

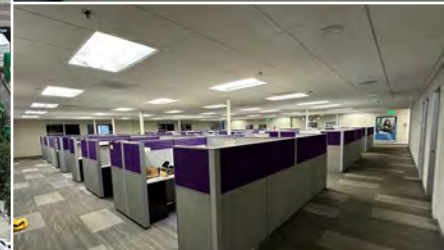
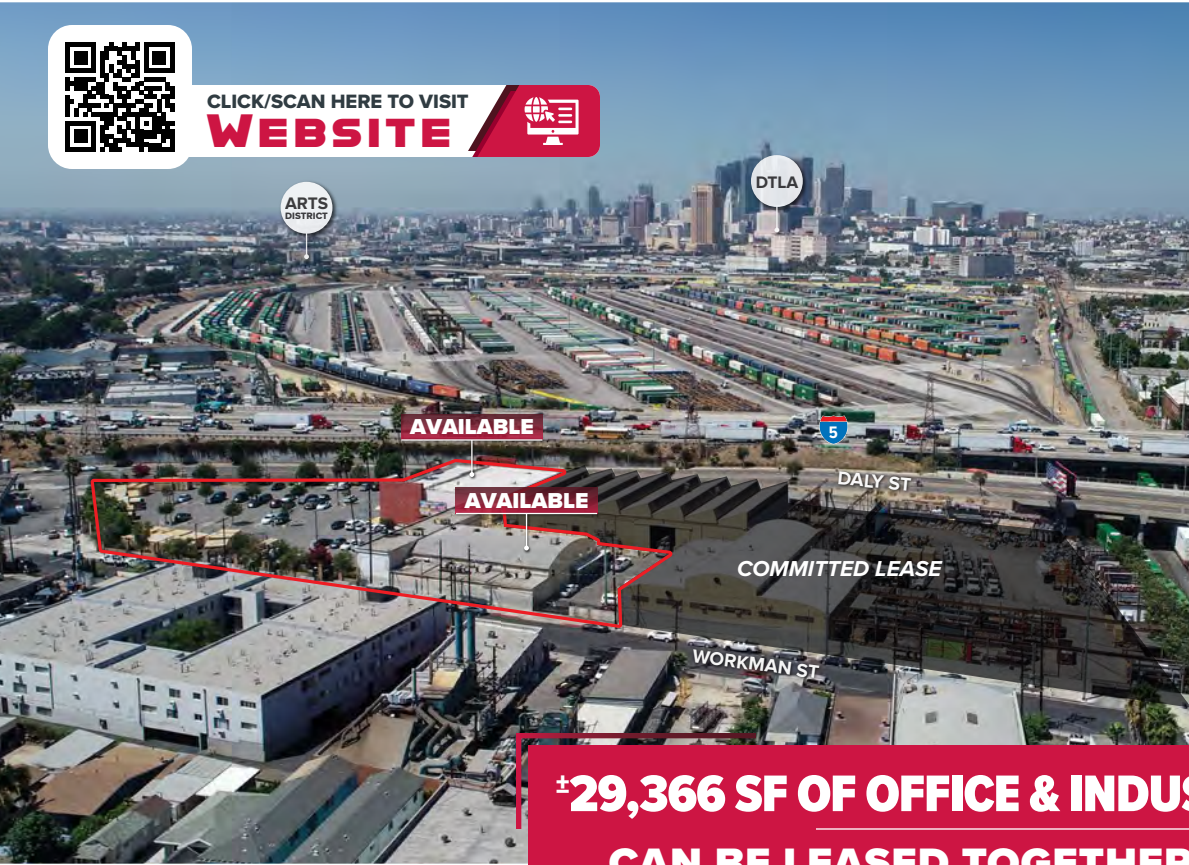
OFFICE INDUSTRIAL COMBINATION FOR LEASE

1731 WORKMAN ST

LOS ANGELES, CALIFORNIA 90031



CLICK/SCAN HERE TO VISIT
WEBSITE



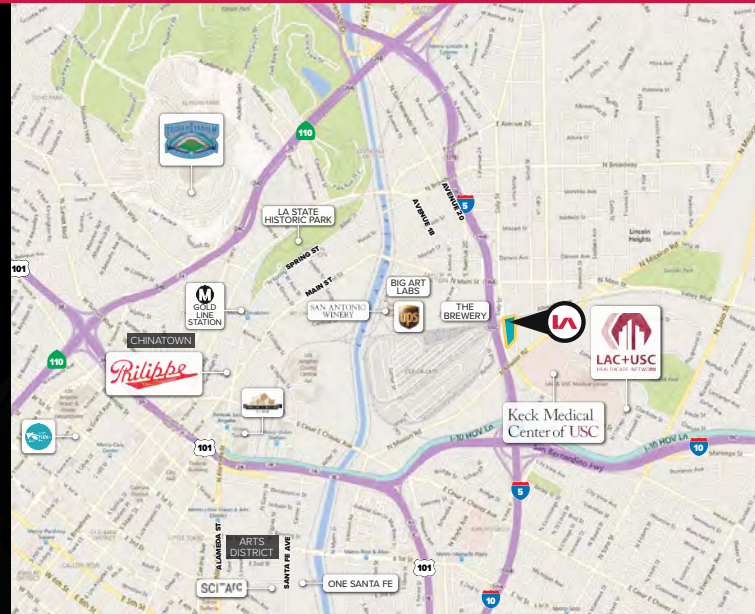
**±29,366 SF OF OFFICE & INDUSTRIAL BUILDINGS
CAN BE LEASED TOGETHER OR INDIVIDUALLY**

PROPERTY HIGHLIGHTS

- ±29,366 SF of Office & Industrial Buildings with Ample Parking Spaces - Can Be Leased Together or Individually
- Rare Opportunity to Occupy a One of a Kind Property
- 81 Car Parking
- Excellent Golden State (5) Freeway Visibility & Frontage
- Located Seconds from LAC & USC Medical Center
- Only Minutes to Glendale/Burbank
- Well Developed Offices - Can be Delivered Furnished
- M2-1 Zoning
- AKA: 1721 & 1753 Workman St (APNs: 5210-006-004,9,12 & 14)

PRICING SUMMARY

- Call Broker to Discuss



WWW.1731WORKMAN.COM

Michael H. Tsaparian

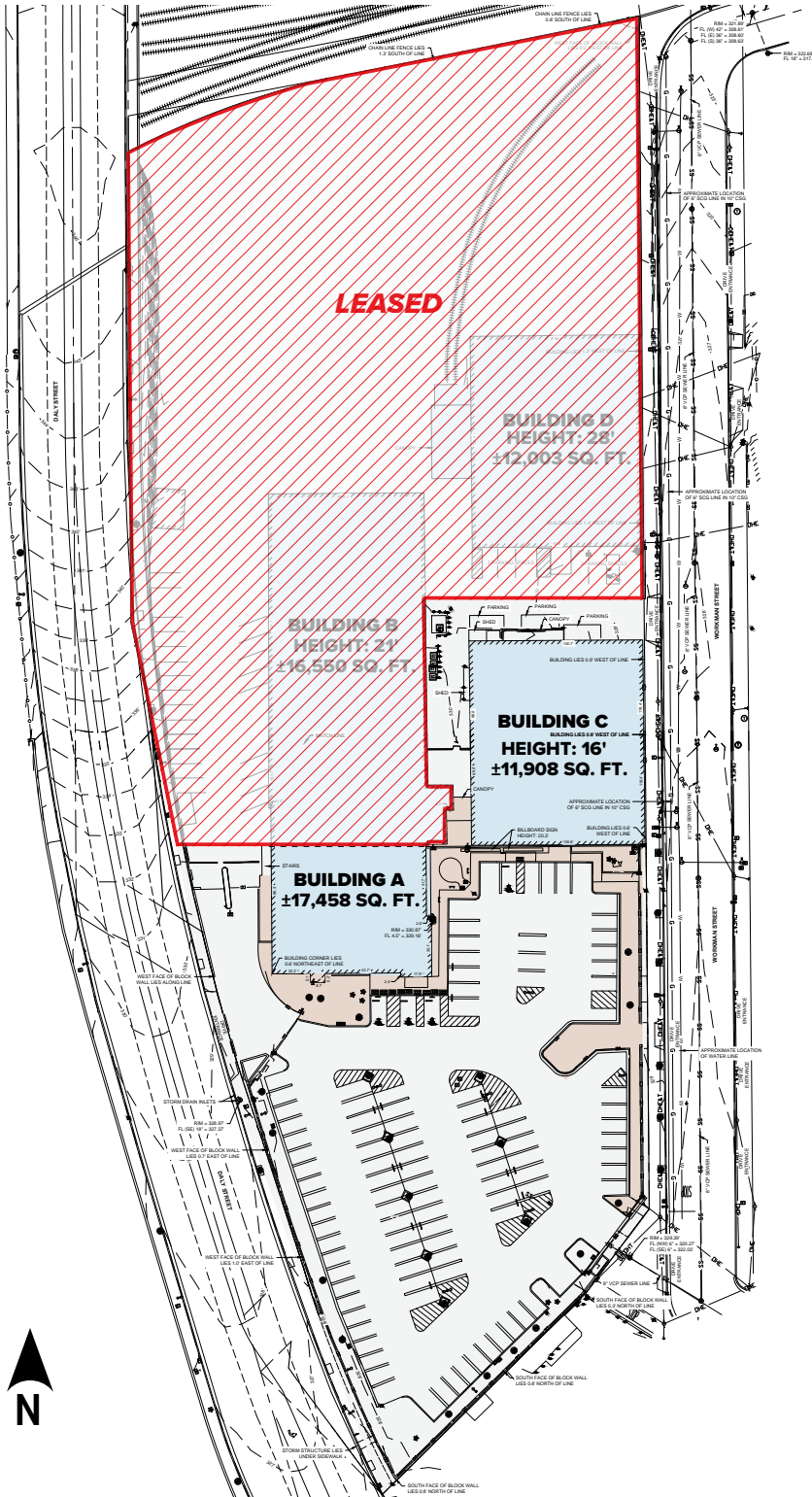
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Ron S. Young

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Building A

- ±17,458 SF 2-Story Office Area
- Furnished Private Offices and Cubicals
- Ready to Occupy
- Modern Finishes and Energy Efficient Improvements

Building B

• **LEASED**

Building C

- ±11,908 SF Building
- 16' Minimum Clear Height
- Offices & Restrooms - TBD
- Renovations to Commence January 1, 2024

Building D

• **LEASED**

±29,366 SF Estimated Total Buildings

±86,650 SF Total Land

NOTE: Drawing not to scale. All measurements and sizes are approximate.

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