

Renovated 7,000 SF Space

Divisible into 5 units ranging from
635 SF to 7,000 SF

*\$0.75/SF and two months free on leases
of two years or longer.*

Fashion District OFFICE / FLEX SPACE

YOUR SIGN HERE

Something
Special LA
213-747-8809

Today's Design
Women's Clothing
Tel. 213-746-7334
1016 Santee St #1 Los Angeles CA 90015

KARIANO
FASHION DESIGNER

Emanuel
TAILOR SHOP

FOR LEASE
310-963-8005
310-922-4696

PRINCESS
Prom, Brides, Quinceañeras

1016 SANTEE ST | LOS ANGELES | CA 90015

FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT US:



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MAJOR PROPERTIES
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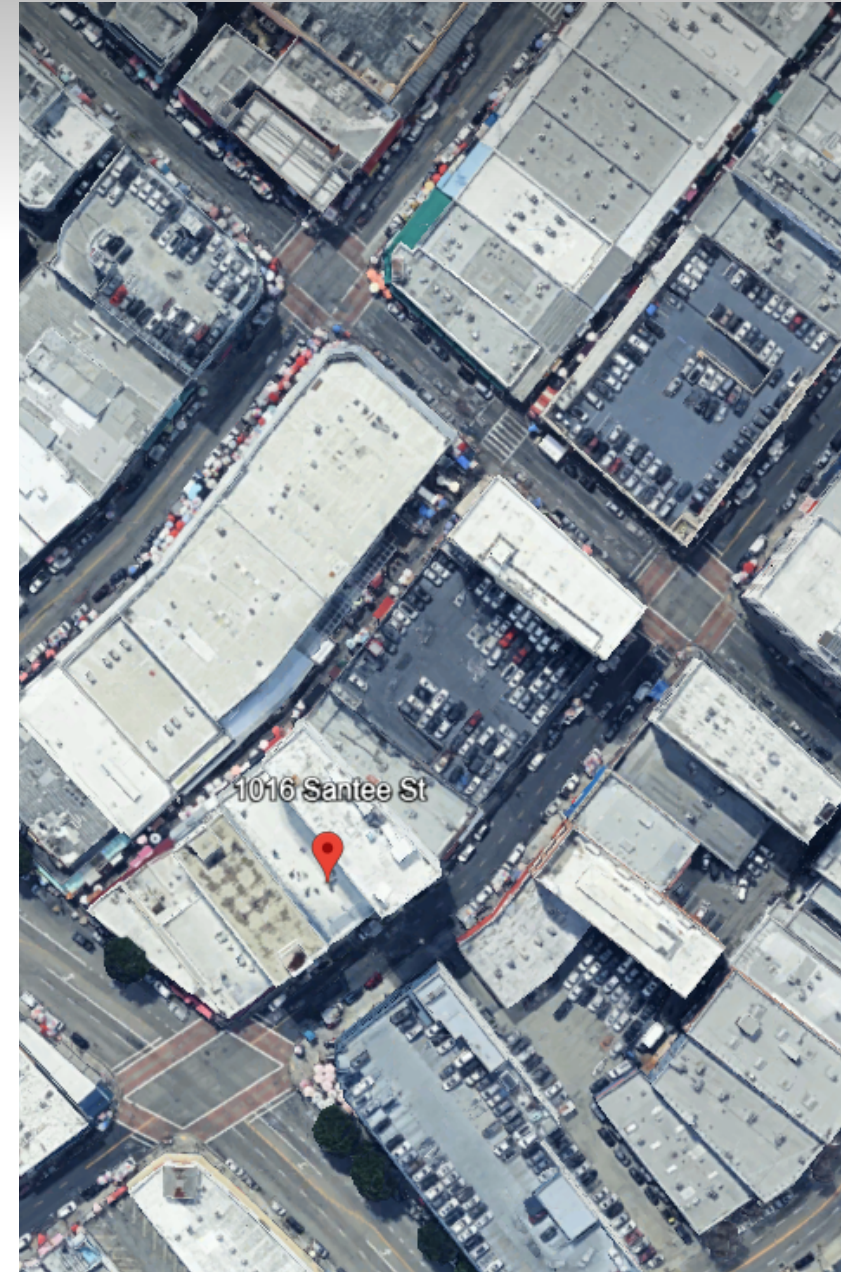
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Fashion District OFFICE / FLEX SPACE

BUILDING HIGHLIGHTS

- ✓ Freshly remodeled
- ✓ Prime location above Santee Alley
- ✓ Four large units
- ✓ Abundant natural light with skylight
- ✓ HVAC throughout offices
- ✓ Two common restrooms plus an executive restroom

Available Space	7,000 sq. ft. (divisible into 5 units): Unit 201: 635 SF (LEASED) Unit 202: 1,105 SF, Unit 203: 509 SF Unit 204: 827 SF Unit 205: 2,550 SF
Lease Rate	\$0.75 /sq.ft./mo. Modified Gross
CAMs	± \$0.37/SF/mo
Tenancy	Multiple
Parking	Contract Parking available
Frontage	Santee St
HVAC	Yes
Stories	2
Zoning	M2
APN	5145-020-034



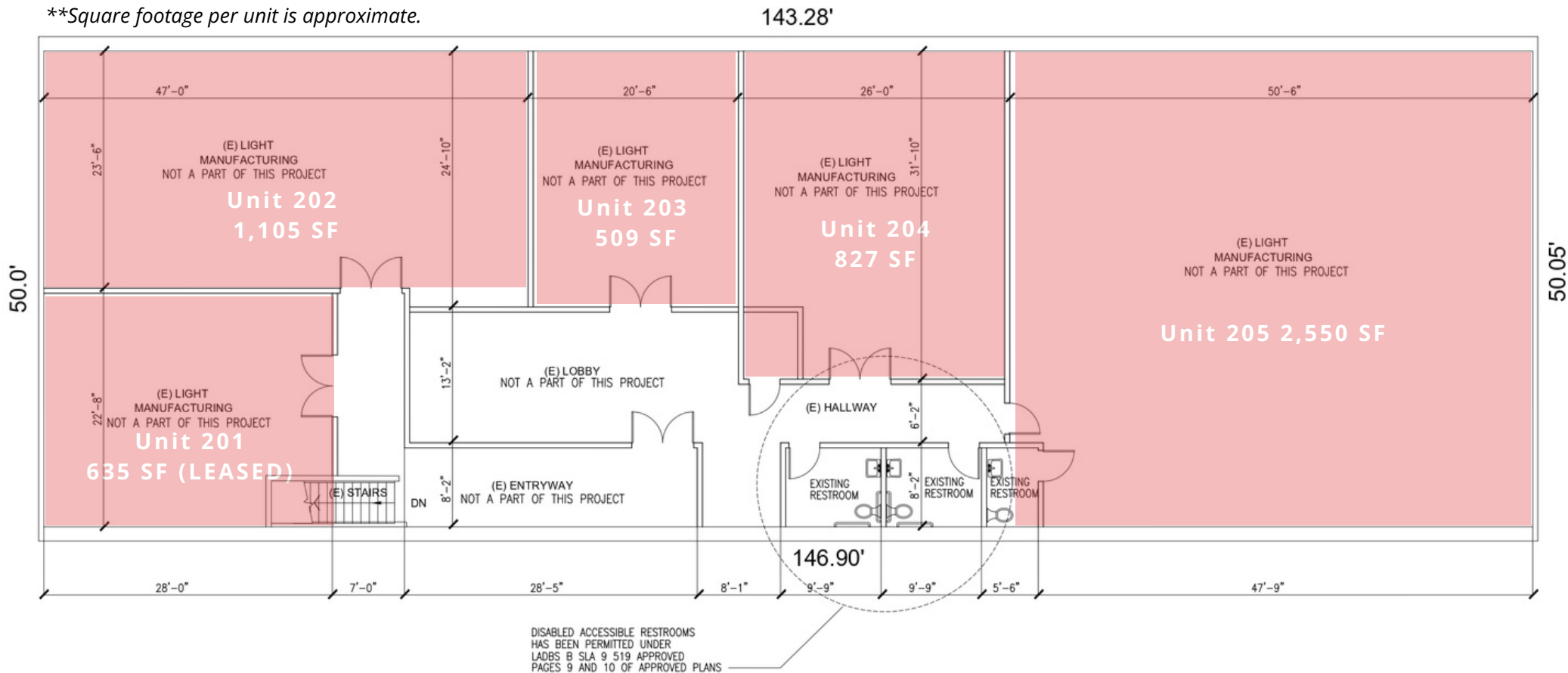
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FLOOR PLAN

***Square footage per unit is approximate.*



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Rent Schedule – 2-Year Lease

Lease Term: \$0.75/SF with 3% annual increases

Unit	SF	Months 1–12(\$0.75 + CAM)	Months 13–24(3% Annual Increase)
201	635 (LEASED)	\$711	\$725
202	1,105	\$1,238	\$1,263
203	509	\$570	\$582
204	827	\$926	\$945
205	2,550	\$2,856	\$2,912

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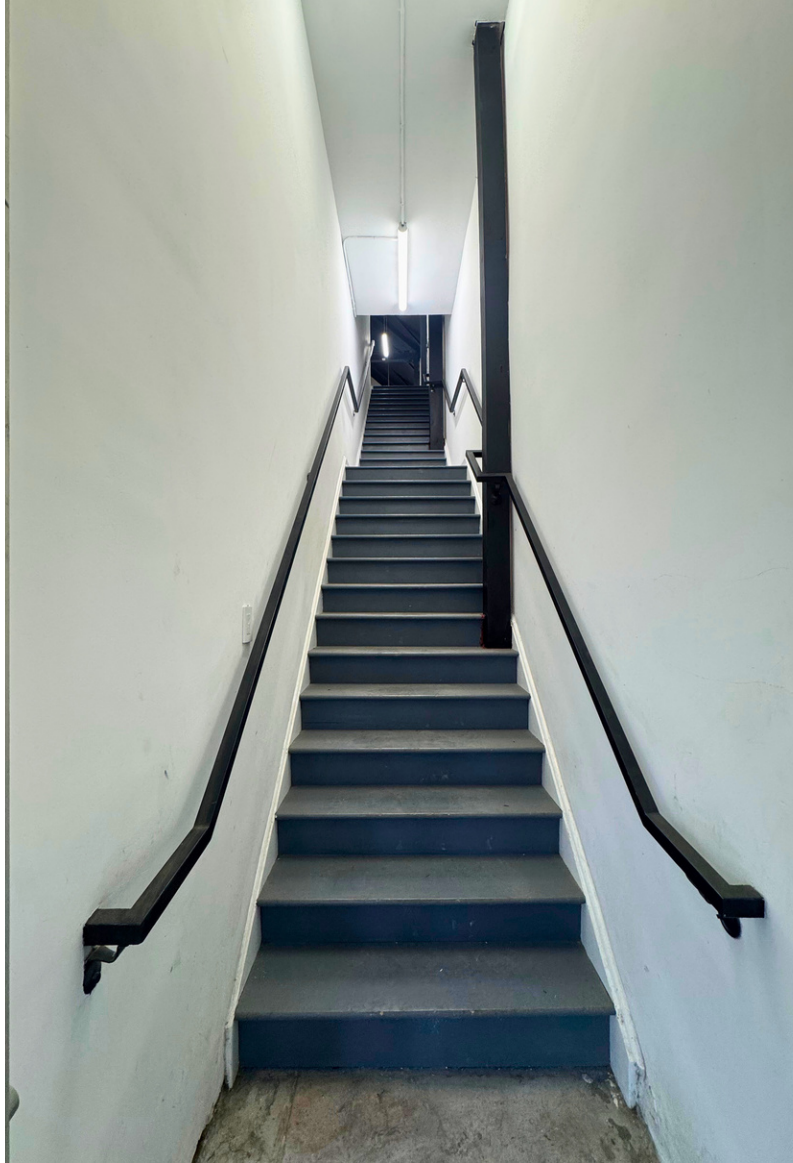
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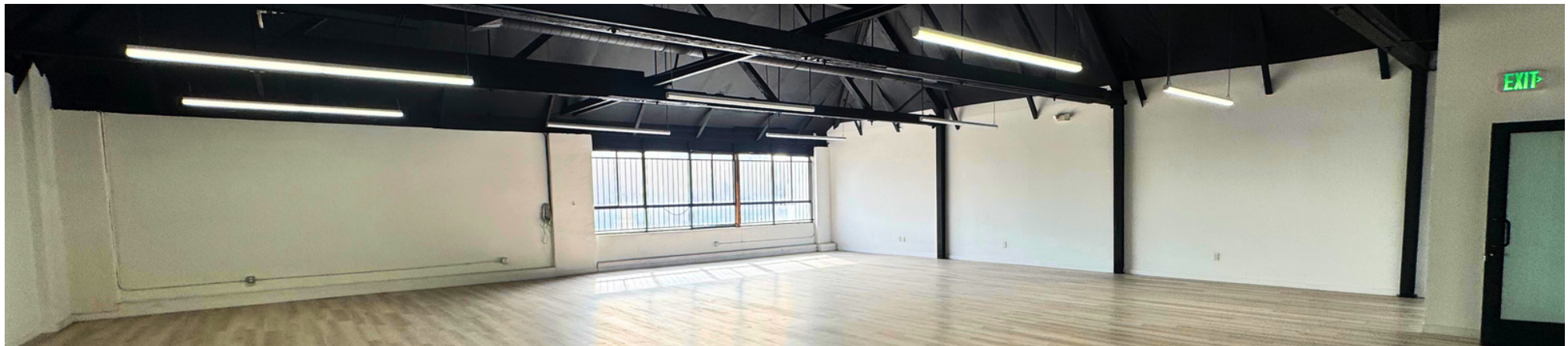
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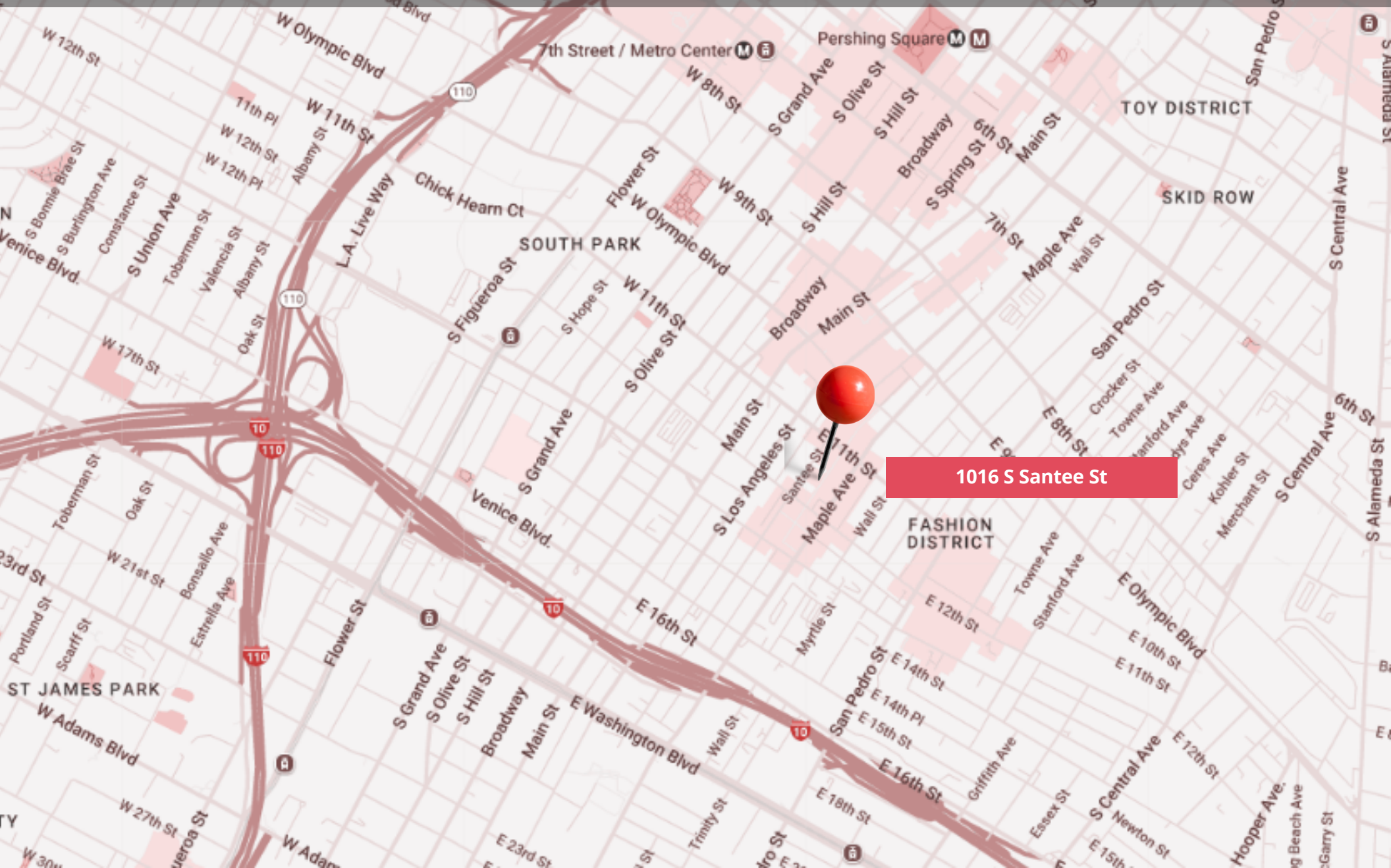
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1016 S Santee St

The Orpheum Theatre

Freehand Los Angeles

Level Los Angeles -
Downtown South Olive

3.9
(741)
4-star hotel

4.1
(2901)
4-star hotel

Downtown LA
Proper Hotel

The Belasco

Sentral DTLA
at 755 S. Spring

Apple Tower Theatre
Electronics store

Ross Dress for Less

Sonoratown
Mexican

Anwar's Kitchen
Mediterranean

Escape Room LA

The City Market
of Los Angeles

Escamex

San Pedro
Wholesale Mart

Dulceria Mexicana

Los Angeles
Flower District

ver Mall

LA Face Mart

Santee Alley

The Alley / Santee Alley

Fashion District LA

King Taco #16B

E-16th St

E 9th St

S Cecelia St

Santee St

S Olive St

W 9th St

Hill St

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OPPORTUNITY, PLEASE CONTACT:**



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