

# Creative / Flex Office for Lease in Arts District

KENNEDY WILSON  
BROKERAGE



# 2332 E. 8TH STREET

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The image shows a bright, open-plan office space. On the left, there is a wall of large, black-framed glass windows and doors. The ceiling is high and features exposed wooden beams and large, silver, cylindrical ductwork. The floor is a light-colored, polished concrete. In the background, there are more glass doors and a wooden door. The overall atmosphere is clean, modern, and industrial.

# Available

SPACE

±3,400 SF

OFFICE RENT

Negotiable

PARKING

Ample parking in gated lot

AVAILABLE

Immediately

# Features

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(1) Ground level rollup door, (5) large glass offices, and (1) large kitchenette

Perfect for creative office, showroom, studio, flex, etc.

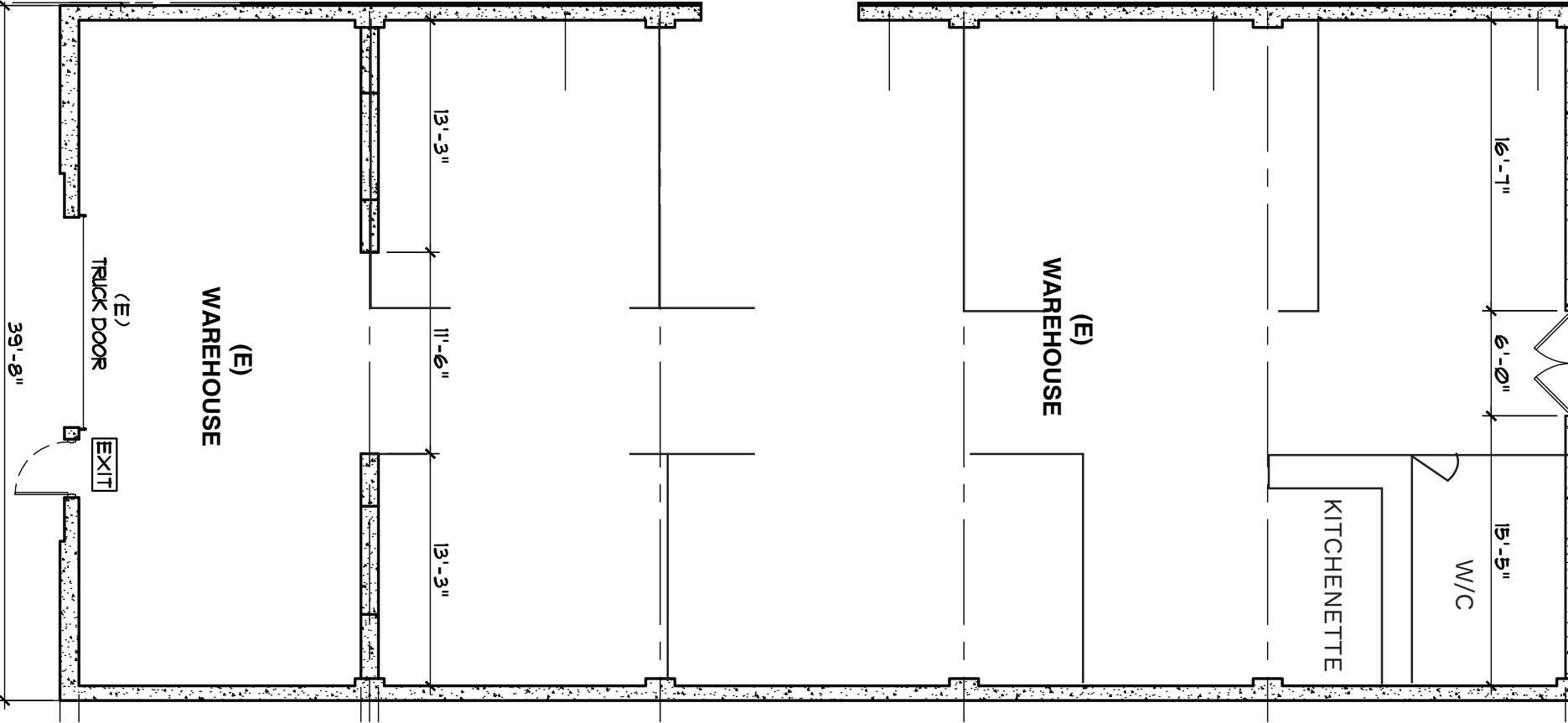
Clear span bow-truss ceilings with exposed brick

Fully improved HVAC, skylights, polished Floor, LED, etc.)

Rare ample parking opportunity in gated secure lot

Fantastic freeway signage opportunity

# Floorplan



FLOOR PLAN NOT DRAWN TO SCALE

# Interiors





+3,400 SF

Ample private parking lot

# Exteriors



**KENNEDY WILSON**

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