



Grace Gaerlan

Neighborhood Expert Since 1989

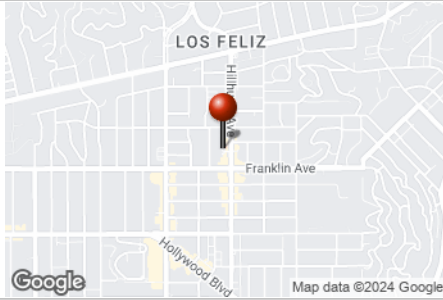
Phone:323.428.9747

Email:Grace@LAHomesWithGrace.com Website:LAHomesWithGrace.com

1933 Hillhurst Ave
Los Angeles, CA 90027

Units	933/Estimated Bldg Sq Ft	13,533 Lot Sq Ft Vendor Enhanced
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Commercial Lease
LP \$3,200 Active



Area	22 Los Feliz
Property Subtype	
List Price/Bldg Sq Ft	\$3.43
Cap Rate	
NOI	
Year Built/Age	1950 / 74
MLS#	24-406441
APN	5590-012-007

Directions: North of Franklin and south of Finley on the west side of Hillhurst. This unit is not a store front unit. It is the 2nd building behind Hillhurst Avenue storefronts in this commercial complex.

Remarks: In the heart of the vibrant Los Feliz Village, this exceptional office space is immediately available with approximately 933 SF and its own private entrance. Divided into 4 offices with a private bathroom and direct access from the atrium, this commercial lease offers the perfect setting for a production company or a small business in need of a spacious and adaptable floor plan in a prime location. This ground floor lease includes additional spaces that can be tailored to various needs, such as extra offices, a waiting area, or a break room. The lease is located in the lower unit in the second building of a well-established commercial park. This is not storefront space. Lease also comes with one dedicated parking space for the unit. The location is adjacent to the bustling Alcove restaurant and close to Los Feliz specialty shops and eateries. The new Cedars Sinai Urgent Care is conveniently located across the street, adding to the appeal of this prime commercial space. Tenants will be responsible for utilities, with the exception of water.

Agent Remarks: Text/email Grace Gaerlan for showing appt w/client name & BRE# to 323-428-9747 or Grace@LAHomesWithGrace.com. Owner will pay commissions only for first year of lease. This is not a storefront lease. Unit is the lower unit in the 2nd building of the commercial park. 24-hours notice to show is required.

Showing Remarks: Text/email Grace Gaerlan for showing appt w/client name & BRE# to 323-428-9747 or Grace@LAHomesWithGrace.com. 24 hours notice required.

Selling Office Comp. Remarks: Owner will pay commission for only first year of lease.

Income Details
No data provided.

Expenses
No data provided.

Contract Info		DOM 21
List Date	06-20-2024	
List Price	\$3,200	
LP/Bldg Sq Ft	\$3.43	
LP/Lot Sq Ft	\$0.24	
Orig List Price	\$3,200	
Status Date	06-20-2024	
Change Date/Type	06-20-2024/New Listing	
CSO	3%	
Listing Type	Exclusive Right	
Disclosure	None	
Scope Of Service	Full Service	

Structure Info	
Stories	0

Land/Lot Info	
Zoning	LAC4
Lot Acreage	0.311
Country	UNITED STATES OF AMERICA
County	Los Angeles

Showing Info	
Occupancy/Show	24-hr Notice, Appointment Only, Call Seller's Agent 1

Asset/Use Details
No data provided.

Area Details
No data provided.

Amenities/Parking	
Parking Spaces	1

Business Details
No data provided.

Business Details
No data provided.

Lease Details
No data provided.

Grace Gaerlan Compass DRE#: 01991628 Seller's Agent1 CALDRE#: 01012848	
Phone / Cell	p: 323-428-9747 / c: 323-428-9747
Email	Grace@LAHomesWithGrace.com

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Grace Gaerlan CALDRE# 01012848