



FOR LEASE

Prime DTLA Warehouse/Office Lease Opportunity

2250 Maple Avenue,
Los Angeles, CA 90011

Area Available

58,787 SF (Warehouse: 49,962 SF / Office: 8,825 SF)

Rental Rate

Contact Broker

Floor

First Floor

Terms

Negotiable

Property Type

Warehouse / Office

Property Highlights

- Downtown Los Angeles Location
- High Warehouse Clearance (12 to 26 Feet)
- Features Seven (7) Dock-High Loading Positions
- Immediate Access to Major DTLA Freeways
- Within Half a Mile of Two Metro Blue Line Stations
- LA CM Zoning with a Fenced and Secured Lot

For information, please contact:

Brent Koo

Sr. Managing Director

t 213-503-0606

brent.koo@nrmk.com

CA RE Lic. #01915382

Lex Yoo

Sr. Managing Director

t 213-537-9691

lex.yoo@nrmk.com

CA RE Lic. #01879695

Nina Moon

Sr. Advisor

t 213-500-6462

ninamoon@gmail.com

CA RE Lic. #01815437

555 S. Flower St., Suite 3550

Los Angeles, CA 90071



nrmk.com

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Corporate License #01355491

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LEASE SUMMARY

Experience the advantage of a prime first-floor lease opportunity at 2250 Maple Avenue, ideally situated in the heart of Downtown Los Angeles (DTLA). This offering consists of the entire first floor of a larger building, delivering a blend of expansive warehouse and modern office areas tailored to today's diverse business needs.

The available first-floor space includes an impressive 49,962 square feet of warehouse area with a generous clear height of up to 26 feet, designed for efficient storage, distribution, and flexible racking options.

Complementing the warehouse, the newly renovated office space—totaling 8,825 square feet (renovation completed in 2024)—provides a professional, comfortable, and creative setting to support administrative and management operations.

Operational efficiency is enhanced by seven dock-high loading positions and one drive-in door, ensuring convenient access for deliveries and shipments. The fully fenced and secured lot offers peace of mind for tenants with high-value inventory, frequent shipments, or vehicle storage needs.

This first-floor space is particularly well-suited for last-mile logistics, e-commerce fulfillment, apparel and garment businesses, inventory-intensive creative studios, and light manufacturing or assembly operations.

Companies seeking a flexible footprint in a premier DTLA location will find this property a rare opportunity to optimize workflow, accessibility, and growth potential.

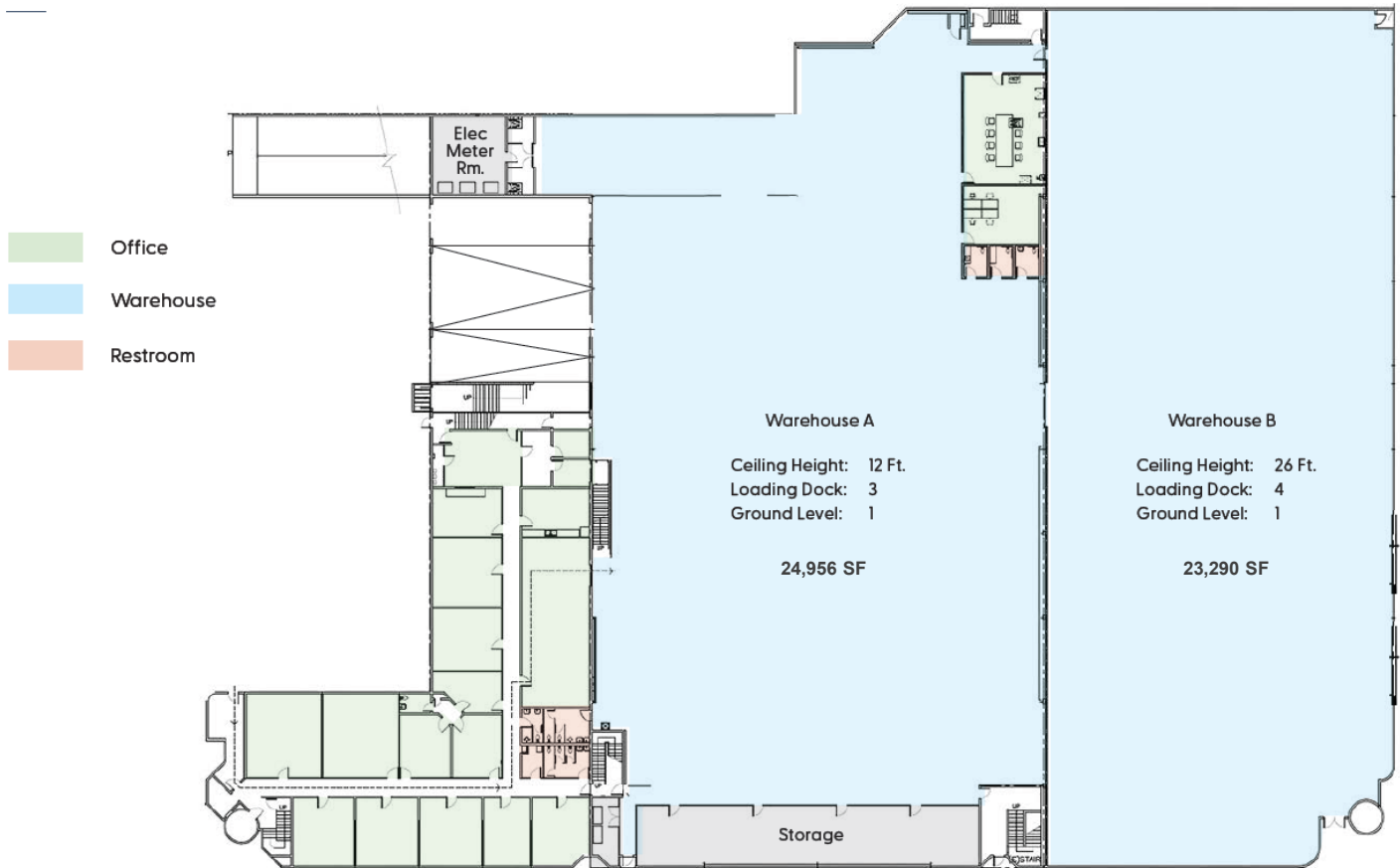
With immediate availability, modern amenities, and a strategic location near major transportation routes, this first-floor suite at 2250 Maple Avenue positions your business for success in Los Angeles' thriving industrial and creative sectors.

- One (1) Drive-In Door
- Seven (7) Dock-High Doors
- **Ideal Uses:** Last-Mile Logistics, E-Commerce Fulfillment, Apparel & Garment, Creative Studios, Light Manufacturing





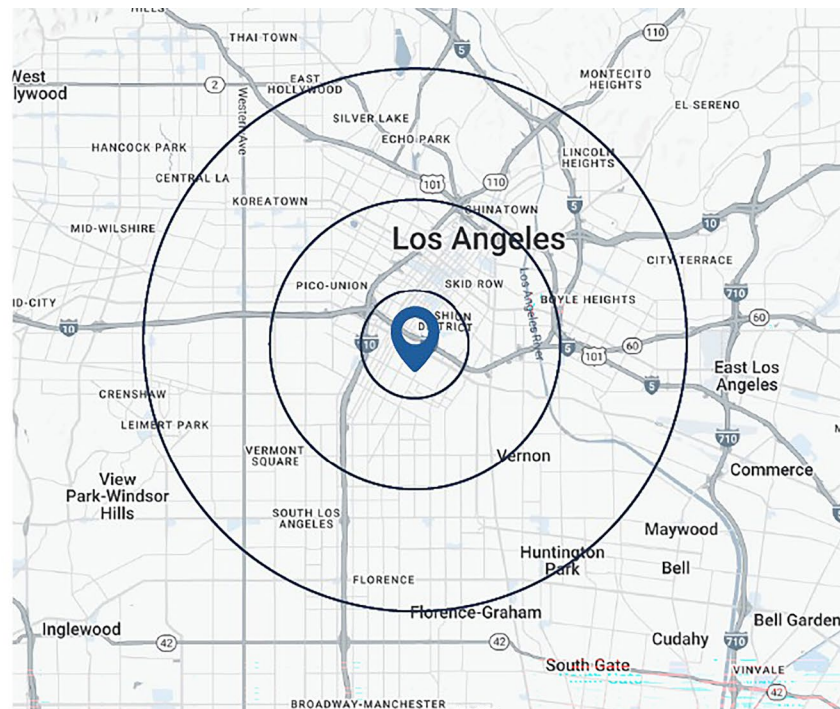
FLOOR PLAN



* Floor plans are for illustrative purposes only and may not reflect the current layout. Buyer is responsible for verifying all information independently.

DEMOGRAPHICS


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	44,800	521,913	1,272,753
Population Growth Rate	0.55%	0.27%	0.04%
Median Age	32.2	34.1	35.2
Households	12,895	179,606	435,917
Avg. HH Income	\$76,403	\$79,638	\$85,626
Med HH Income	\$49,425	\$51,996	\$57,224
Avg. HH Size	3.20	2.71	2.82
Pct. Bachelor's	14.0%	17.4%	18.4%
Pct. Grad or Higher	6.3%	8.5%	8.0%
Businesses	5,604	33,018	57,658
Employees	32,894	333,659	526,760
Housing Units	14,405	200,190	473,351
Owner Occupied Housings	14.0%	13.8%	21.1%
Med. Home Value	\$634,934	\$724,529	\$780,371



STRATEGIC LOCATION

Located in a Qualified Opportunity Zone, 2250 Maple Avenue offers excellent accessibility and long-term upside. Just blocks from the I-10 and I-110 freeways and nearby Metro Blue Line stations, the property is also close to USC, FIDM, the Arts District, and the Fashion District—placing it at the center of Downtown LA's most vibrant and rapidly developing neighborhoods.

Distance to Key Locations

-  I-10 Freeway
0.5 Miles
-  I-110 Freeway
0.6 Miles
-  Downtown Los Angeles Core
1.2 Miles
-  Los Angeles Airport
15.8 Miles
-  Long Beach Airport
22.8 Miles
-  Port of Los Angeles
23.7 Miles
-  Port of Long Beach
24.9 Miles

