

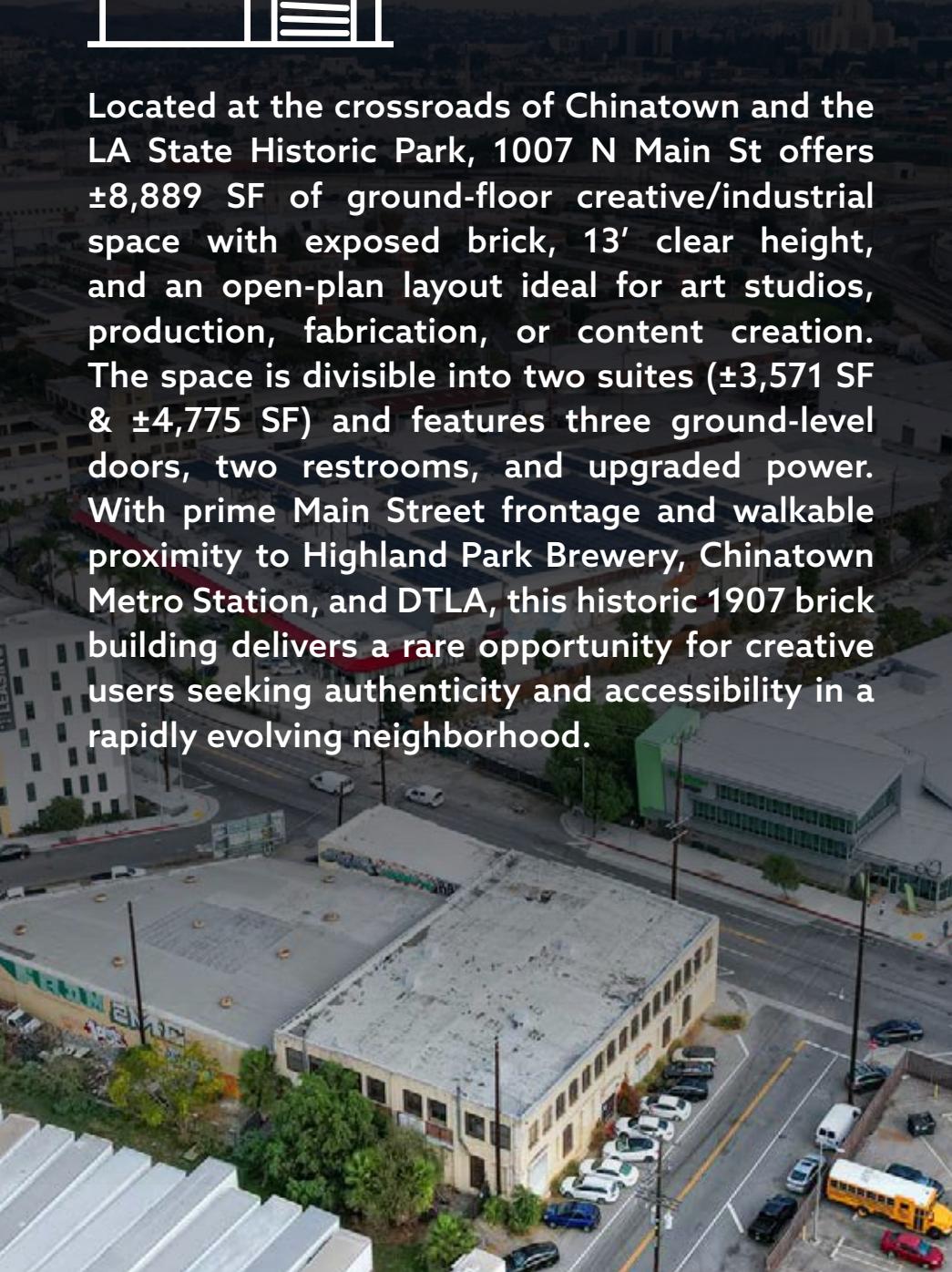
1007
N MAIN STREET
LOS ANGELES • CA 90012

FOR LEASE
±8,889 SF GROUND FLOOR
CREATIVE/INDUSTRIAL SPACE



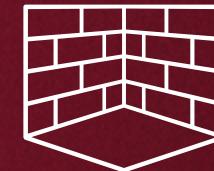


Located at the crossroads of Chinatown and the LA State Historic Park, 1007 N Main St offers ±8,889 SF of ground-floor creative/industrial space with exposed brick, 13' clear height, and an open-plan layout ideal for art studios, production, fabrication, or content creation. The space is divisible into two suites (±3,571 SF & ±4,775 SF) and features three ground-level doors, two restrooms, and upgraded power. With prime Main Street frontage and walkable proximity to Highland Park Brewery, Chinatown Metro Station, and DTLA, this historic 1907 brick building delivers a rare opportunity for creative users seeking authenticity and accessibility in a rapidly evolving neighborhood.

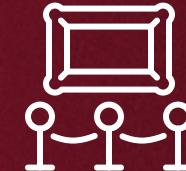


Ground-Floor Creative/Industrial Space

Divisible: ±3,571 SF & ±4,775 SF



Exposed Brick & Open Layout



Ideal for Art Studio, Production, and Film Uses

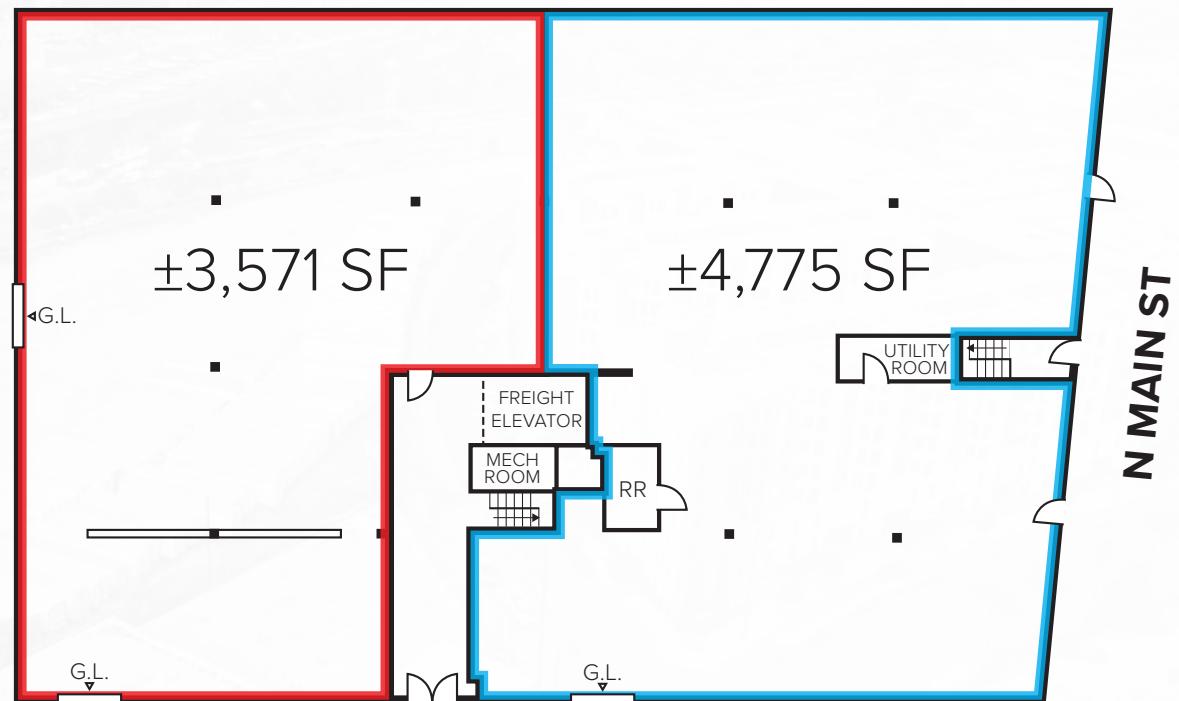


Prime Main Street Frontage Near Chinatown, LA State Historic Park & Highland Park Brewery

PROPERTY SITE PLAN

Available SF	±8,889 SF Divisible: ±3,571 SF & ±4,775 SF
Prop Lot Size	POL
APN	5409-007-001
Zoning	LAUC(CA)
Year Built	1907
Construction Type	Brick
Yard	No
Restrooms	2
Clear Height	13'
GL Doors	3
Sprinklered	Yes
Power	A: 600 V: 240 Ø: 3
Term	Acceptable to Owner
Possession Date	30 Days
Vacant	Yes
Market/Submarket	LA Central

PROPERTY INFORMATION



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

N

PROPERTY AERIAL





PROPERTY AERIAL





PROPERTY PHOTOS

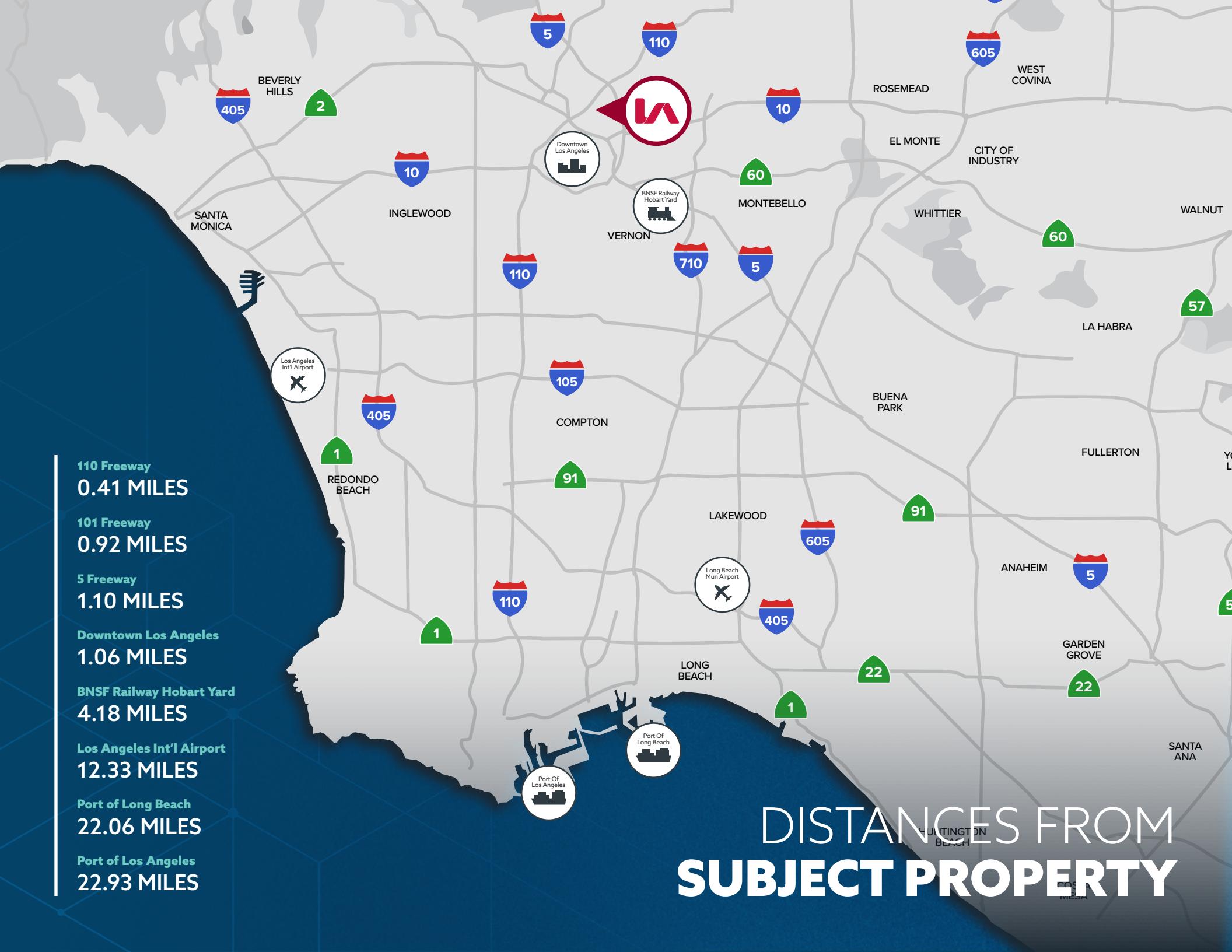


PROPERTY PHOTOS

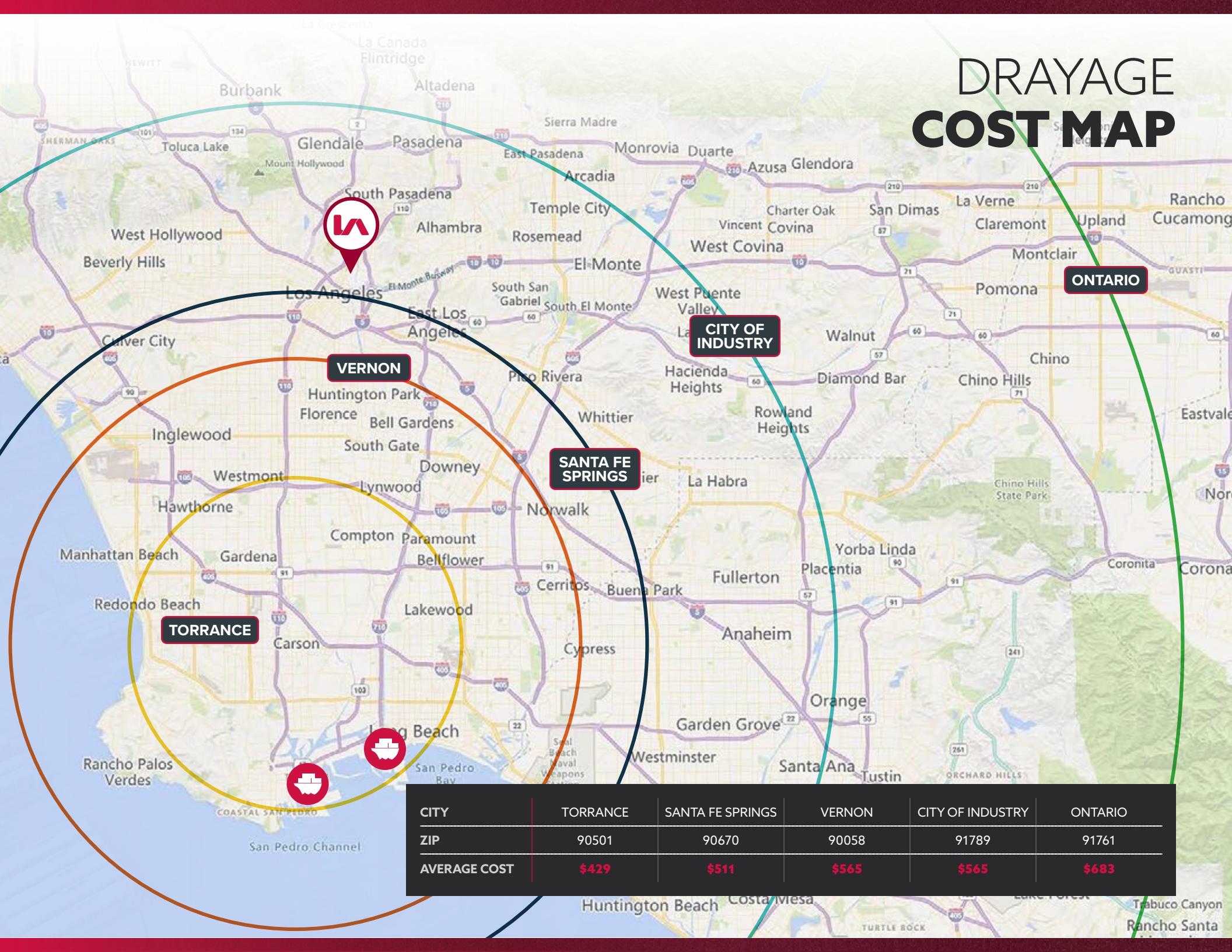


PROPERTY PHOTOS





DRAYAGE COST MAP





1007
N MAIN STREET
LOS ANGELES • CA 90012

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

323.922.3832

LEE-ASSOCIATES.COM/DOWNTOWNLA

For More Information,
Please Contact

Evan Jurgensen

Senior Vice President

ejurgensen@lee-associates.com

323.922.3733

LIC NO 01967347

Melanie Guillen

mguillen@lee-associates.com

323.702.3850

LIC NO 0132895



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.