

For Lease

1738 -1740 CORDOVA ST.  
LOS ANGELES

### PROPERTY FACTS

Building Size 5,000 SF | Lot Size 0.15 AC | Year Built 1957  
Construction – Masonry | Water – City | Sewer – City

**5,000 SF of Creative/Flex Space Available in Los Angeles**

### 1st FLOOR

Size - 5,000 SF | Terms– 2-3Years

Rental Rate - \$2.15 /SF/MONTH Space Use – Creative/Flex

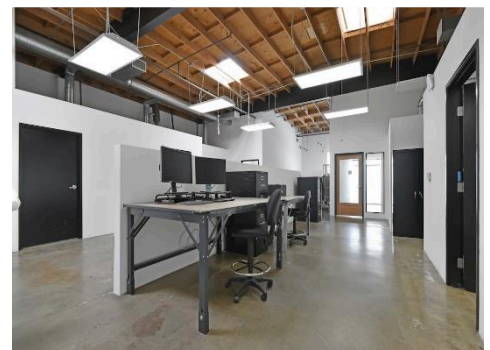
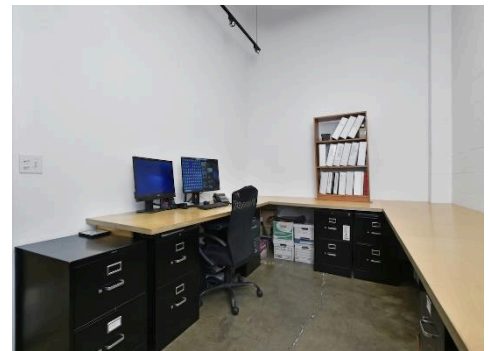
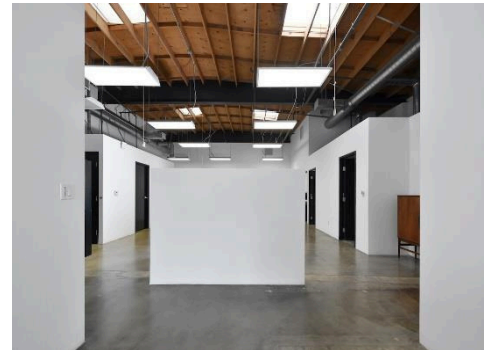
Condition - Full Build-Out | Available - 30 Days

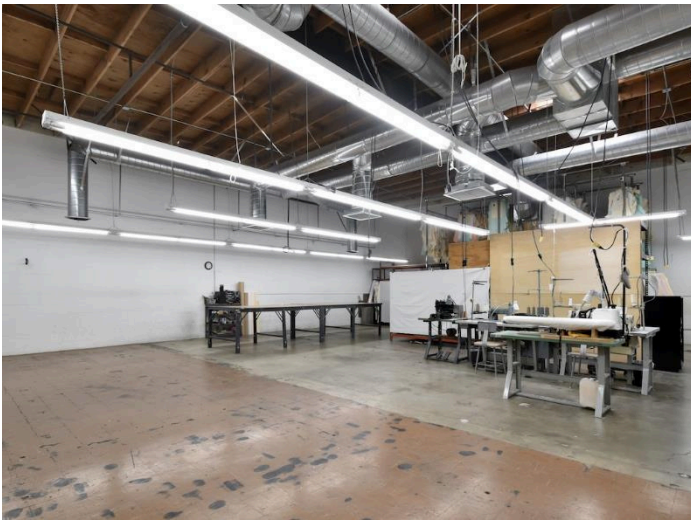
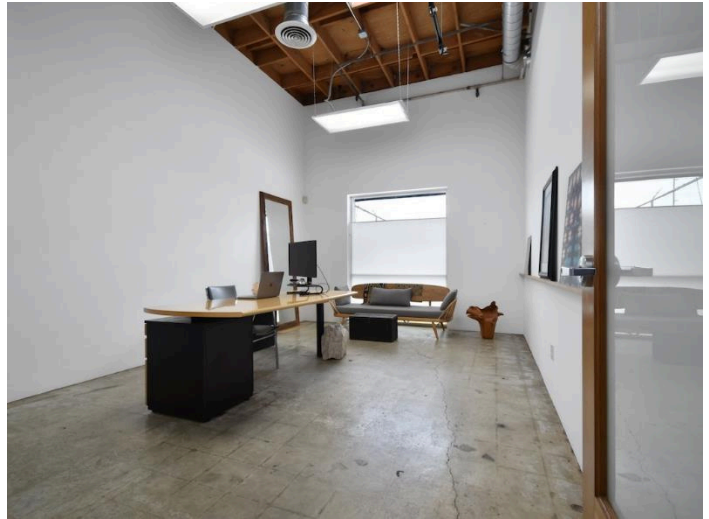
**Lease rate does not include utilities, property expenses or building services** Includes 2,400 SF of dedicated office space  
Space is in Excellent Condition | 1 Drive Bay | Central Air  
Conditioning | Private Offices | Kitchen Private Restrooms | Wi-Fi  
Connectivity | Security System

### PROPERTY OVERVIEW

West Adams Hidden Gem!

This handsome property is centrally located just west of the downtown area with immediate access to the 10 and 110 frwy. This space offers three private offices, 2 offices with attached private bathrooms, 3 cubby offices in an open studio floor plan with additional area for workstations or office equipment, large storage closet, three bathrooms and full kitchen with filtered water. Polished concrete flooring in the main flex space area that has been freshly painted. The warehouse has a convenient roll-up door for deliveries with 15 ft. ceilings with ample storage an additional loft space. A/C throughout the building. Building is hard wired for workstations throughout the creative space. Gated of street parking.





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**Steven Craven**  
REALTOR®  
818.912.0034  
CaIRE# 01349005  
steven@stevencraven.com  
www.stevencraven.com

