

1700 UNIT B
NAUD STREET

LOS ANGELES • CA 90012

FOR LEASE
±8,250 SF COMMERCIAL SPACE
WITH BONUS 1,350 SF PATIO

LEE-ASSOCIATES.COM/DOWNTOWNLA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

TEAM-CLINE.COM



Located steps from LA State Historic Park and minutes from Downtown, Unit B at 1700 Naud Street offers $\pm 8,250$ SF of creative industrial space with 18' clear height, three ground-level doors, a fenced yard, and $\pm 1,350$ SF outdoor patio. Previously operated as a cider production facility and taproom, the unit features ± 400 SF of office, two restrooms, and flexible zoning ideal for manufacturing, production, or creative uses. Positioned in one of LA's fastest-evolving neighborhoods, this space offers excellent visibility and walkability to iconic venues like Majordomo and Dodger Stadium.



Former Cider
Manufacturing Facility &
Taproom



Bonus
 $\pm 1,350$ SF Patio



Adjacent to LA Historic
Park, Dodger Stadium,
& Majordomo



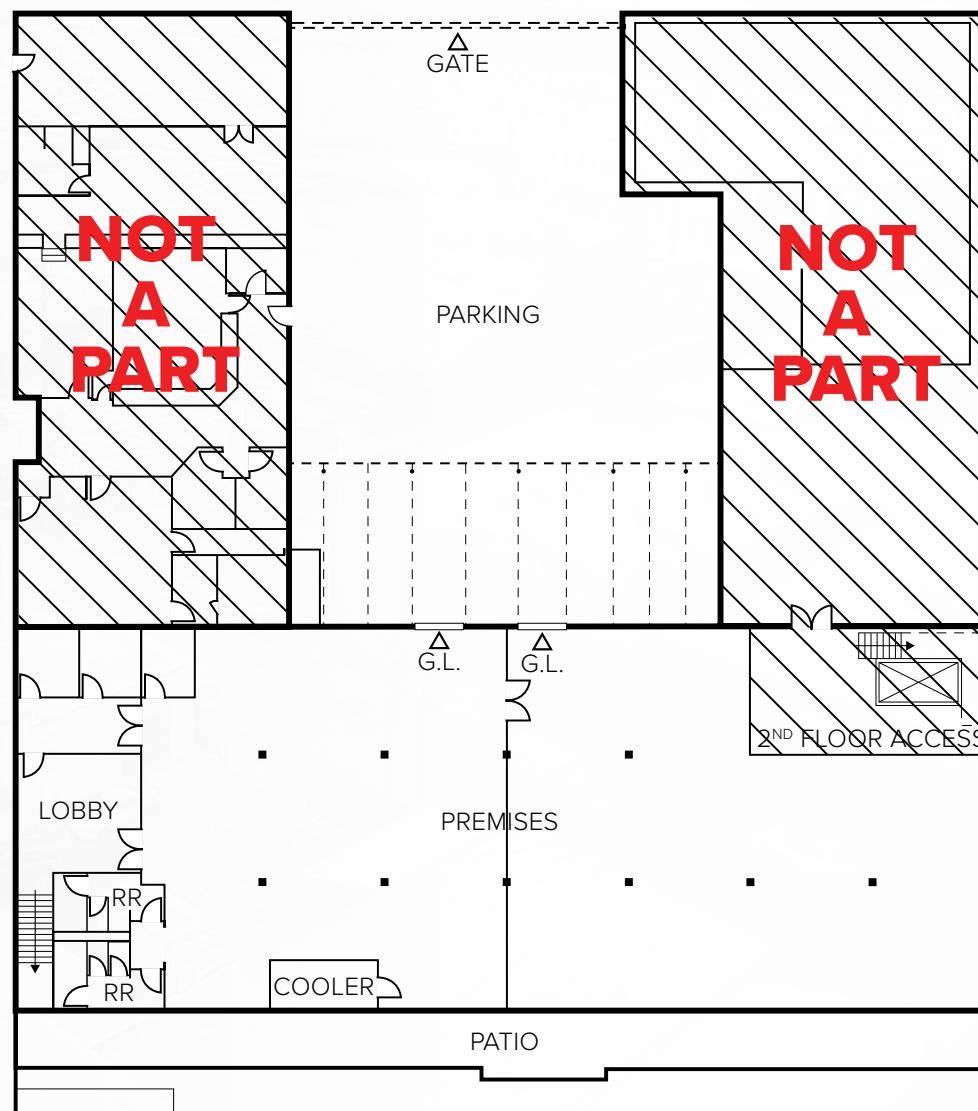
Flexible Zoning Allows
for Many Uses

Available SF	±8,250 SF
Prop Lot Size	POL
APN	5409-002-021
Zoning	LAUI(CA)
Year Built	1928
Construction Type	Concrete
Yard	Fenced / Paved
Office	±400 SF
Restrooms	2
Clear Height	18'
GL Doors	3
Sprinklered	Yes
Power	A: 400 / V: 240 / Ø: 3
Possession Date	Now
Vacant	Yes
Market/Submarket	LA Central

PROPERTY INFORMATION

WILHARDT ST

NAUD ST



PROPERTY SITE PLAN





N MAIN ST

WILHARDT ST

PROPERTY AERIAL

LA STATE
HISTORIC PARK

NAUD ST

PROPERTY AERIAL







For More Information,
Please Contact

Evan Jurgensen

Senior Vice President

ejurgensen@lee-associates.com

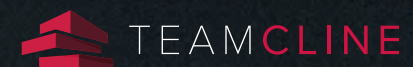
323.922.3733

LC NO 01967347



1700 **NAUD STREET** UNIT B
LOS ANGELES • CA 90012

Lee & Associates | Downtown Los Angeles 1201 N Main St 323.922.3832
CORP ID 02174865 Los Angeles, CA 90012



LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.