

**FOR LEASE**

**3783 Union Pacific Avenue**  
**Los Angeles, CA 90023**

Creative-Office / Studio

**Sonya Chun**

Compass  
DRE: 0149465  
sonya.chun@compass.com  
310-622-3962

**Erick Uribe**

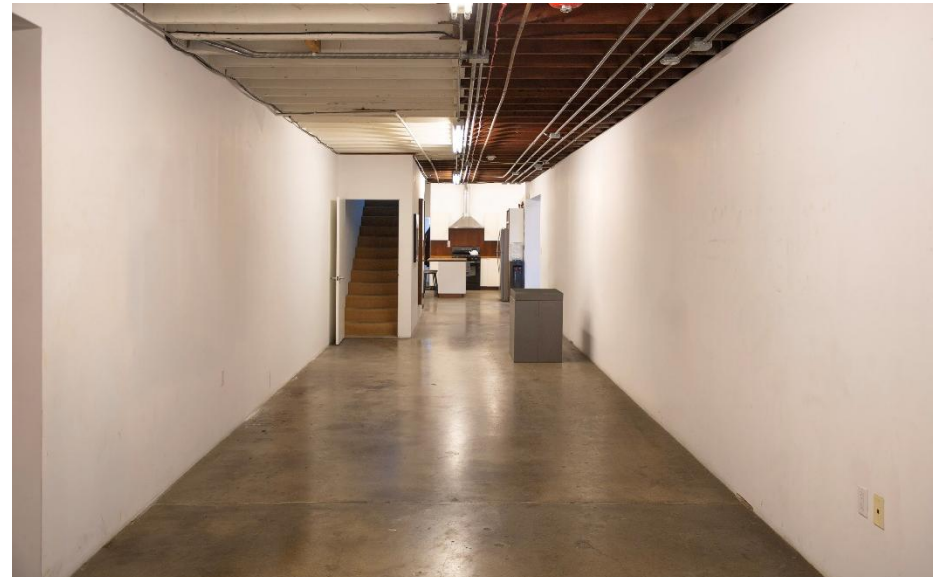
South Park Group  
DRE: 02106084  
erick@southparkgroup.com  
323-216-2168

# PROPERTY OVERVIEW

Located at 3783 Union Pacific Avenue in Boyle Heights, this beautifully built-out 4,891 square-foot industrial space turned artist studio is ideal for a wide range of creative uses. The property welcomes continued use by artists for their creative pursuits, while also potentially serving as a versatile space for creative offices, design firms, architecture studios, or production companies. With an open, adaptable floor plan, full kitchen, private mezzanine, gated entry, and ample on-site parking, the property supports a wide range of artistic and creative operations. Situated just minutes from Downtown, the Arts District, and several major freeways, it sits at the center of L.A.'s most connected creative corridor — surrounded by galleries, agencies, and production companies that make DTLA a hub for serious creative work.



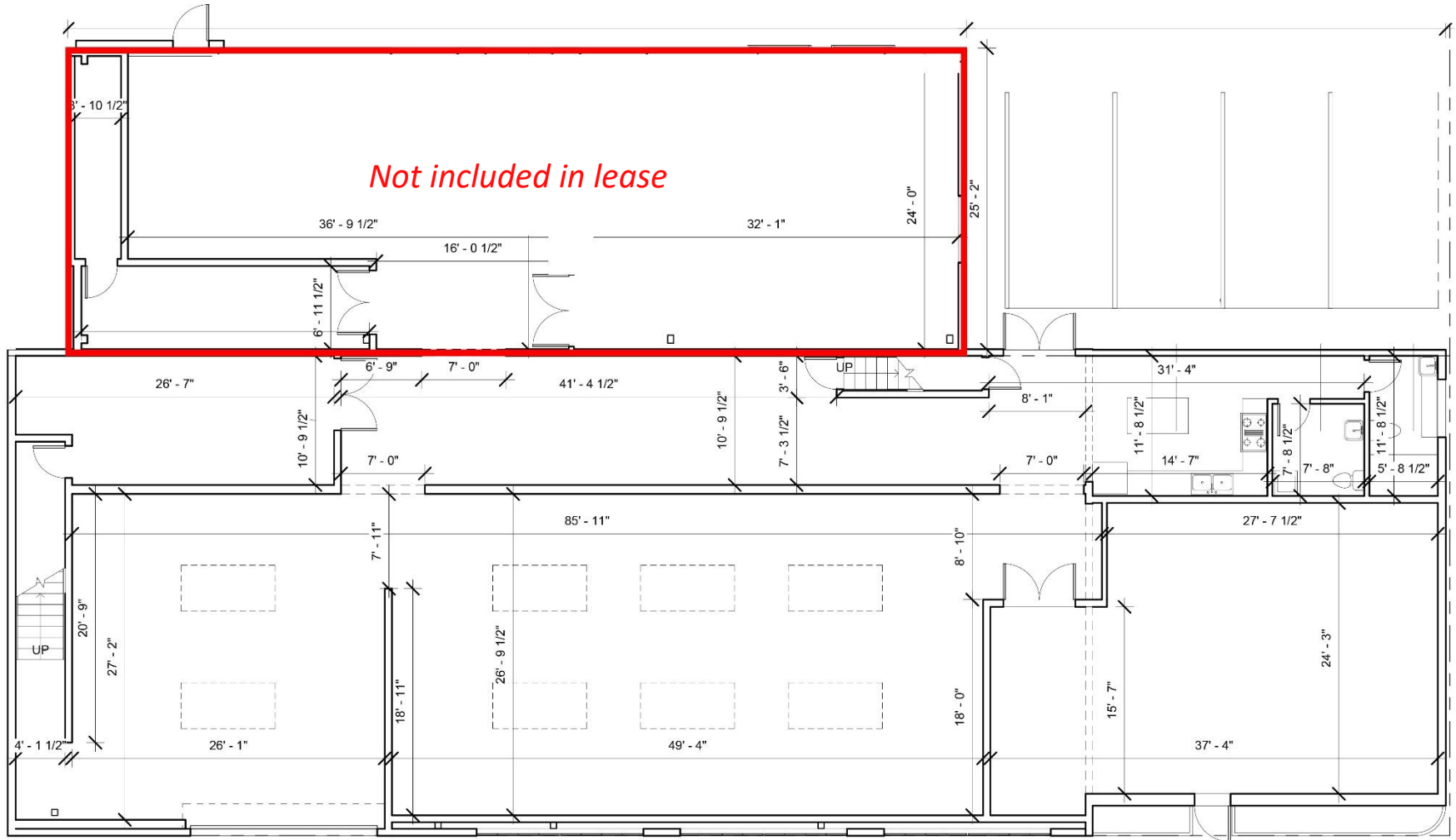
# PROPERTY PHOTOS



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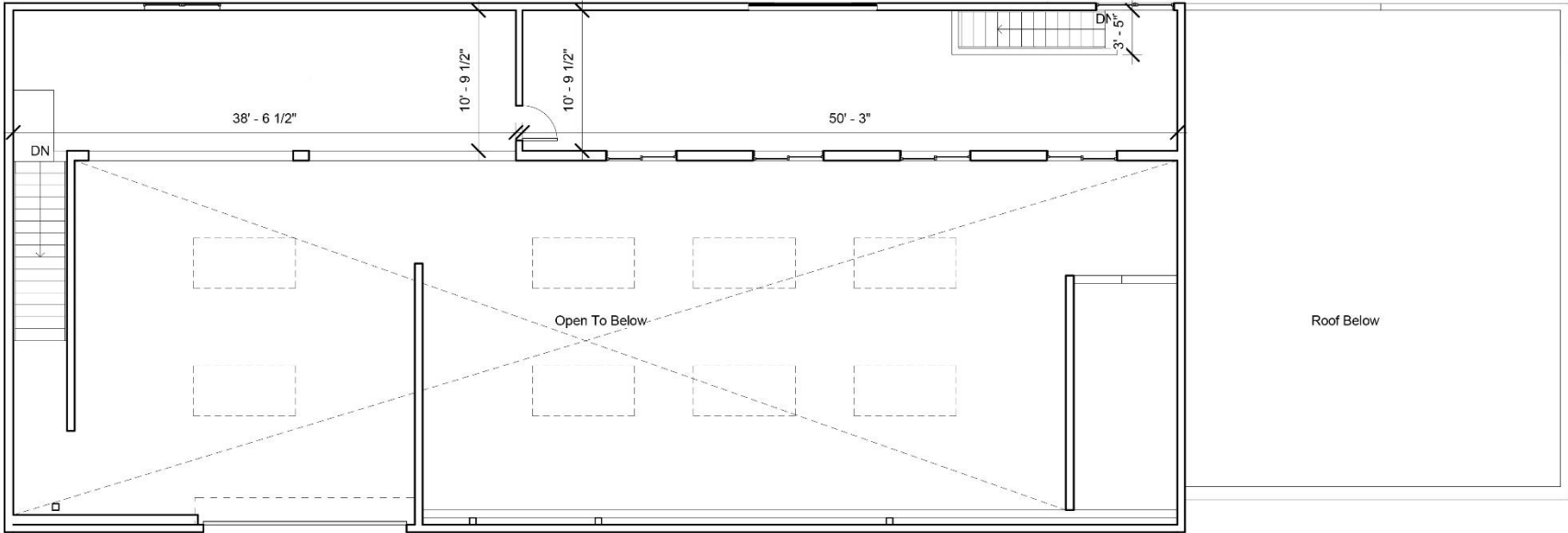


# FLOOR PLANS – GROUND FLOOR



1 EXISTING GROUND FLOOR PLAN  
1/8" = 1'-0"

# FLOOR PLANS – MEZZANINE



2 EXISTING MEZZANINE PLAN  
1/8" = 1'-0"

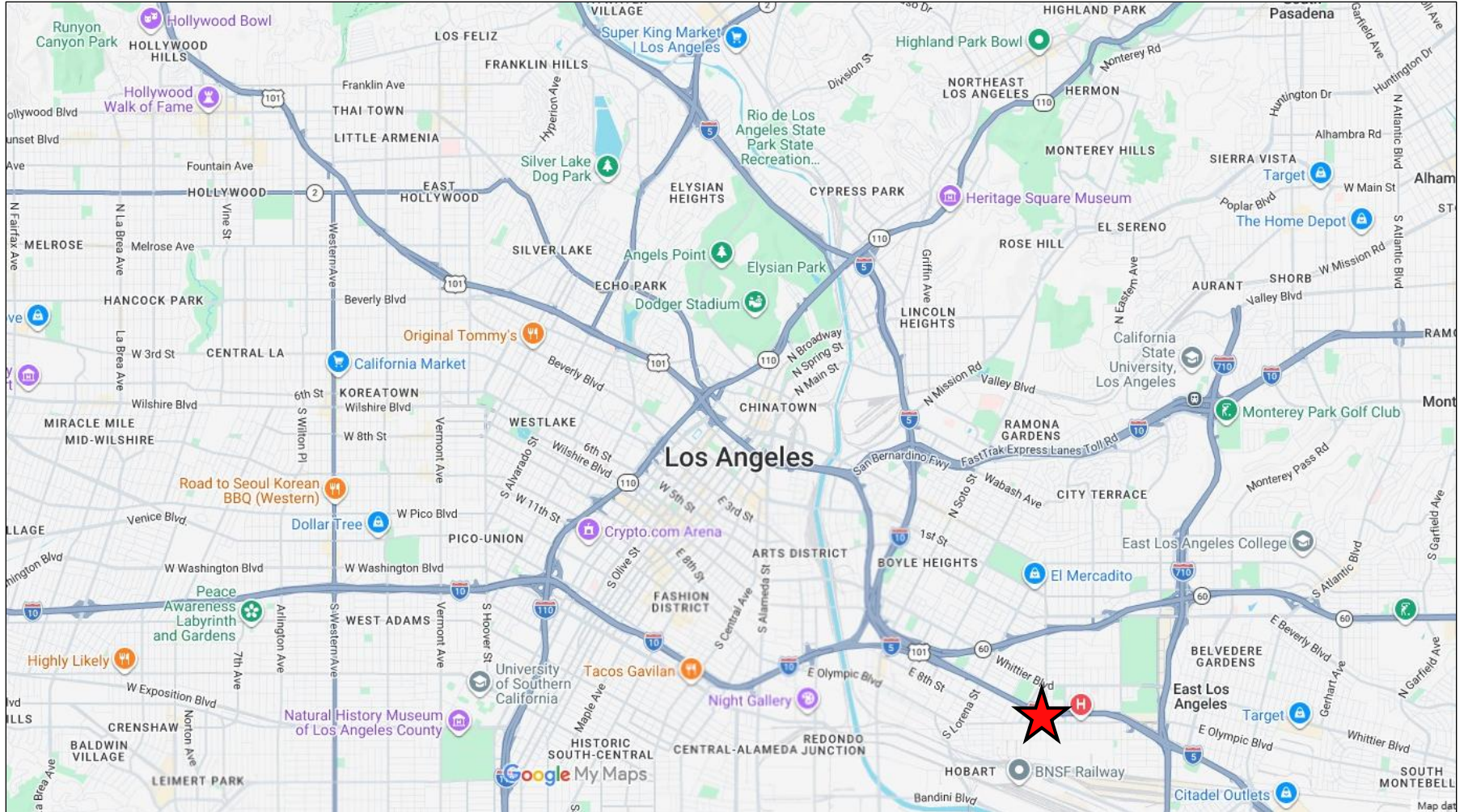
# SATELLITE VIEW



**Union Pacific Avenue**

**La Puerta Street**

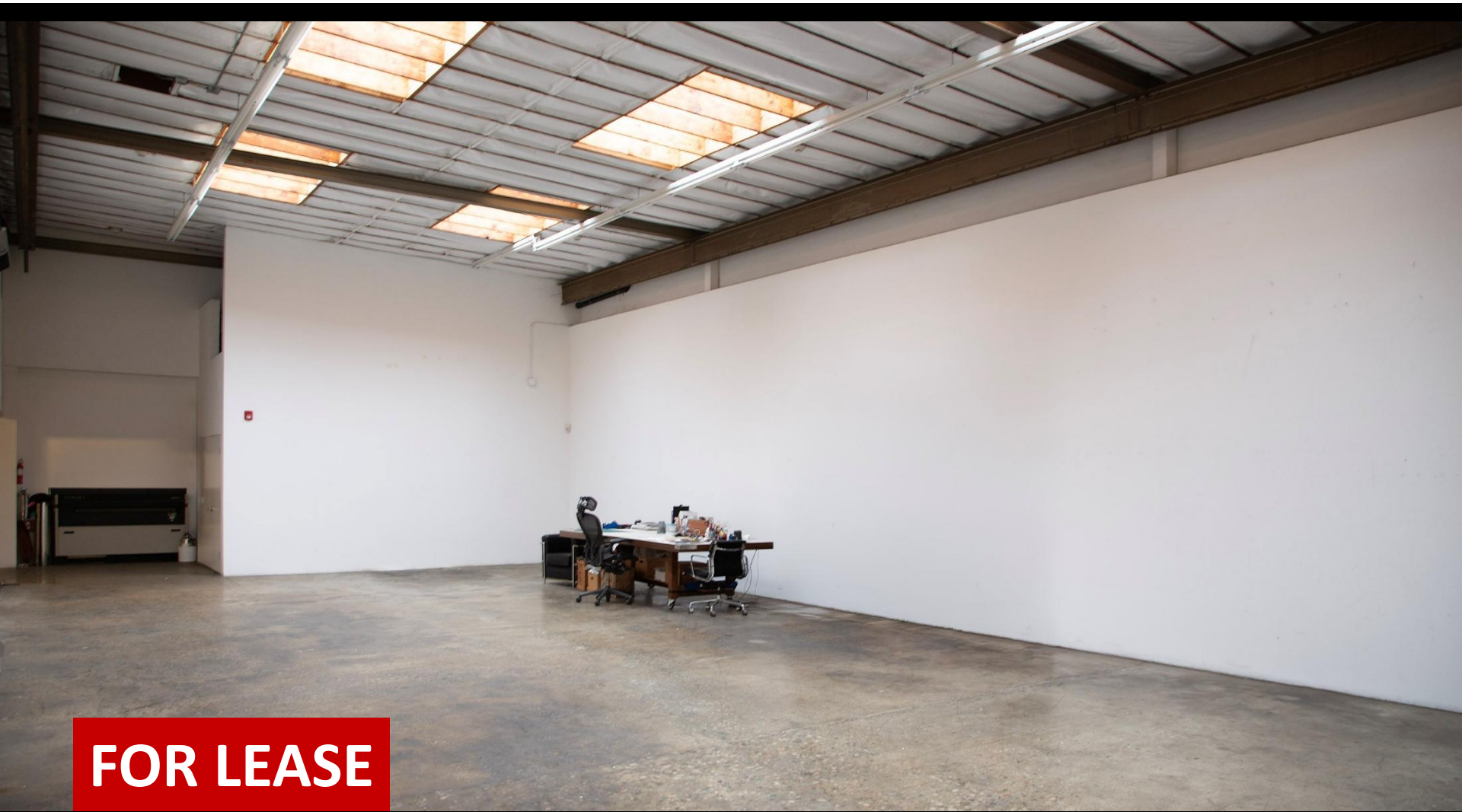
# REGIONAL OVERVIEW



# LISTING DATA

<b>Address:</b>	<b>3783 Union Pacific Ave., Los Angeles, CA 90023</b>
<b>Market:</b>	<b>Boyle Heights</b>
<b>Use:</b>	<b>Creative Office / Studio</b>
<b>Size:</b>	<b>±4,891 SF</b>
<b>Rent:</b>	<b>\$11,000/month (\$2.25/SF Modified Gross)</b>
<b>Term:</b>	<b>3 - 5 Years</b>
<b>Parking:</b>	<b>5 Spaces (Included in Base Rent)</b>

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