

9,440 SF INDUSTRIAL/ FLEX SPACE *FOR SUBLEASE*



340 S AVENUE 17, SUITE B, LOS ANGELES, CA 90031

km Kidder
Mathews

340 S AVENUE 17, SUITE B

*Only two blocks from LA River and
seven minutes north of Downtown
LA Arts District.*

9,440 SF of industrial/flex space (includes \pm 2,718 SF of covered sprinklered area can be used for storage or \pm 14 car parking)

100% air conditioning (A/C only, no heat)

Brick building with bow truss roof

Sublease through December 31, 2028

Gated parking lot /loading area

Potential for light industrial, creative, studio, production, fashion, film, and design

Walking distance to the San Antonio Winery, The Brewery and Big Art Labs

5 blocks from Los Angeles State Historic Park

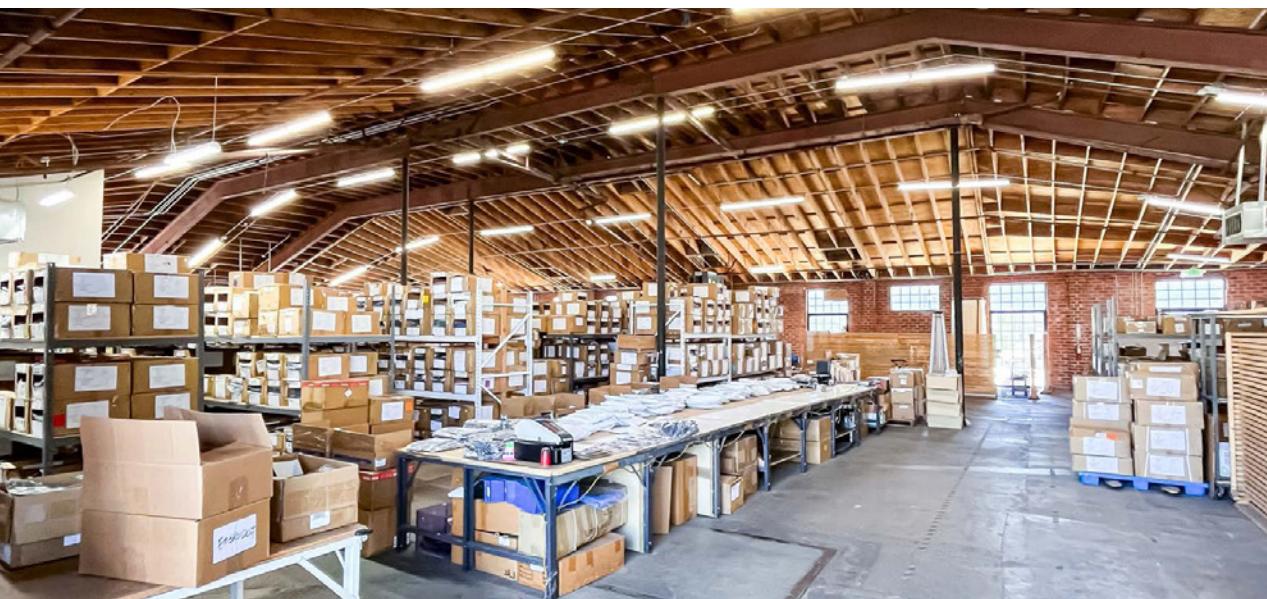
12/31/2028

SUBLEASE TERM THROUGH

AVAILABLE FOR SUBLEASE



KIDDER MATHEWS



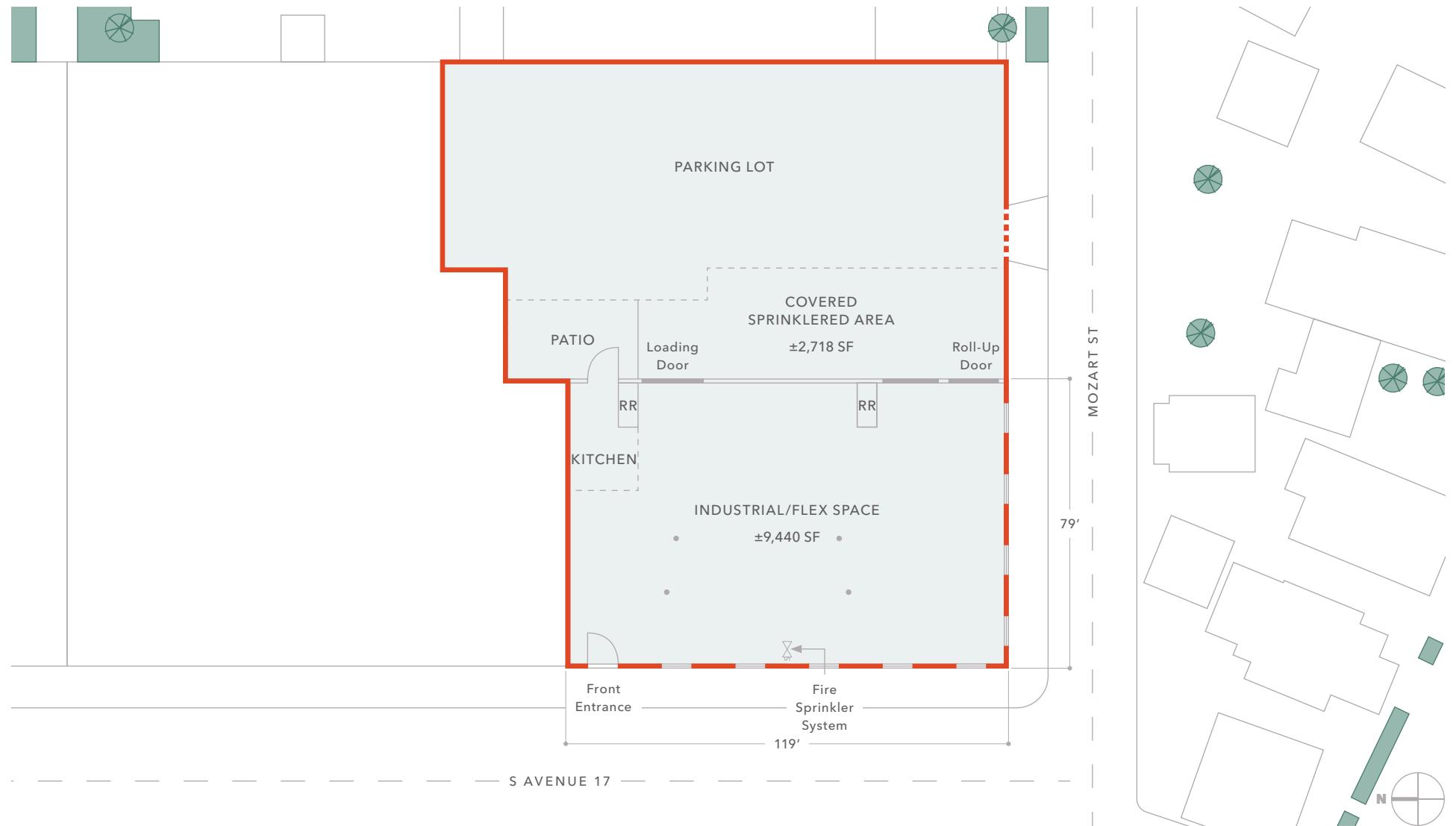
PROPERTY OVERVIEW

BUILDING SIZE	9,440 SF
LEASE RATE/MO	\$18,750
LEASE RATE/SF	\$1.98/SF gross
YEAR BUILT	1944
POWER*	400A, 480V, 3Ø
ZONING	UV - Urban Village
LOADING	Two (2) grade level doors
RESTROOMS	Three (3) restrooms
CLEARANCE	12'-19'
PARKING	±14 car tandem parking possible in the covered sprinklered area
SUBLEASE TERM	Sublease through 12/31/28

9,440 SF
AVAILABLE

\$1.98/SF
LEASE RATE (GROSS)

SITE PLAN



340 S AVENUE 17, SUITE B



AVAILABLE FOR SUBLLEASE

KIDDER MATHEWS



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*For more information,
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