

CREATIVE/FLEX UNITS LOCATED JUST EAST OF USC

FOR LEASE



8 Units Available: ±614 to ±894 SF (May Be Combined)

119 W 36th Place & 118 W 36th Street, Los Angeles, CA 90007



119 W 36TH PLACE
118 W 36TH STREET
LOS ANGELES, CA 90007

Property Details

Total Building Area	14,134± SF
Total Land Area	12,500± SF
Stories	One & Two
Construction	Reinforced Brick
Year Built	1914/1917
Power	2 Meters (One for Each Building)

Property Highlights

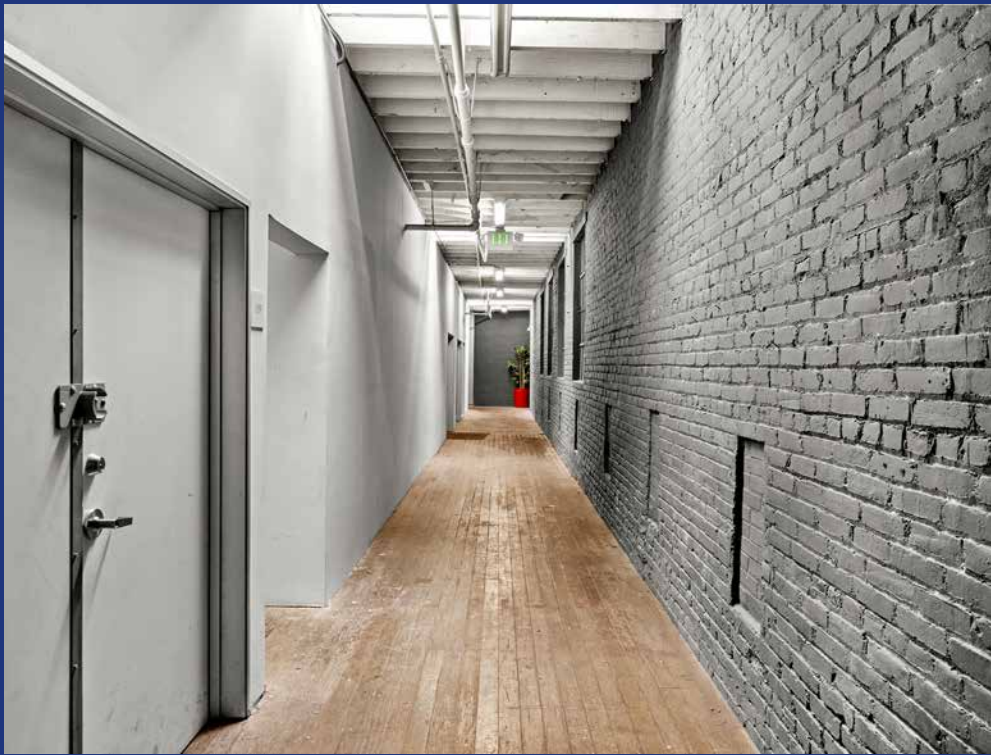
- 8 units for available lease
- Ideal for creative, flex, artist, design, studio, photography/video, workshop, etc. use
- All units include a restroom
- Abundant street parking
- Great location less than 6 blocks east of USC, Exposition Park, Memorial Coliseum, and BMO Stadium

Lease Details

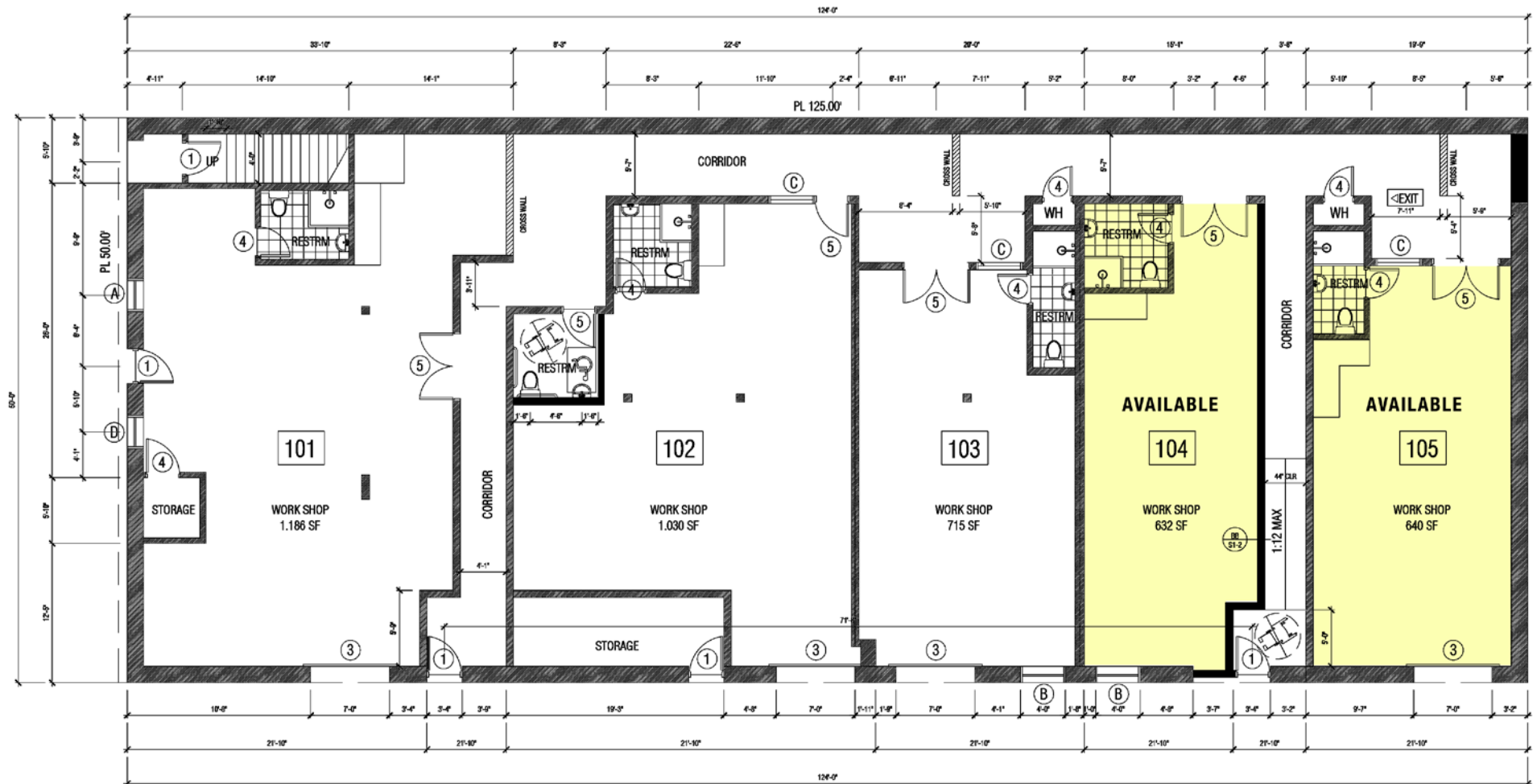
SUITE	AREA	TERM	RENTAL RATE
104 — Ground Floor: 119 W 36th Pl	632 SF	Negotiable	\$2.50/SF MG
105 — Ground Floor: 119 W 36th Pl	640 SF	Negotiable	\$2.50/SF MG
106 — Ground Floor: 118 W 36th St	810 SF	Negotiable	\$2.50/SF MG
107 — Ground Floor: 118 W 36th St	894 SF	Negotiable	\$2.50/SF MG
108 — Ground Floor: 118 W 36th St	692 SF	Negotiable	\$2.50/SF MG
109 — Ground Floor: 118 W 36th St	614 SF	Negotiable	\$2.50/SF MG
201 — Second Floor: 119 W 36th Pl	883 SF	Negotiable	\$2.50/SF MG
202 — Second Floor: 119 W 36th Pl	783 SF	Negotiable	\$2.50/SF MG

- Total of 5,948 SF available for lease
- Spaces may be combined into larger units

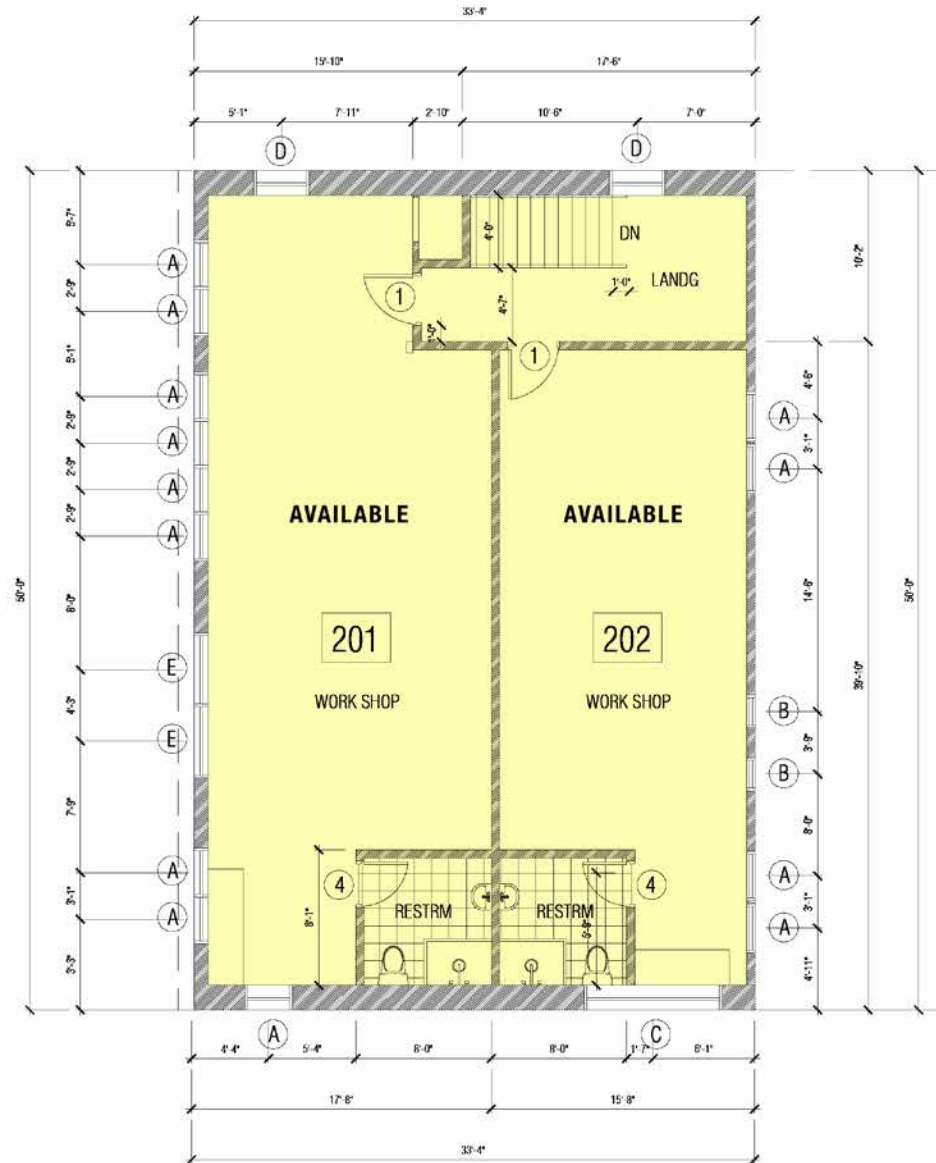




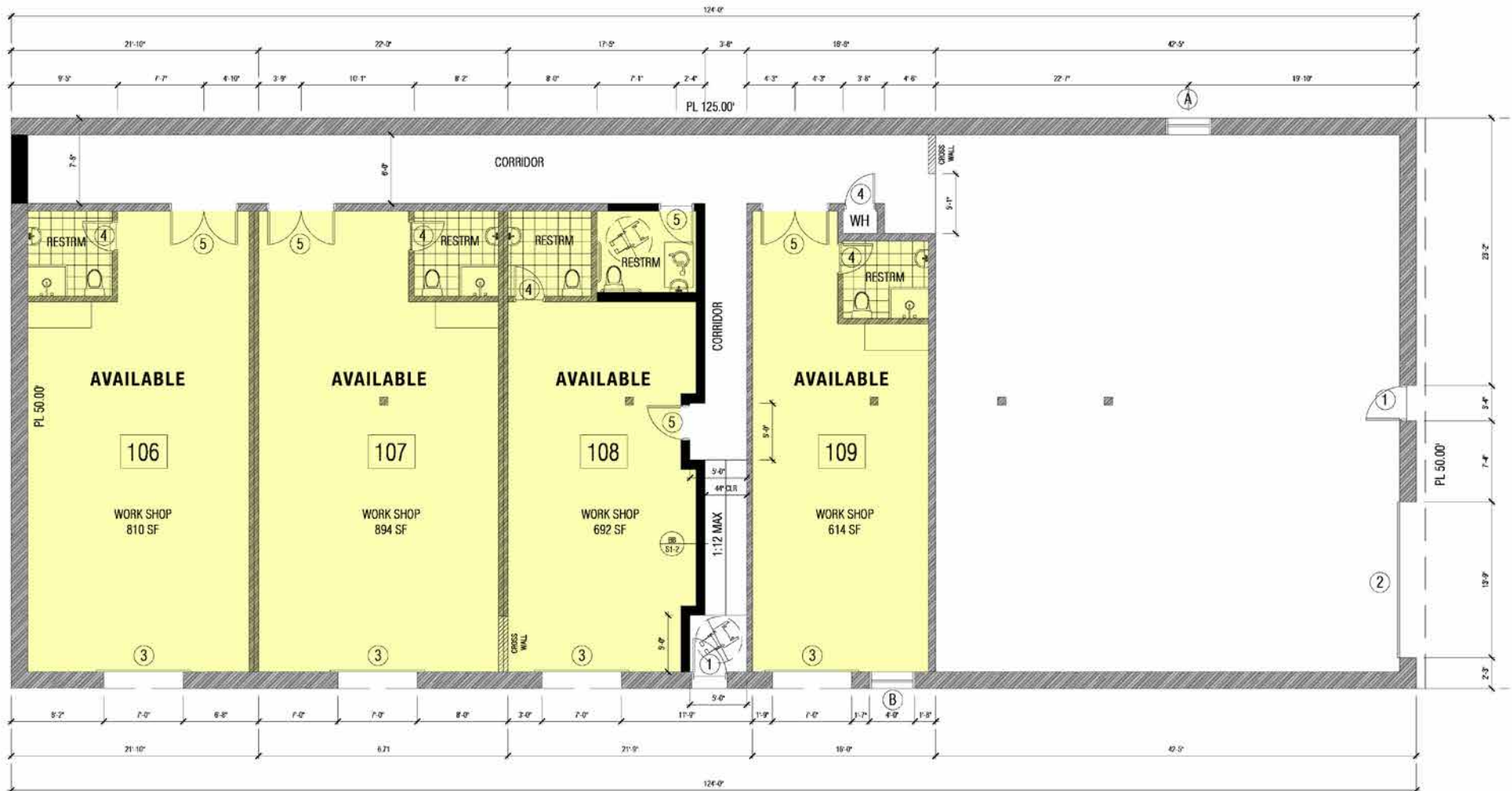
119 W 36TH PLACE GROUND FLOOR SITE PLAN



119 W 36TH PLACE SECOND FLOOR SITE PLAN



118 W 36TH STREET GROUND FLOOR SITE PLAN

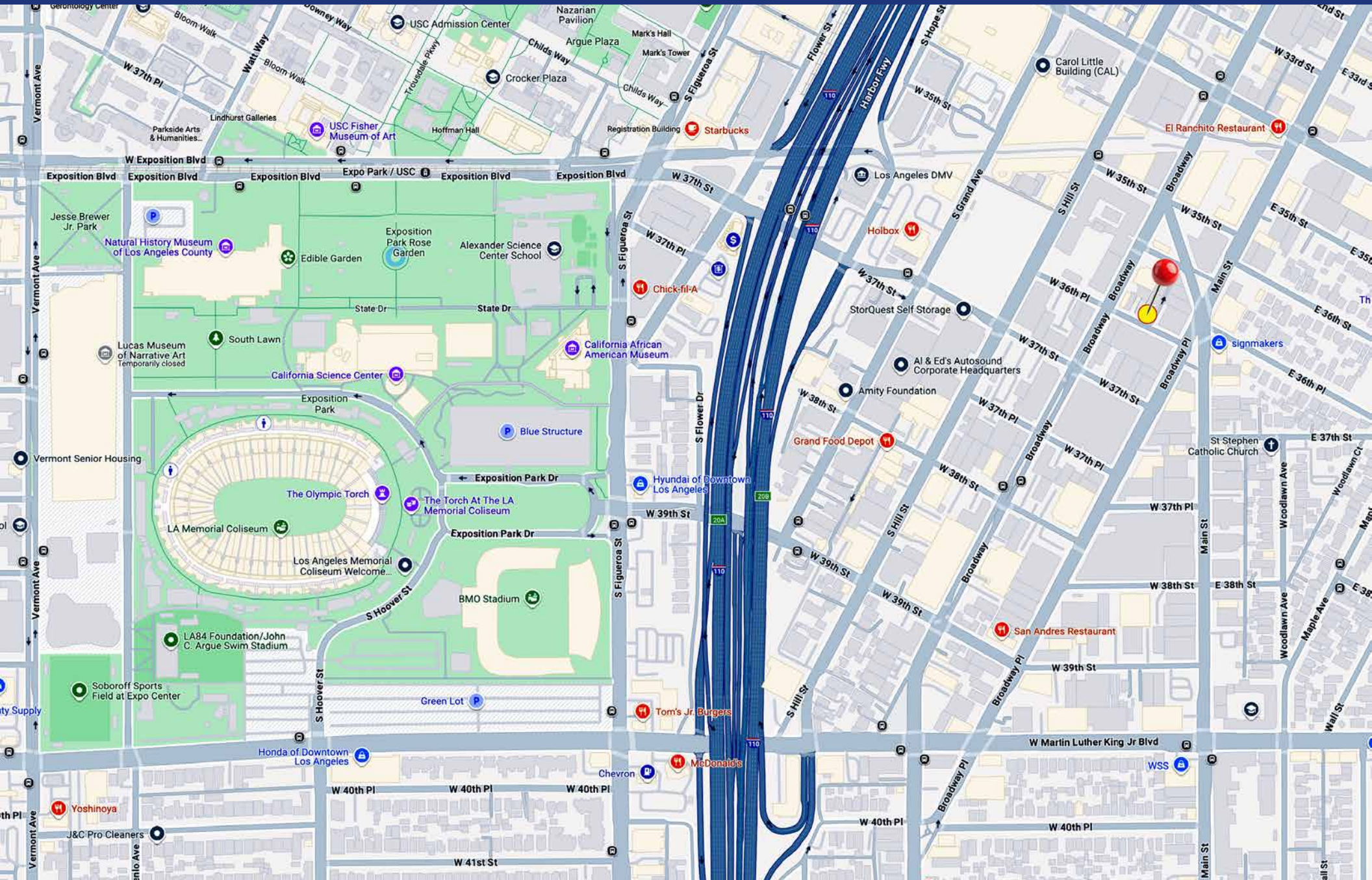


AERIAL PHOTO



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AREA MAP



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KETCHUM
HEALTH

BMO  STADIUM

100
L.A. MEMORIAL
COLISEUM

California Sciencenter



Exposition Park
Rose Garden

USC



cityfirstbank

Chick-fil-A

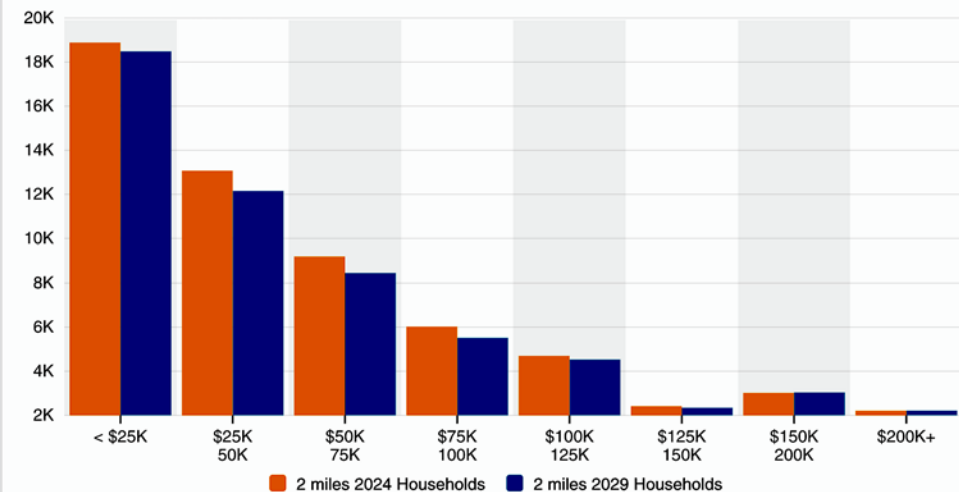
USC Cinematic Arts
WARNER BROS. ARCHIVES



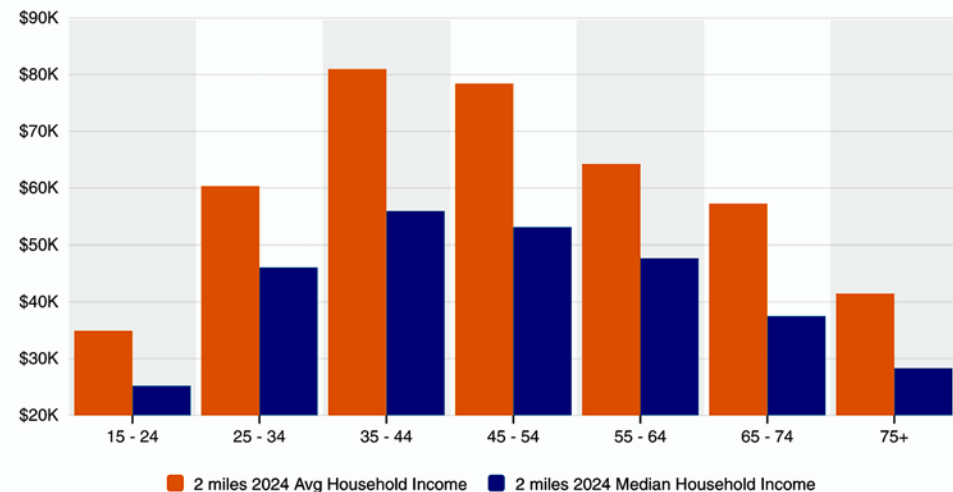
StorQuest
SELF STORAGE

NEIGHBORHOOD DEMOGRAPHICS

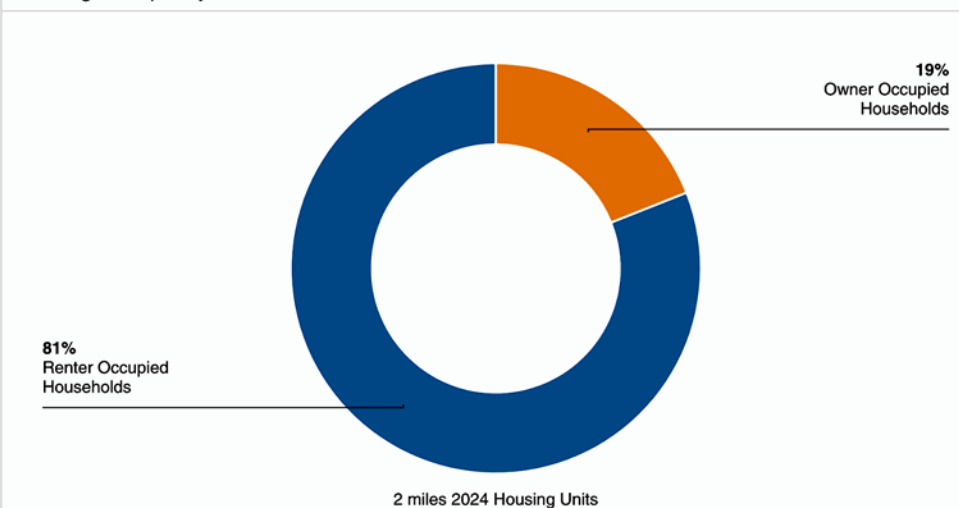
Household Income



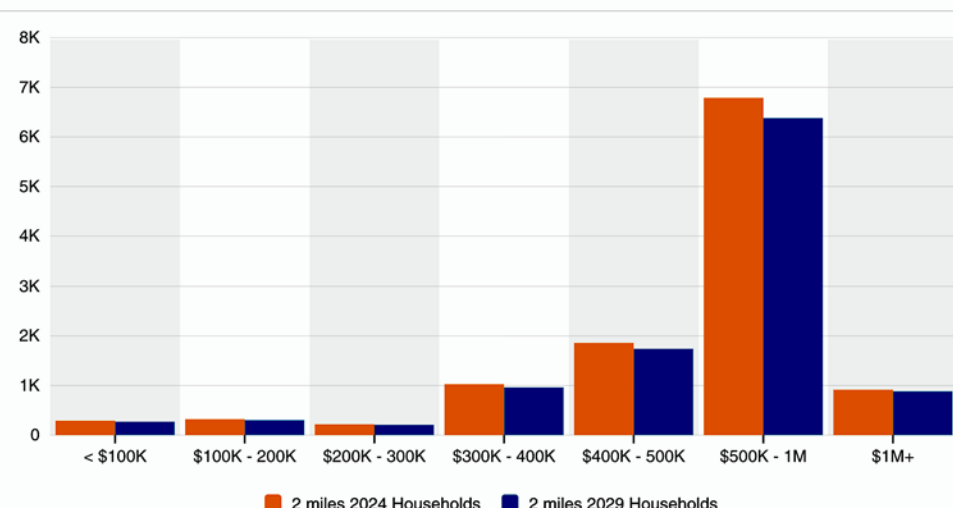
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

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\$2.50 Per SF MG

Ideal for Creative, Flex, Artist, Studio, Etc. Use

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Exclusively offered by:



Jeffrey Jankaew

office 213.222.1202

mobile 562.980.2415

jjankaew@majorproperties.com

DRE LIC. 02253639



Daniel Moussazadeh

office 213.747.7959

mobile 310.999.9437

daniel@majorproperties.com

DRE LIC. 02058572

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