

**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:

**BRYAN ABAYAN**  
Associate Vice President  
P: 310.883.8476  
[babayan@daumcre.com](mailto:babayan@daumcre.com)  
CA License # 02005294

**PAUL GINGRICH**  
Executive Vice President  
P: 714.941.5333  
[pgingrich@daumcre.com](mailto:pgingrich@daumcre.com)  
CA License # 01299770

### PROPERTY HIGHLIGHTS



**IDEAL FOR AID  
ORGANIZATIONS  
CHARITABLE  
FOUNDATIONS**



**3.906 SF  
OFFICE SPACE**



**M2  
ZONING**

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**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

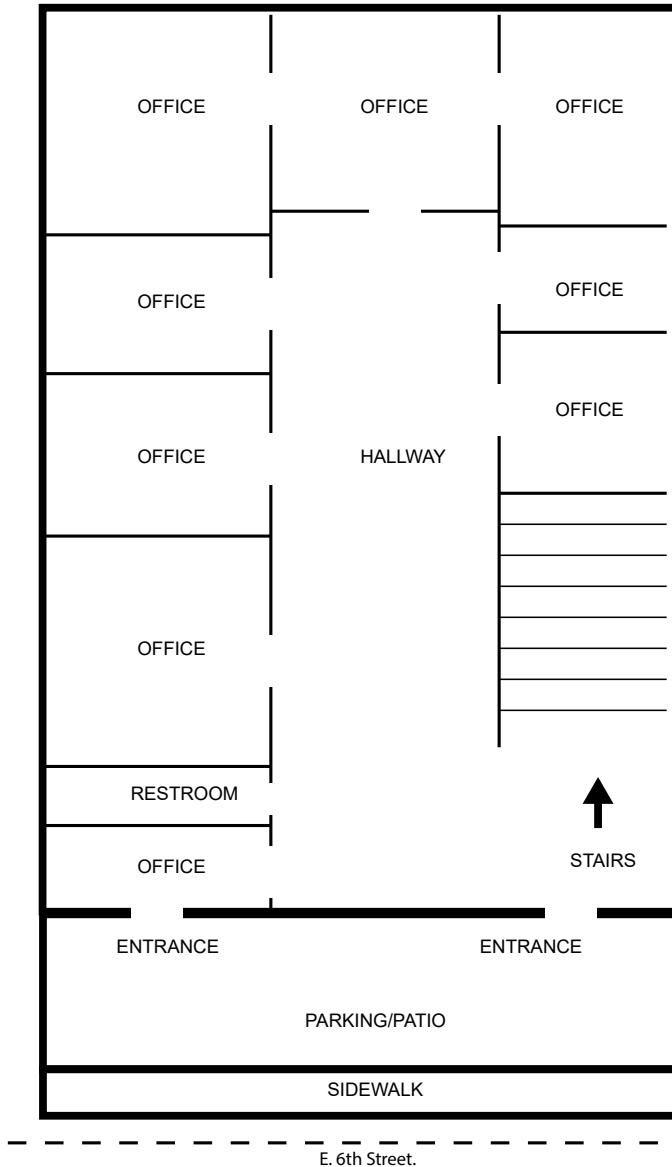
522 E 6TH STREET  
LOS ANGELES | CA 90021



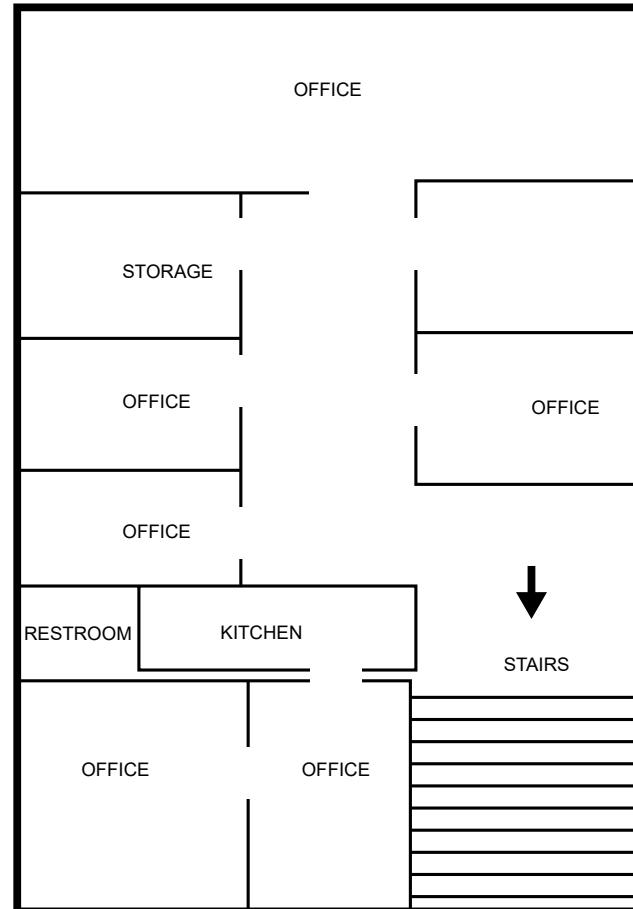
# Floor Plan

522 E 6TH STREET  
LOS ANGELES | CA 90021

First Floor



Second Floor

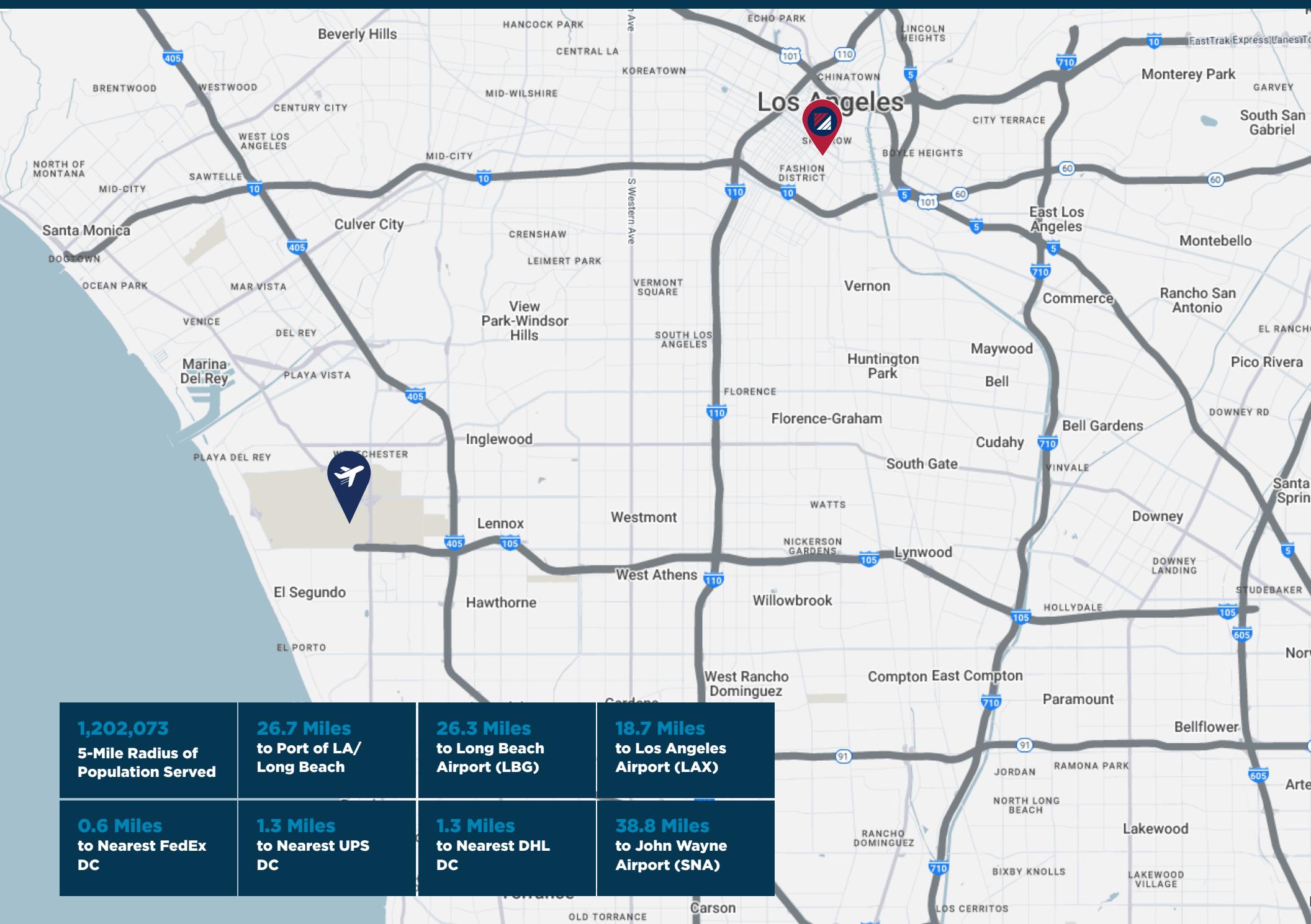


E. 6th Street.

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

522 E 6TH STREET  
LOS ANGELES | CA 90021



## 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



## For More Information, Contact:

**BRYAN ABAYAN**  
ASSOCIATE VICE PRESIDENT  
P: 310.883.8476  
[babayan@daumcre.com](mailto:babayan@daumcre.com)  
CA License # 02005294

**PAUL GINGRICH**  
EXECUTIVE VICE PRESIDENT  
P: 714.941.5333  
[pgingrich@daumcre.com](mailto:pgingrich@daumcre.com)  
CA License # 01299770

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.