



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE

CREATIVE OFFICE AVAILABLE: KOREATOWN

2419-2421 James M Wood Blvd., Los Angeles, CA 90006



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PROPERTY FEATURES

2419-2421 James M Wood Blvd., Los Angeles, CA 90006



APPROX. 1,063 - 2,702 SF

CREATIVE OFFICE/ FLEX SPACE FOR LEASE

- ✓ Creative office space in prime Koreatown
- ✓ Perfect for a variety of uses, from wholesale or light manufacturing to design/creative office/photography/production
- ✓ Secure, video monitored parking area w/ keypad access
- ✓ High ceilings (13')
- ✓ Additional storage units available on site
- ✓ 5 reserved parking spaces available

AREA AMENITIES

- ✓ Close access to 101 and 110 Freeways
- ✓ Proximal to Silver Lake, Echo Park, DTLA, and Hollywood
- ✓ Rapidly developing area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	137,381	636,263	1,287,163
 Avg. HH Income	\$52,694	\$73,369	\$80,303
 Daytime Pop	148,892	638,216	1,268,582
 Traffic Count	± 8,384 CPD ON JAMES M WOOD BLVD		

FLEX SPACE
LOS ANGELES, CA

EXTERIOR PHOTOS

2419-2421 James M Wood Blvd., Los Angeles, CA 90006



FLEX SPACE
LOS ANGELES, CA

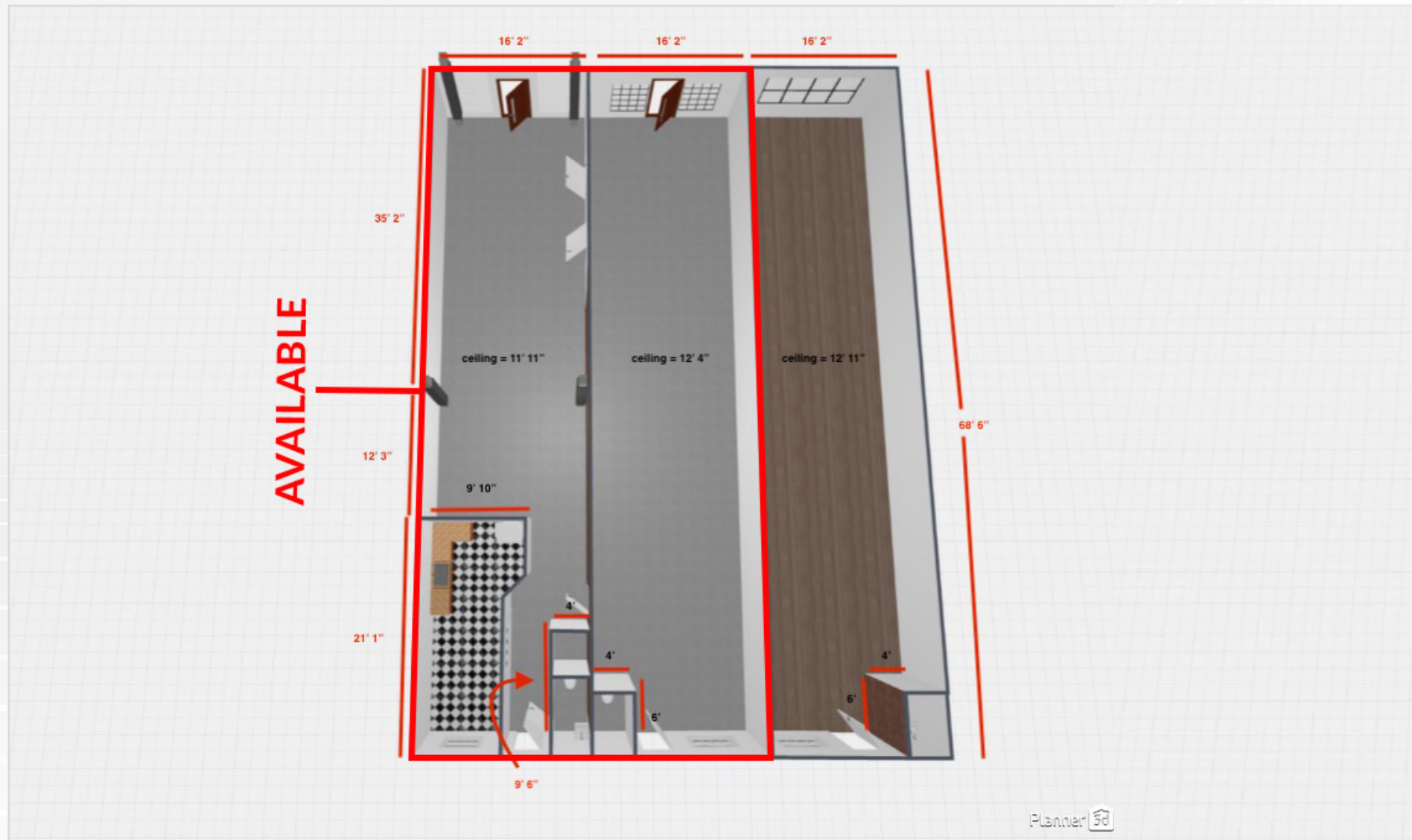
INTERIOR PHOTOS

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FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

DOWNTOWN LOS ANGELES

JAMES M WOOD
HOOPER ST
OLYMPIC BLVD
ARMONT AVE

HOOPER ST

- 
- 
- 

AERIAL MAP



COMMERCIAL
REAL ESTATE

JAMES HEERDEGEN

SENIOR ASSOCIATE

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PRESIDENT

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