

BASEMENT STORAGE SPACE FOR LEASE

2700 N Broadway, Los Angeles, CA 90031

Basement storage space available in Lincoln Heights. Ideal for inventory overflow, equipment, archive/records storage, contractor materials, and general commercial storage.

Gross Lease
Units A-C Available Now
Unit D Reserved
with 1st-Floor Lease



Approximate Unit Sizes

Unit A — 1,669 SF — \$1,585/month gross

Unit B — 2,599 SF — \$2,475/month gross

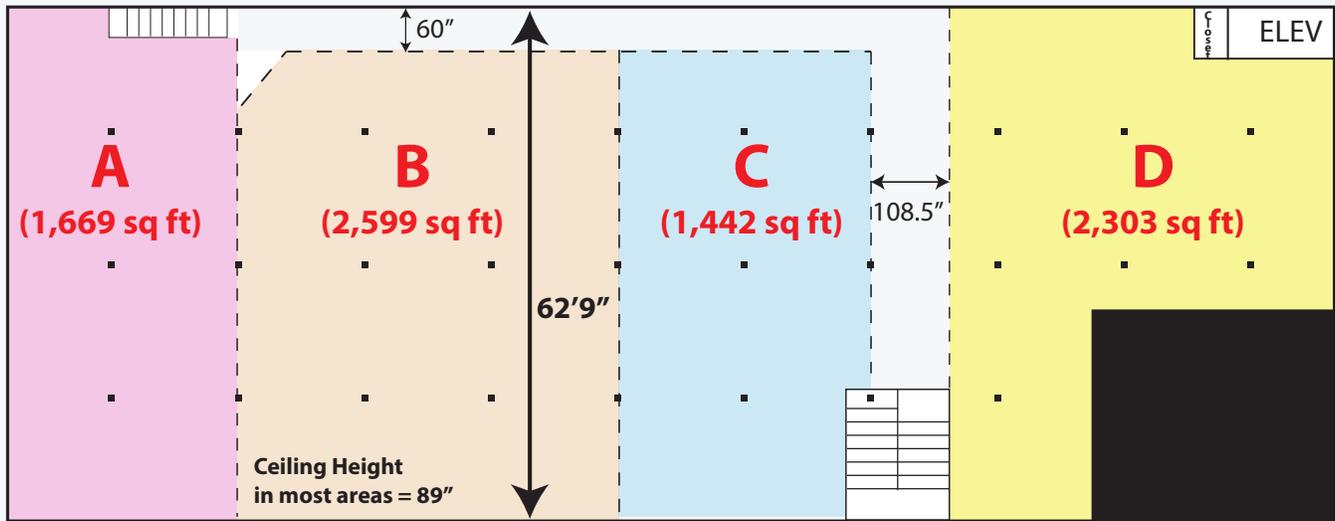
Unit C — 1,442 SF — \$1,395/month gross

Additional Storage Option

Unit D — 2,303 SF

Reserved with 1st-floor tenant.

May be made available separately if not leased in connection with 1st-floor space.



Lease Terms

- Gross lease
- 2-3 year lease term
- 2 months' security deposit
- 3% annual rent increases
- Tenant to carry liability insurance

Important Notes

- No separately metered water or electrical service to basement spaces
- Storage space only
- Space offered on a gross rent basis
- Unit sizes are approximate
- Access by appointment or subject to building access rules.

Property Highlights

- Basement commercial storage
- Flexible unit sizes
- Lincoln Heights / Central Los Angeles location
- Suitable for business storage and overflow use
- Elevator-adjacent storage option potentially available
- Access subject to building rules and lease terms

For Leasing Information

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