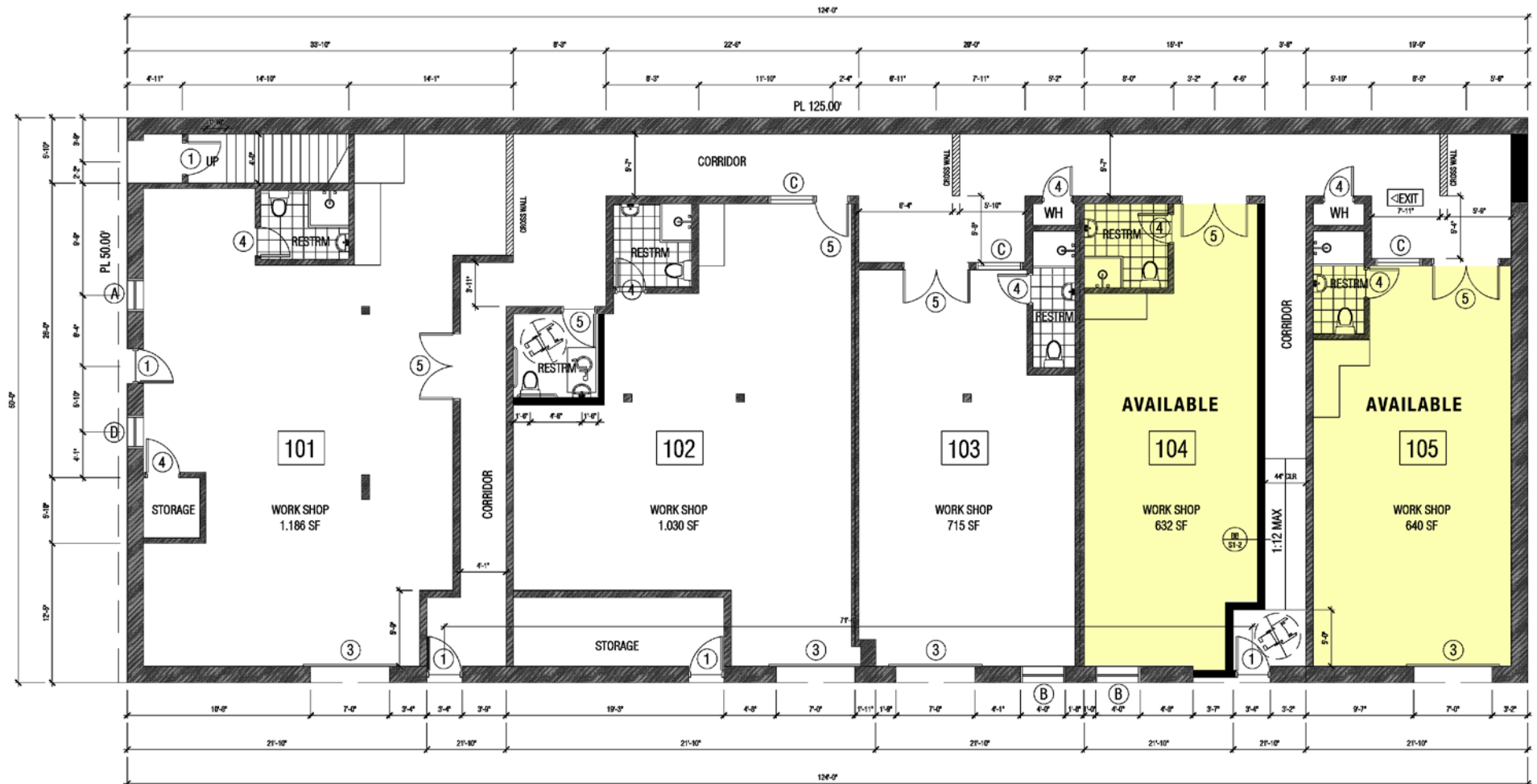
** Units may be combined for a total 2,476 SF at \$1.75 Per SF MG



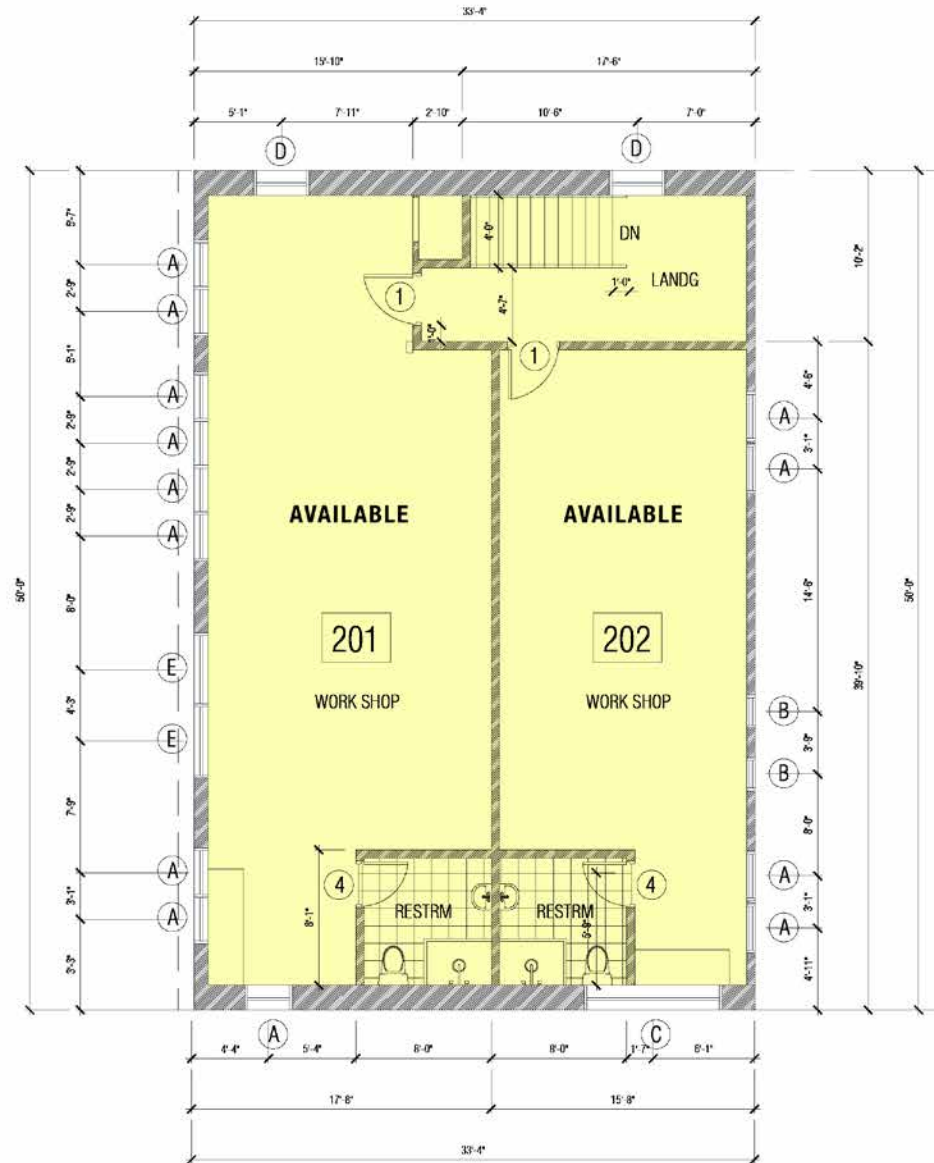




119 W 36TH PLACE GROUND FLOOR SITE PLAN



119 W 36TH PLACE SECOND FLOOR SITE PLAN



118 W 36TH STREET GROUND FLOOR SITE PLAN



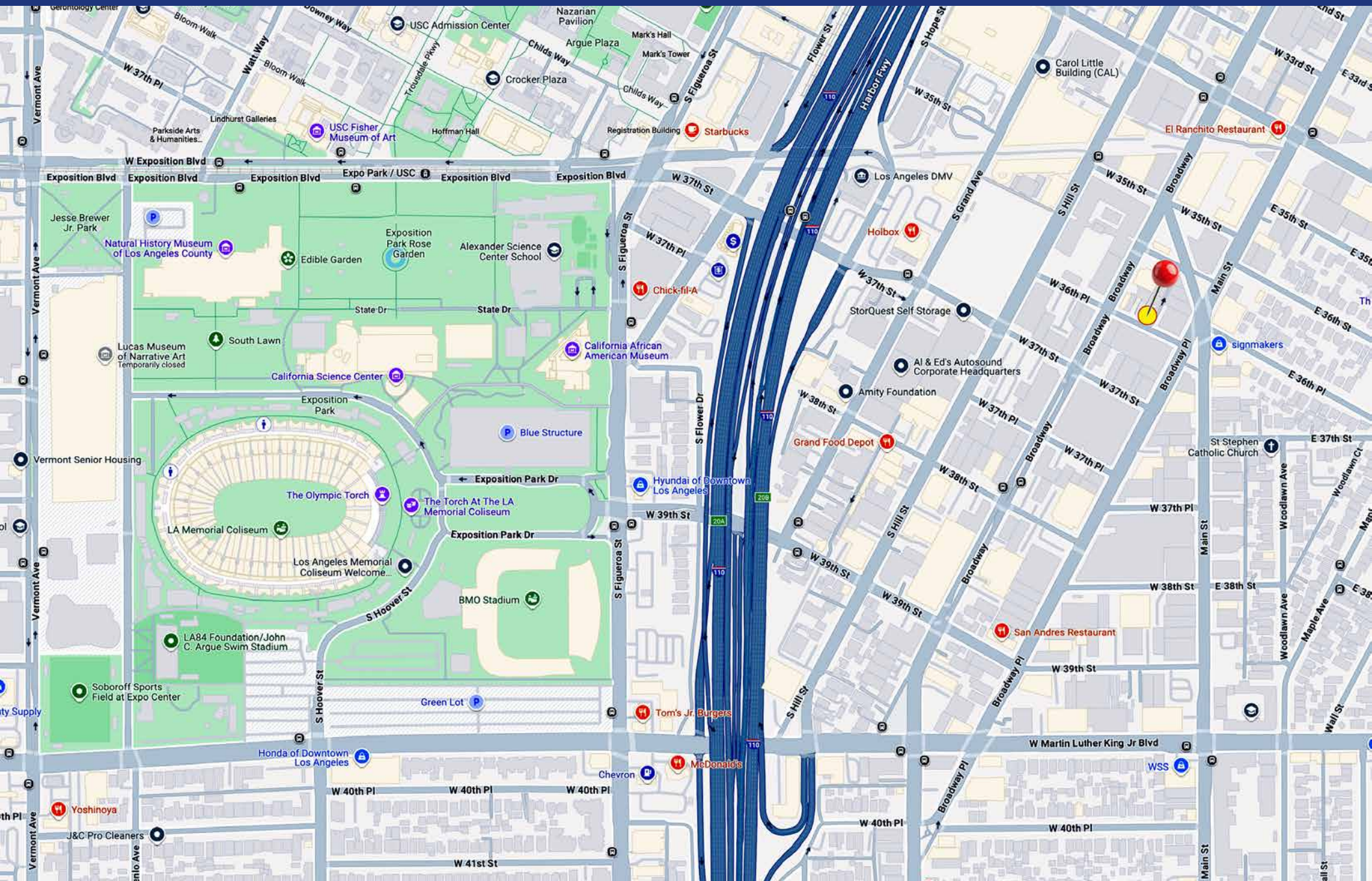
Units may be combined for total 2,476 SF at \$1.75 Per SF

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

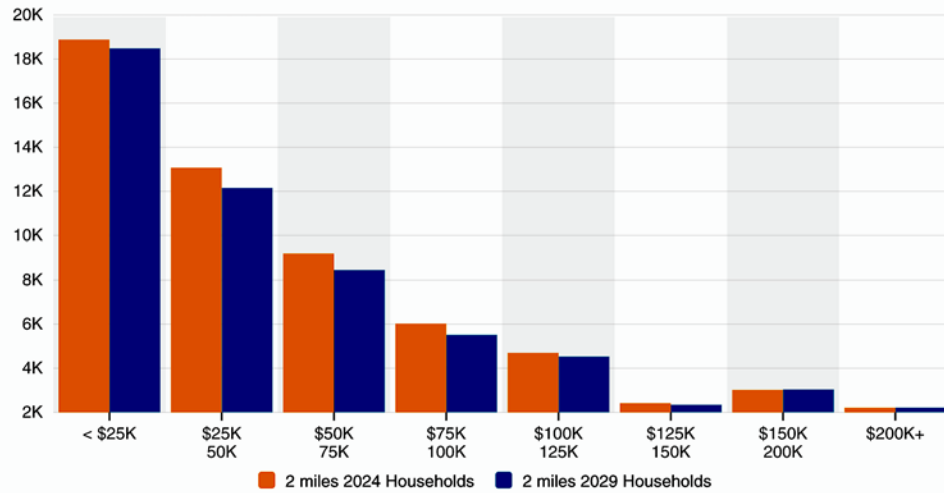
USC Cinematic Arts
WARNER BROS. ARCHIVES



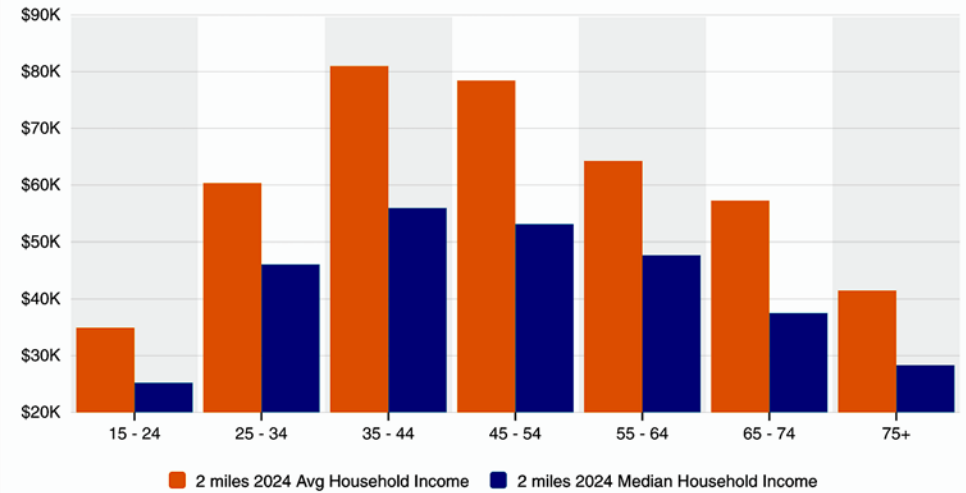
StorQuest
SELF STORAGE

NEIGHBORHOOD DEMOGRAPHICS

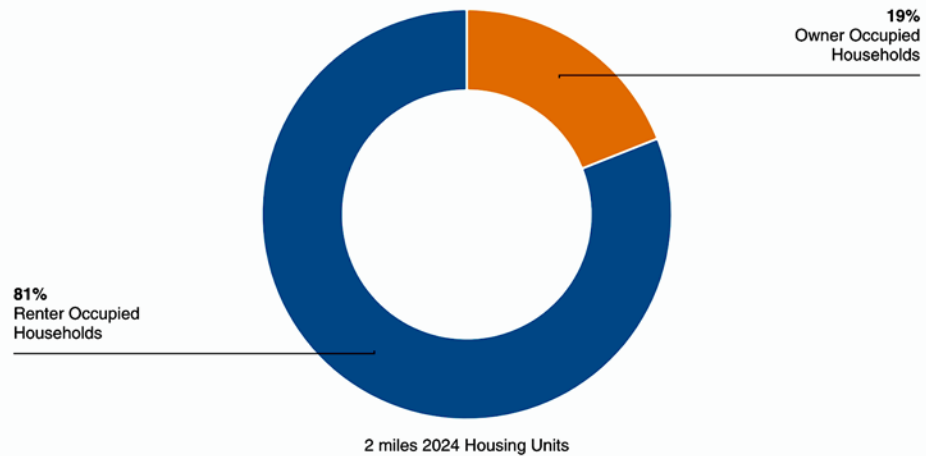
Household Income



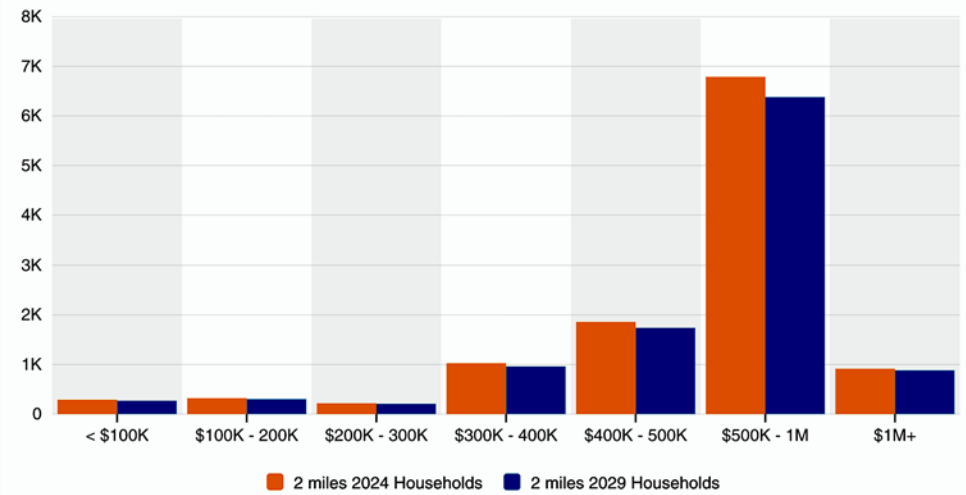
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

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

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

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