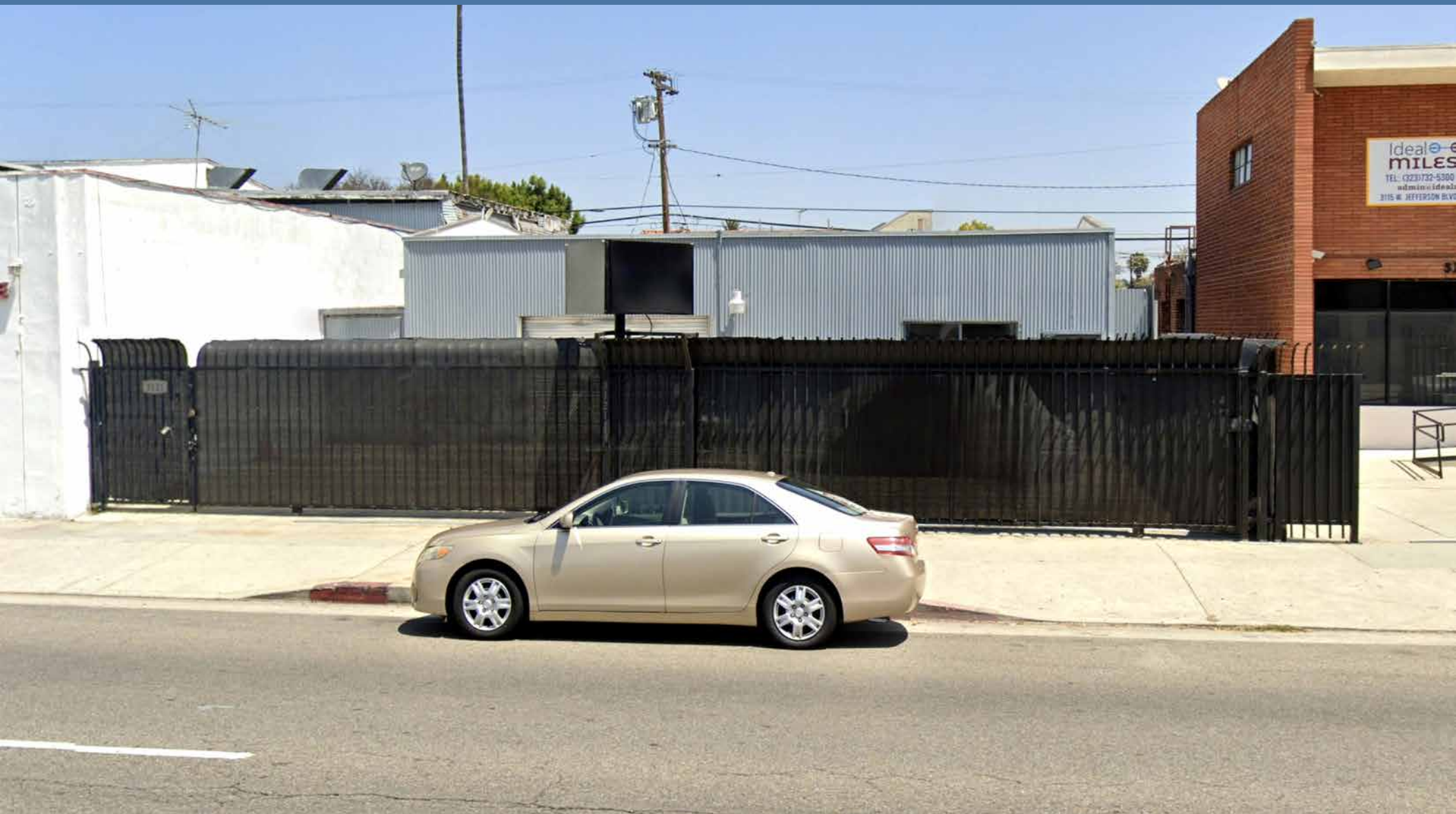


# COMMERCIAL PROPERTY FOR LEASE



**4,251± SF FLEX SPACE AVAILABLE**

**3121 W Jefferson Blvd, Los Angeles, CA 90018**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
Offering Memorandum

3121 W JEFFERSON BLVD, LOS ANGELES, CA 90018

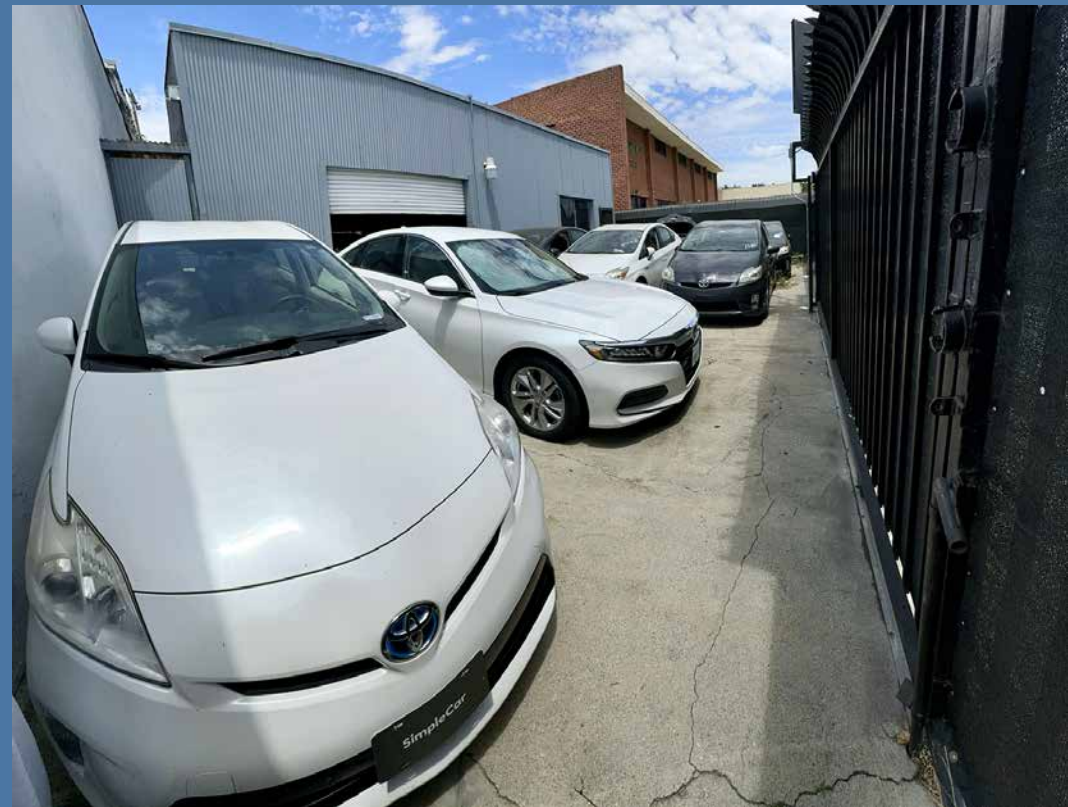
## Property Highlights

- 4,251 SF building with front and rear metal gates
  - Many possible uses from flex, creative offices, or ghost kitchen/catering applications
  - Concrete floors and walls
  - Parking front and rear for 30± vehicles
  - Light and bright with interior skylights
  - Must see: Move in condition!
- .....

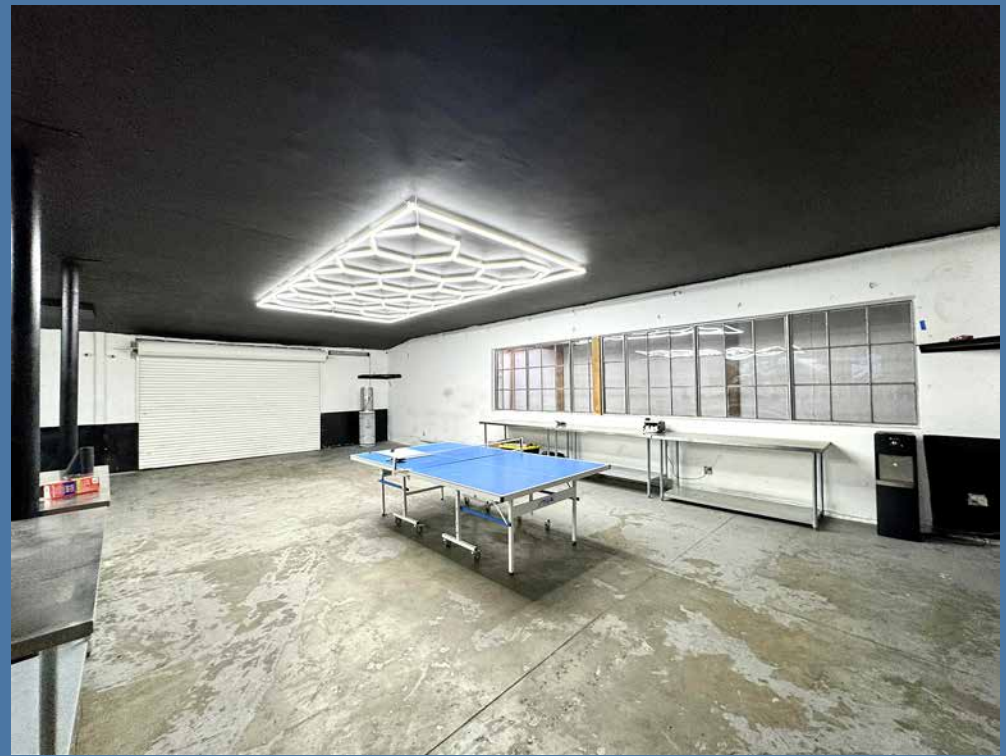
## Property Details

Available Area:	4,251± Sq.Ft.
Year Built:	1940
Loading Doors:	2 Roll Up (Front & Rear)
Ceiling Clearance:	10' Minimum
Air Conditioning:	Yes
Power:	400A/120-240V/3Ph
Restrooms:	2
Parking:	Up to 30± Vehicles
Zoning:	LA C2
Traffic Count:	32,147 Vehicles Per Day

**Lease Rental: \$7,900 Per Month**  
**(\$1.86 Per SF NNN)**













# FOR LEASE

3121 W JEFFERSON BLVD, LOS ANGELES 90018

## Ground Floor Flex Space 4,251± SF Available

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

*Exclusively offered by*



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