



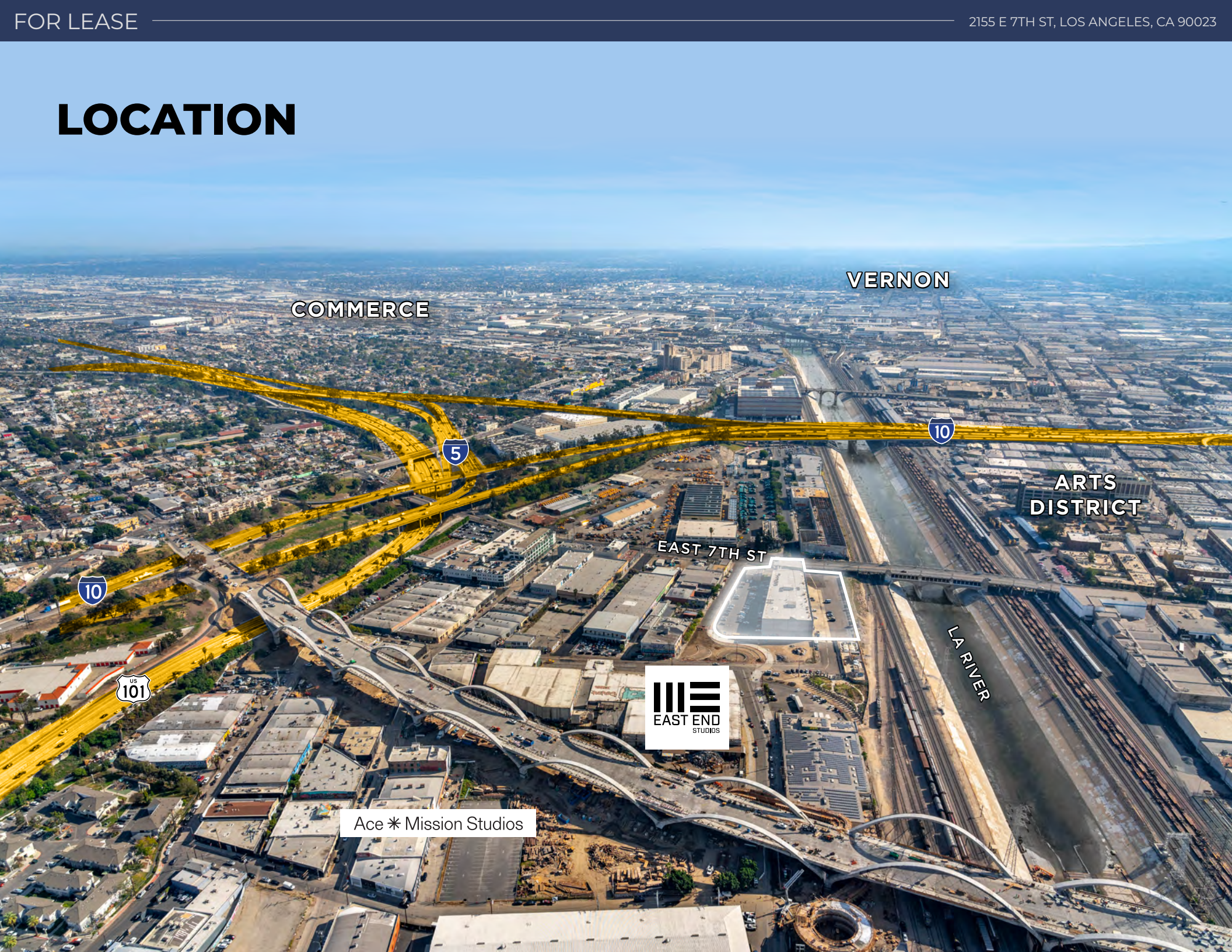
EAST 7TH STREET

LOS ANGELES, CA 90023

FOR LEASE

 **CUSHMAN & WAKEFIELD**
GILL | BURNS | YOO

LOCATION



COMMERCE

VERNON

ARTS
DISTRICT

EAST 7TH ST

LA RIVER



Ace * Mission Studios

HIGHLIGHTS



Functional Well Maintained
Space – 100% HVAC 1st Floor



Dock High Loading
in Large Yard



Substantial Parking in Two (2)
Fenced Surface Lots



On-Site Security



Next to New 6th Street Bridge
and Notable Amenities



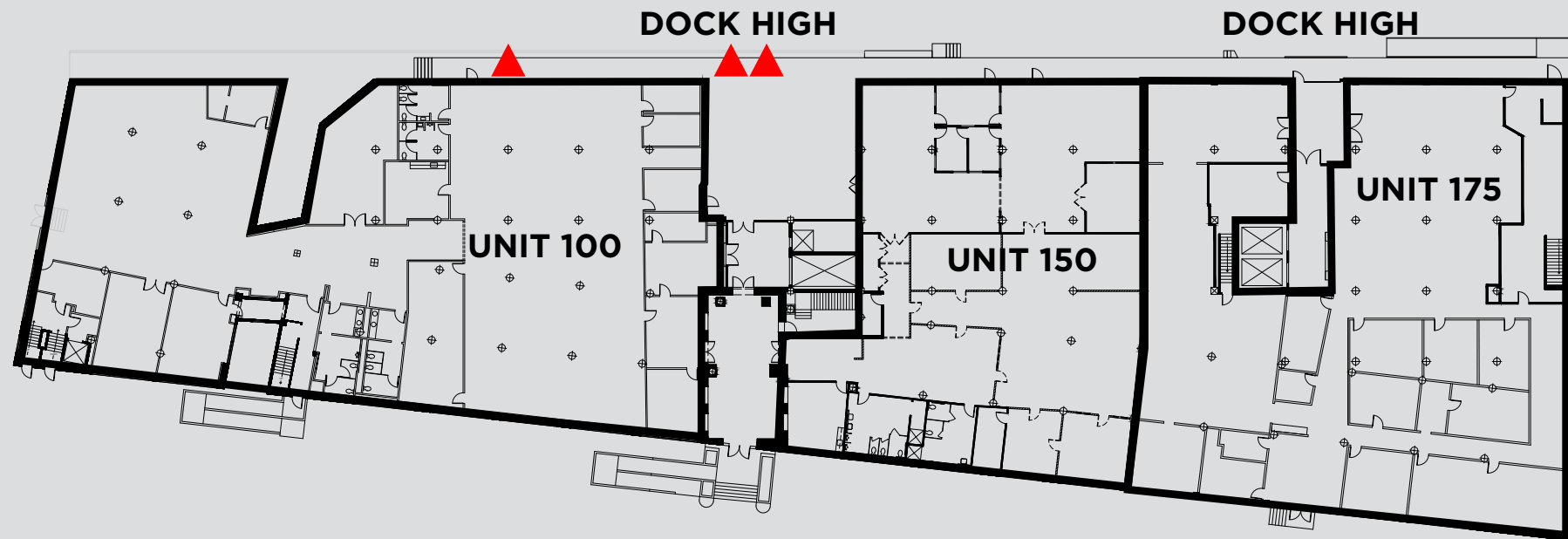
1/4 Mile to the 5,10,
60 and 101 Freeways



MULTIPLE DOCK HIGH POSITIONS



LARGE PARKING & TRUCK COURT



FULL FLOOR AVAILABILITY $\pm 40,722$ SF

FIRST FLOOR

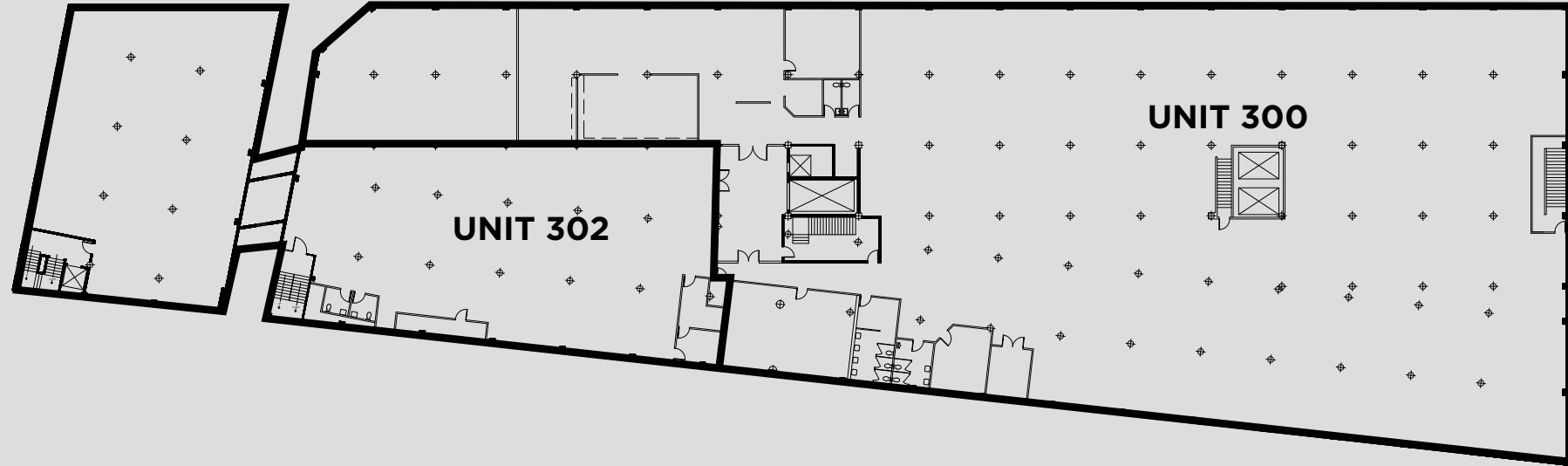
Unit 100: $\pm 18,000$ SF

Unit 150: $\pm 9,697$ SF

Unit 175: $\pm 13,075$ SF

Total: $\pm 40,722$ SF





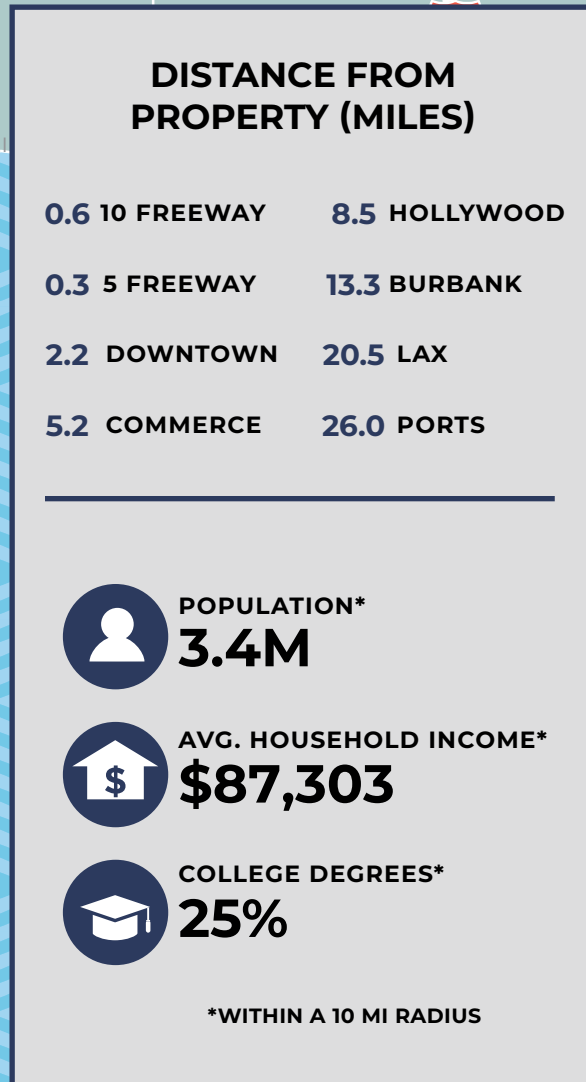
THIRD FLOOR

Unit 300: ±30,529 SF

Unit 300 can be demised.

Unit 302: ±15,995 SF



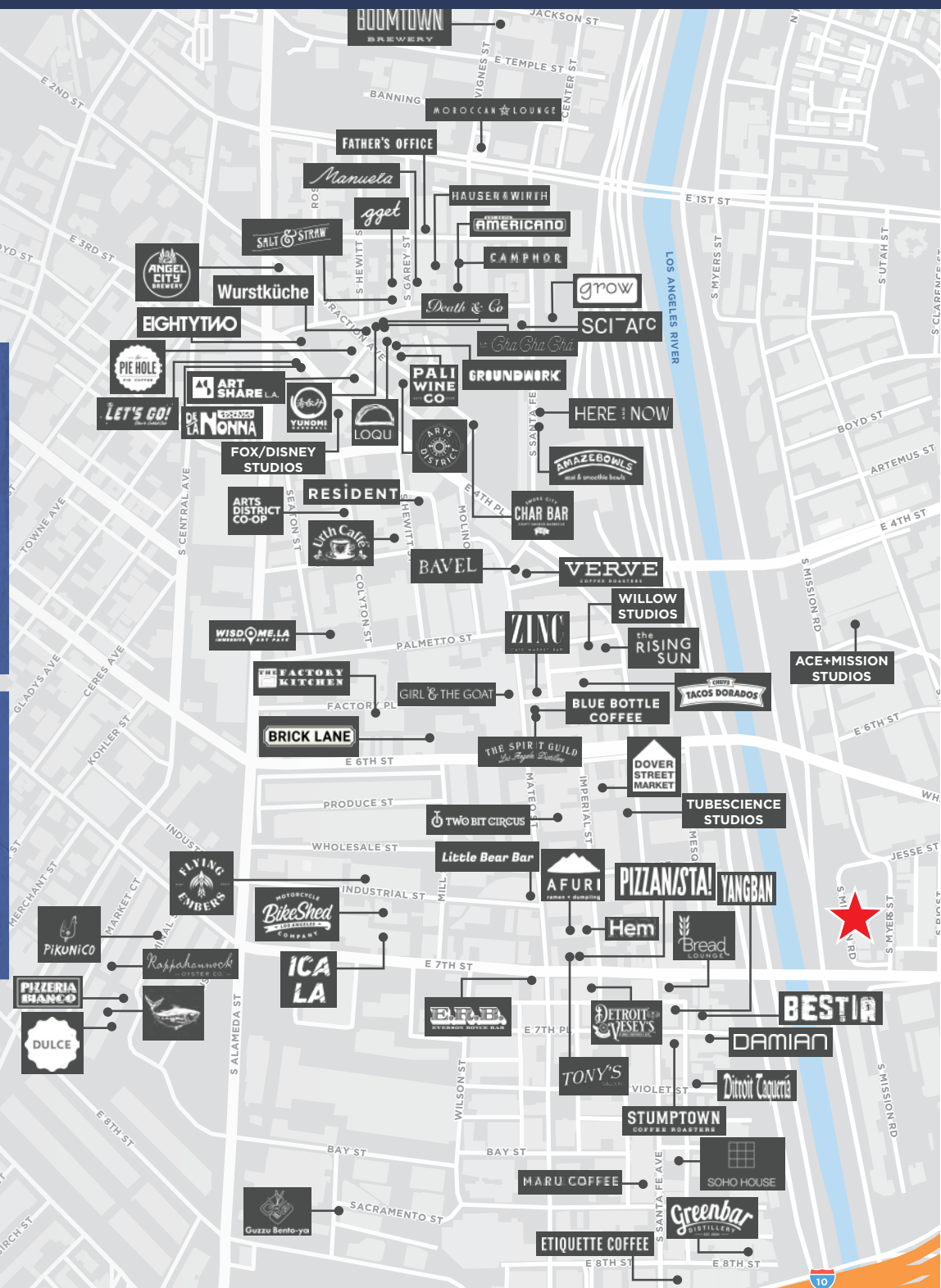
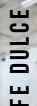




AMENITIES

arts district

COFFEE
BARS
RESTAURANTS
MARKETS
MUSEUMS
STUDIOS



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