

MICRO-COMMERCIAL + YARD SPACE *FOR LEASE*



2300 W JEFFERSON BLVD, LOS ANGELES, CA 90018

km Kidder
Mathews

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.





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
AVAILABLE

\$1,814
LEASE RATE/MO (NNN)



2300 W
JEFFERSON
BLVD

Exclusively leased by

CASEY LINS

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casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

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