

MULTI-USE FACILITY FOR LEASE

Signalized Corner Location Adjacent to East Hollywood

4,434± SF Building on 6,000± SF of Land (Can Be Divided)

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum



3651 BEVERLY BOULEVARD, LOS ANGELES, CA 90004



Rent Reduced!

3651 BEVERLY BOULEVARD, LOS ANGELES, CA 90004

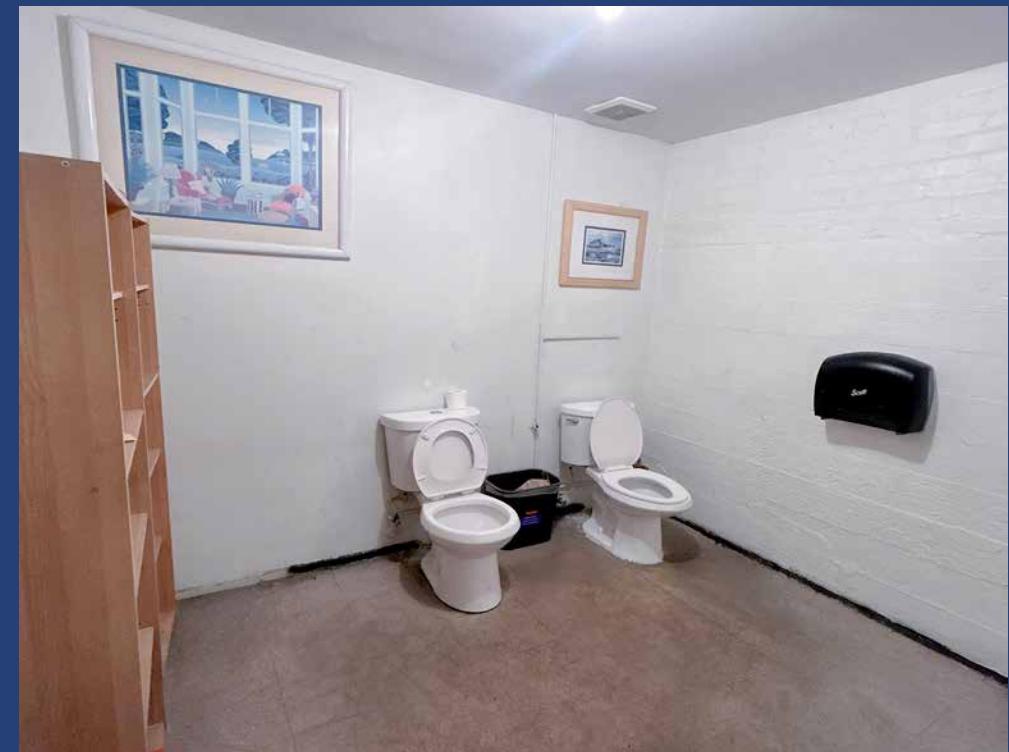
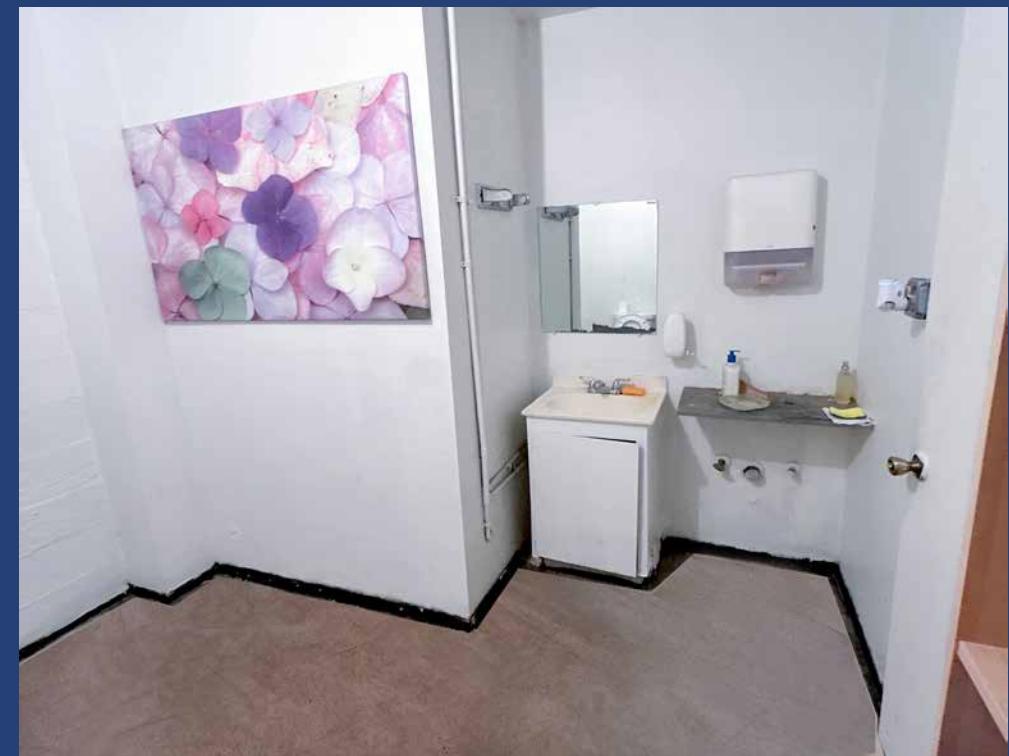
- Prime multi-use facility
 - Industrial, retail, or office applications
 - Nice offices with HVAC and tile floors
 - Heavy 400 amps power service
 - Includes secure gated parking for 6 vehicles
 - Northwest corner of Beverly Blvd & Westmoreland Ave
 - Adjacent to East Hollywood, Koreatown and Silver Lake
 - Building can be divided (call broker for details)
-

Property Details

Building Area:	4,434± SF
Office Area:	1,000± SF
Land Area:	6,000± SF
Year Built:	1929
Construction:	Masonry
Power:	400A/240V/3Ph 4W
Clear Height:	11' (Drop Ceiling: 9')
Restrooms:	2
Parking:	6 Surface Spaces
Zoning:	LA M1-1
Traffic Count:	44,142 Vehicles Per Day

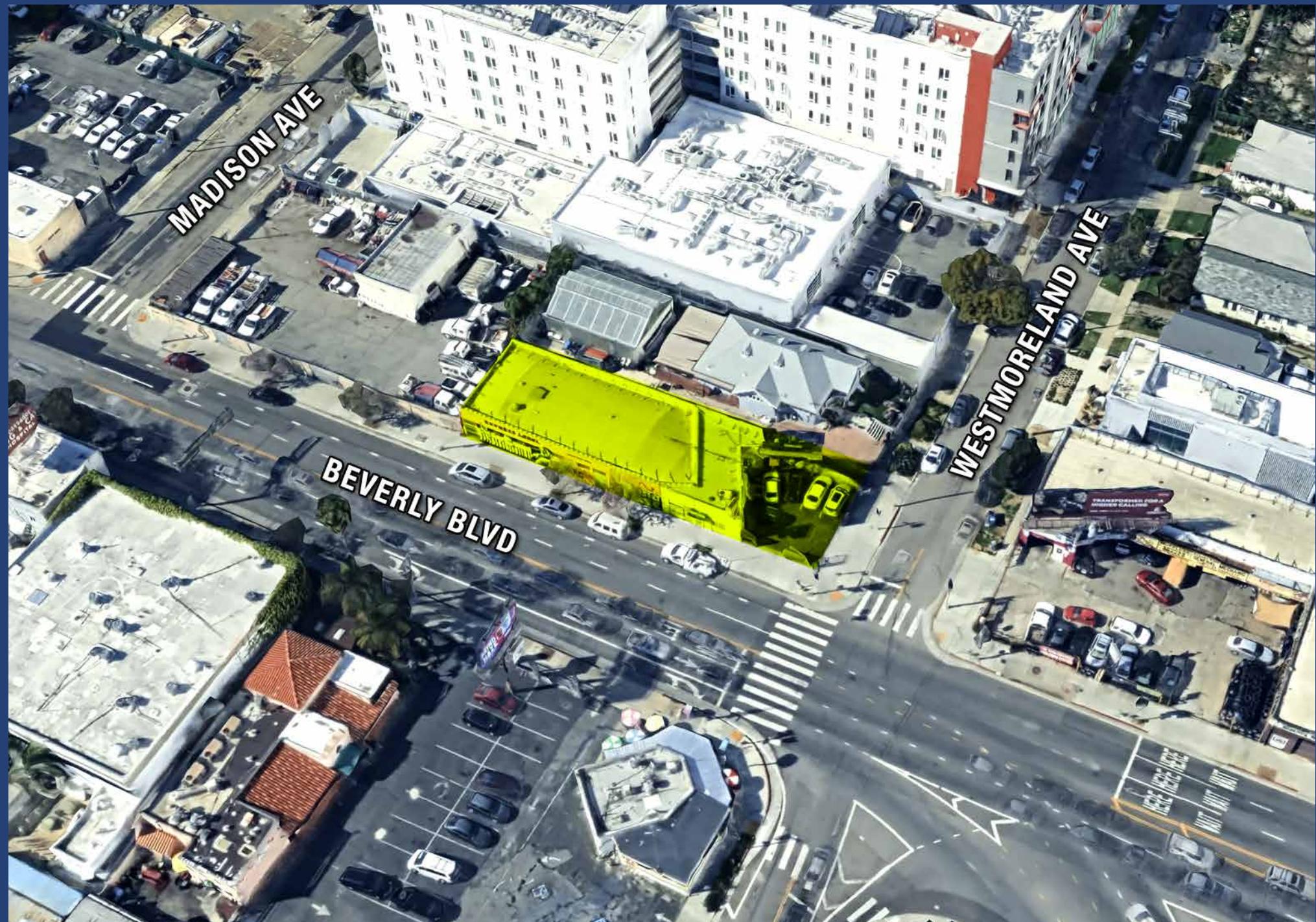
**Lease Rental: \$8,868 \$7,759.50 Per Month
(\$1.75 Per SF Gr) Available Now!**



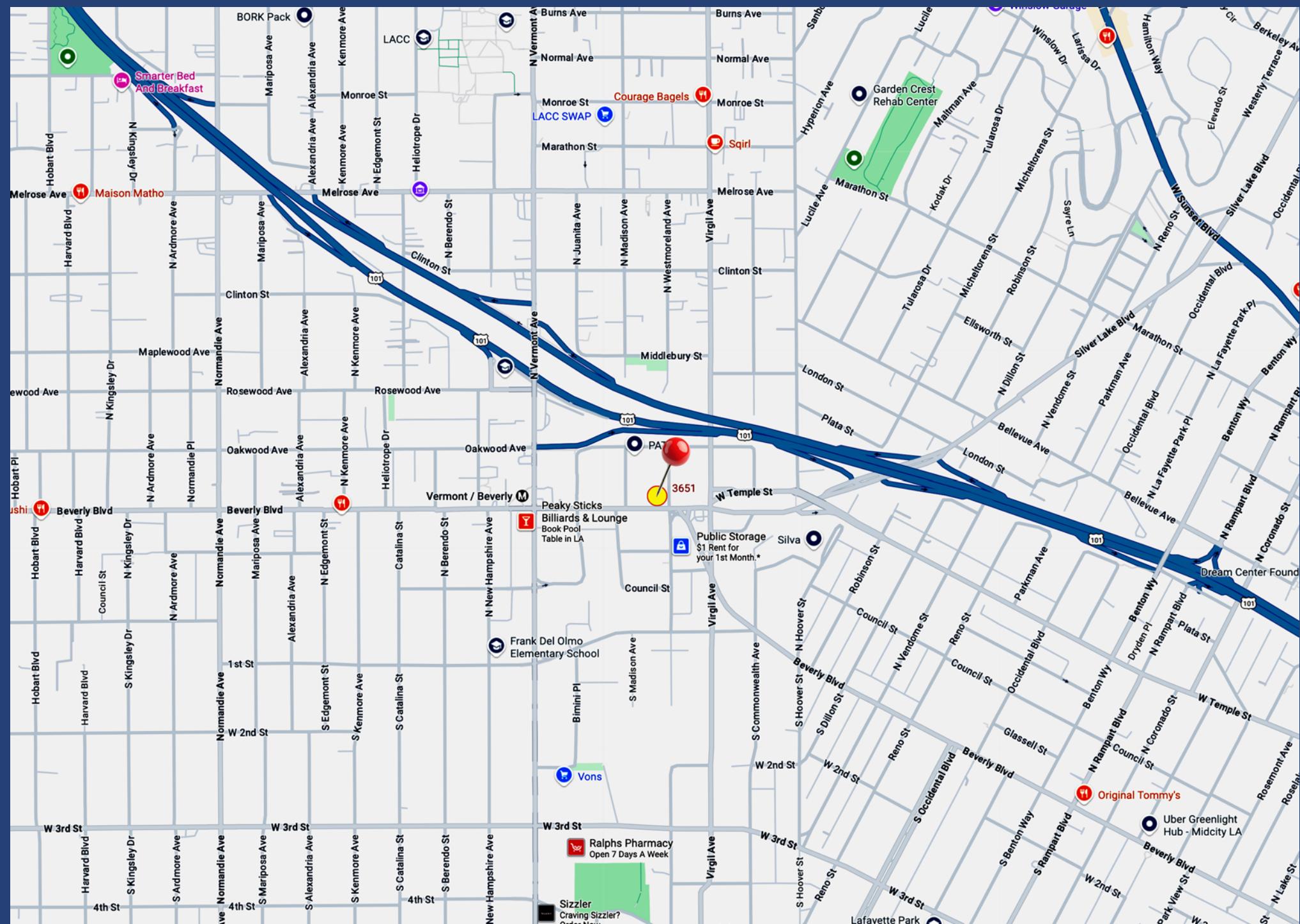




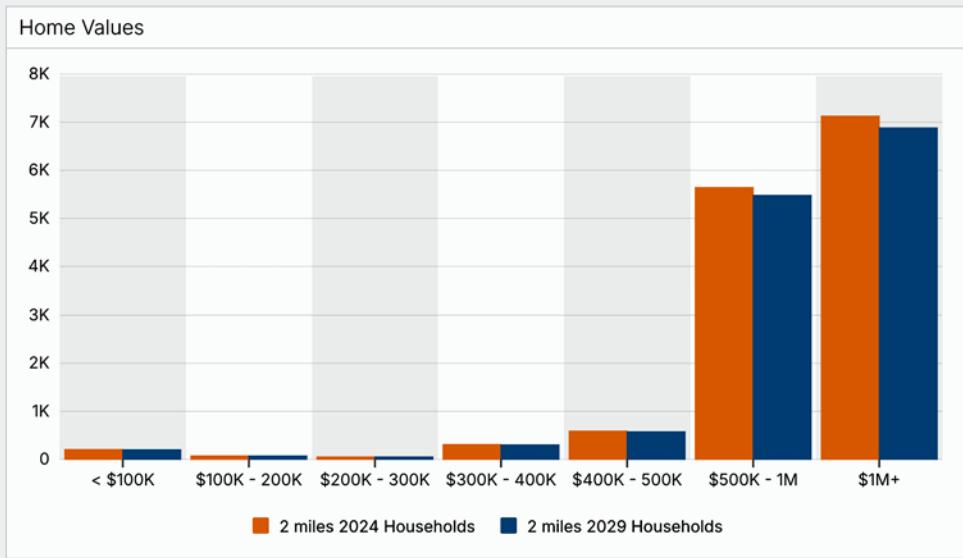
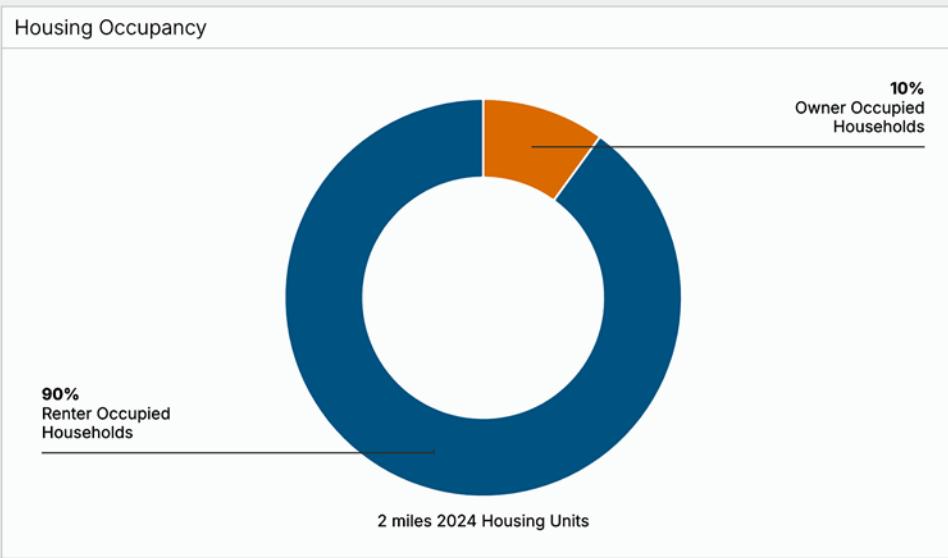
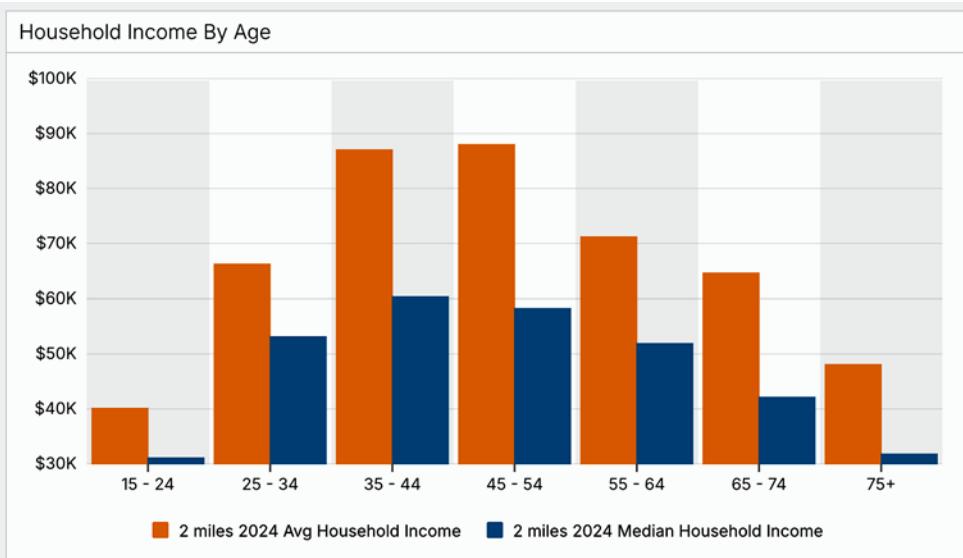
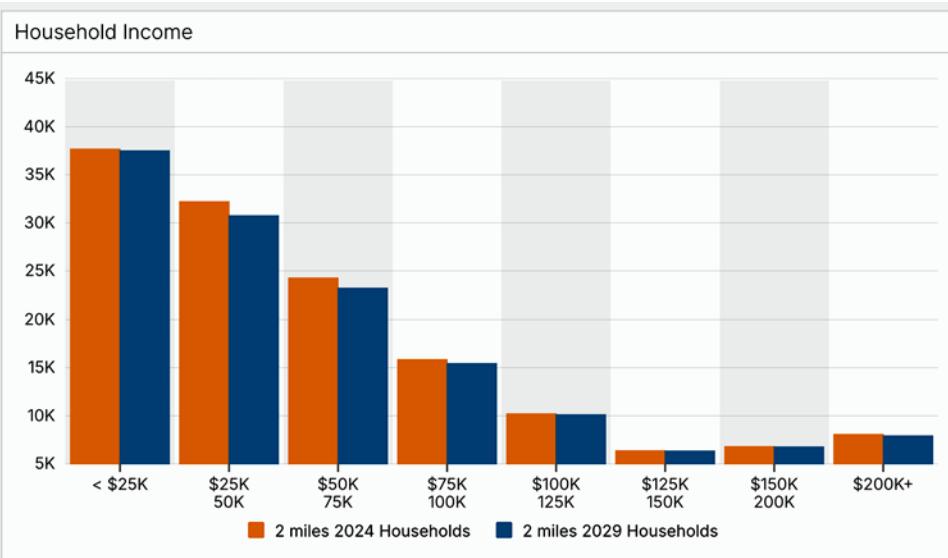
Aerial Photo



Area Map



Neighborhood Demographics



3651 BEVERLY BOULEVARD
LOS ANGELES, CA 90004

4,434± SF Building
6,000± SF of Land

Multi-Use Property For Lease

Industrial, Retail, or Office Potential

1-Story Building with Parking

Rent Reduced! Lessor Motivated!



Ron Kim

Senior Associate

213.222.1209 office

213.422.4955 mobile

ron@majorproperties.com

LIC. 01891773

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.