



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

**AVAILABLE**

## **CREATIVE OFFICES AVAILABLE: KOREATOWN**

2419-2421 James M Wood Blvd., Los Angeles, CA 90006



**JAMES HEERDEGEN**  
(818) 697-9379 | james@illicre.com  
DRE#02197482

**TODD NATHANSON**  
(818) 514-2204 | todd@illicre.com  
DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

FLEX SPACES  
LOS ANGELES, CA

***EXCLUSIVELY LISTED BY***

**JAMES HEERDEGEN**  
ASSOCIATE

(818) 697-9379 | james@illicre.com  
DRE#02197482

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | todd@illicre.com  
DRE#00923779

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

# PROPERTY FEATURES

2419-2421 James M Wood Blvd., Los Angeles, CA 90006







## APPROX. 1,063 - 3,765 SF

CREATIVE OFFICES / FLEX SPACES FOR LEASE

- ✓ Up to 3,765 SF of creative office space in prime Koreatown
- ✓ Perfect for a variety of uses, from wholesale or light manufacturing to design / creative office / photography / production
- ✓ Secure, video monitored parking area w/ keypad access
- ✓ High ceilings (13')
- ✓ Additional storage units available on site
- ✓ 5 reserved parking spaces available

## AREA AMENITIES

- ✓ Close access to 101 and 110 Freeways
- ✓ Proximal to Silver Lake, Echo Park, DTLA, and Hollywood
- ✓ Rapidly developing area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	137,381	636,263	1,287,163
 Avg. HH Income	\$52,694	\$73,369	\$80,303
 Daytime Pop	148,892	638,216	1,268,582
 Traffic Count	± 8,384 CPD ON JAMES M WOOD BLVD		

FLEX SPACES  
LOS ANGELES, CA

# EXTERIOR PHOTOS

2419-2421 James M Wood Blvd., Los Angeles, CA 90006



# INTERIOR PHOTOS

2419-2421 James M Wood Blvd., Los Angeles, CA 90006





**AVAILABLE**

**MCO**

**DOWNTOWN LOS ANGELES**



JAMES M WOOD

HOOVER ST

OLYMPIC BLVD

HOOVER ST

OLYMPIC BLVD

ARMONT AVE



**AERIAL MAP**



**COMMERCIAL**  
REAL ESTATE

**JAMES HEERDEGEN**  
ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
DRE#02197482

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.