



Available SF 9,056 SF

Industrial For Lease

Building Size 9,056 SF



Address: 913-915 N Highland Ave, Los Angeles, CA 90038

Cross Streets: N Highland Ave/Willoughby Ave

Free Standing Building  
Office Space Available with Air Conditioning and Storage Space  
Ideal for Creative Agencies, Production Companies, Tech Start Ups, or  
Design Firms  
Possible Vet Clinic/Medical Use  
\$0.44 NNN Charges

Lease Rate/Mo: \$24,904  
Lease Rate/SF: \$2.75  
Lease Type: NNN / Op. Ex: \$0.44  
Available SF: 9,056 SF  
Minimum SF: 9,056 SF  
Prop Lot Size: 0.27 Ac / 11,761 SF  
Term: Acceptable to Owner  
Sale Price: NFS  
Sale Price/SF: NFS  
Taxes:  
Yard: No  
Zoning: M1

Sprinklered:  
Clear Height: 13'-15'  
GL Doors/Dim: 1  
DH Doors/Dim: 0  
A: 400/1000 V: 480 O: 3 W:  
Construction Type: TILT UP  
Const Status/Year Blt: Existing / 1945  
Whse HVAC:  
Parking Spaces: / Ratio:  
Rail Service: No  
Specific Use: Light Industrial

Office SF / #: 2,500 SF  
Restrooms:  
Office HVAC:  
Finished Ofc Mezz: 0 SF  
Include In Available: No  
Unfinished Mezz: 0 SF  
Include In Available: No  
Possession: 03/01/2026  
Vacant: No  
To Show: Call broker  
Market/Submarket: LA West  
APN#: 5532-012-037

Listing Company: Think Space Real Estate, Inc  
Agents: [P. Nathan Bahmanyar 310-487-3930](mailto:nathan@thinkspacere.com)  
Listing #: 43633417  
Notes: Call broker for commission information.

Listing Date: 10/29/2025

FTCF: CB250N000S000



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