

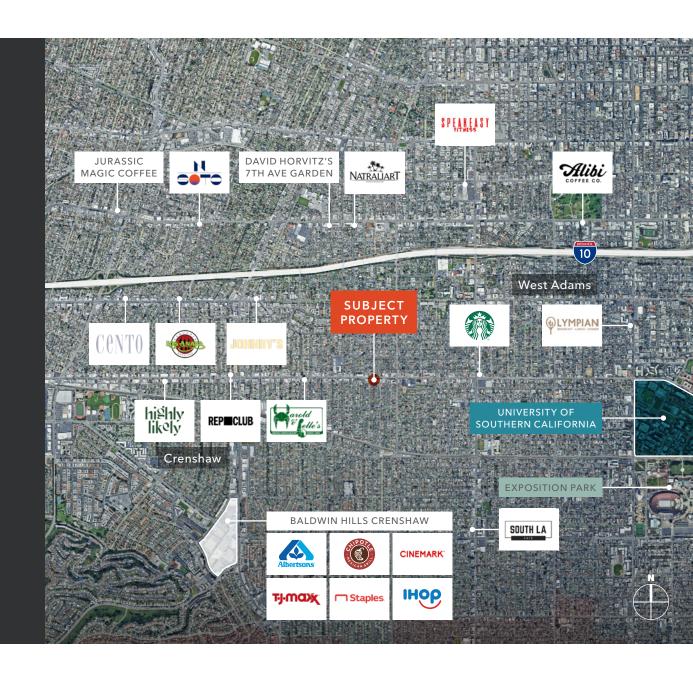
We are pleased to present ±615 SF of versatile commercial space with potential to lease the adjacent ±829 SF of yard space, ideal for a design studio, gallery, fitness concept, upholstery business, furniture store, or architecture firm.

Located within the Jefferson Park neighborhood and just minutes from USC and West Adams, this space sits in a thriving hub of artists, innovative startups, and some of LA's most celebrated restaurants and bars.

The space features exposed wood-beamed ceilings, private/secured access, concrete floors, and a private restroom offering a modern environment ready for immediate use. The adjacent private yard area is also available for lease, providing tenants with the ability to perform outdoor work, offer private, parking, etc.

Perfect for tenants seeking a vibrant, flexible space in one of LA's most dynamic creative corridors.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional details.



AVAILABLE FOR LEASE

KIDDER MATHEWS





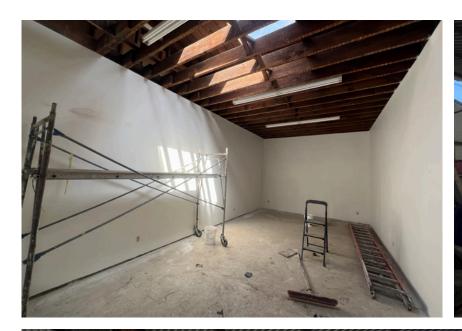
## PROPERTY OVERVIEW

| AVAILABLE        | 615 SF   |
|------------------|--|
| YEAR BUILT       | 1921   |
| POWER            | 100a/110 - 220v 1p                             |
| CONSTRUCTION     | Masonry  |
| CLEAR HEIGHT     | 11'  |
| YARD             | 829 SF (Also available for lease at \$0.79/SF) |
| PARKING          | 6 Spaces                                       |
| LOADING          | (1) 10′x12′ Drive-in                           |
| ZONING           | LAC2   |
| TERM             | Negotiable                                     |
| LEASE RATE (NNN) | \$1,814/Month                                  |

±615 SF \$1,814 AVAILABLE

LEASE RATE/MO (NNN)

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KIDDER MATHEWS

## 2300 W JEFFERSON BLVD



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