



**MAJOR PRICE REDUCTION
4% TO CO-OP BROKER
FLEXIBLE LEASE TERMS**



9,709 SF AVAILABLE FOR LEASE

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

1525 Rio Vista Avenue | Los Angeles, CA 90023



**Rexford
Industrial**

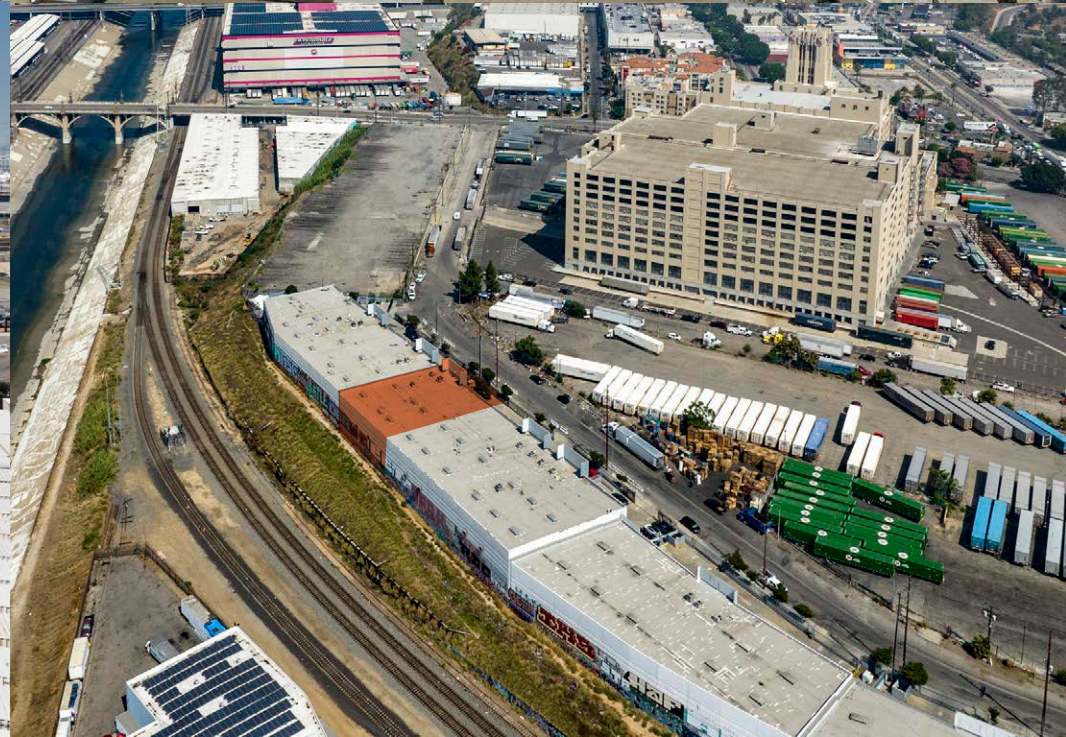
DAUM
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

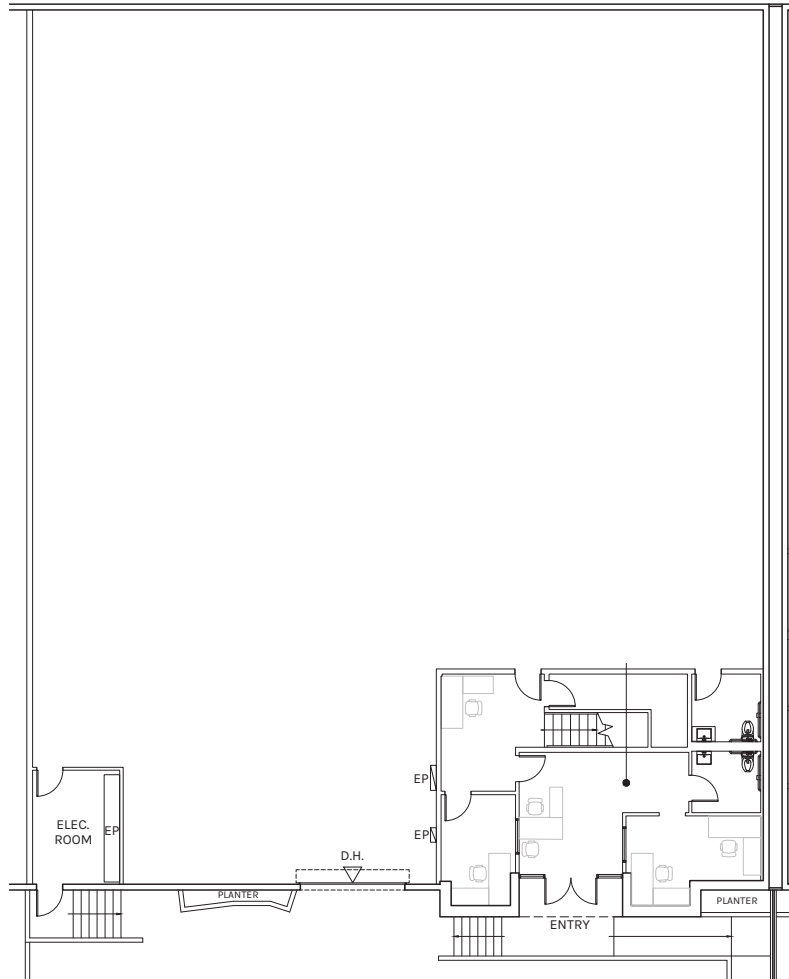
- 28' Clear Height
- One (1) Dock High Loading Door
- 1,848 SF of Office/Design Space
- Sprinklered - K-25 ESFR
- Ten (10) Fenced, Secured Concrete Parking Spaces
- Easy Access to 10, 5, 60, 110, 710 & 110 Freeways
- M3 Zoning
- 4% to Co-Op Brokers
- Lease Rate \$1.60/SF/Month, MG, plus an estimated \$0.11 CAM/SF/Month
- Construction Type: CTU
- Great Office/Design Area
- Minutes from Downtown, Vernon and Arts District



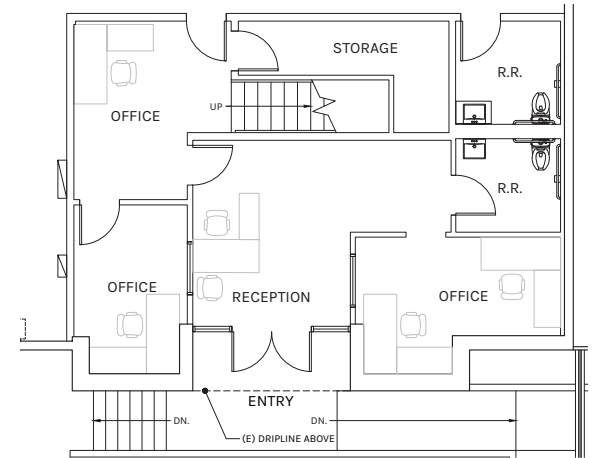




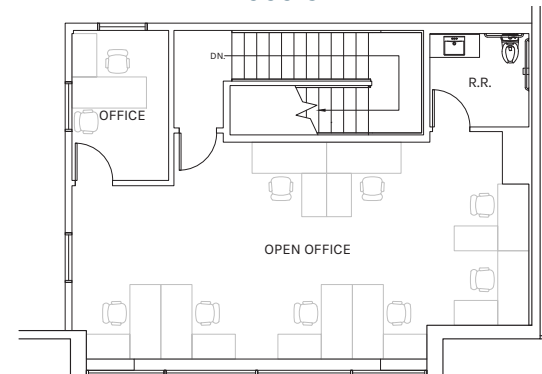
OVERALL FLOOR PLAN
9,709 SF



FIRST FLOOR OFFICE PLAN
915 SF



SECOND FLOOR OFFICE PLAN
933 SF



WAREHOUSE

7,861 SF

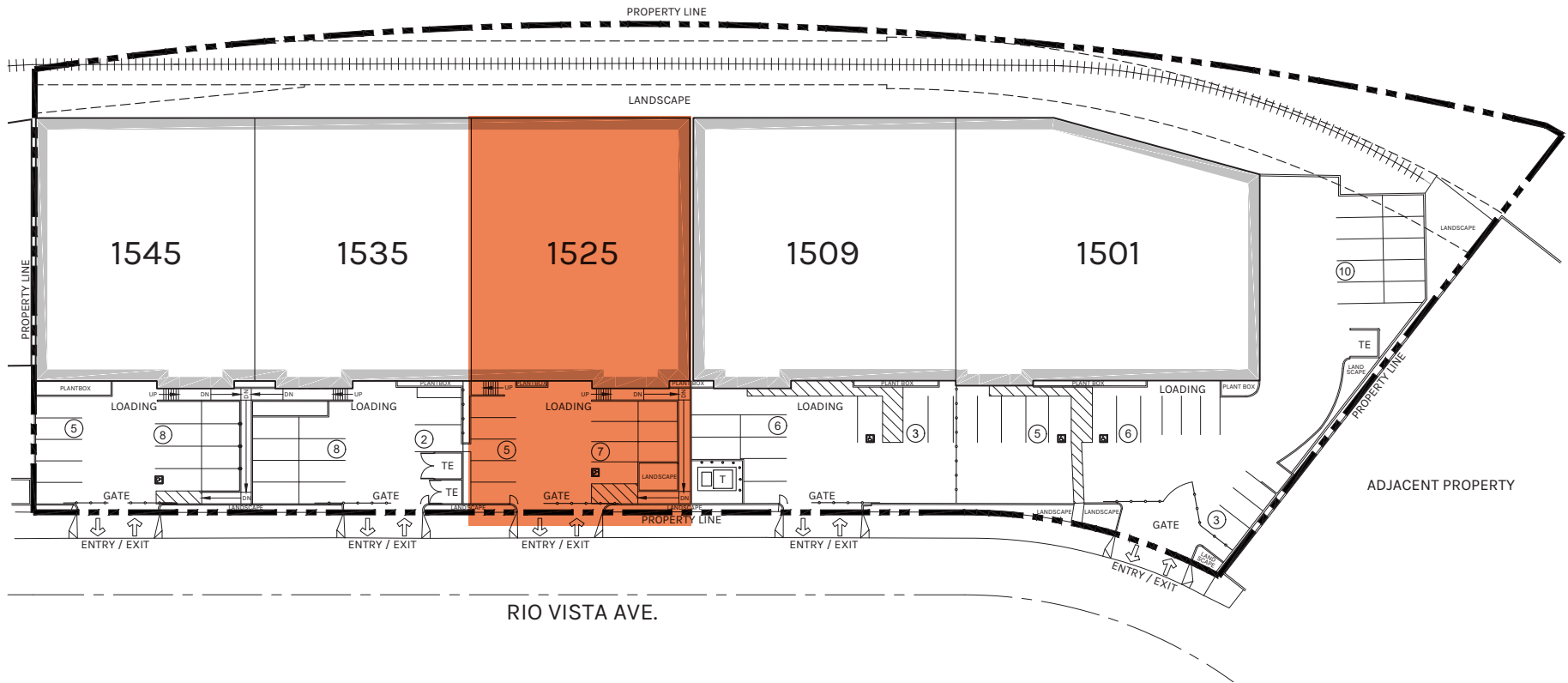
OFFICE

1,848 SF

TOTAL

9,709 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



WAREHOUSE

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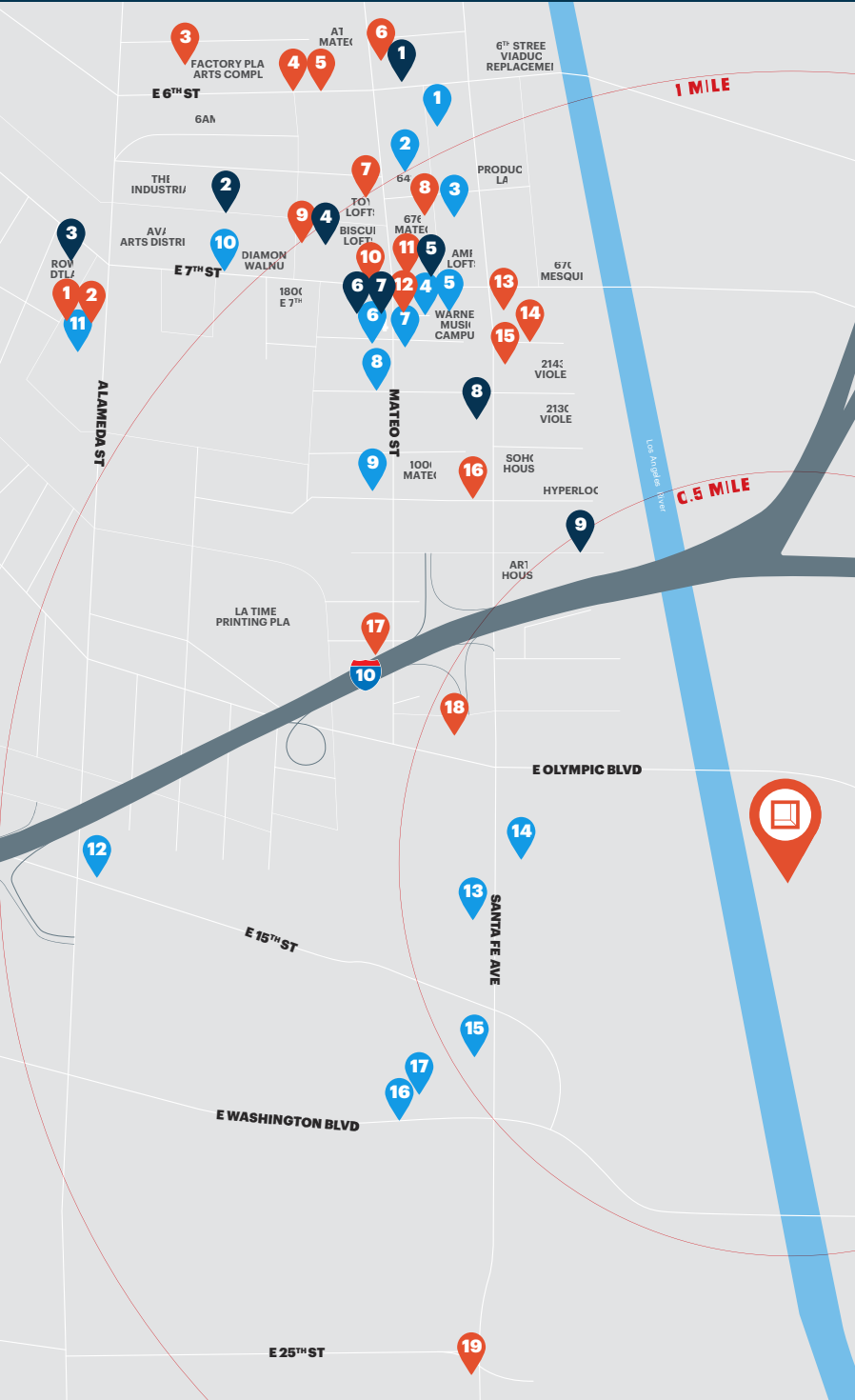
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Restaurants

- | | |
|-----------------------------|-------------------------------|
| 1. Paramount Coffee Project | 11. Pizzanista! |
| 2. Tartine Bianco | 12. Guerrilla Tacos |
| 3. The Factory Kitchen | 13. Bread Lounge |
| 4. Officine Brera | 14. Bestia |
| 5. Sixth+Mill | 15. Stumptown Coffee Roasters |
| 6. Blue Bottle Coffee | 16. Maru Coffee |
| 7. Little Bear | 17. Steven's Deli |
| 8. Urban Radish | 18. The Porter Junction Cafe |
| 9. Café Soci t  | 19. Trattoria 25 |
| 10. Church & State | |

Bars/Breweries/Distilleries

- | | |
|----------------------------------|--------------------------|
| 1. The Spirit Guild | 6. Everson Royce Bar |
| 2. Iron Triangle Brewing Company | 7. Silverlake Wine |
| 3. Flask & Field | 8. Our/Los Angeles Vodka |
| 4. Pour Haus Wine Bar | 9. Greenbar Distillery |
| 5. Tony's Saloon | |

Retail/Misc Entertainment

- | | |
|--------------------------|--|
| 1. Dover Street Market | 10. ICA LA |
| 2. Two Bit Circus | 11. Bodega |
| 3. WePlay Live | 12. Guess Jeans |
| 4. Commonwealth | 13. Knupp Gallery/Simard Bilodeau Contemporary |
| 5. The House of Machines | 14. Susanne Vielmetter Gallery |
| 6. Arch The | 15. Cirrus Gallery |
| 7. Base Coat Nail Salon | 16. Ghebaly Gallery |
| 8. Uptown Pup | 17. Night Gallery |
| 9. Rolling Greens | |



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