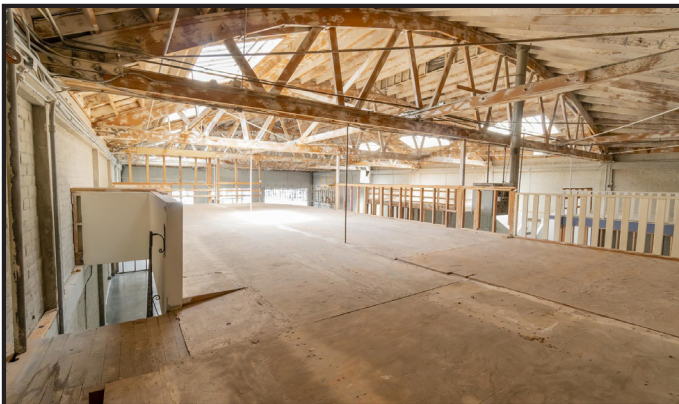


612 S. LA BREA AVE

LOS ANGELES, CA 90036

FOR LEASE



A Fantastic location sandwiched between Hancock Park (an established high end residential community), the Miracle Mile (highest density corridor in all of LA) and Museum Row (with the complete redesign and expansion of the La Brea Tar Pits and George C. Page Museum of Arts). This beautiful Bow-Truss Building with polished concrete floors is reminiscent of the early LA Architecture and ready to be reborn with a new tenant joining the resurgence of projects in the surrounding communities. Major new developments have been built within walking distance with expanding upscale offices, boutique stores and restaurants now being leased at premium market rates. There are also a number of projects on the drawing boards, some already approved and under construction such as the Wilshire - La Brea Metro Station, 623 - 671 La Brea - 8 story mixed use with a hotel, apt's and commercial, 5350 Wilshire - 44 story mix use with 419 apt.'s and commercial office-retail, 5411 Wilshire - 42 story mix use with 317 apt.'s plus commercial and 5700 Wilshire - a combined 35 and a 42 story mix use professional office building with over 2,340,000 sq. ft. of office space.

- **Built in 1947** with a bow truss ceiling and a wide open floor plan with two mezzanine areas.
- **Net leasable sq. ft. is 7,700 sf.** with 6,300 sf on the ground floor and 1,400 sf on the mezzanine areas (lessee to verify).
- **Restrooms** - there is one oversized common bathroom
- **Delivery door** - There is one large delivery door with alley access in the rear of the building.
- **Zoning** - LAC2
- **Lot Size** - 6,300 sf (60 x 105)
- **Parking** - there are daily - monthly - yearly rates available at adjacent parking facilities as well as metered curbside parking on La Brea and regulated 2 hr parking on the surrounding residential streets.
- **Demographics** - Highly educated, mobile young professionals with an average household income in excess of \$150,000.
- **Traffic Count** - The traffic count on La Brea and Wilshire is approx. 85,000 and on La Brea and 6th it's 25,000.
- **Lease rate** - base rental rate is \$6.00 p/f (start up program available starting at \$4.00 p/f based on tenant improvements and length of lease).
- **Terms** - Triple Net Lease with monthly fees of approximately \$.70 p/f
- **Available** - Space is currently occupied with a short term tenancy with a 30 day cancellation notice by either party.



Virtual Tour

<https://tour.caimagemaker.com/1/?id=170823>



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ESTATE PROPERTIES

612 S. LA BREA AVE

LOS ANGELES, CA 90036

Major new developments either under construction or going through the final stages to get approved.

- 623-671 S. La Brea - (Under Construction - directly next door to Metro Station) 8 story - mix use project with a 125 hotel - 121 apt units and 13,000 sf of restaurants, retail and office space (should get final approval this month)
- Wilshire and La Brea - New Metro's D Line Subway Station under construction on both the South West and North West corner due to be completed by late 2023
- The Academy Museum of Motion Pictures approved a new development for the Oscars with multiple theaters on the corner of Wilshire and Fairfax
- Multiple High Density residential projects have been built and are in the planning stages along the La Brea - Wilshire commercial corridors.



Neighboring Communities and Landmarks (property is located in the Miracle Mile District with Hancock Park as it's neighbor

- Hancock Park / Greater Wilshire - prestigious - residential neighborhood
- Miracle Mile is one of the most densely populated areas in LA - with high rise modern commercial and apartment buildings mixed the Art Deco and Streamline Modern architecture of LA's historic past protected by the two Historic Preservation Overlay Zones.
- Museum Row - The Los Angeles County Museum of Art (LACMA), The Petersen Automotive Museum, A+D Museum and the Craft Contemporary – George C. Page Museum, among others create museum row
- The El Rey Theatre
- La Brea Tar Pits - park and pavilion
- Park La Brea Apartments
- Farmers Market and the Grove

The property is located in a thriving community with boutique retail stores, restaurants, office buildings (with established and new startup businesses) and surrounded by densely populated residential development.



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Metro Purple Line Extension

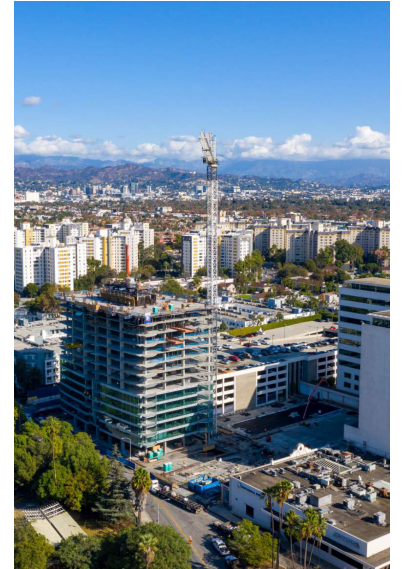


The long-awaited Metro Purple Line Subway Extension is now under construction. From the current terminus at Wilshire/Western, the Purple Line Extension will extend westward for about nine miles with seven new stations.

It will provide a high-capacity, high-speed, dependable alternative for those traveling to and from LA's "second downtown," including destinations such as Miracle Mile, Beverly Hills, Century City and Westwood.

Los Angeles is closer than ever to this long-anticipated project a reality, connecting West Los Angeles to the region's growing rail network, and improving mobility for everyone who lives, works and plays throughout Los Angeles County.

Museum Row on Miracle Mile

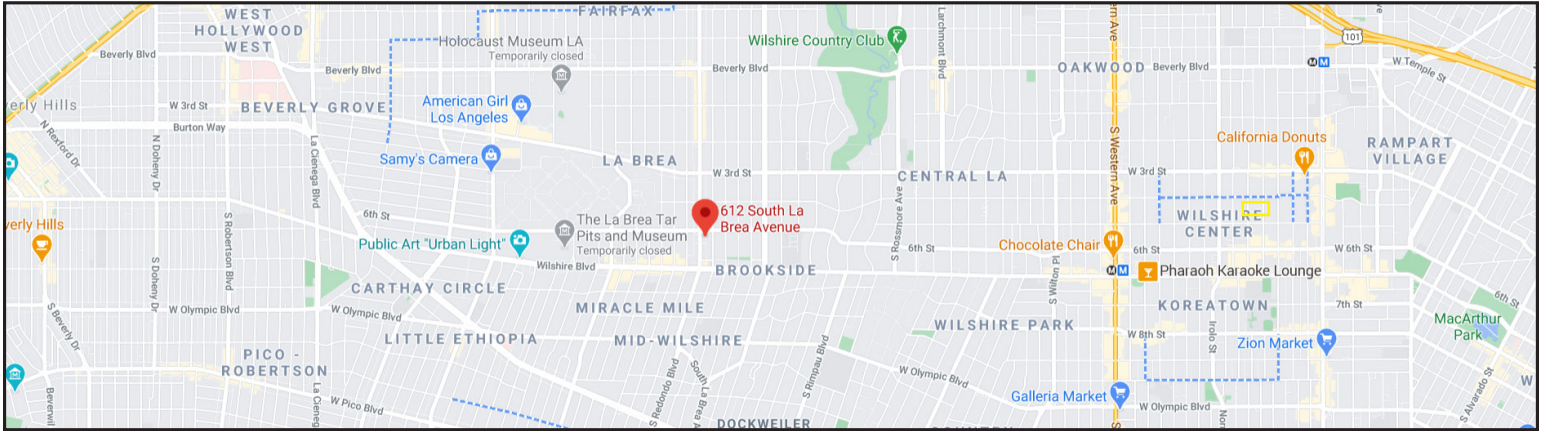


Museum Row on Miracle Mile is home to four major Los Angeles museums: L.A. County Museum of Art, La Brea Tar Pits and Museum, Craft and Folk Art Museum, and Petersen Automotive Museum. A fifth museum, The Academy Museum of Motion Picture Arts and Science (or Oscars Museum), is currently under construction.

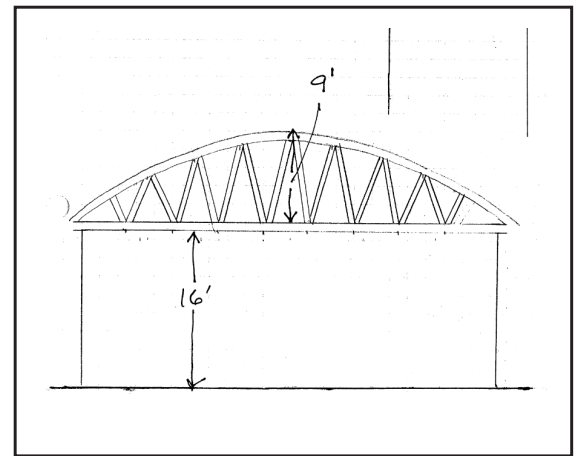
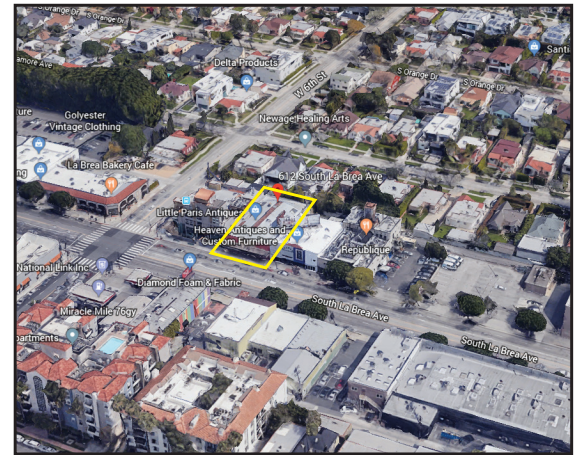
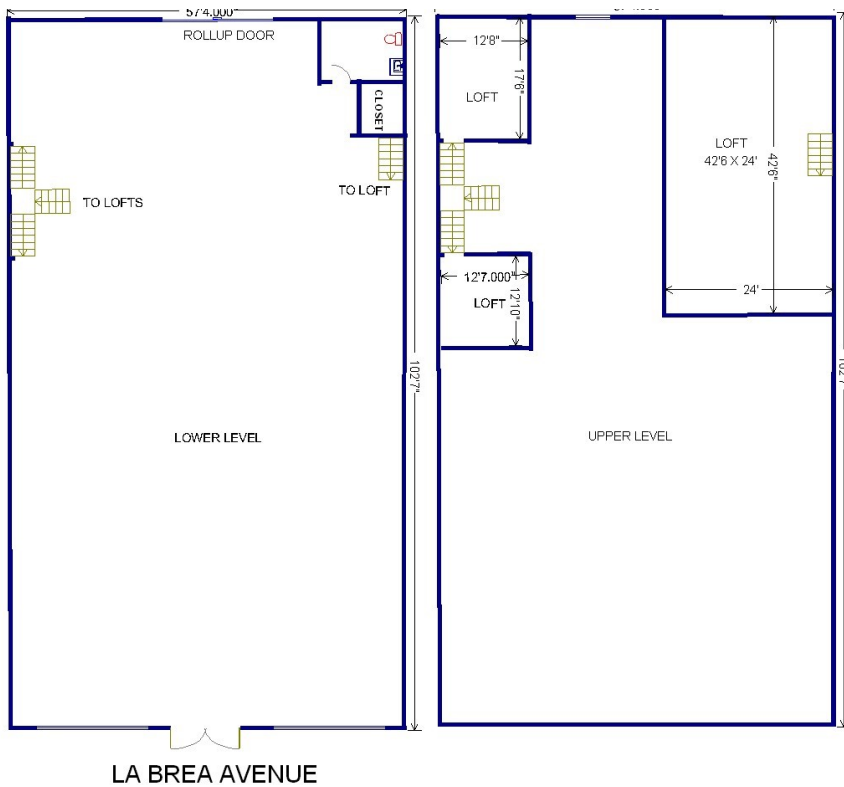


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FLOOR PLAN WITH OPEN AREA



"Your referrals are greatly appreciated"



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but not guaranteed.