

INCREDIBLE 2ND FLOOR FASHION DISTRICT WAREHOUSE/CREATIVE OFFICE SPACE FOR LEASE



811 S LOS ANGELES ST | 2ND FLOOR

LOS ANGELES CA 90014

PROPERTY DETAILS

| | |
|---------------------------|------------------------------------|
| Asking Rate: | \$5,000 per month or \$0.65 PSF |
| Terms: | 1-3 years |
| Suite Size: | ±7,630 sf |
| Total Building SF: | ±15,260 sf |
| Lot Size: | ±8,265 sf |
| Year Built: | 1919 |
| Zoning: | M2 |
| APN: | 5145-014-007 |

HIGHLIGHTS

- **CONVENIENT LOCATION - HIGH FOOT TRAFFIC:** Located on the most desirable block of Los Angeles St, between **8th and 9th Streets**, this two-story building places you right in the heart of the **Fashion District**. Surrounded by the top wholesale showrooms and designers, the property also offers easy access to **California Market Center** and **Santee Alley**.
- **FLEXIBLE SPACE USE:** Built in 1919, the 2nd-floor warehouse space features a flexible layout with a front area that includes dropped ceilings, two rooms, and an open workspace. The back opens up to a wide area with stunning high **bowed wood truss ceilings**, providing the perfect canvas for creative business use.
- **LOADING ACCESS:** With direct access to a **freight elevator** through the rear alley, this space offers both style and practicality.

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PASADENA

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LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

PROPERTY PHOTOS

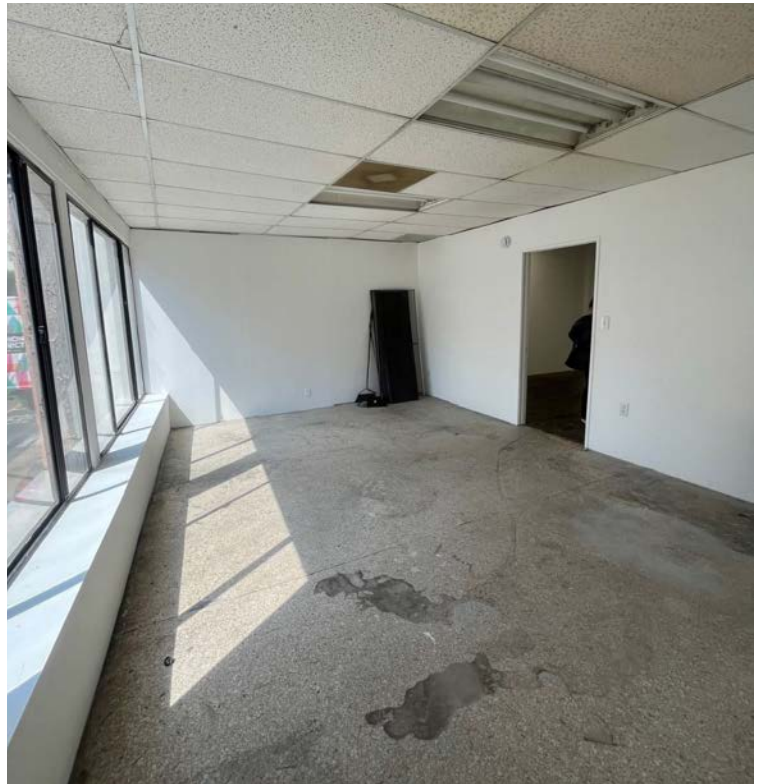


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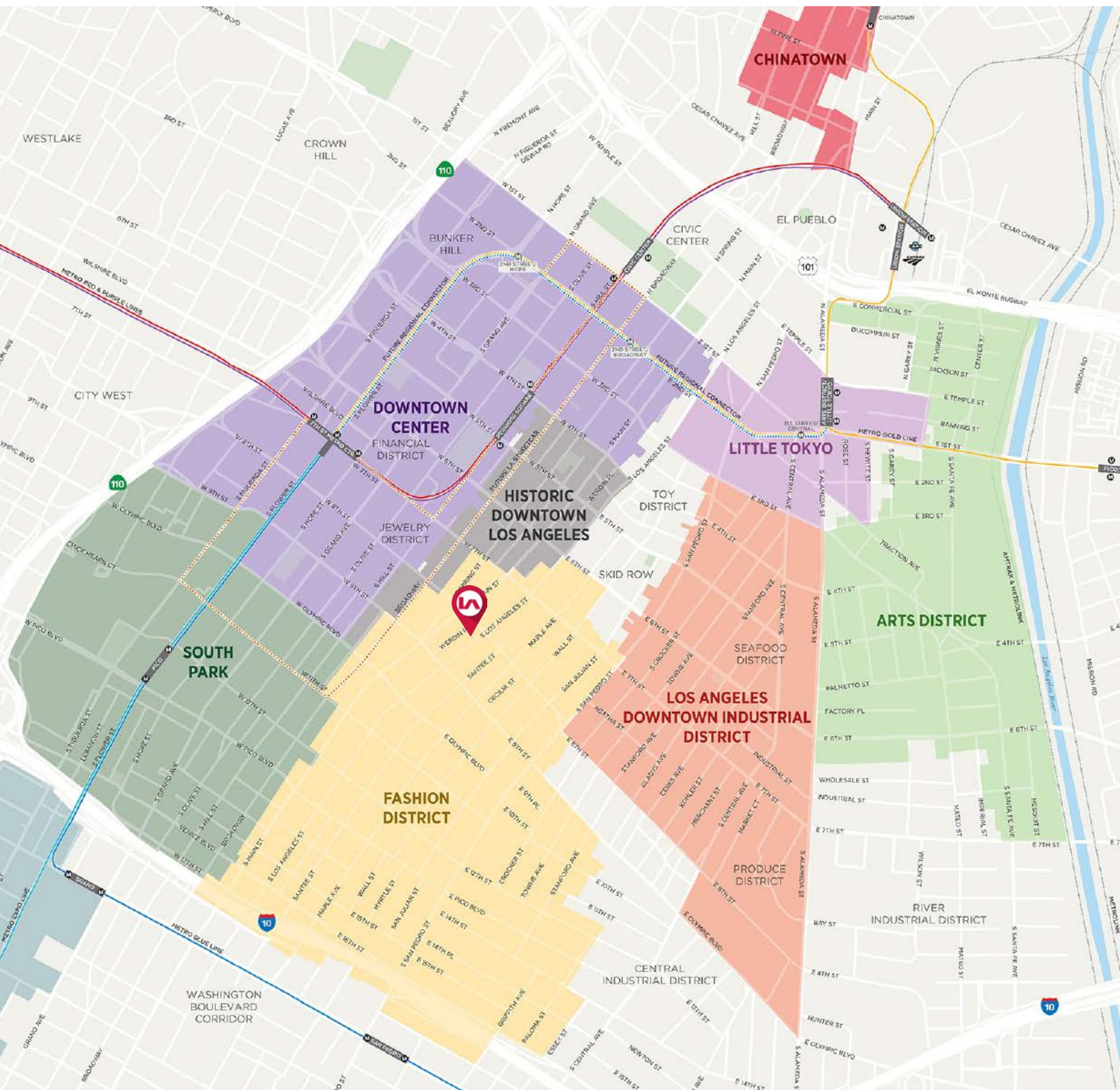


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DISTRICT MAP

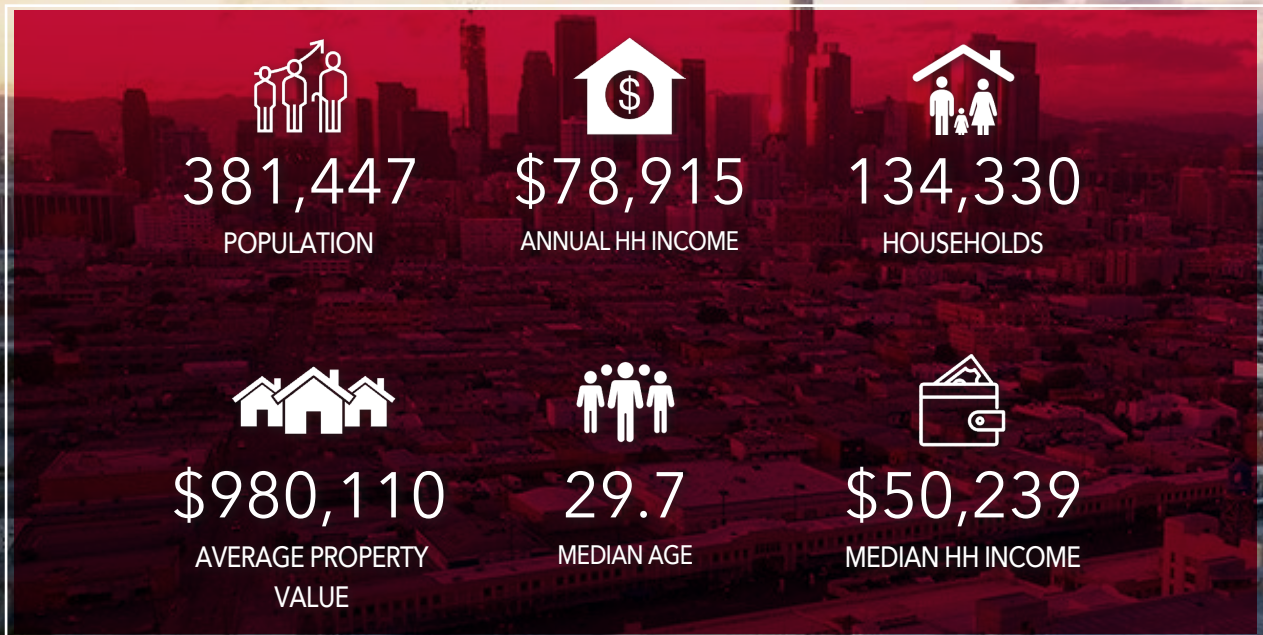


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DEMOGRAPHICS



Downtown LA is constantly evolving with dozens of new buildings in varying stages of completion in each of its unique neighborhoods. From soaring new residential towers to cutting-edge industrial conversions, DTLA is experiencing a phenomenal wave of development.

Creative culture is one of Downtown LA's greatest assets of a key export, and the engine of its ongoing success. From globally recognized art galleries and famed restaurants, to sold-out sporting events, performances, and live music, DTLA is home to broad range of authentic, experiential, and diverse cultural assets.

Now more than ever, Downtown LA is the premier business hub for Southern California, with sophisticated retailers and savvy businesses moving to DTLA for its central location and superior access to transit and freeway, its rich amenities, dynamic lifestyle, and unparalleled concentration of customers and talent.

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