

The Mill

338-340A S AVENUE 17

LOS ANGELES, CALIFORNIA 90031

Innovative Work Space For Lease

**LEASE RATE REDUCED!
OWNER MOTIVATED!**

**±4,992 SF / ±9,143 SF / ±14,135 SF
INDUSTRIAL/FLEX SPACES FOR LEASE**

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PROPERTY HIGHLIGHTS

- 2 Adjacent Units for Lease - ±4,992 SF & ±9,143 SF
- Can be Leased Together or Separately
- Units Have Cooling but No Heat
- Gated Parking Lot/Loading Area - 14 Rear
- Potential for Light Industrial, Creative, Artist, Production, Fashion, Film, and Design (Tenant should Obtain Approval from City of Los Angeles)
- Approximately 800 Amps Power (Needs to be Verified by Tenant)
- Minutes south of Trendy Frog Town

- 7 Minutes North of Downtown LA Arts District
- Only 2 Blocks from LA River; Visit www.LARiver.org for LA River Revitalization Master Plan
- Walking Distance to the San Antonio Winery, The Brewery, and Big Art Labs
- 5 Blocks from Los Angeles State Historic Park (AKA The Cornfield)
- Please Google Cornfield Arroyo Specific Plan and Consult with an Architect for Zoning Details and Allowed Uses
- Potential for 800 amps Power (Call Broker)

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

ARMEN KAZARYAN MRED

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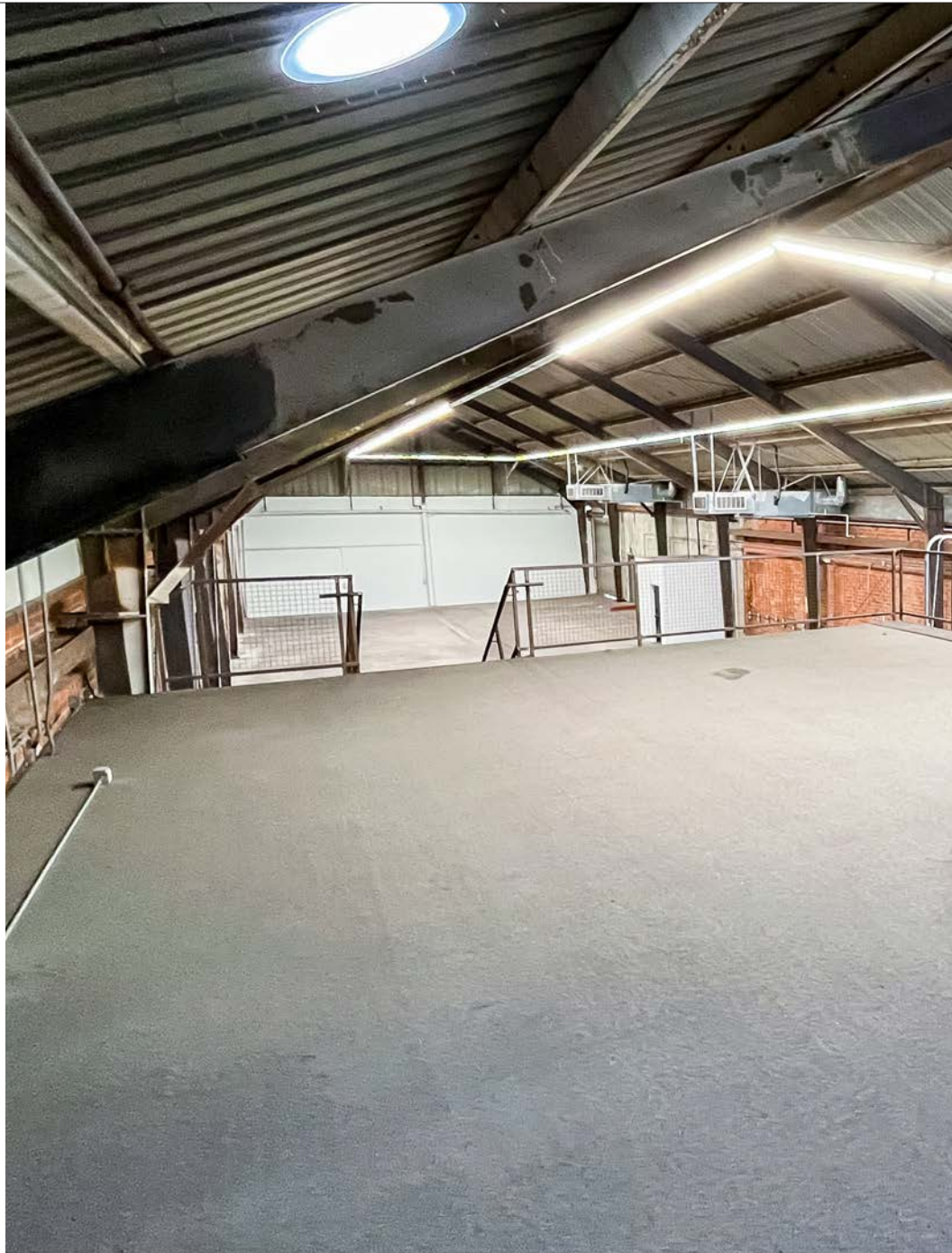
Lee & Associates - Los Angeles Central
CORP ID 01125429
5675 Telegraph Rd, Ste 300
Los Angeles, CA 90040

PRICING SUMMARY

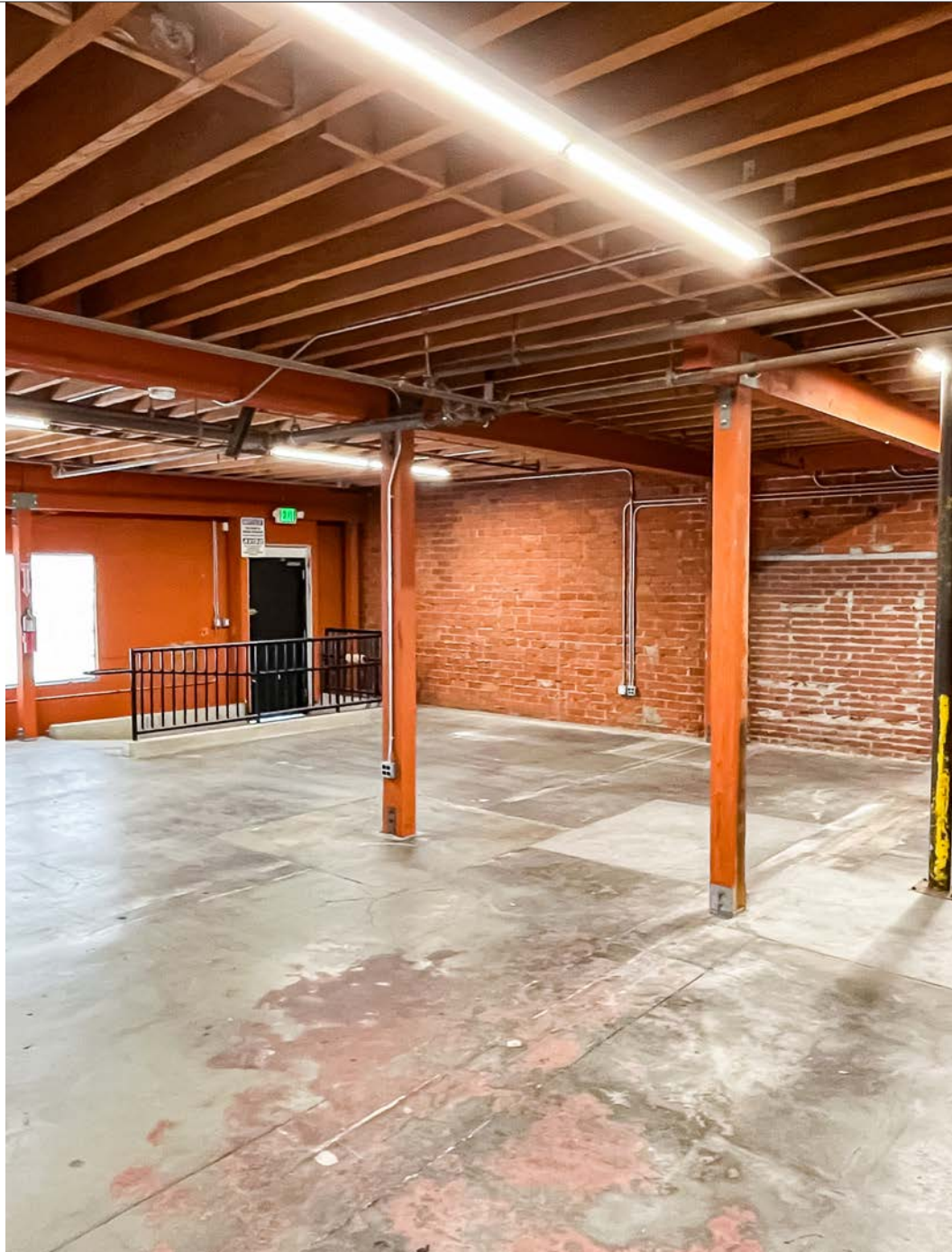
PROPERTY ADDRESS	UNIT SF	RATE	COMMENTS
340-A S AVE 17	±4,992 SF	\$1.35 PSF/Mo MG	<ul style="list-style-type: none"> • 2-Story, Brick Building • Unit has Cooling but No Heat • 4 Car Tandem Parking • 1 Restroom
338 S AVE 17	±9,143 SF	\$1.25 PSF/Mo MG	<ul style="list-style-type: none"> • Unit has Cooling but No Heat • 8 Car Tandem Parking • 15'-20' Clearance • 1 Restroom
338-340A S AVE 17	±14,135 SF	\$1.28 PSF/Mo MG	<ul style="list-style-type: none"> • Unit has Cooling but No Heat • 12 Car Tandem Parking • 2 Restroom

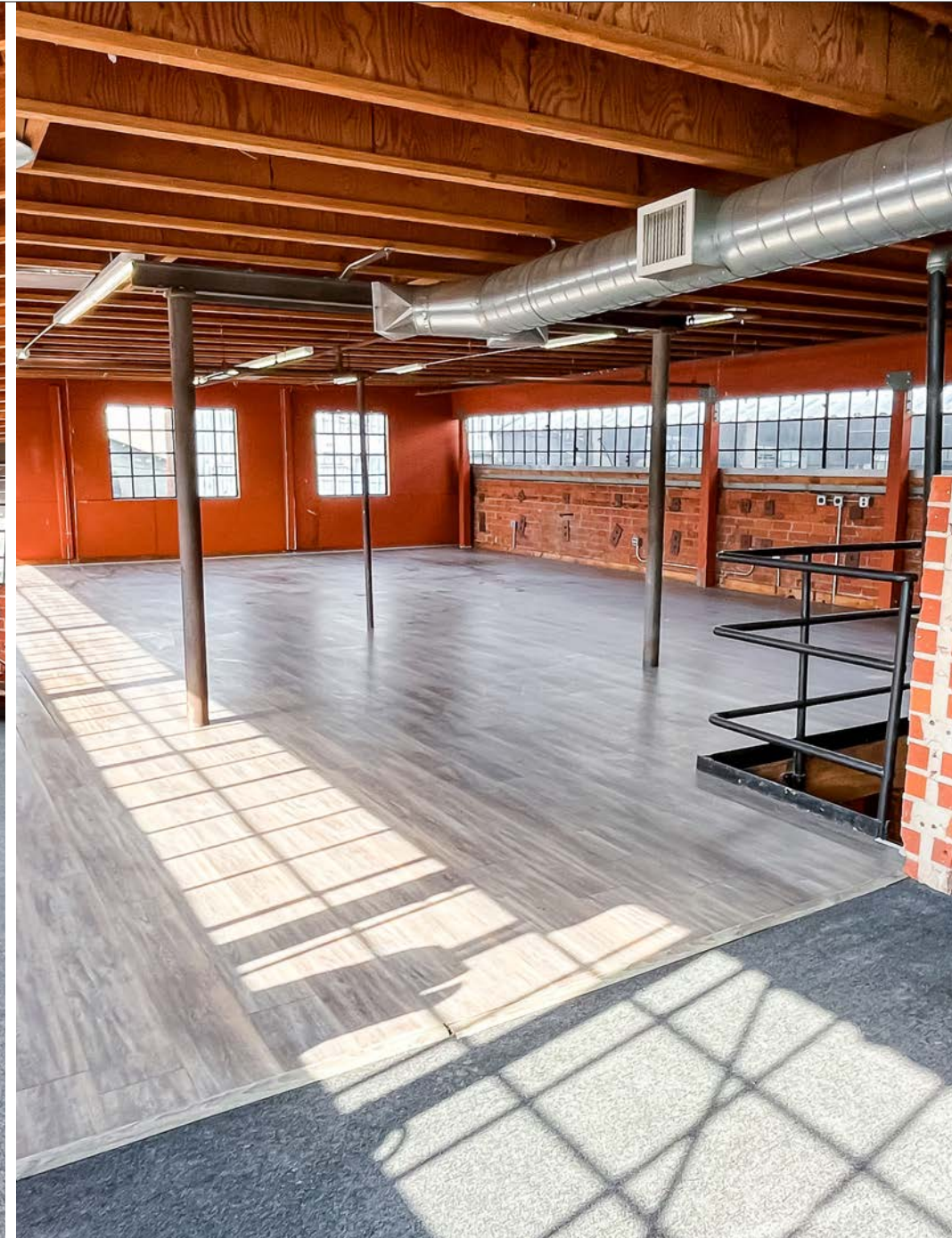
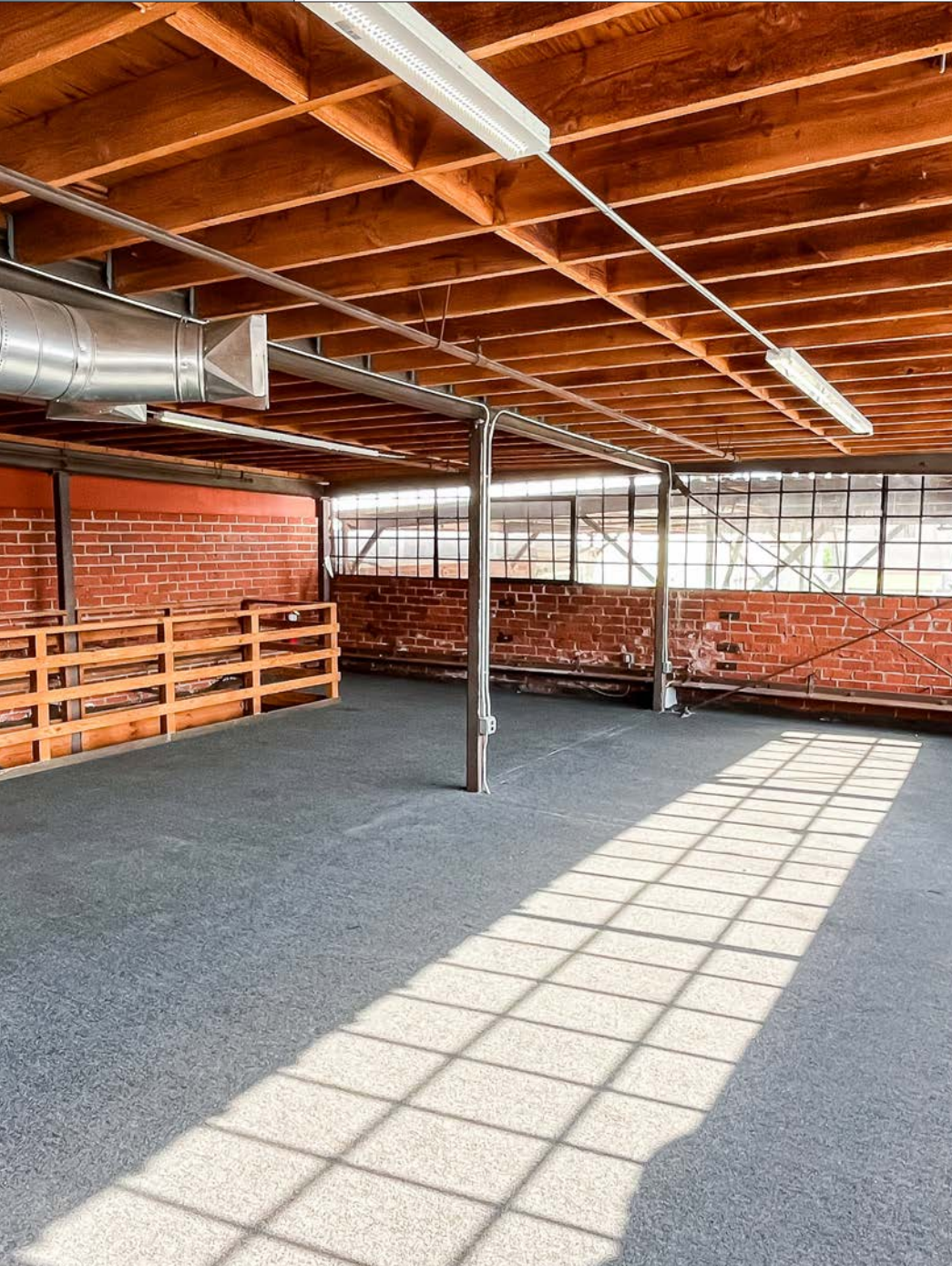






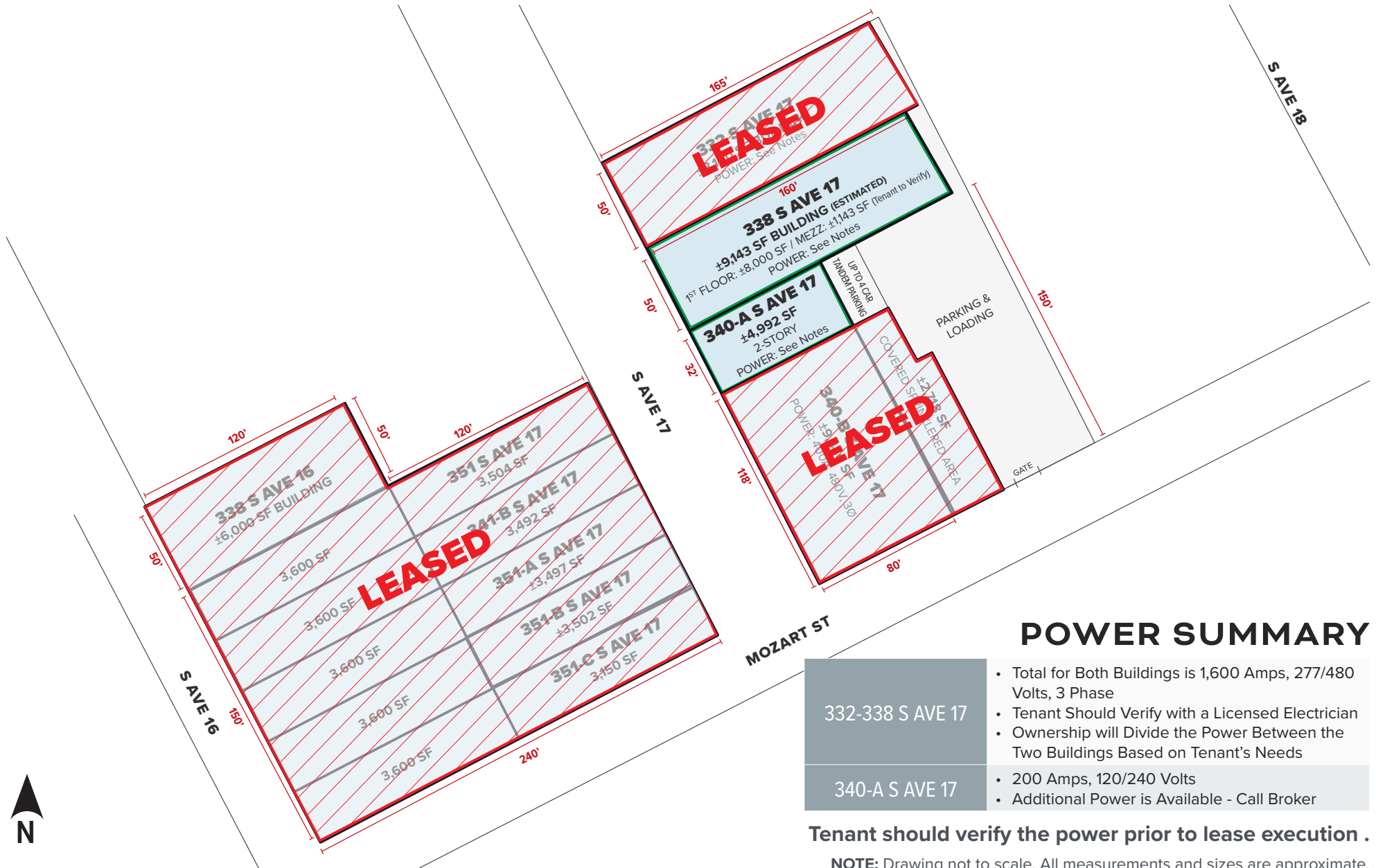


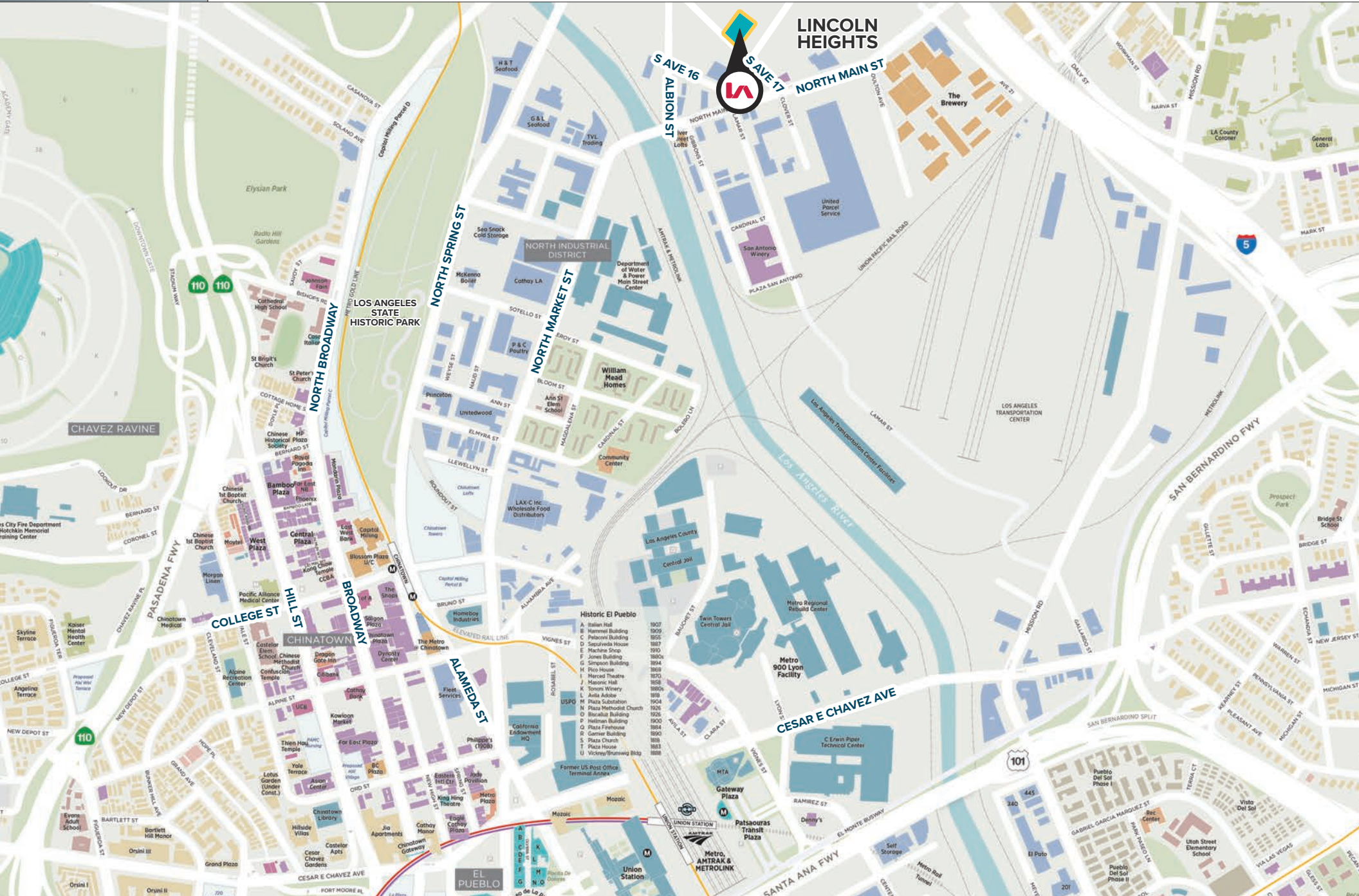


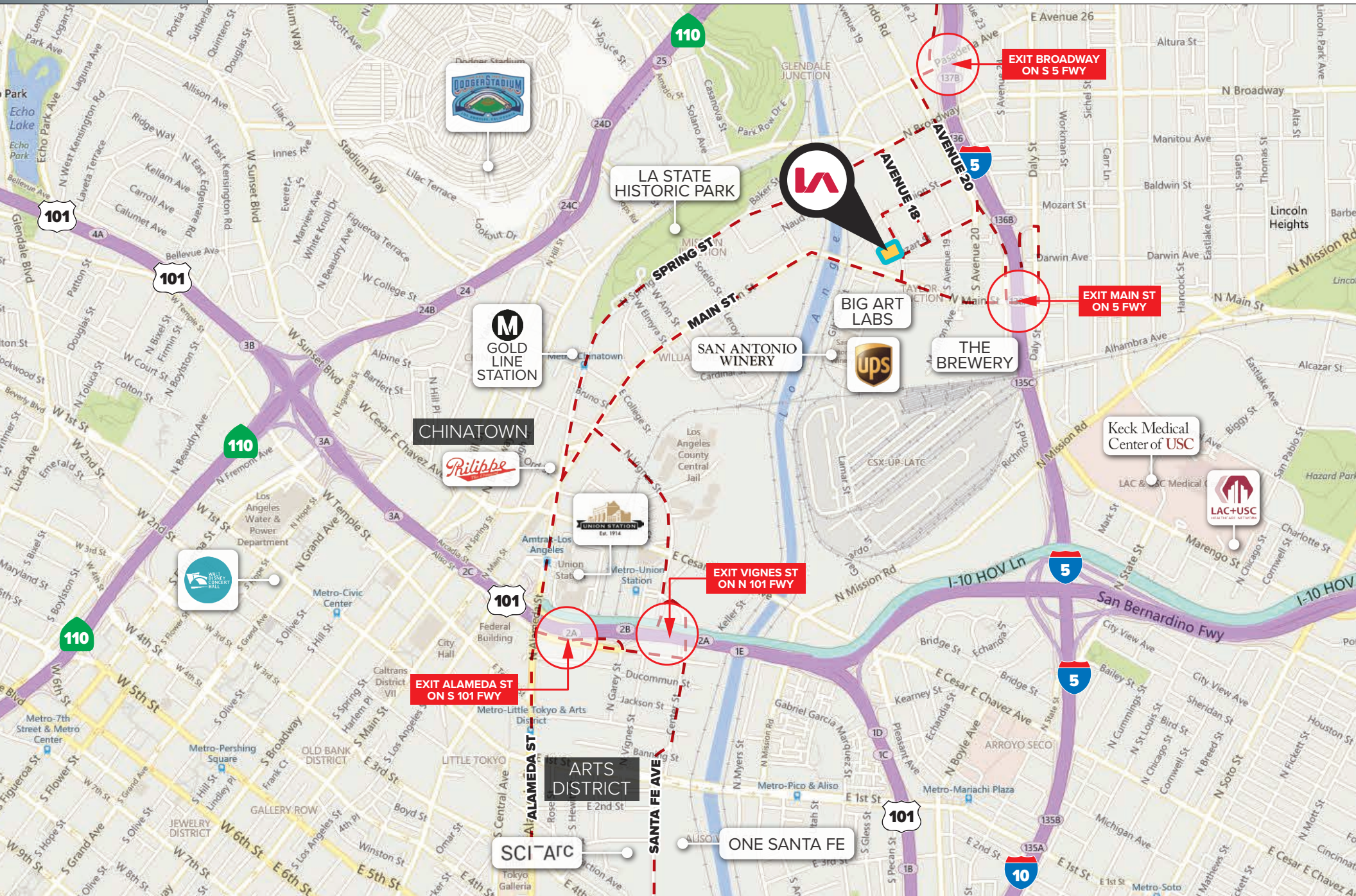




POWER IN EACH SPACE IS SUBJECT TO CHANGE. BROKER RECOMMENDS THAT TENANT VERIFY THE POWER WITH A LICENSED ELECTRICIAN PRIOR TO TENANT SIGNING THE LEASE.



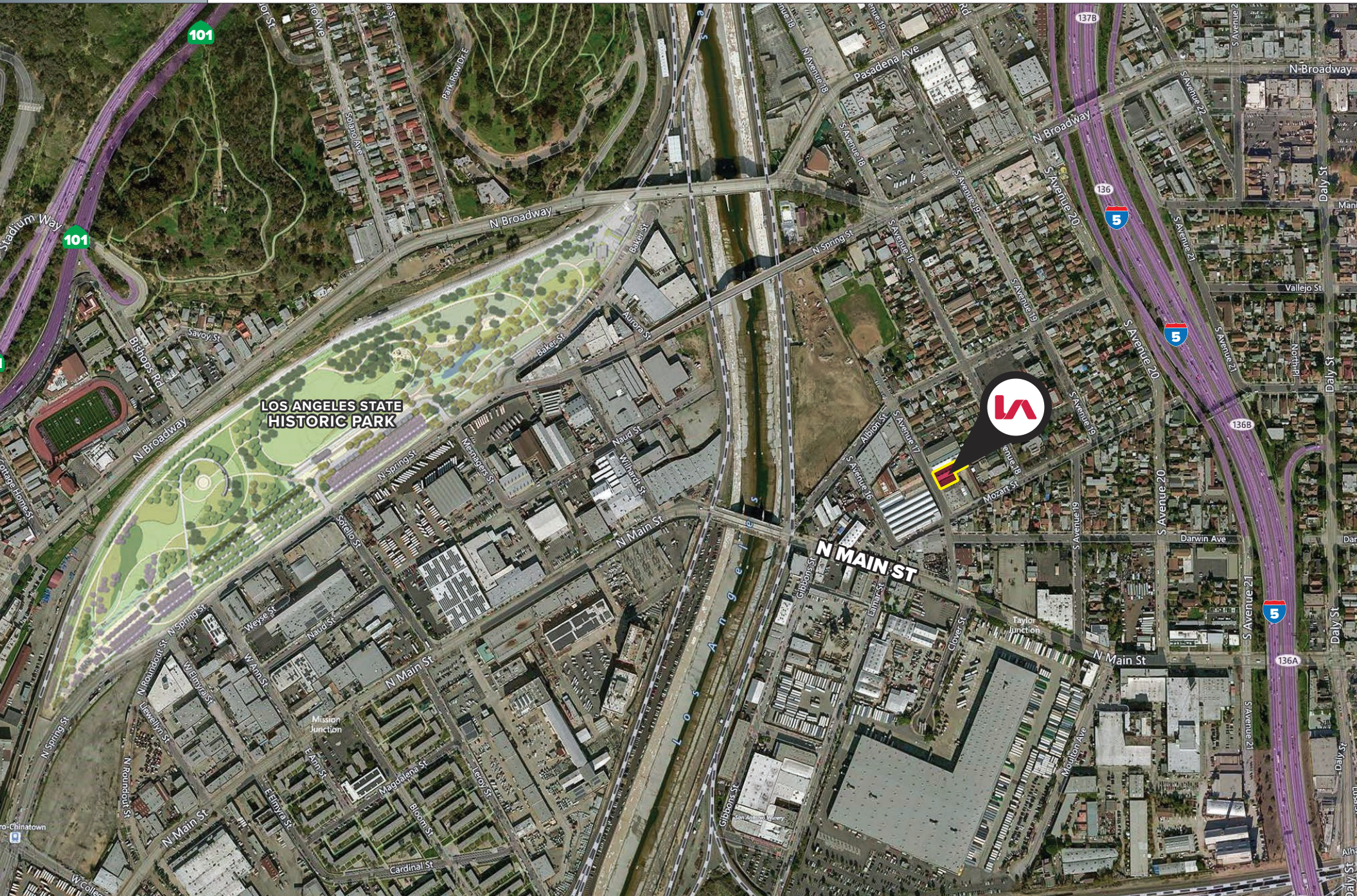






DOWNTOWN
LOS ANGELES

CHINATOWN



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FOR MORE INFORMATION, PLEASE CONTACT US

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