

# Commercial Flex Studios

1330 W 12th St, Los Angeles, CA 90015

Presented by  
Studio Of Architecture



## Price: \$22.80 /SF/YR

This is a 1962 reinforced brick building. It has 12' high ceilings and HVAC.

This is a Flexible commercial/manufacturing space CM-1 zoning.

It has been Architects Designers, Contractors, and Multi-Media studios for the last 20 years.

Feel free to contact us for more detail Mobile 1-310.991.6278

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Creatively renovated with gated parking adjacent LA LIVE with view of downtown. The building has a new roof with rigid insulation, and skylights!



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**Studio Of Architecture**

8987 E Tanque Verde Rd

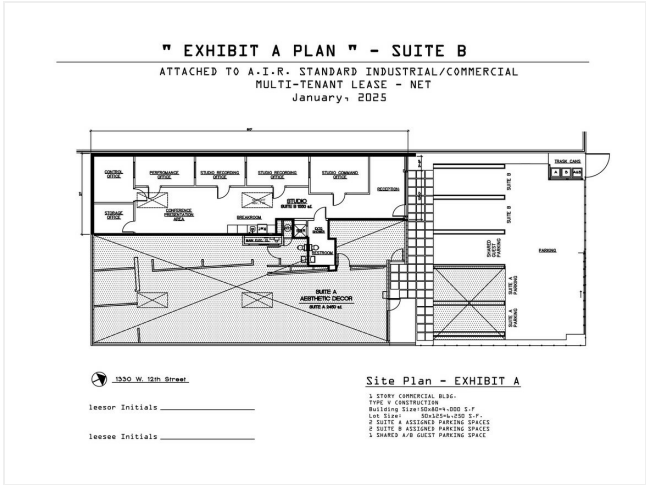
Tucson, AZ 85749

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SUITE B EXISTING PLAN

## Major Tenant Information

**Tenant**  
 AESTHETIC DECOR INC.  
 BREWERY RECORDING  
 STUDIO

**SF Occupied**

-  
 -

**Lease Expired**

March 2026  
 March 2025



Suite B Unisex with shower s1

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STUDIO OFFICE

## Listing space

### 1st Floor Ste B

Space Available	1,550 SF
Rental Rate	\$22.80 /SF/YR
Date Available	March 01, 2025
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

The space is presently used for recording studios. The present tenant updated the existing offices with extra lighting and sound proofing. Thei existing tenant furniture and equipment will be removed, or they are willing to sell to the new tenant.



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## Property Photos



PERFORMANCE OFFICE



MUSICIAN OFFICE

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## Property Photos



KITCHENETTES



ENTRY LOUNGE



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## Property Photos



CONFERENCE PRESENTATION ROOM



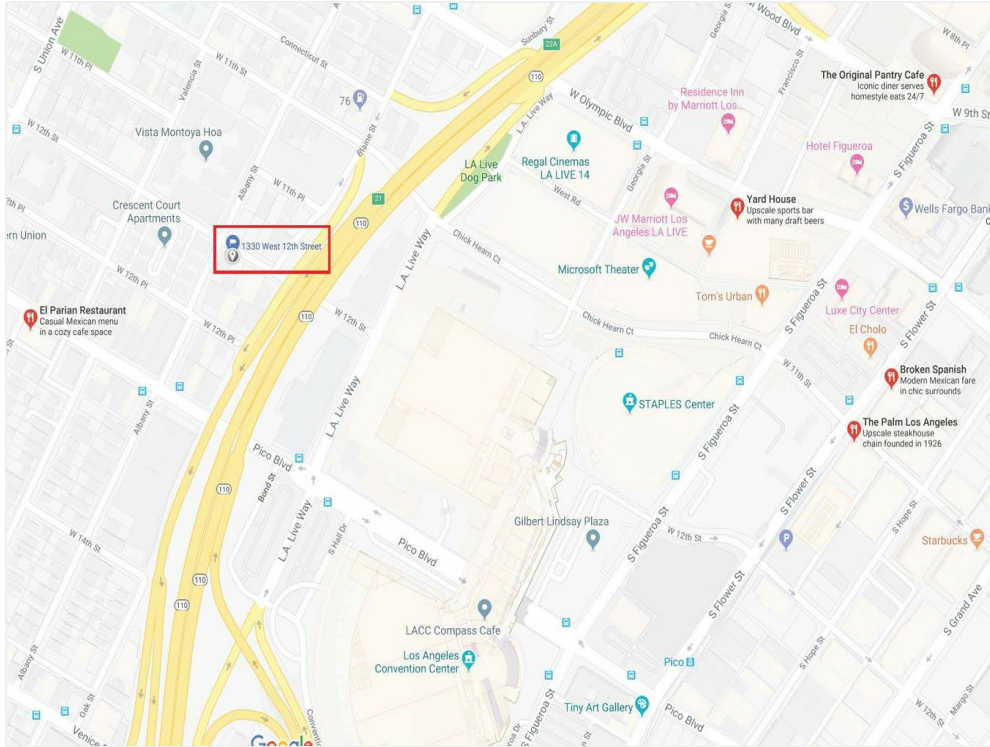
CONFERENCE OFFICE



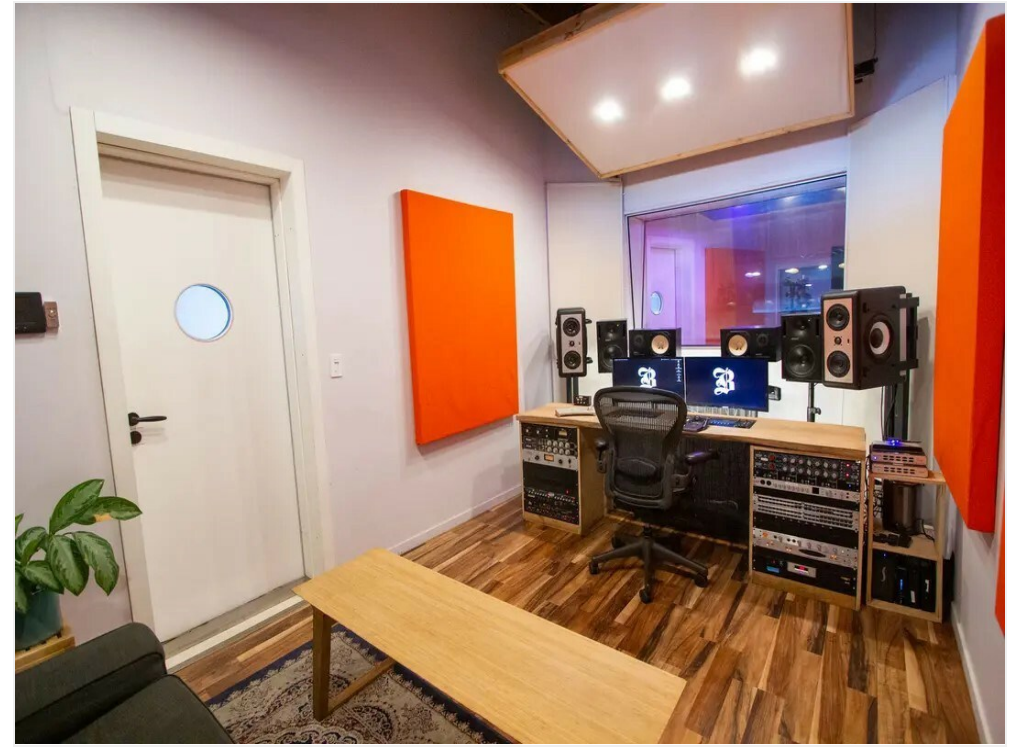
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## Property Photos



LA Live /Convention Center



CONFERENCE CONTROL

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## Property Photos



BUILDING FROM STREET

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## Location

