

1,500 SF
to
2,240 SF

10 OFFICE UNITS FOR LEASE

Built 2020 — Great Location Near ROW DTLA

Rents Reduced!

748 CERES AVENUE, LOS ANGELES, CA 90021



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10 Office Units Available:	1,500 SF to 2,240 SF
Kitchenette	1 Per Unit
Restroom	1 Per Unit
Clearance Height:	13'-24'
HVAC:	Yes
Freight Elevator:	3000 lbs.
Construction:	Masonry
Year Built:	2020
Subterranean Parking:	1 Space Per Office Unit (More Available at a Fee)

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Available Unit Areas (All Rents Are Gross):

UNIT	SF	PER MONTH	PER SF
300	2,000 SF	\$3,000/Month	\$1.25 Per SF
301	2,000 SF	\$3,000/Month	\$1.25 Per SF
302	1,900 SF	\$2,850/Month	\$1.25 Per SF
303	2,240 SF	\$3,360/Month	\$1.25 Per SF
304	2,000 SF	\$3,000/Month	\$1.25 Per SF
305	1,400 SF		LEASED
306	1,500 SF	\$2,250/Month	\$1.25 Per SF
307	1,940 SF	\$2,910/Month	\$1.25 Per SF
308	2,000 SF	\$3,000/Month	\$1.25 Per SF
309	1,730 SF	\$2,595/Month	\$1.25 Per SF
310	1,600 SF	\$2,400/Month	\$1.25 Per SF

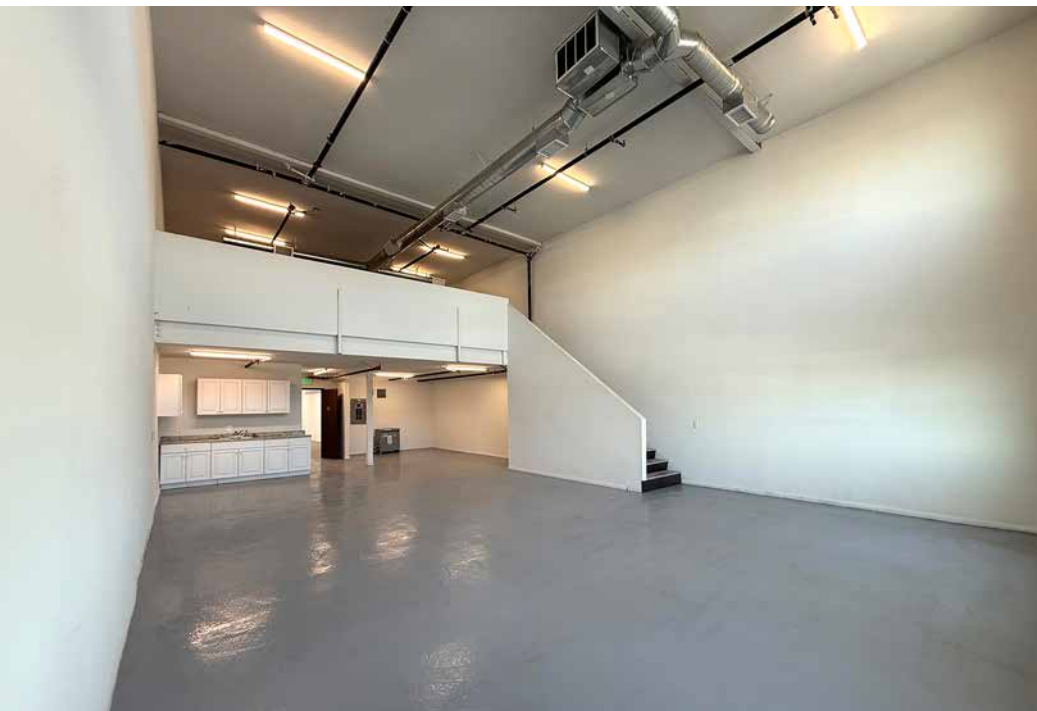
GREAT LOCATION NEAR ROW DTLA

*Offices Ideal for Professional or Creative Use,
Medical, Showroom, Fashion Related Use, Etc.*

**Amenities Include Central Air & Heat,
Kitchenette, Restroom, and Large Windows
With Amazing Views**



OFFICE PHOTOS



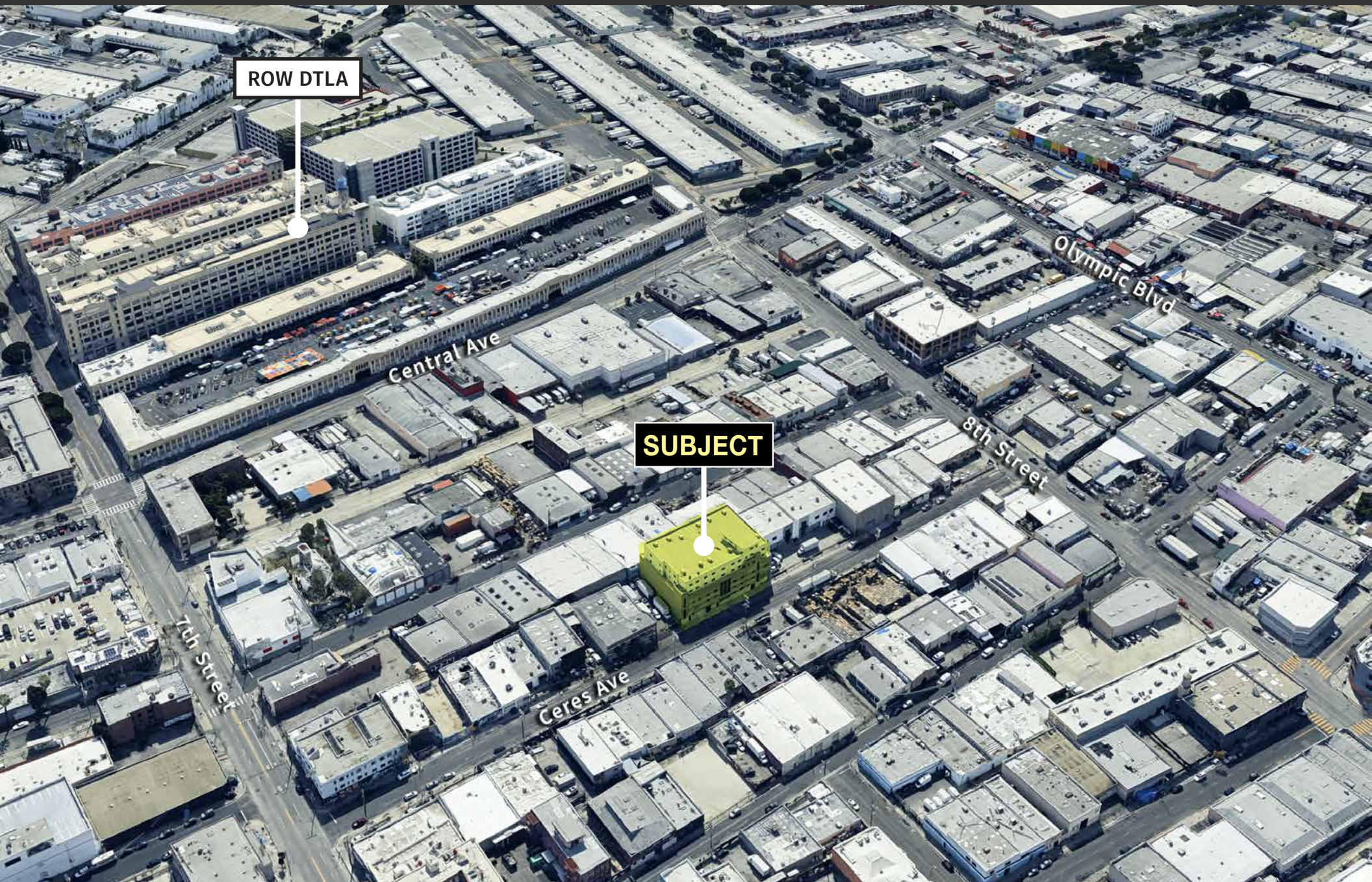
OFFICE PHOTOS



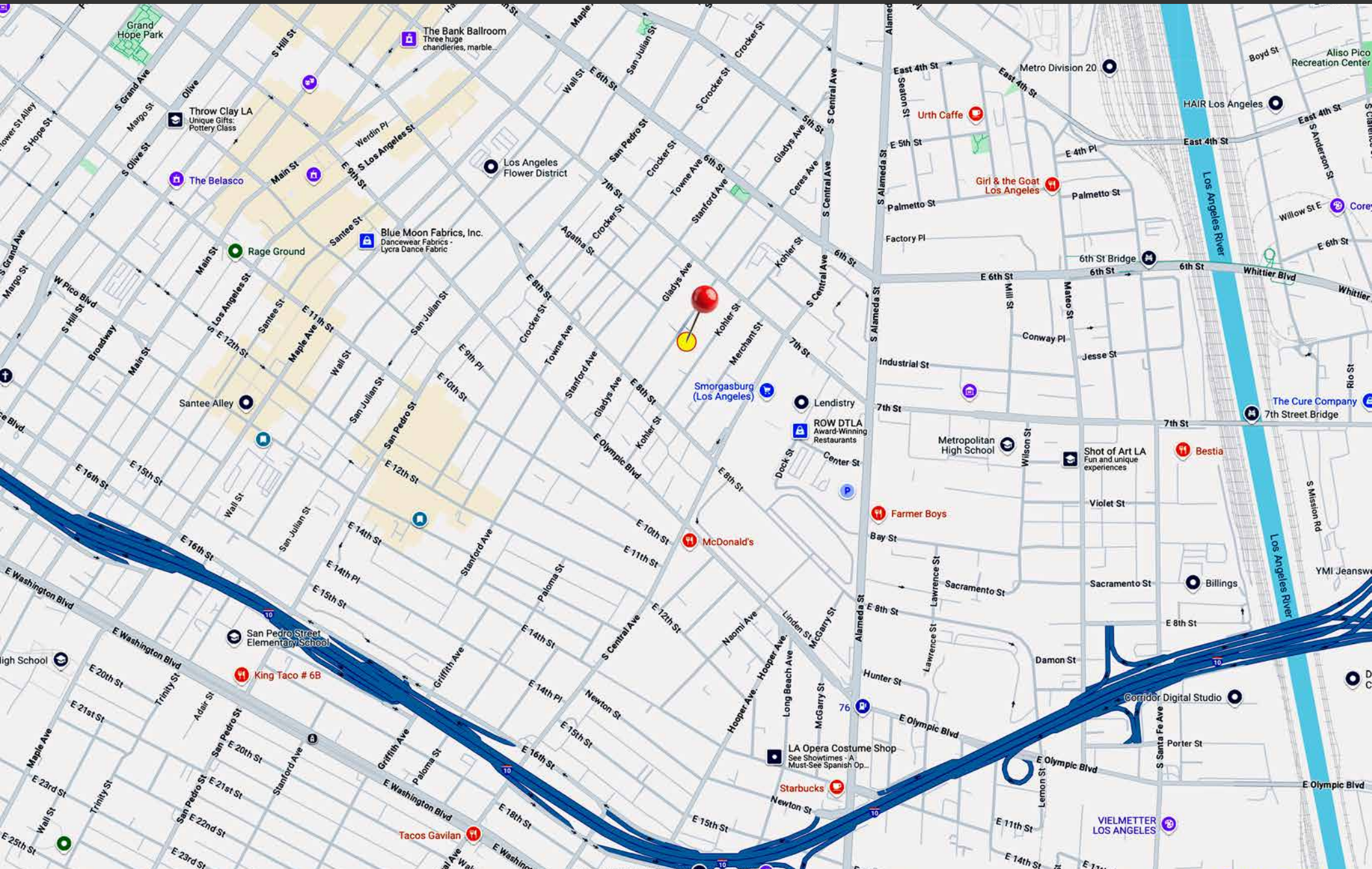
3RD FLOOR/MEZZANINE OFFICE SITE PLAN



AERIAL PHOTO



AREA MAP



Major Properties | Sion Khakshour & Cole D Gee

DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education

FOR LEASE

Rents Reduced!

10 Office Units: 1,500± SF to 2,240± SF Built in 2020: Must See!

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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists