

LEASE

**GREAT FOR ANY CREATIVE/FLEX
APPLICATIONS**

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

353

**S CLARENCE ST
(UNIT C)**

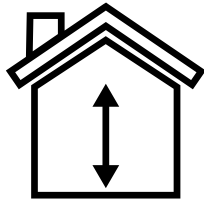
**\$8,500/MO MODIFIED GROSS
≈ 4,200 RENTABLE SF
(PART OF A LARGER BUILDING)**

PROPERTY HIGHLIGHTS

Creative or Flex Applications
DTLA ARTS DISTRICT ADJACENT



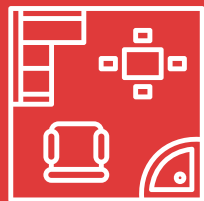
Creative/Flex
Applications



High ceiling
clearance



5 minutes east
of the DTLA
Arts District



"Make It Your
Own" Open Space



Near Los Angeles
River



Prime East River
Location



SUBJECT PROPERTY



S Clarence St

Google Maps



Aliso Pico
Recreation Center

PROPERTY DETAILS

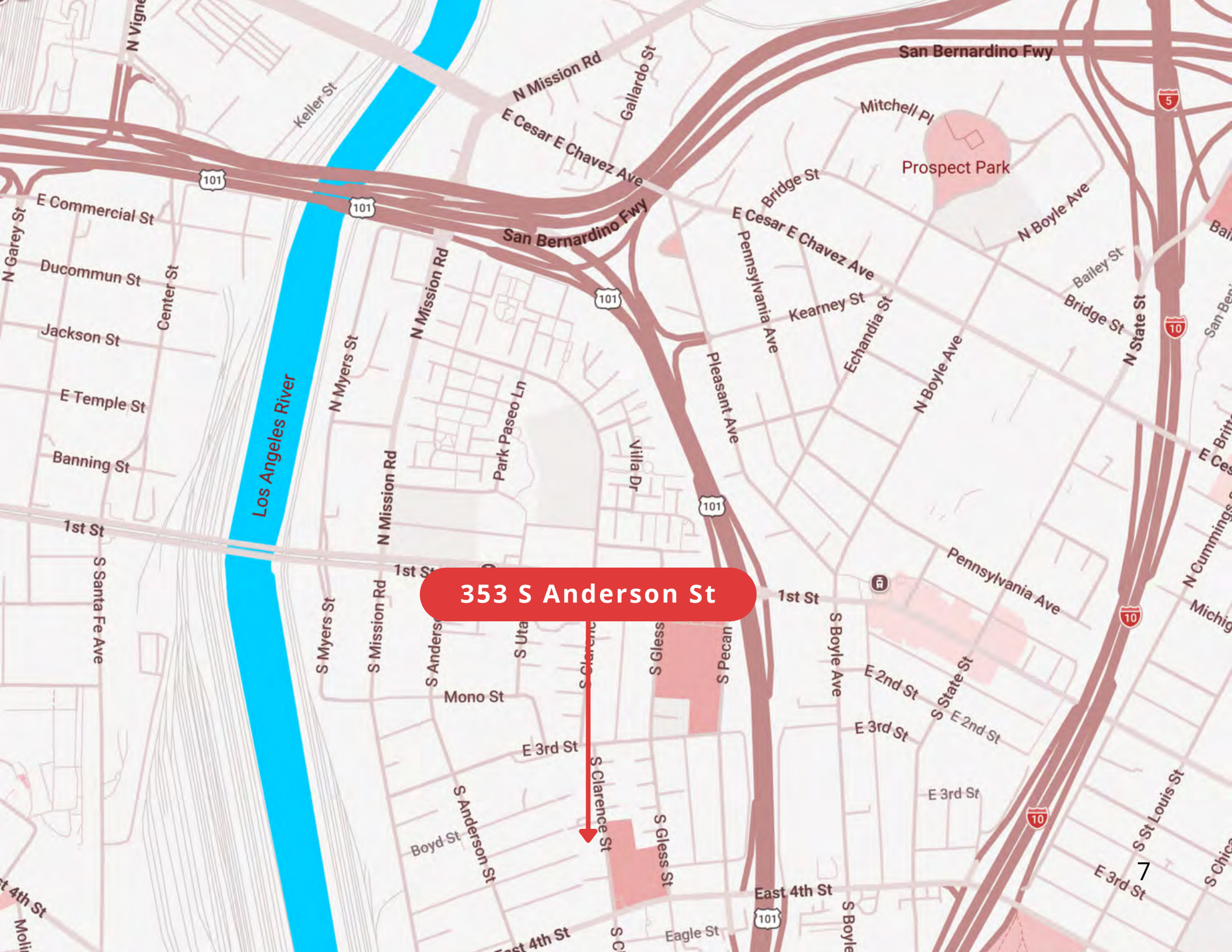
Price / SF	\$8,500 / mo or \$2.02 per SF per mo MG
Available Space	±4,200 SF
Clear Height	±16"
Sprinklers	No
Power	TBD
HVAC	Yes in office
Parking	Call broker for details
Frontage	Two street frontage: Clarence St & Artemus St
Year Built	1965
Zoning	LAMR1
APNs	5172-019-013

*Buyer to verify all information









353 S Anderson St

**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



JESSE MCKENZIE

Senior Vice President

714.883.6875

jesse@majorproperties.com

License: CA # 01939062



JEFFREY JANKAEW

Sales Associate

213.222.1202

jjankaew@majorproperties.com

License: CA # 02253639

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MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

