

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



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

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 ± 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

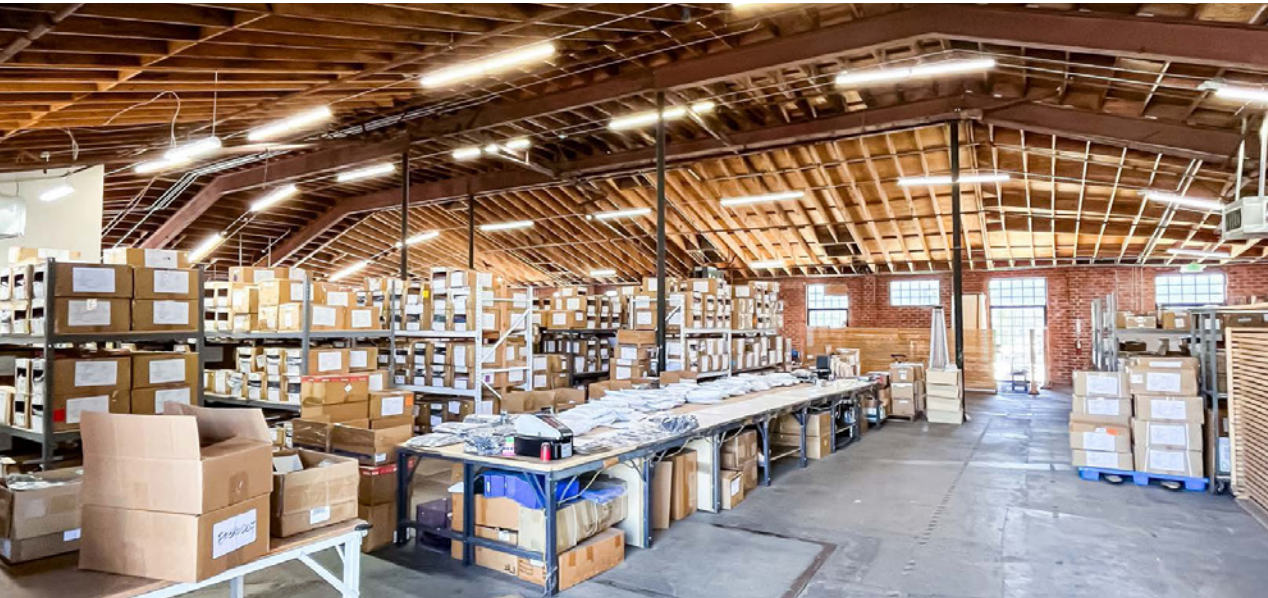
Potential for light industrial, creative, studio,
production, fashion, film, and design

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





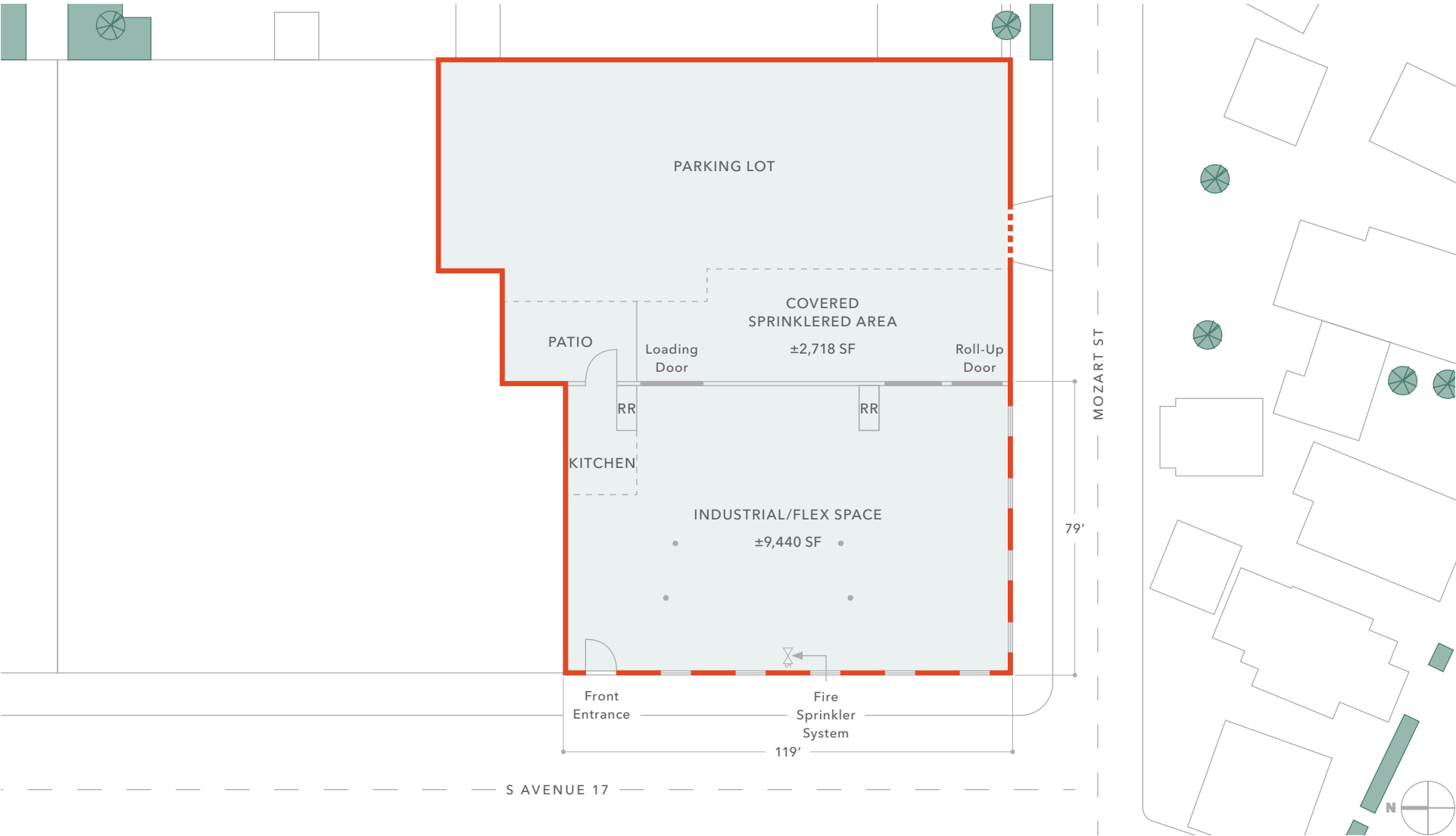
PROPERTY OVERVIEW

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



LOS ANGELES

Downtown
Los Angeles

101

Chinatown

LOS ANGELES STATE
HISTORIC PARK

Mission
Junction

LA RIVER

SUBJECT
PROPERTY





340 S
AVENUE 17,
SUITE B

*For more information,
please contact*

TOM WILLIAMS
213.225.7229
tom.williams@kidder.com
LIC N° 01270201

NICK ARNST
213.225.7226
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

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