

NOW VACANT!

**9 DOCK HIGH POSITIONS
POTENTIAL FOR FILMING/STUDIO USE
SHORT TERM LEASE POSSIBLE**

**NEAR NEW ACE MISSION STUDIOS IN
LA'S ARTS DISTRICT**

FOR LEASE

**561-671
S RIO STREET
LOS ANGELES • CA 90023**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**MAJOR PRICE REDUCTION:
\$0.90 PSF/MO GRS
SUBMIT ALL OFFERS!
OWNER WANTS AN
IMMEDIATE LEASE
TEST OWNER
WITH AN OFFER!!**



Arts DISTRICT

**±52,518 SF INDUSTRIAL BUILDING
DIVIDES TO ±20,240 SF & ±32,400 SF | 9 DOCK HIGH**

PROPERTY HIGHLIGHTS

- ±52,518 SF Industrial Building on ±68,000 SF Land
- Very Functional 9 Dock High Positions
- Divides to ±32,400 SF (651 S Rio St) & ±20,240 SF (671 S Rio St)
- ±12,160 SF is Clear Span + ±25' - ±28' Clear (Potential for Studio, Stage)
- Near New Ace Mission Studios, Creative Offices & New 6th St Bridge
- Fenced Parking & Loading Area
- Sprinklered (Tenant Should Verify Sprinkler Capacity)
- ±20 - ±25 Parking Spaces (Tenant Should Hire Architect to Layout Parking Space Plan)
- Approximately ±1,650 SF Offices



Jake Potter

LIC NO 02225727

310.963.7517

jpotter@lee-associates.com

Jim Halferty

Principal | LIC NO 01212024

323.767.2113

jhalferty@lee-associates.com

Mike D. Smith

Principal | LIC NO 00978736

323.767.2109

mdsmith@lee-associates.com

Armen Kazaryan MRED

Principal | LIC NO 01291719

323.767.2041

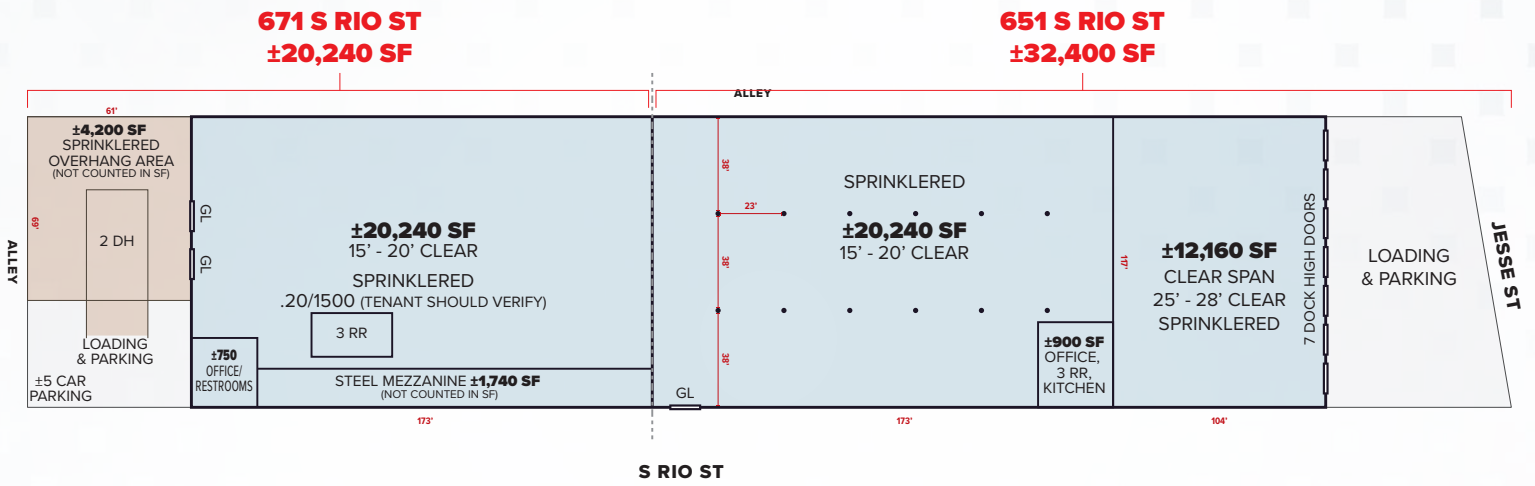
akazaryan@lee-associates.com

FOR LEASE

561-671

S RIO STREET

LOS ANGELES • CA 90023



NOTE: Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer.

Jake Potter
LIC NO 02225727
310.963.7517
jpotter@lee-associates.com

Jim Halferty
Principal | LIC NO 01212024
323.767.2113
jhalferty@lee-associates.com

Mike D. Smith
Principal | LIC NO 00978736
323.767.2109
mdsmith@lee-associates.com

Armen Kazaryan MRED
Principal | LIC NO 01291719
323.767.2041
akazaryan@lee-associates.com