

650 **RIO ST.**
Los Angeles 90023



FOR LEASE

10,400 SF

STUNNING ARTS DISTRICT EAST CREATIVE SPACE
ADJACENT TO 6TH ST. BRIDGE
18-CAR PARKING



Click for Matterport Tour



Click for Video Tour



ERIC REAVIS, SIOR
MARK REAVIS



01216423
01197741



213.709.6760
323.828.2680



eric@reavisrealty.com
mark@reavisrealty.com



www.reavisrealty.com

01

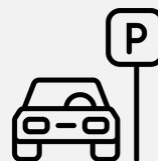
Building Highlights



10,400 SF
AVAILABLE SF

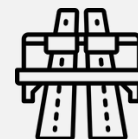


**CLASSIC EXPOSED
BRICK WALLS**



18-CAR PARKING

IN FENCED LOT ACROSS STREET
AT 2271 JESSE ST.



FREEWAY ACCESS

IMMEDIATE ACCESS TO
(10), (5) & (101) FWYS



**ABUNDANT
NATURAL LIGHT**



200 AMPS, 3-PHASE
ELECTRICAL SERVICE



2,571 SF

WINDOW-LINED
2ND FLOOR OFFICES



IDEAL FOR

GALLERY, PRODUCTION, FILM,
FASHION, DESIGN OR RESTAURANT/BAR

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

02

Specs

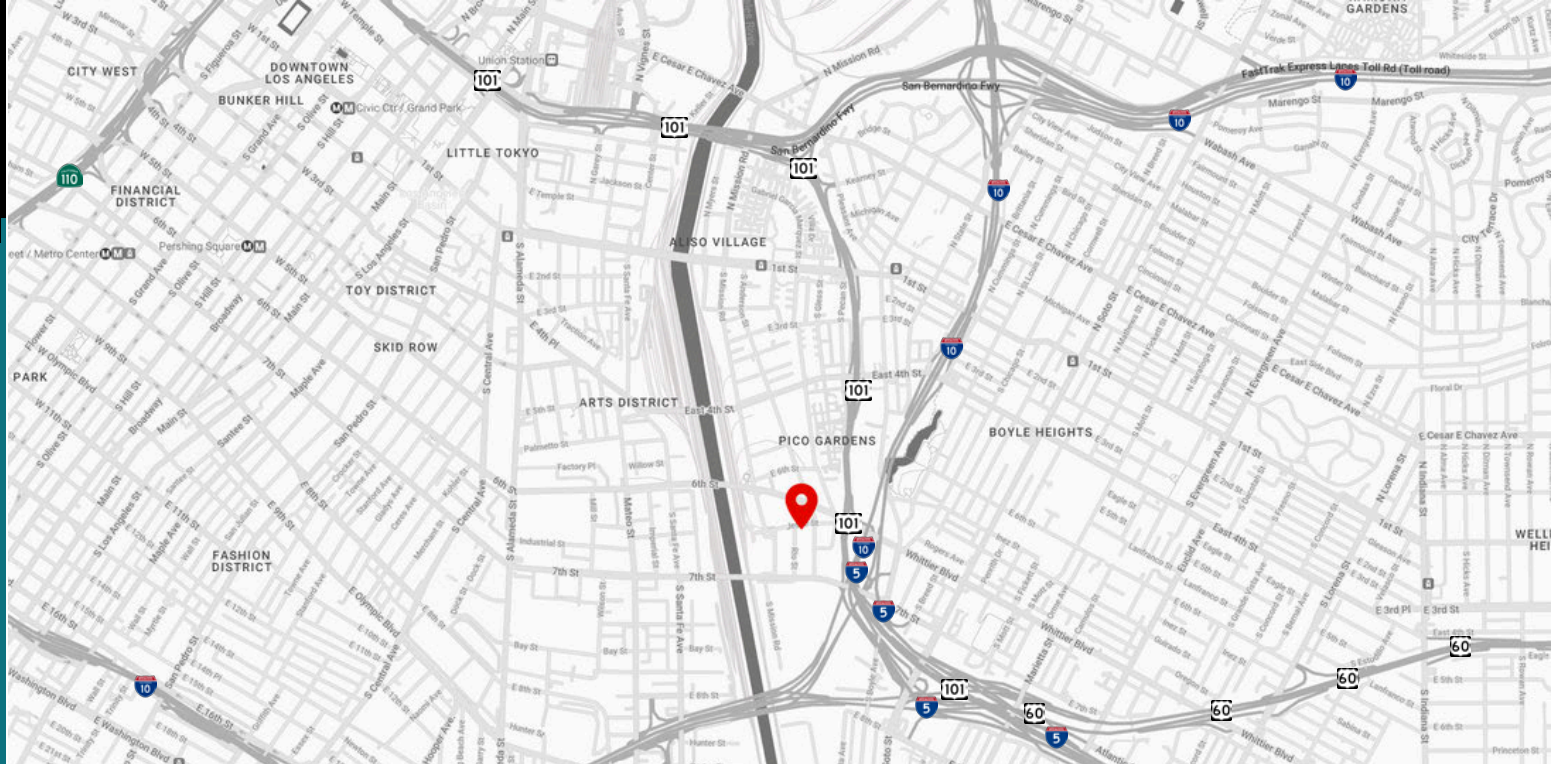
UNIT SIZE	10,400 SF
LAND SIZE	14,303 SF
CONSTRUCTION	BRICK
YEAR BUILT	1920
ZONING	M1
CLEARANCE	14'
OFFICE SIZE	2,571 SF
DOCK HIGH POSITIONS	1
GROUND LEVEL DOORS	2
PARKING	18
POWER	200V, 240A, 3-PHASE
APN	5171020027 & 5171016011
LEASE RATE	\$1.43 GROSS PSF
OCCUPANCY	NOW



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

03

Location Highlights



IDEAL ARTS DISTRICT EAST
LOCATION **ADJACENT TO 6TH ST
BRIDGE**

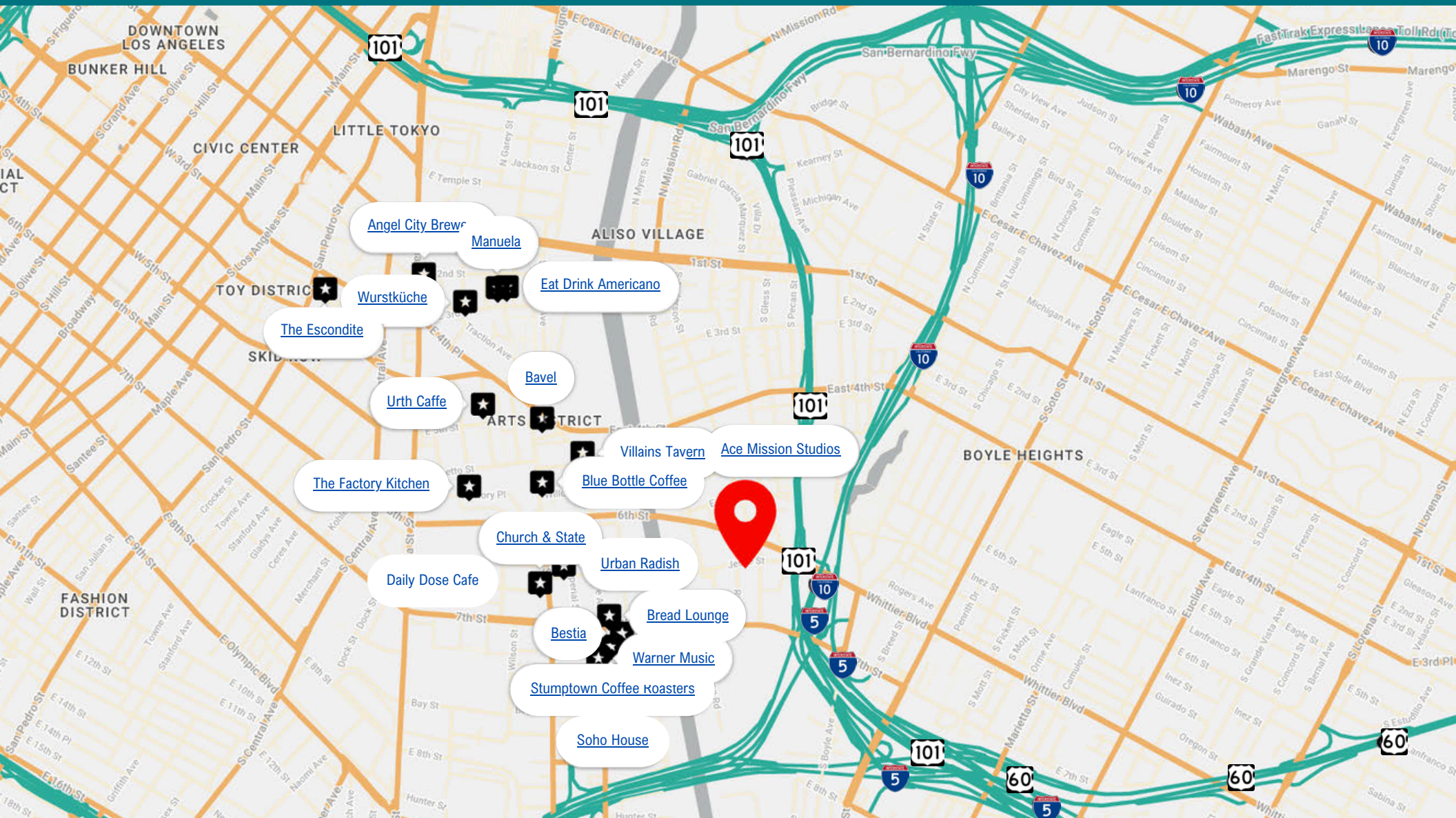
SECONDS TO **HEART OF THE ARTS
DISTRICT**

ADJACENT TO **ACE MISSION
STUDIOS**

IMMEDIATE ACCESS TO **(10), (5),
(101) & (60) FWYS**

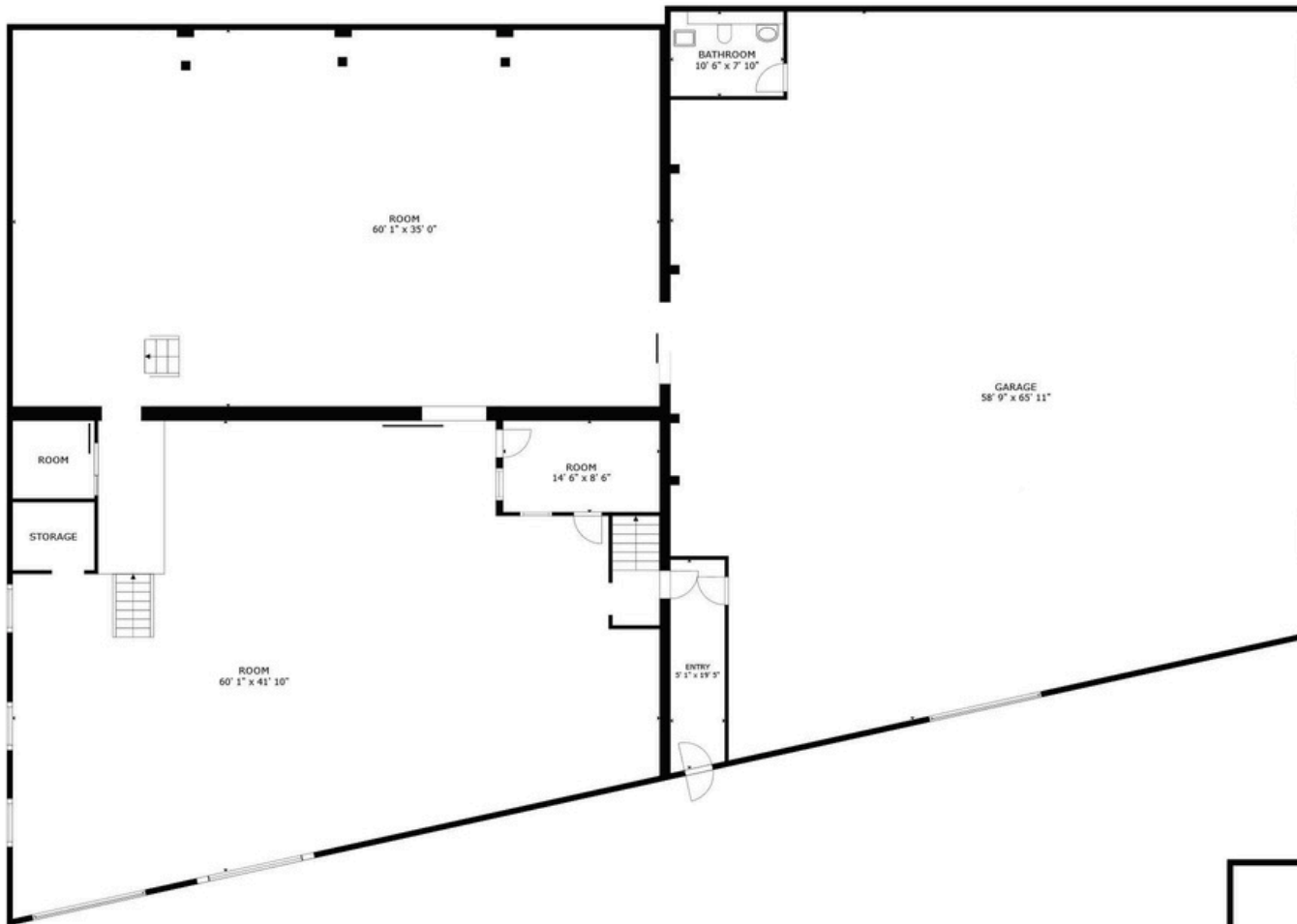


04 Points of Interest

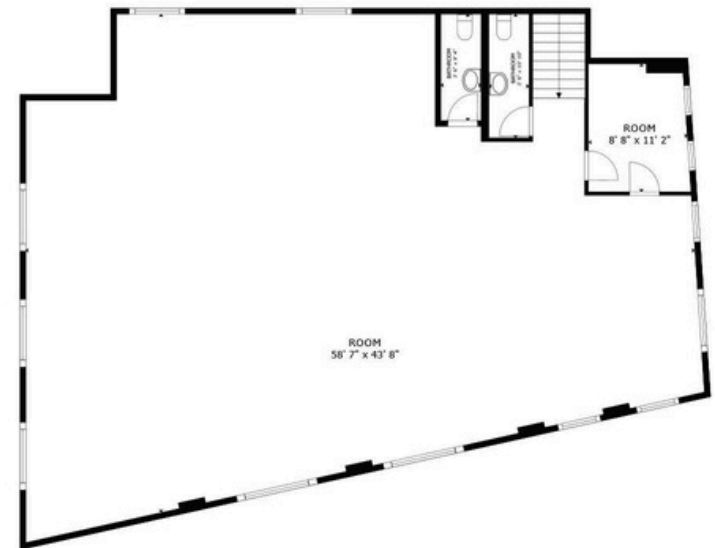


04

Property
Site Plan



FLOOR 1



FLOOR 2

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



06

Photos



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



06


Photos



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

ERIC REAVIS, SIOR

 01216423

 213.709.6760

 eric@reavisrealty.com

MARK REAVIS

 01197741

 323.828.2680

 mark@reavisrealty.com

