

FOR LEASE

**2301
E 7TH STREET**

LOS ANGELES, CA 90023

±1,453 SF - ±9,033 SF

IMMEDIATE OCCUPANCY!

ARTS DISTRICT

- LOW COST, HIGH END CREATIVE OFFICE UNITS
- OPERABLE WINDOWS/FRESH AIR IN ALL UNITS
- EASY PARKING AND ACCESS TO ALL UNITS
- PRIVATE RESTROOM & KITCHENETTE IN EACH UNIT
- OPEN FLOOR PLAN FOR TENANT TO DESIGN THEIR OWN LAYOUT
- MOVE-IN CONDITION
- FULL HVAC IN EACH UNIT

**CREATIVE INDUSTRIAL/FLEX CAMPUS WITH 100%
HVAC, PRIVATE RESTROOM & KITCHENETTE**

**RATES STARTING AT \$1.50 PSF/MO GROSS
NO CAM CHARGES**



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PROPERTY HIGHLIGHTS

- Ideal for E-Commerce, Light Industrial, Creative Office/Design and Showroom
- Operable Windows - Fresh Air
- Private Restroom & Kitchenette in Each Unit
- Full HVAC in Each Unit
- Exposed Ceilings and Concrete Floors
- Numerous Unit Layouts & Sizes
- Abundant Parking/Dock High Loading

PRICING SUMMARY

- Rates Starting at \$1.50 PSF/Mo Gross
- 4% Fee to Tenant's Agent for Years 1-5
- No CAM Charges. Tenant shall not be obligated to pay CAM charges. However, tenant is responsible for paying its Pro Rata share of the increase of property taxes and property insurance costs over the base year. Tenant Shall Pay for Electricity, Utilities, and Janitorial for Their Unit

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

RON S. YOUNG

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MIKE D. SMITH

Principal LIC ID 00978736

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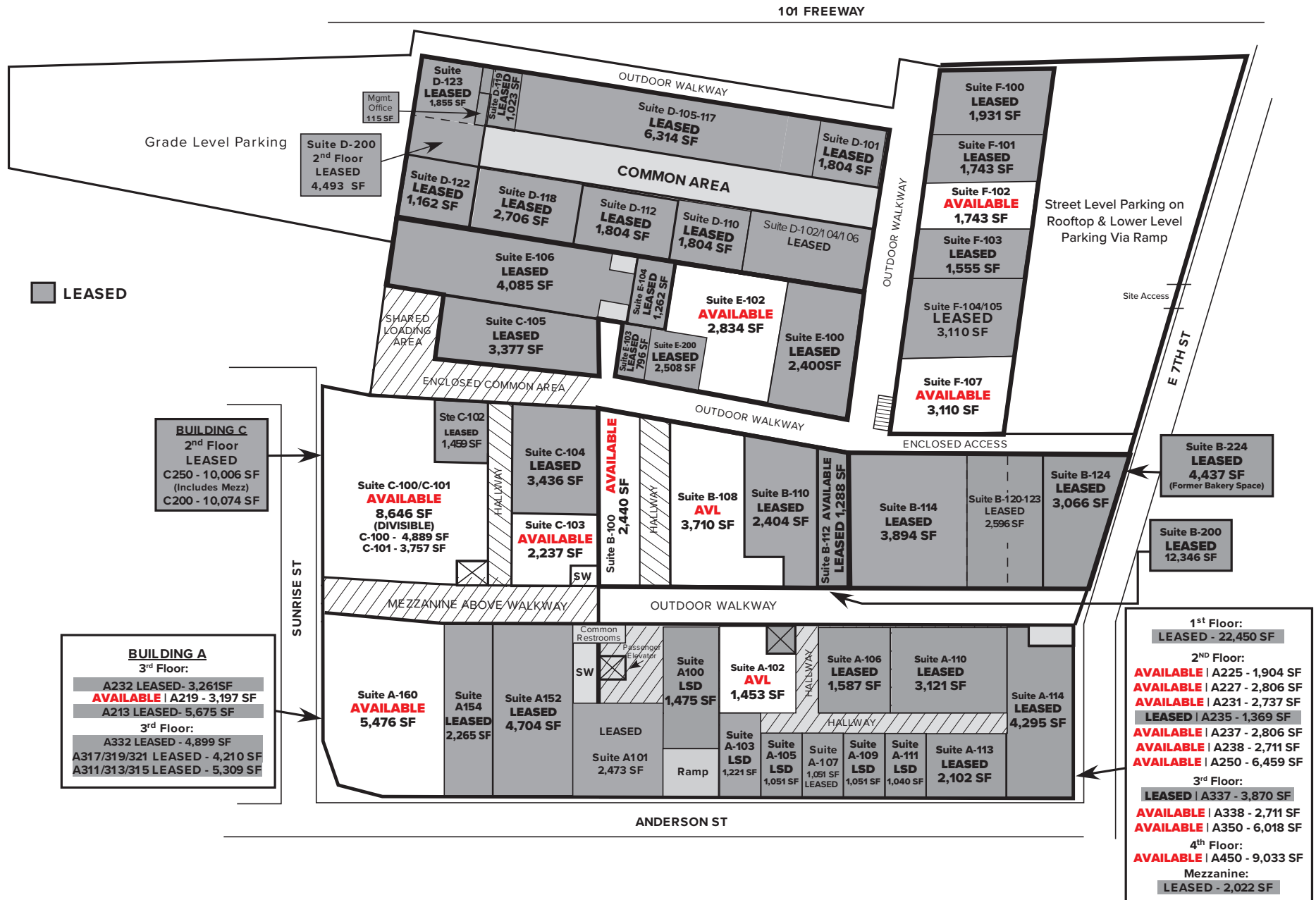
mdsmith@lee-associates.com



Lee & Associates - Los Angeles Central
CORP ID 01125429
5675 Telegraph Rd, Ste 300
Los Angeles, CA 90040

FLOOR/SUITE	APPROXIMATE SF AVAILABLE*	RATE PSF	AVAILABILITY	COMMENTS
A102	±1,453 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
F102	±1,743 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
A225	±1,904 SF	TBD	Now	2 nd Floor / Private RR & Kitchenette / 100% HVAC
C103	±2,237 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
B100	±2,440 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
A238	±2,711 SF	TBD	Now	2 nd Floor / Private RR & Kitchenette / 100% HVAC
A338	±2,711 SF	TBD	Now	3 rd Floor / Private RR & Kitchenette / 100% HVAC
A231	±2,737 SF	TBD	Now	2 nd Floor / Private RR & Kitchenette / 100% HVAC
A227	±2,806 SF	TBD	Now	2 nd Floor / Private RR & Kitchenette / 100% HVAC
E102	±2,834 SF	TBD	3/1/24	Ground Floor / Private RR & Kitchenette / 100% HVAC
A237	±2,806 SF	TBD	Now	2 nd Floor / Private RR & Kitchenette / 100% HVAC
F107	±3,110 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
A219	±3,197 SF	TBD	Now	2 nd Floor / Private RR & Kitchenette / 100% HVAC
B108	±3,710 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
C101	±3,757 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
C100	±4,889 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
A160	±5,476 SF	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC
A350	±6,018 SF	TBD	Now	3 rd Floor / Private RR & Kitchenette / 100% HVAC
A250	±6,459 SF	TBD	Now	2 nd Floor / Private RR & Kitchenette / 100% HVAC
C100	±8,646 SF (DIVISIBLE)	TBD	Now	Ground Floor / Private RR & Kitchenette / 100% HVAC/ Adjacent to Loading Dock
A450	±9,033 SF	TBD	Now	4 th Floor (Top Floor) / 2 Private RRs & Kitchenette / Roof Top Patio Area / 100% HVAC

* The sizes are calculated using Building Owners and Managers Association International (BOMA) standards and include a percentage of the common area of the project.



NOTE: Drawing not to Scale. All sizes are approximate and were provided by the ownership or other reliable sources and must be verified by the Tenants prior to signing a lease. Broker does not guarantee accuracy of the units sizes.

PROPERTY PHOTO

2301 E 7TH ST • LOS ANGELES



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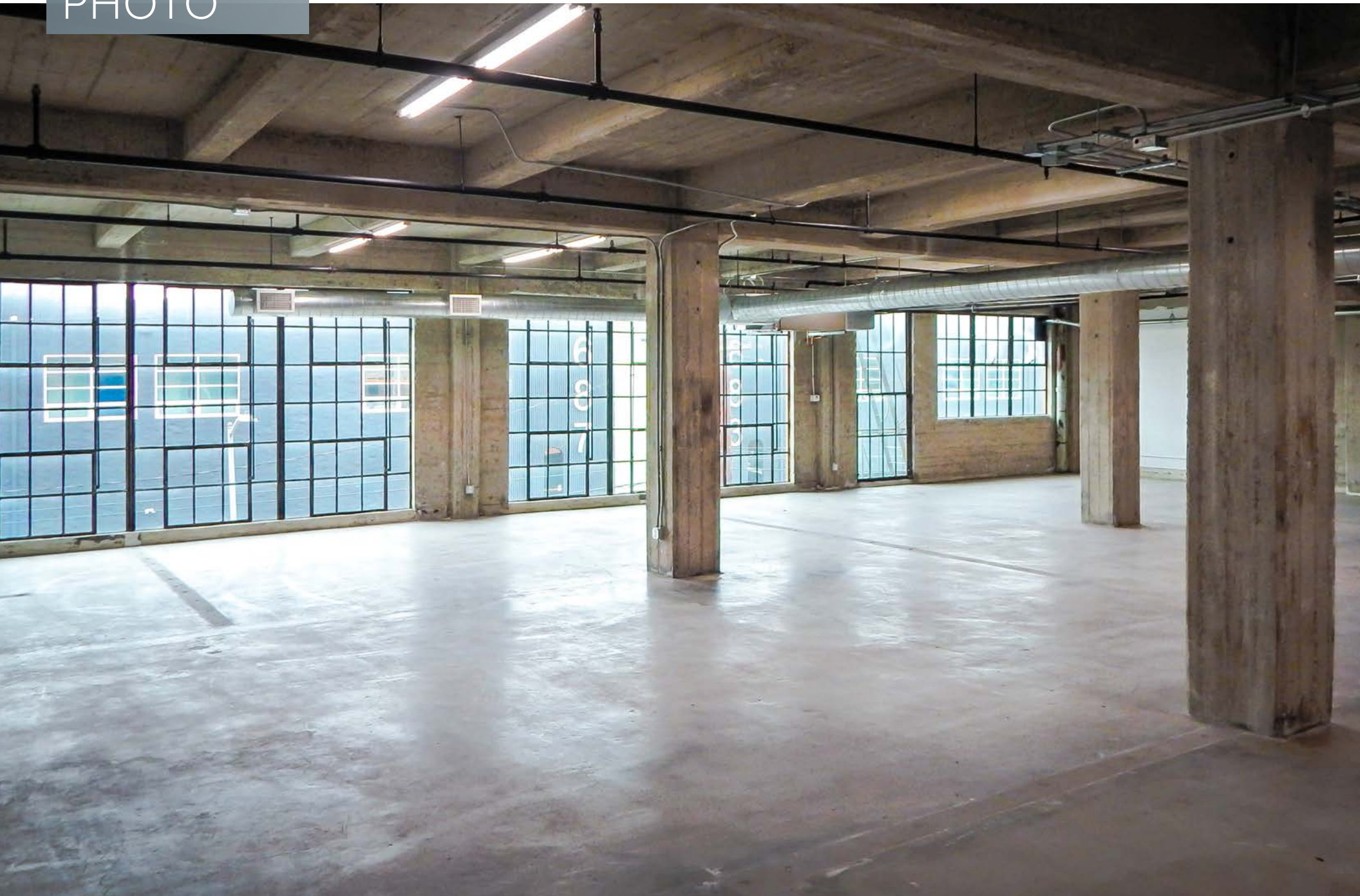
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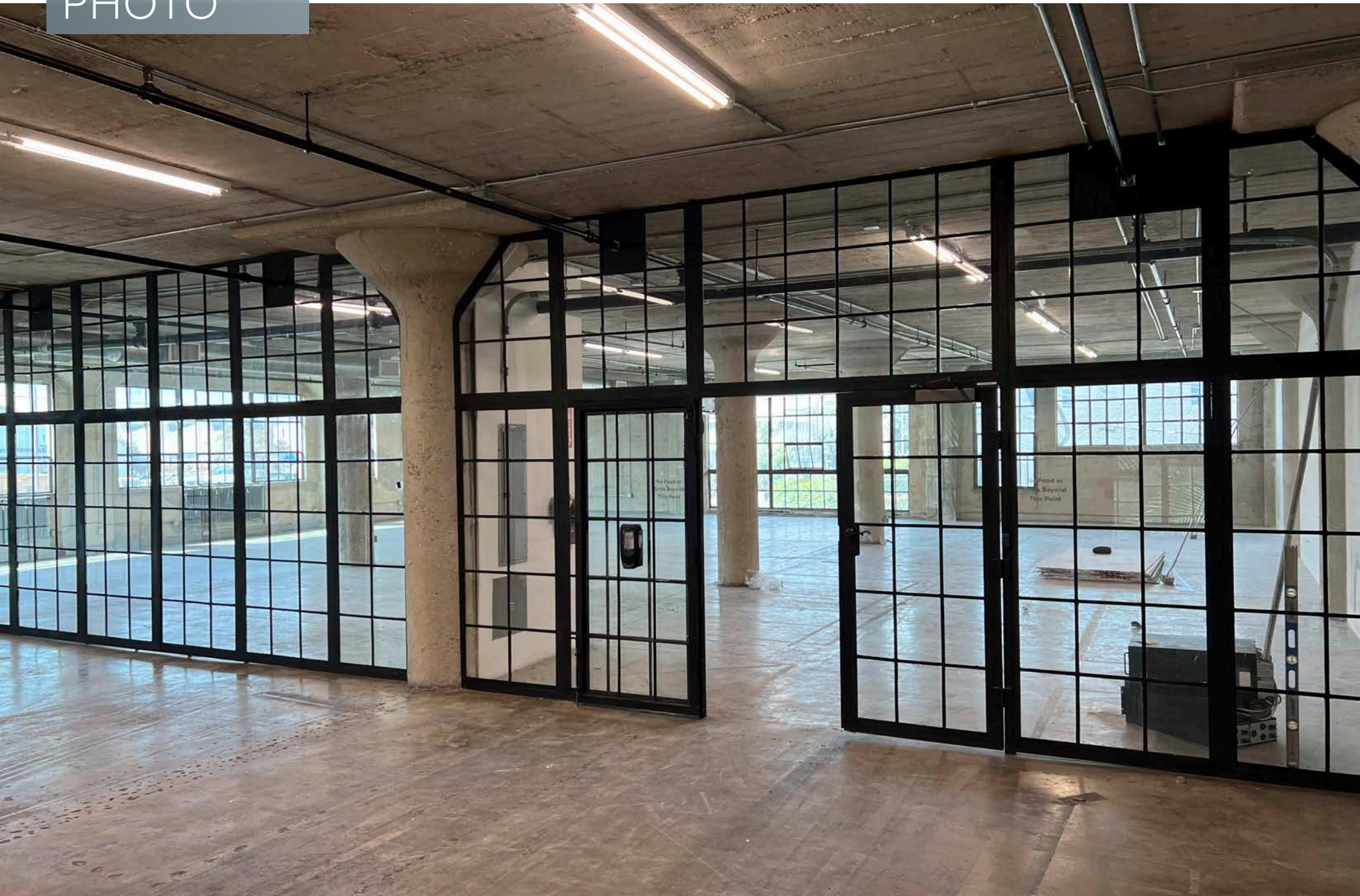
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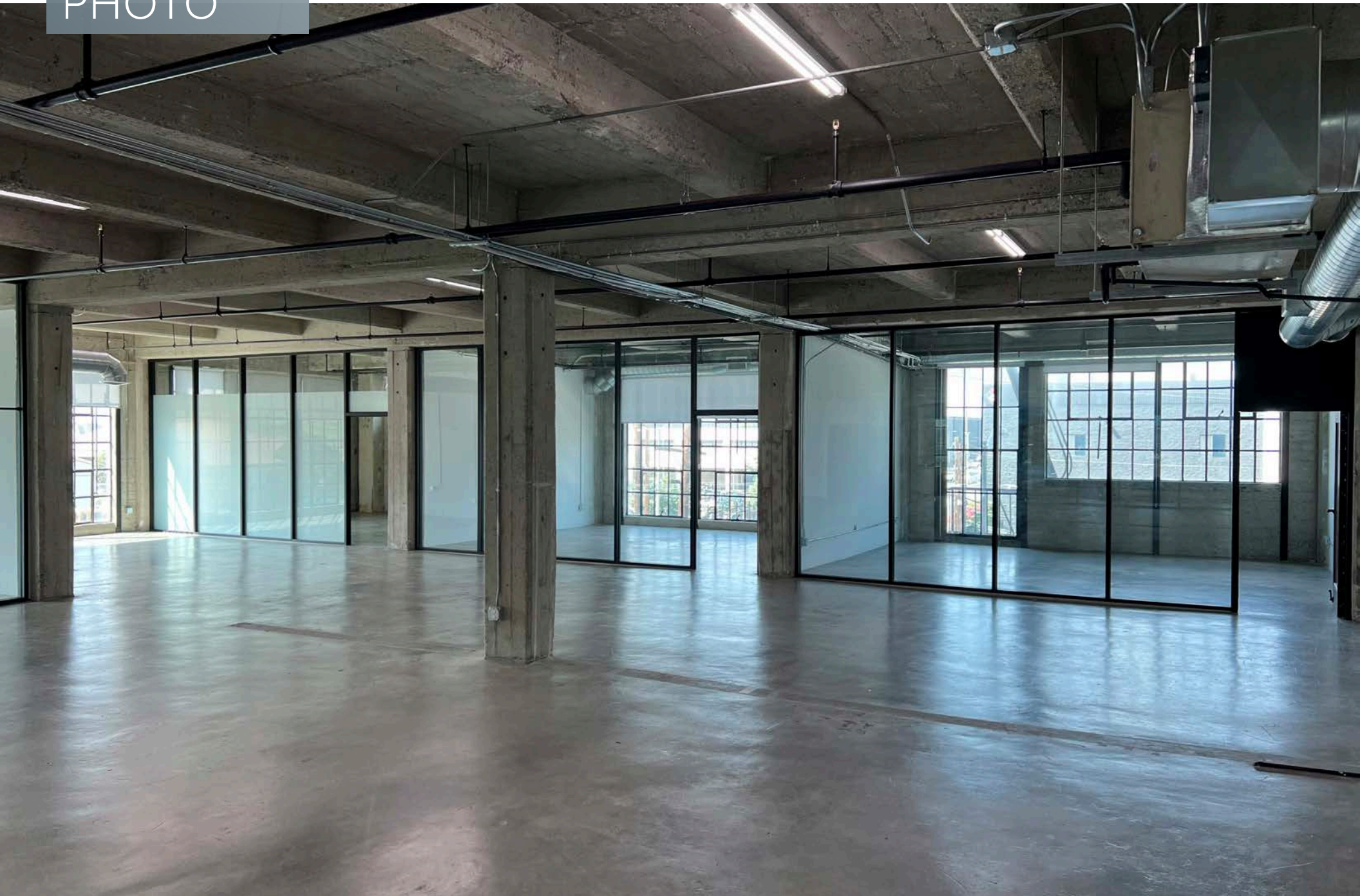
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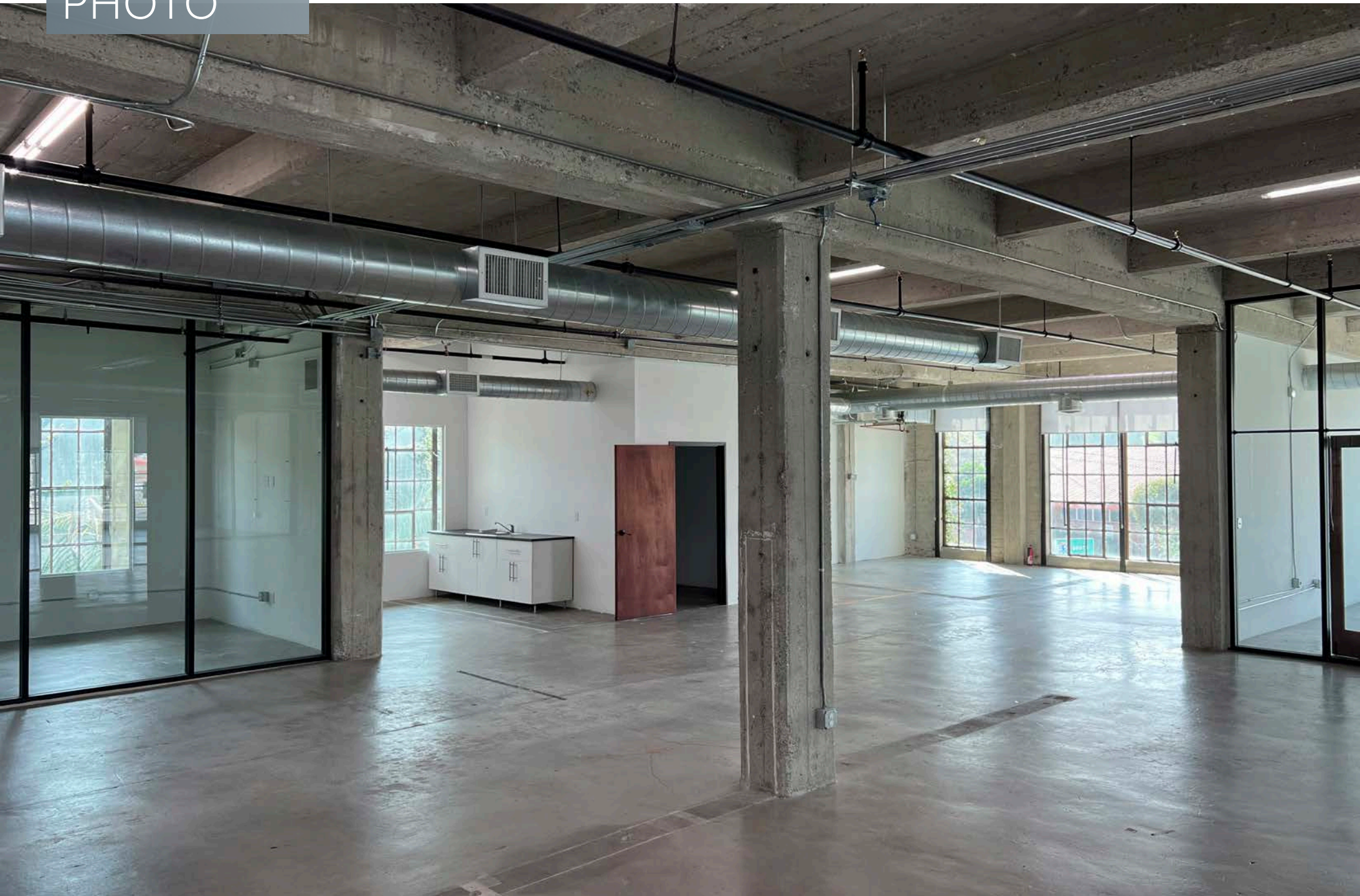
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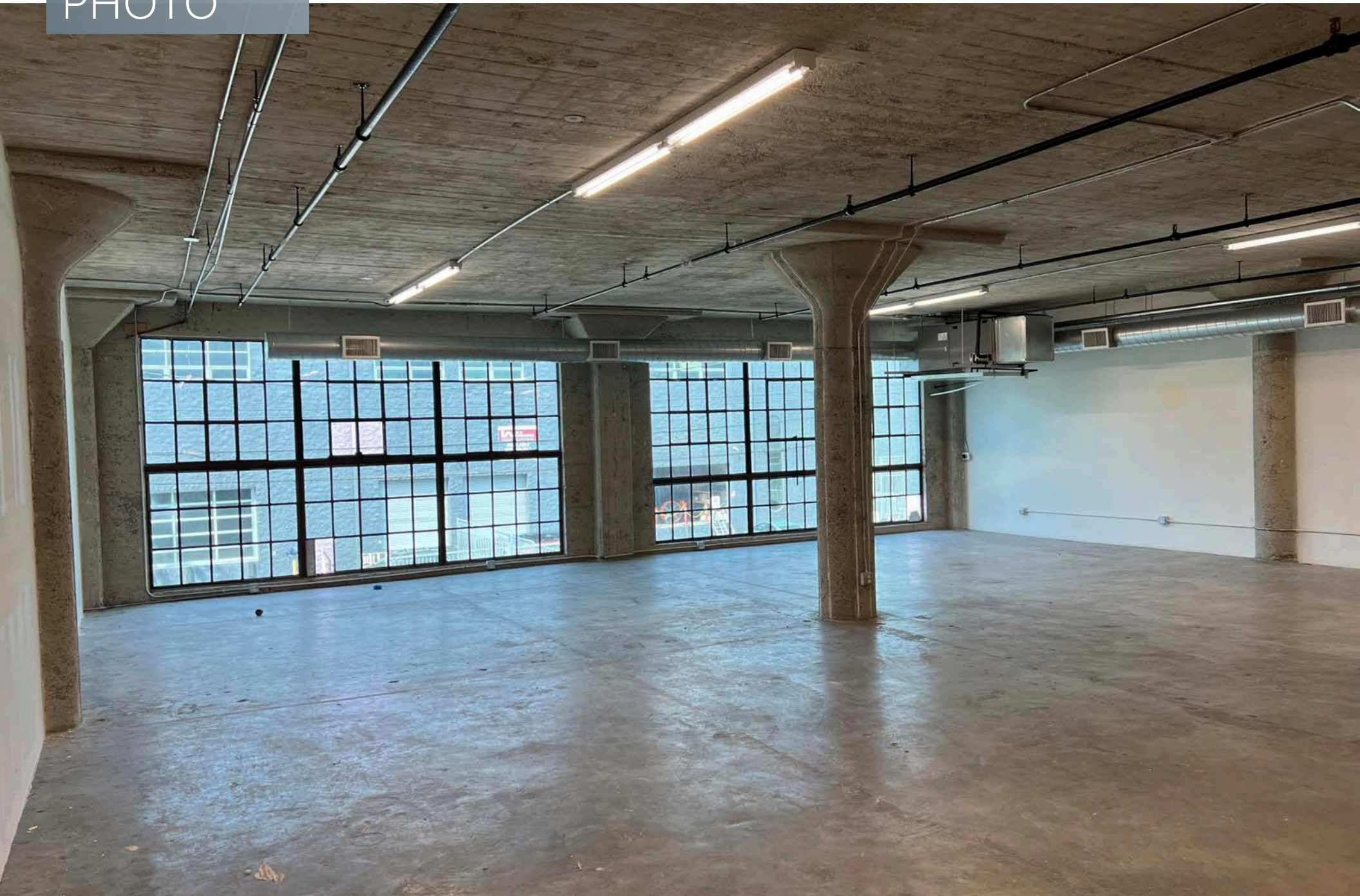
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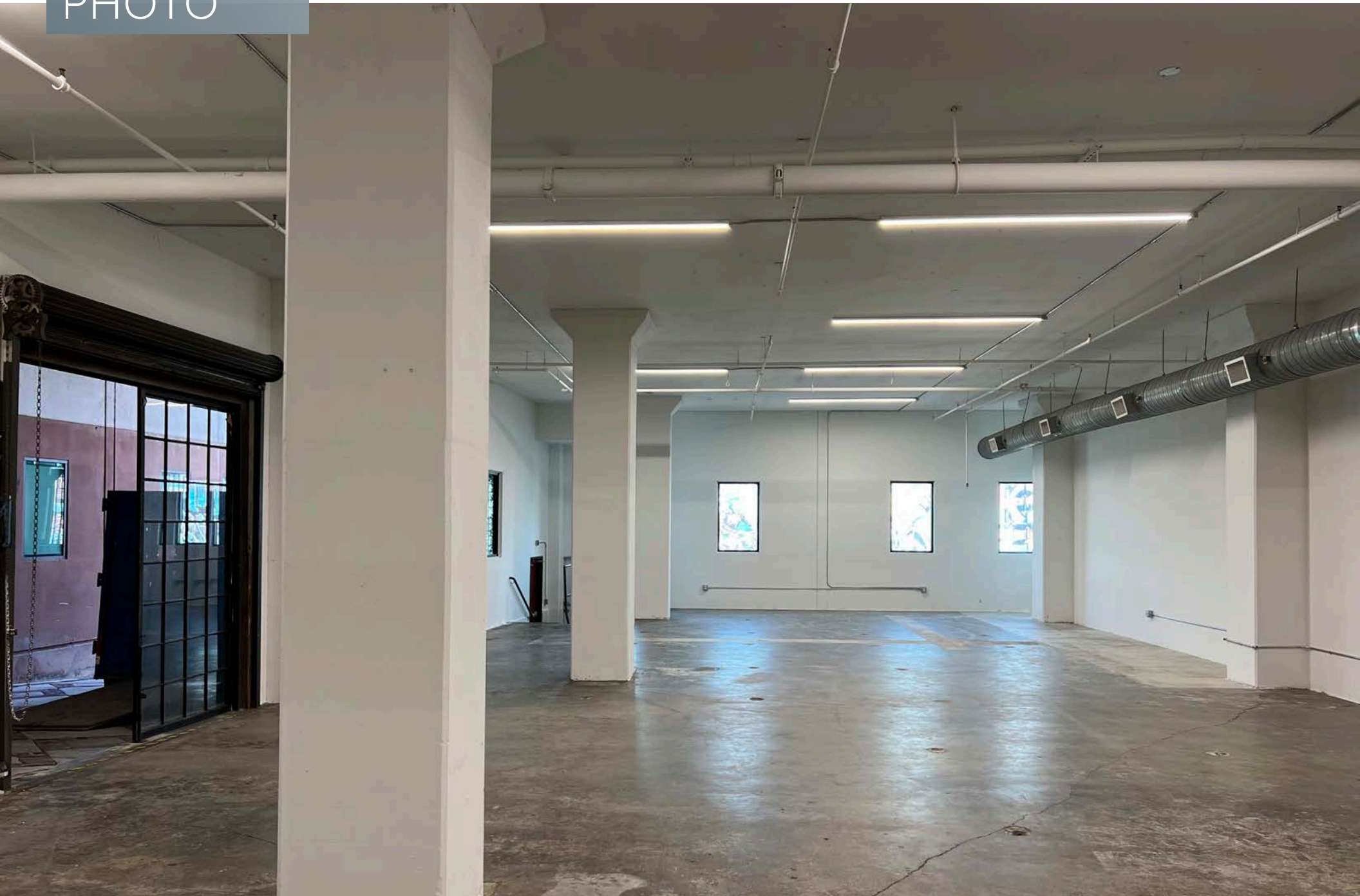
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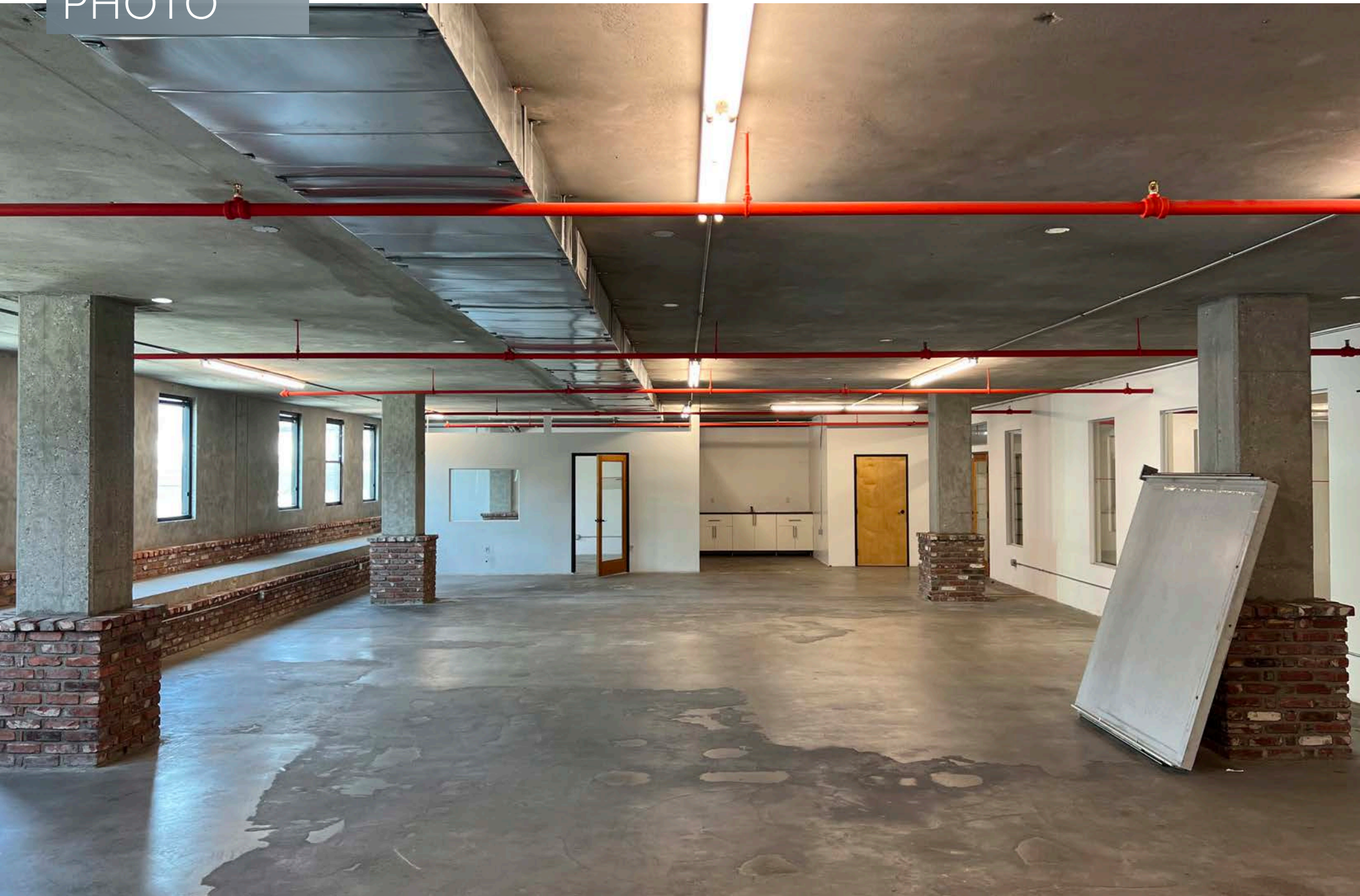
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LOCATOR MAP



**ARTS
DISTRICT**

**FACTORY KITCHEN
& FACTORY ARTS
COMPLEX**

**SUN-CAL
FUTURE MIXED USE
DEVELOPMENT**

**CAMDEN
RESIDENTIAL**

**THE ROW
1.9 MILLION SF
CREATIVE CAMPUS**

**CENTRAL
INDUSTRIAL
DISTRICT**

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THE ARTS DISTRICT



WURSTKÜCHE
800 E 3rd St



URTH CAFFÈ
451 S Hewitt St



THE ESCONDITE
410 Boyd St



VILLAINS TAVERN
1356 Palmetto St



BLUE BOTTLE COFFEE
582 Mateo St



ANGEL CITY BREWERY
216 S Alameda St



CHURCH & STATE
1850 Industrial St



URBAN RADISH
661 Imperial St



DAILY DOSE
1820 Industrial St



BREAD LOUNGE
700 S Santa Fe Ave



STUMPTOWN COFFEE
806 S Santa Fe Ave



AMERICANO
923 E 3rd St



BESTIA
2121 E 7th Pl



THE FACTORY KITCHEN
1300 Factory Pl



LITTLE BEAR
1855 Industrial St





**City of Los Angeles
Department of City Planning**

**10/8/2018
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

2301 E 7TH ST
2307 E 7TH ST
2309 E 7TH ST

ZIP CODES

90023

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-2905-CPU
CPC-2015-1462-CA
CPC-2008-3125
CPC-2007-5599-CPU
CPC-2007-3036-RIO
CPC-1995-336-CRA
CPC-1986-445-GPC
ORD-184246
ORD-183145
ORD-183144
ORD-166585-SA3760A
ORD-129279
ZA-2014-4580-CUB
ENV-2016-2906-EIR
ENV-2015-1463-ND
ENV-2014-4581-MND
ENV-2013-3392-CE
ENV-2007-5600-EIR
ENV-2007-3037-ND
ND-83-384-ZC-HD

Address/Legal Information

PIN Number 124-5A219 190
Lot/Parcel Area (Calculated) 26,094.1 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID J6
Assessor Parcel No. (APN) 5171019007
Tract TR 7650
Map Reference M B 105-19
Block None
Lot FR LT A
Arb (Lot Cut Reference) None
Map Sheet 124-5A219

Jurisdictional Information

Community Plan Area Boyle Heights
Area Planning Commission East Los Angeles
Neighborhood Council Boyle Heights
Council District CD 14 - José Huizar
Census Tract # 2060.50
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning M2-1-RIO-CUGU
Zoning Information (ZI)
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2358 River Improvement Overlay District
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2458 Clean Up Green Up Supplemental Use District
ZI-2270 Adelante Eastside Redevelopment Project
ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use Light Manufacturing
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up Boyle Heights
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RFA: Residential Floor Area District None
SN: Sign District No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 2
CRA - Community Redevelopment Agency	Adelante Eastside Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5171019007
APN Area (Co. Public Works)*	3.810 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$3,939,890
Assessed Improvement Val.	\$7,151,287
Last Owner Change	07/31/2003
Last Sale Amount	\$6,575,065
Tax Rate Area	12703
Deed Ref No. (City Clerk)	756
	6-496
	521
	2195710
	2141207
	182482
	1016
	1000
Building 1	
Year Built	1924
Building Class	AXB
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	88,920.0 (sq ft)
Building 2	
Year Built	1940
Building Class	C5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	39,856.0 (sq ft)
Building 3	
Year Built	1953
Building Class	AXA
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	27,967.0 (sq ft)
Building 4	
Year Built	1938
Building Class	CXA
Number of Units	0
Number of Bedrooms	0

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Number of Bathrooms	0
Building 5	
Year Built	1964
Building Class	AXA
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	64,238.0 (sq ft)
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.77856896
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

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Public Safety

Police Information

Bureau	Central
Division / Station	Hollenbeck
Reporting District	471

Fire Information

Bureau	Central
Batallion	1
District / Fire Station	17
Red Flag Restricted Parking	No

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