

# DTLA CREATIVE SPACE FOR LEASE

*Arts District Adjacent Creative/Gallery Space* 2,230 SF



363 S CLARENCE ST UNIT B, LOS ANGELES, CA 90033

*Fantastic Creative/Gallery Space Near DTLA Arts District!*

## PROPERTY HIGHLIGHTS

- Excellent Boyle Heights location close to famous Downtown Los Angeles Arts District
- Ideal for an array of creative applications
- Includes a restroom — Ample clearance height
- Accessible from Artemus St (east of Anderson St)
- Onsite parking available (call broker)
- Just 2 blocks east of the Los Angeles River and 2 blocks north of 4th Street
- Lease: \$4,500 per month (\$2.02 per SF MG)
- 3-5 year term — Available February 1, 2026

For More Information, Please Contact

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## PROPERTY DETAILS

Available Area ..... 2,230± SF

Zone ..... LA MR1

Year Built ..... 1965

Ground Level Loading Doors ..... 1

Restrooms ..... 1

Construction ..... Brick/Block

APN ..... 5172-019-013

Parking ..... Gated Yard Off Artemus St

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

Clarence Street

34.56'

51.36'

Unit A  
1,775 SF

RR

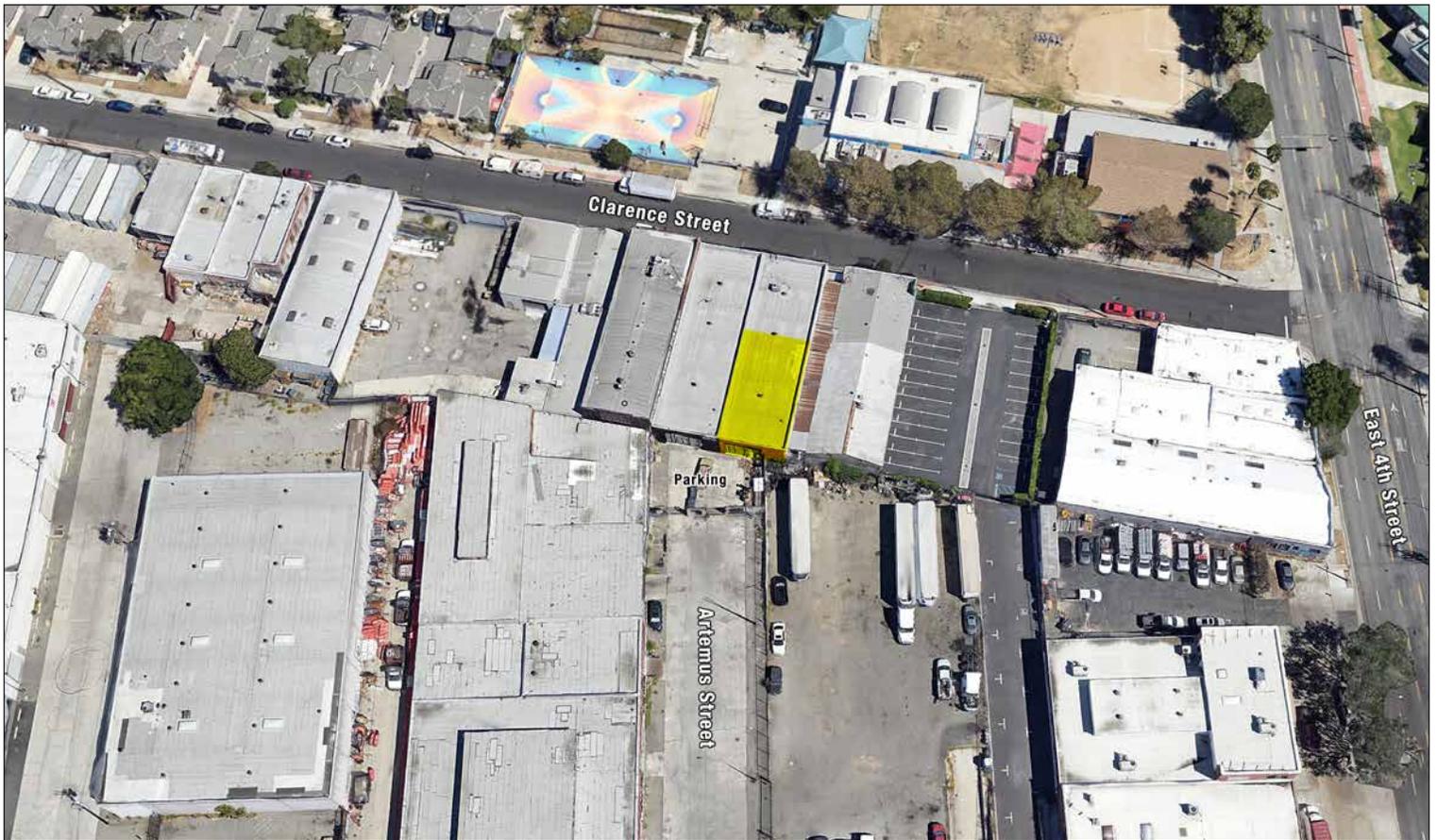
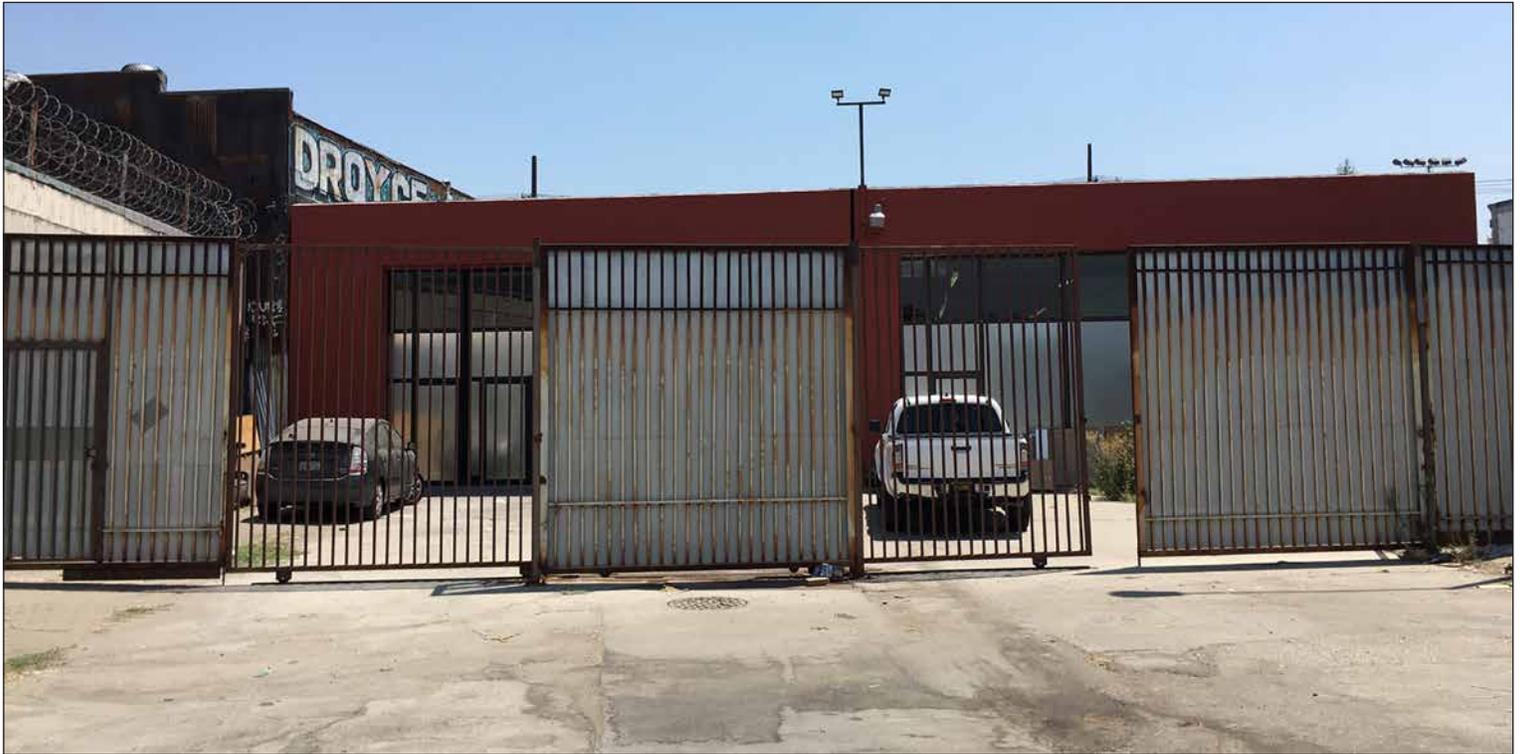
64.5'

**SUBJECT**  
Unit B  
2,230 SF

34.56'

Artemus Street

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