



# 2432

EAST 8<sup>TH</sup> STREET

*Downtown Los Angeles*

**CREATIVE WAREHOUSE  
+ FLEX STUDIO**

## LEASE

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LEASE

2432 E 8TH STREET, LOS ANGELES, CA 90021

# ONE OF A KIND

*Trophy quality creative space*





# LEASE DETAILS

2432 E 8TH STREET LOS ANGELES, CA 90021

*Spectacular creative/production space  
in prime Arts District location*

## SIZE

2,000 - 6,500 SF

## TEASER RATE!

\*\$2.60/SF MG  
for first 6 months

## TERM

## PARKING

Negotiable 10 spaces @ \$170/space/mo.

**USE** Creative | Office | Showroom | Flex

**HVAC | ROLL UP DOOR | DOCK HIGH ACCESS**

## PRODUCTION/STUDIO

Sleek, sprawling studio with multi level mezzanine and open area spaces

## FLEXIBLE WORKSPACE

Flexible space allows for a multitude of uses, including gallery space, fitness, creative, HQ office, and events

## REFINED AND UPGRADED INTERIOR

Bow truss construction, concrete floors, integrated lighting system, full kitchen and bathroom.

- Dedicated fiber optic internet + 600 AMP power
- X4 commercial zoned HVAC units

# SLEEK + PRIVATE

*Creative Studio Compound*

2432 E 8TH STREET, DOWNTOWN LOS ANGELES





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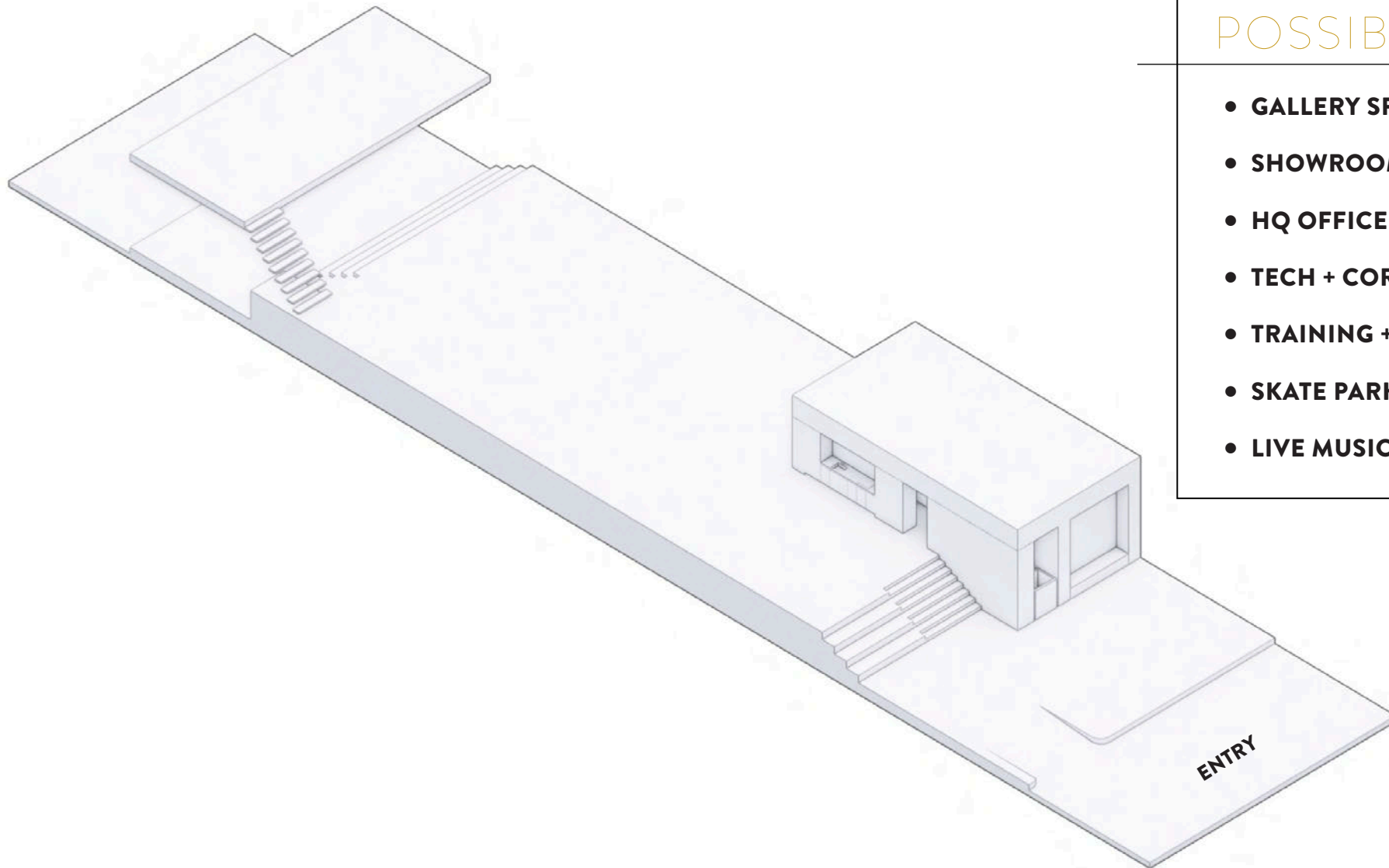


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**LEASE**

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# OPEN FLOOR PLAN



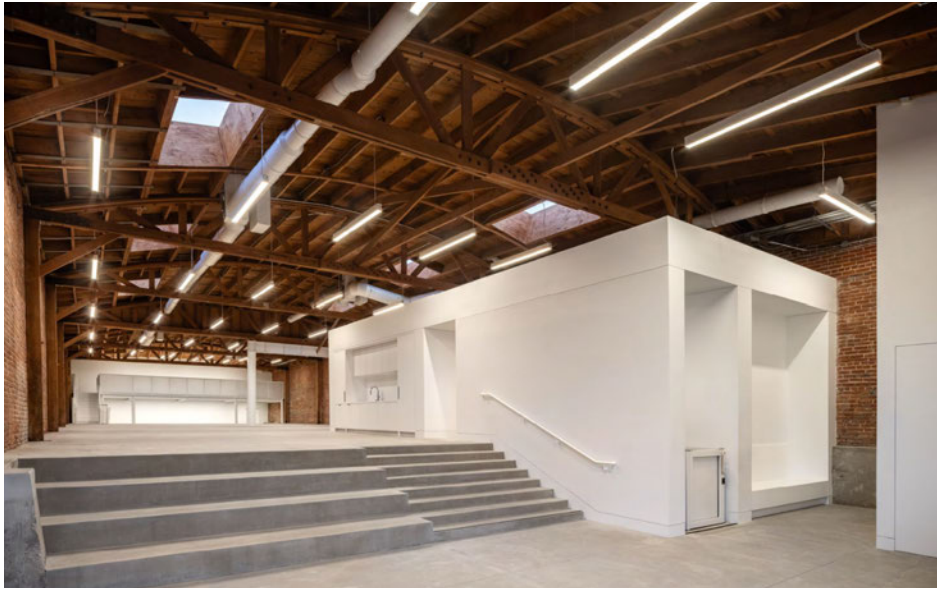
## UNLIMITED USE POSSIBILITIES

- **GALLERY SPACE**
- **SHOWROOM**
- **HQ OFFICE**
- **TECH + CORPORATE EVENTS**
- **TRAINING + GYM FACILITY**
- **SKATE PARK**
- **LIVE MUSIC**



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# FLEXIBLE FLOORPLAN

*multi functioning space*



# 2432

EAST 8<sup>TH</sup> STREET



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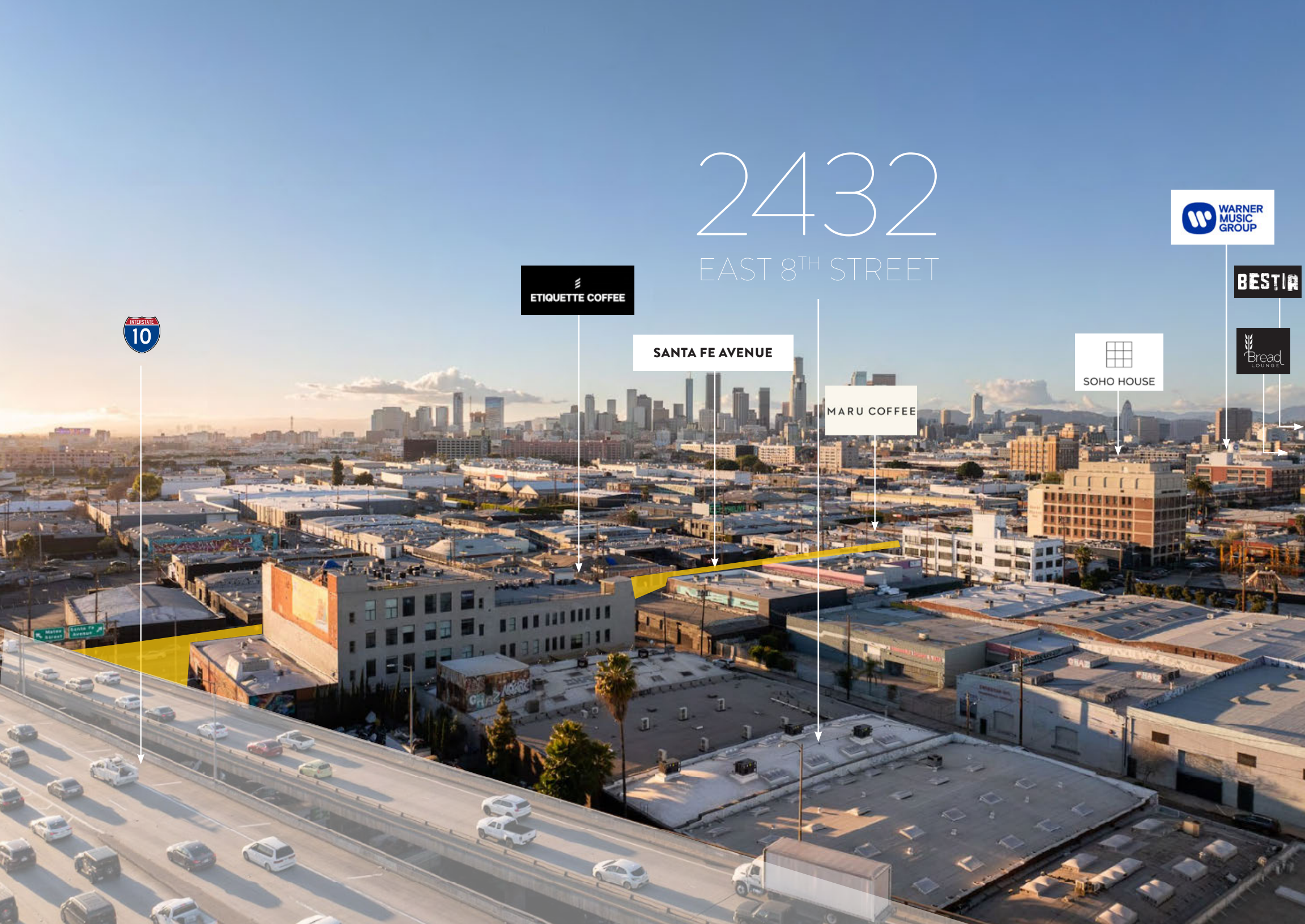


SOHO HOUSE

MARU COFFEE

SANTA FE AVENUE

ETIQUETTE COFFEE





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