

WAREHOUSE WITH OFFICES FOR LEASE

Multi-Use Facility Across From LATTC

AVAILABLE SQ.FT.: 7,250 ±

PART OF LARGER FACILITY



2101 S FLOWER STREET, LOS ANGELES CA 90007

PROPERTY HIGHLIGHTS

- 4,000 SF ground floor warehouse plus 3,250 SF of offices on two floors
- Ideal for any professional, creative, high tech or medical use
- Great location across from Los Angeles Trade Tech
- Close to USC, Los Angeles Convention Center, Crypto.com Arena, LA LIVE and South Park
- Metro Expo Blue Line runs along Flower Street
- Includes showroom and lunch/break room
- Secure on-site gated parking for 10 vehicles
- Lease: \$9,062 per month (\$1.25 per SF gross)
- Term: 3-5 years

For More Information, Please Contact

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

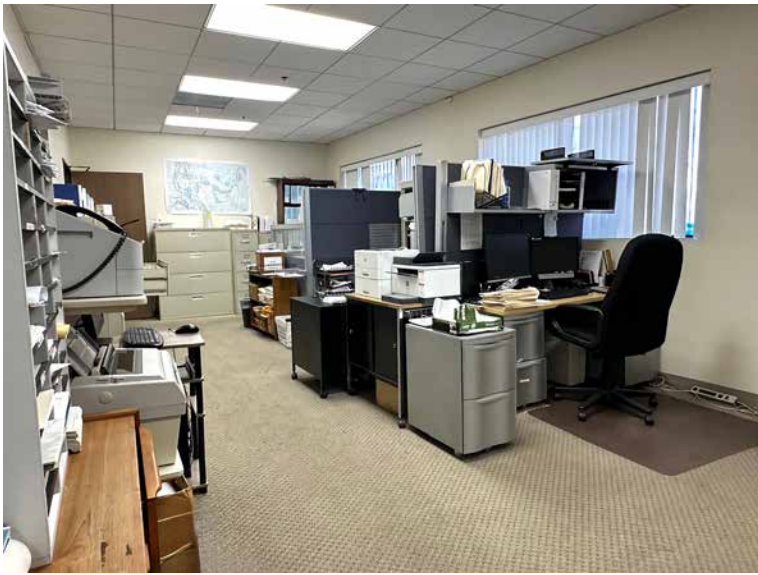
PROPERTY DETAILS

Warehouse Area	4,000± SF
Warehouse Ceiling Height.....	23'
Office Area	3,250± SF
Offices.....	8 (1st & 2nd Floor)
Office Ceiling Height	10'
Zone.....	LA M1
Year Built	2000
Construction	Block
HVAC	Yes
Restrooms	4
Parking.....	10 Vehicles
Sprinklered.....	Yes
Power	200A/120-240V/3-Phase
Alarm	Yes

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