

2071 W. WASHINGTON BLVD.
LOS ANGELES, CA 90018



CREATIVE STUDIO • LIVE – WORK LOFT • SHOWROOM • AVAILABLE NOW FOR LEASE

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ABOUT THE PROPERTY

Nestled in the vibrant heart of Harvard Heights, 2071 W. Washington Blvd. offers a premier live-work destination. Originally constructed in 1921, this historic gem was meticulously reconstructed in 2023, blending classic architectural charm with modern functionality. The property features four distinct units, ranging from 800 - 850 sf., each designed with an open floor plan to foster a harmonious live-work environment. Each unit is equipped with a private bathroom, kitchenette, and a state-of-the-art HVAC system, ensuring ultimate comfort. Perfectly positioned on Washington Blvd., this property caters to a variety of creative and professional endeavors, providing tenants with the flexibility to tailor their space to their unique needs.

Unit C



Unit D



FEATURES

PREMISES

± 800 - 850 SF. Available | Divisible

SPACES

Unit A (1st) ± 850 SF.

Unit C (2nd) ± 850 SF.

Unit D (2nd) ± 800 SF.

RENT

Starting at \$2.46/SF./MG (Reserved Parking Included)

TERMS

2 – 5 Years

LEASE HIGHLIGHTS

- New York Loft-Inspired Architecture
- Ideal for Single Tenants or Multi-Tenants
- Flexible Layout – Each Unit
- Private Bathroom – Each Unit
- Building Suitable for Live-Work Use
- Building Signage Opportunity Available
- Reserved & Streetside Parking Available
- Excellent Visibility & Frontage
- Easy Access to the I10 Freeway

Unit D



Unit A



THE MARKET

Mid City Los Angeles, CA (Harvard Heights Submarket)

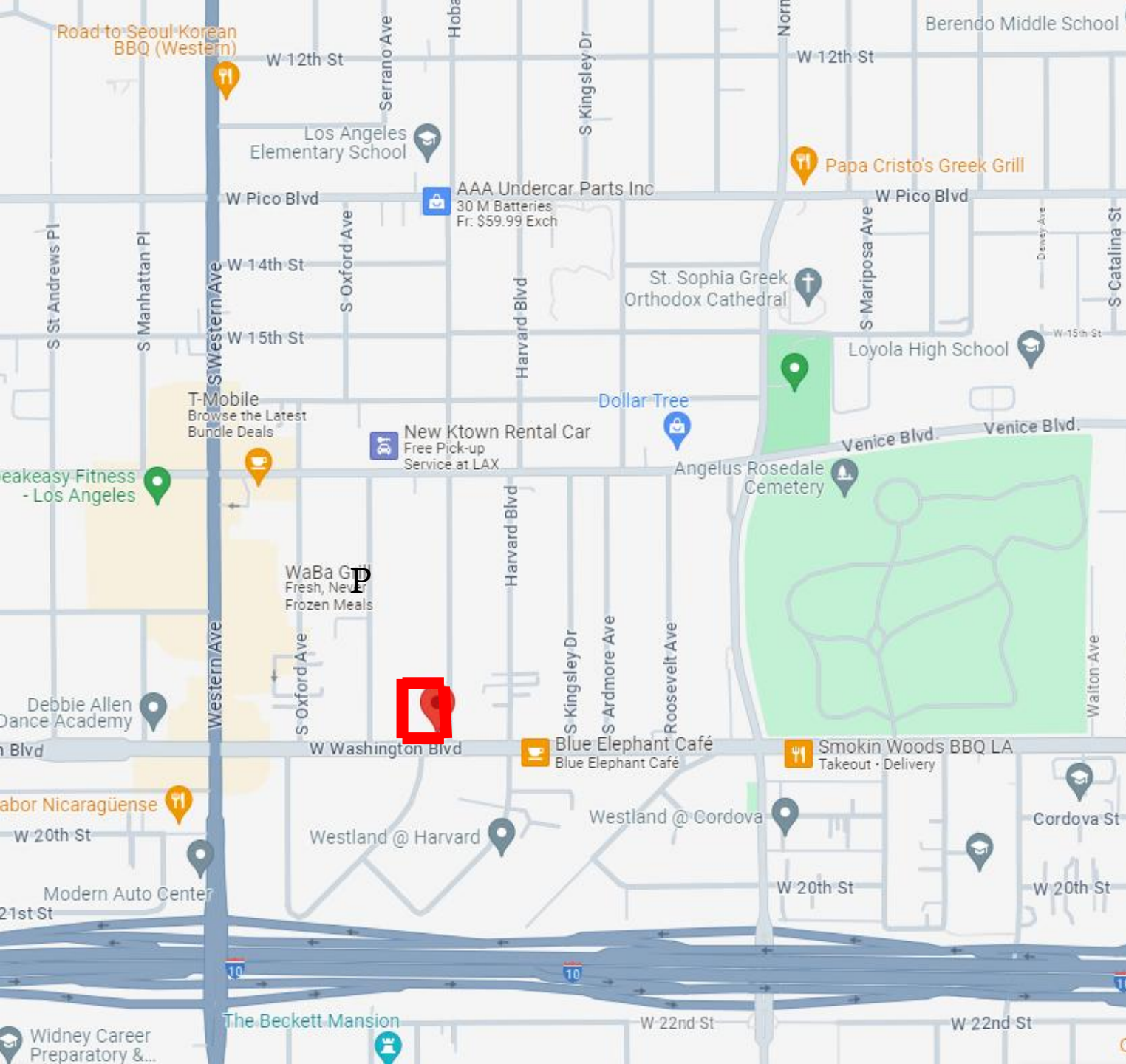
Harvard Heights, located just 4 miles from Downtown LA, is a distinguished submarket known for its well-preserved early 20th-century homes, primarily in the Craftsman style. This neighborhood offers a unique blend of historic charm and modern conveniences, attracting professionals and creative enterprises seeking a live-work environment. Harvard Heights' strategic location provides easy access to Koreatown's vibrant dining scene, prominent entertainment venues like the Wilshire Theater and Crypto.com Arena, and top-tier educational institutions, making it an attractive locale for both residential and commercial tenants.

Nearby Neighborhoods:
Koreatown, University Park, Exposition Park,
Adams – Normandie, Downtown LA

The Property's Location



Convenient Access to Major Employers:
University of Southern California (2.3 miles)
Target Corp (2.7 miles)
AECOM (4.2 miles)
Kaiser Permanente (4.7 miles)



within a 3.0-mile radius

NEARBY AMENITIES

1. Blue Elephant Café(469 feet)
2. Speakeasy Fitness LA(0.5 miles)
3. Dollar Tree(0.5 miles)
4. Road to Seoul(0.8 miles)
5. El Cholo – Original(1.1 miles)
6. USC Village(2.3 miles)
7. California Sci. Center(2.8 miles)
8. Crypto.com Arena(2.8 miles)



82 – Very Walkable



61 – Good Transit



Andrew Mossighi | Portfolio & Operations Manager

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