



## 1738-1740 CORDOVA ST., LOS ANGELES | HIDDEN GEM

Building Size 5,000 SF | Lot Size 0.15 AC | Year Built 1957

Construction – Masonry | Water – City | Sewer – City

### 1st FLOOR

Size - 5,000 SF | Terms – 2-3 Years | Rental Rate - \$1.98 /SF/MONTH/NNN

Space Use – Creative/Flex | Condition - Full Build-Out | Available - 30 Days

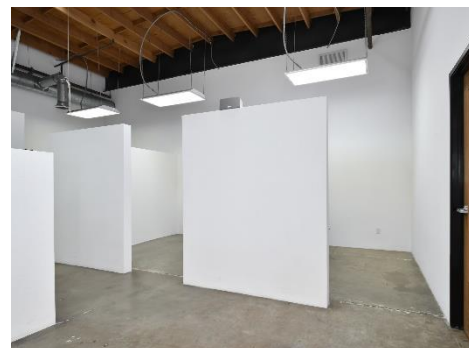
### Lease rate does not include utilities, property expenses or building services

Includes 2,400 SF of dedicated office space | Space is in Excellent Condition | 1 Drive Bay | Central Air Conditioning | Private Offices | Kitchen | Private Restrooms | Wi-Fi Connectivity | Security System

### PROPERTY OVERVIEW

#### WEST ADAMS DISTRICT CREATIVE OFFICE SPACE / FLEX WAREHOUSE!!!!

This handsome property is centrally located just west of the downtown area with immediate access to the 10 and 110 frwy. This space offers three private offices, 2 offices with attached private bathrooms, 3 cubby offices in an open studio floor plan with additional area for workstations or office equipment, large storage closet, three bathrooms and full kitchen with filtered water. Polished concrete flooring in the main flex space area that has been freshly painted. The warehouse has a convenient roll-up door for deliveries with 15 ft . ceilings with ample storage an additional loft space. A/C throughout the building. Building is hard wired for workstations throughout the creative space. Gated of street parking.



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FLOOR PLAN CREATED BY REST, INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. (626) 940-1717

**Steven Craven**

**REALTOR®**

**818.912.0034**

**CaIRE# 01349005**

**steven@stevencraven.com**

**www.stevencraven.com**

