

PRICE REDUCTION
NOW AVAILABLE FOR LEASE - \$1.30/SF GROSS



3,906 SF INDUSTRIAL/OFFICE FOR SALE OR LEASE

522 E 6TH STREET
LOS ANGELES | CA 90021

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



**IDEAL FOR AID
ORGANIZATIONS
CHARITABLE
FOUNDATIONS**



**3.906 SF
OFFICE SPACE**



**M2
ZONING**

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DAUM
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

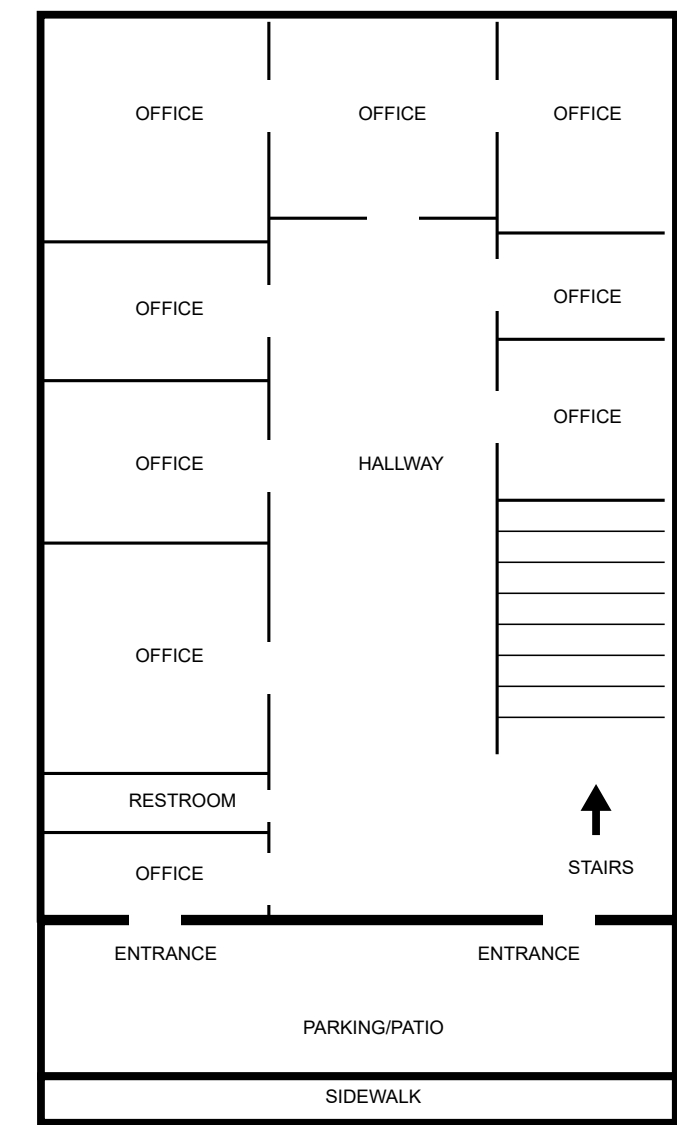
- Sale Price: \$1,484,280.00
- Sale Price/SF: \$380.00
- Lease Rate/SF: \$1.30 Per SF Gross
- Monthly Rent: \$5,078 Gross
- Available SF: 3,906 SF
- Property Lot Size: 0.06 Ac / 2,744 SF
- Construction Type: Concrete
- Office SF / #: 3,906 SF / 14
- Restrooms: 2
- Office HVAC: Heat & AC
- Possession: Vacant
- APN#: 5147026017
- Parking Spaces: 4
- Electrical: 200 Amps, 240 Volts, 3 Phase
- Construction Status/Year Built: Existing / 1992
- In the Heart of Skid Row Central Downtown
- First Time on Market / Two-Story Building
- Ideal for Aid Organizations / Charitable Foundations
- Zoning: M2
- Growth Potential / Part of the Downtown LA 2040 Plan
- 14 Private Offices/ Abundant Windows / Full HVAC / Kitchenette
- Close to Vibrant Areas / Near Arts District / Little Tokyo / Fashion District

Aerial and Property Photos

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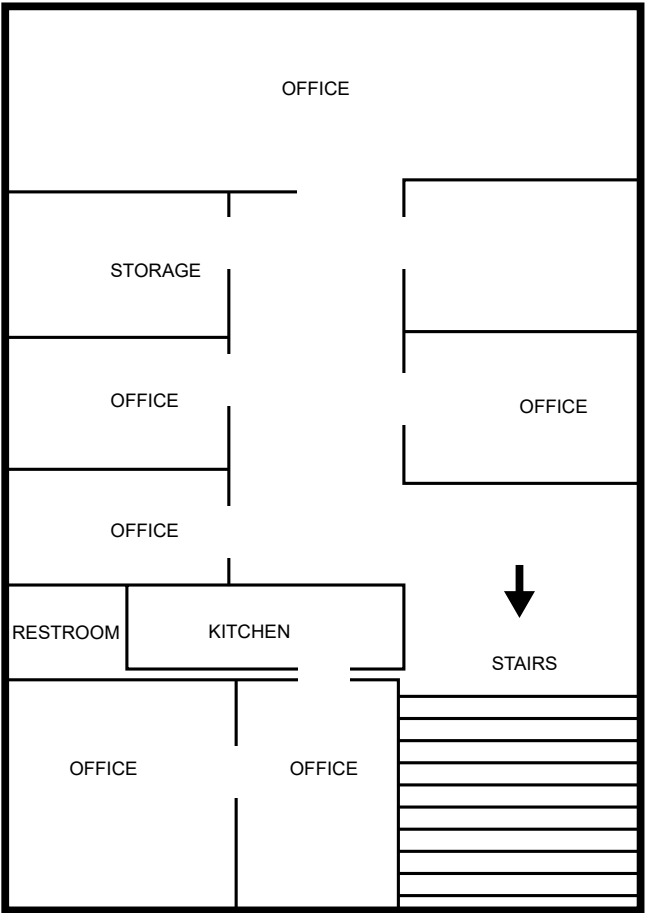


First Floor



E. 6th Street.

Second Floor



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

Property Location

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1,202,073 5-Mile Radius of Population Served	26.7 Miles to Port of LA/ Long Beach	26.3 Miles to Long Beach Airport (LGB)	18.7 Miles to Los Angeles Airport (LAX)
0.6 Miles to Nearest FedEx DC	1.3 Miles to Nearest UPS DC	1.3 Miles to Nearest DHL DC	38.8 Miles to John Wayne Airport (SNA)

NEARBY DEVELOPMENTS



1. 609-623 E 5th St - The Alvidrez
2. 401 E 6th St - 6th Street Place
3. 222 E 7th St - Fashion District Residences
4. 401 E 7th St - Flor 401 Lofts
5. 519 E 7th St - SP7 Apartments

6. 531 San Julian St - Renato Apartments
7. 554 S San Pedro St - Weingart Center Towers
8. 755 Wall St - Flower Market
9. 600 S San Pedro St



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