

FOR LEASE

±9,200 SF CREATIVE BUILDING



1711 N SPRING ST | LOS ANGELES | CA 90012

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

±9,200 SF CREATIVE BLDG

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High Clear &
Ground Level
Creative Space



Adjacent to
Majordomo &
Apotheke



Fronts the
LA Historic Park



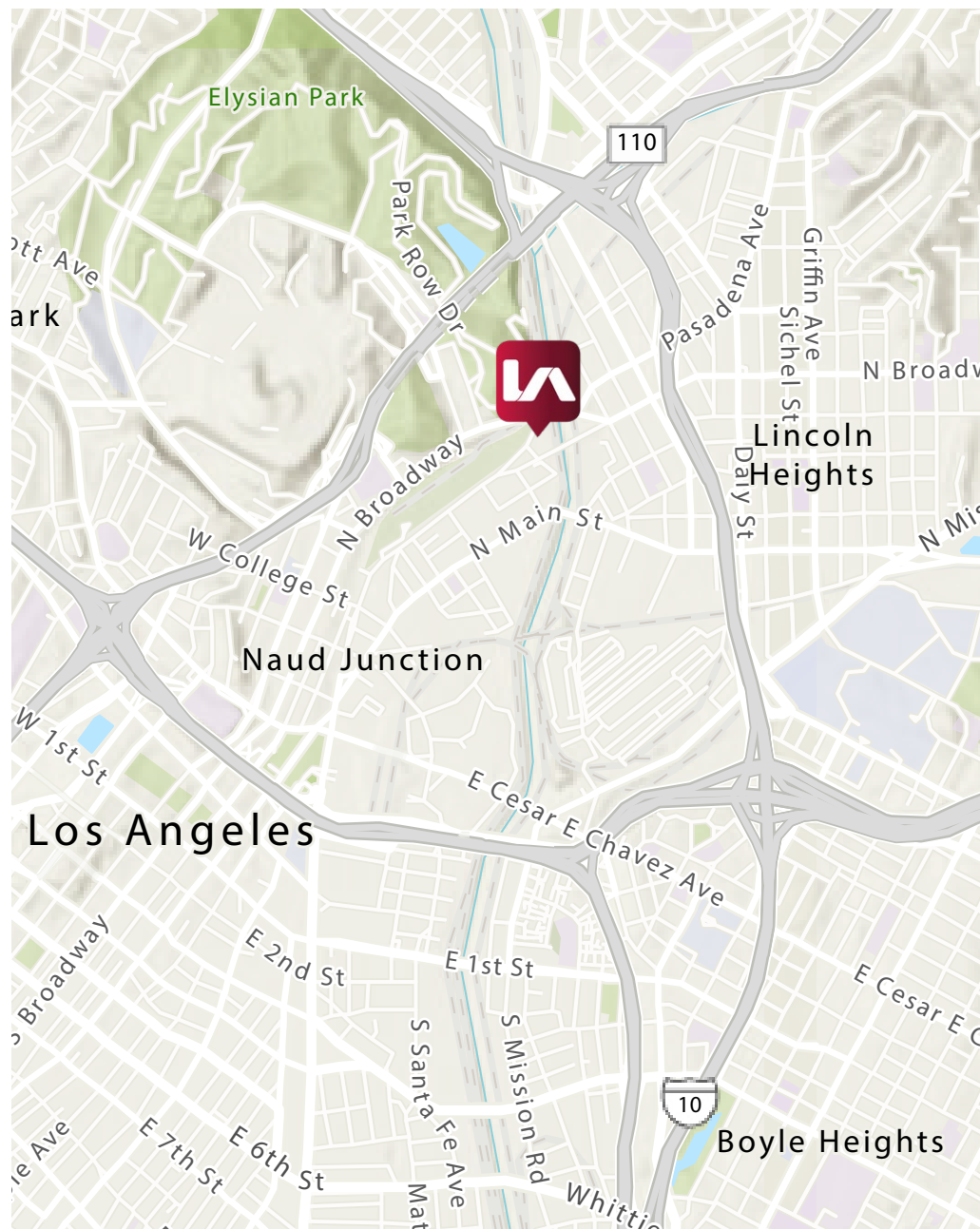
Expandable to
Larger Sizes



Includes Unit At 1742 N Baker St

PROPERTY INFORMATION

Available SF	±9,200 SF	Vacant	Yes
Minimum SF	±9,200 SF	For Sale	No
Clear Height	16'	Parking Spaces	0
Sprinklered	No	GL Doors	2
Prop Lot Size	POL	DH Doors	0
Term	Acceptable to Owner	Construction Type	Masonry
Yard	No	Year Built	1910
Lease Type	Gross	Specific Use	Warehouse / Office
Office SF	TBD / 4	Zoning	UVCA
Restrooms	1	Market/Submarket	Outlying Los Angeles
Possession Date	Immediate	APN	5409-002-028



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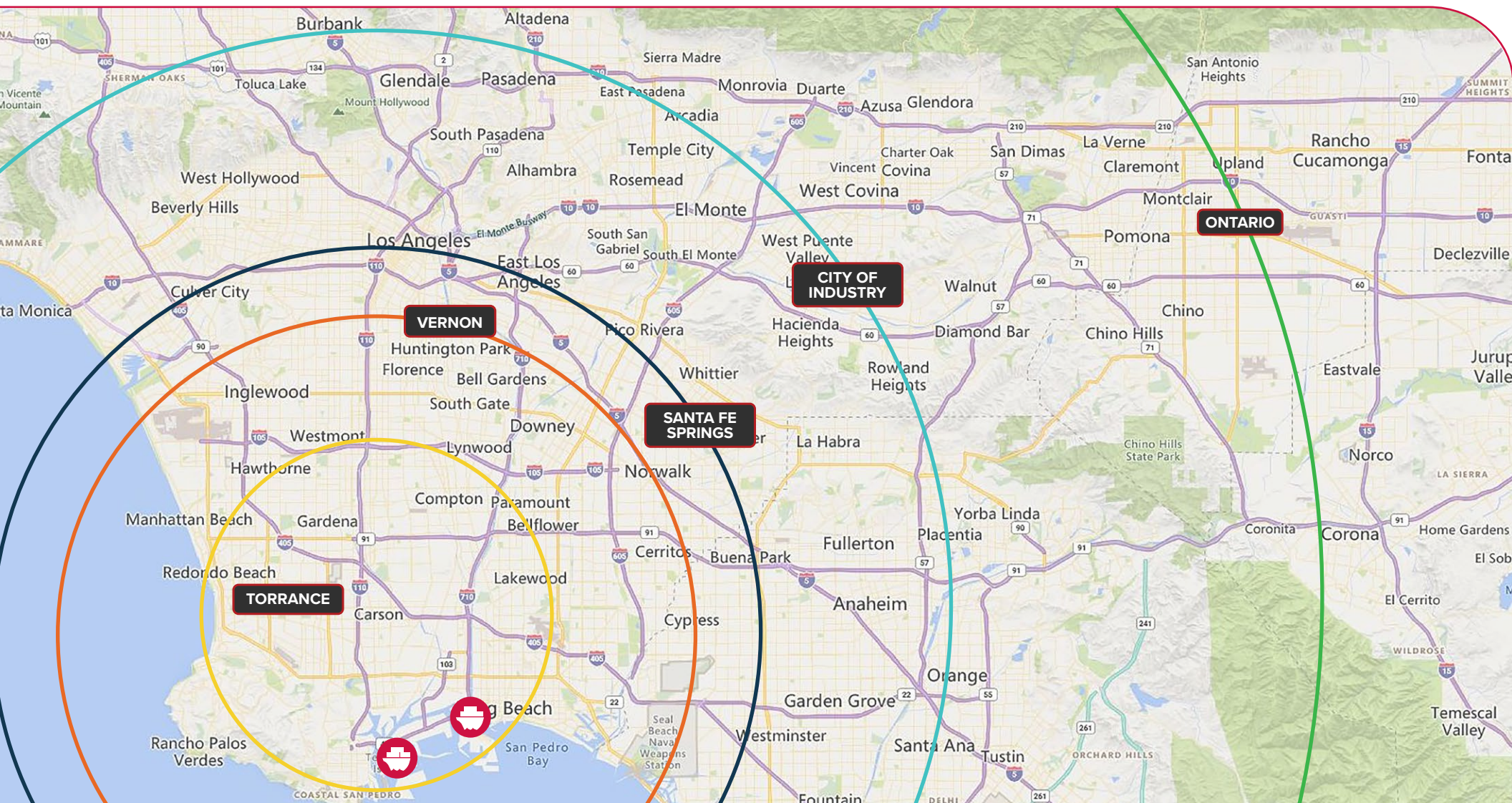
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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.