

# FOR LEASE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

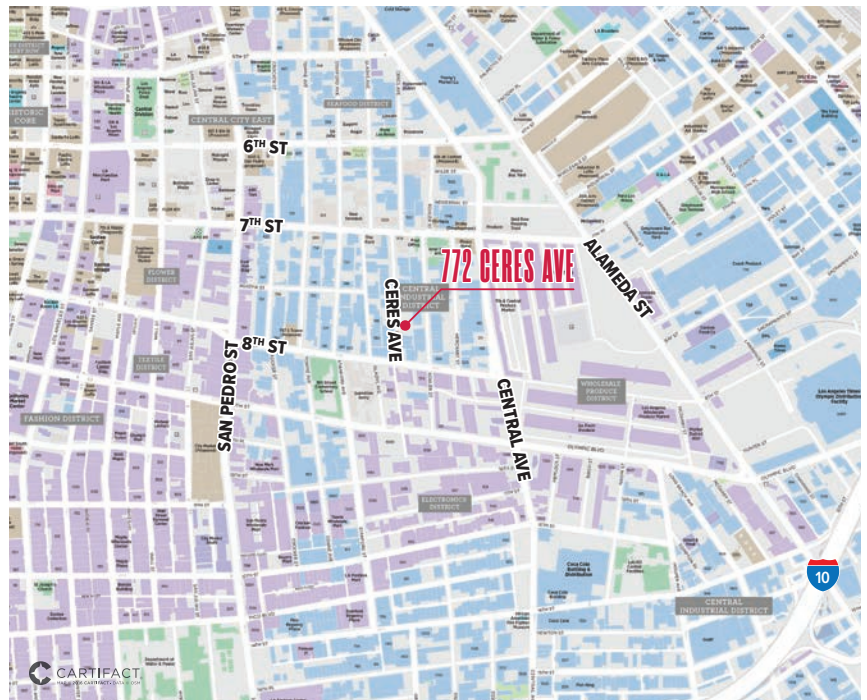
KOHLER ST  
CERES AVE

**±8,444 SF Building**  
**with 10 Car Parking**

**772 Ceres Ave, Los Angeles, CA 90021**



- Phenomenal Location  
- Arts District & Downtown Adjacent
- State of the Art Secured Building
- 100% Conditioned Space with Executive Offices
- Power - 400A, 240V, 3P, 4W
- 10 Freeway @ Central Ave
- 12'x12' Oversized GL Loading Door
- Calculated Sprinklers
- Secured Yard with Electric Gate
- 26' Warehouse Clearance
- Institutionally Owned and Managed by Terreno (NYSE: TRNO)



**Asking Rate: \$11,821.60**  
**(\$1.40 PSF Gross)**

**Jake Poxon**

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**David Brandt**

Senior Vice President | LIC NO 01188251  
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COMMERCIAL REAL ESTATE SERVICES



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VISIT US AT **LEE-ASSOCIATES.COM**  
CORP ID 01125429

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### **PROPERTY PHOTOS**



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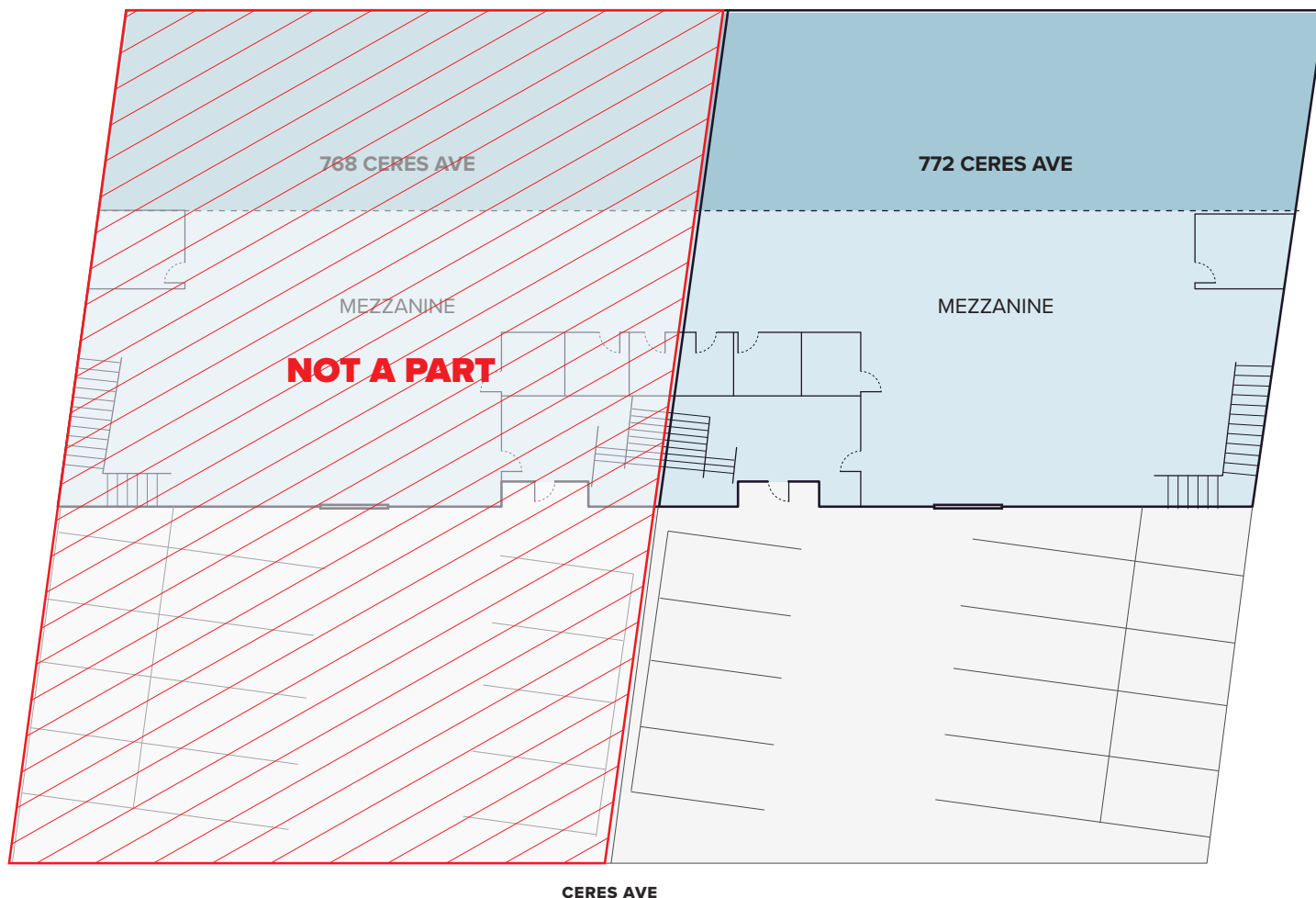


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### **PROPERTY SITE PLAN**



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

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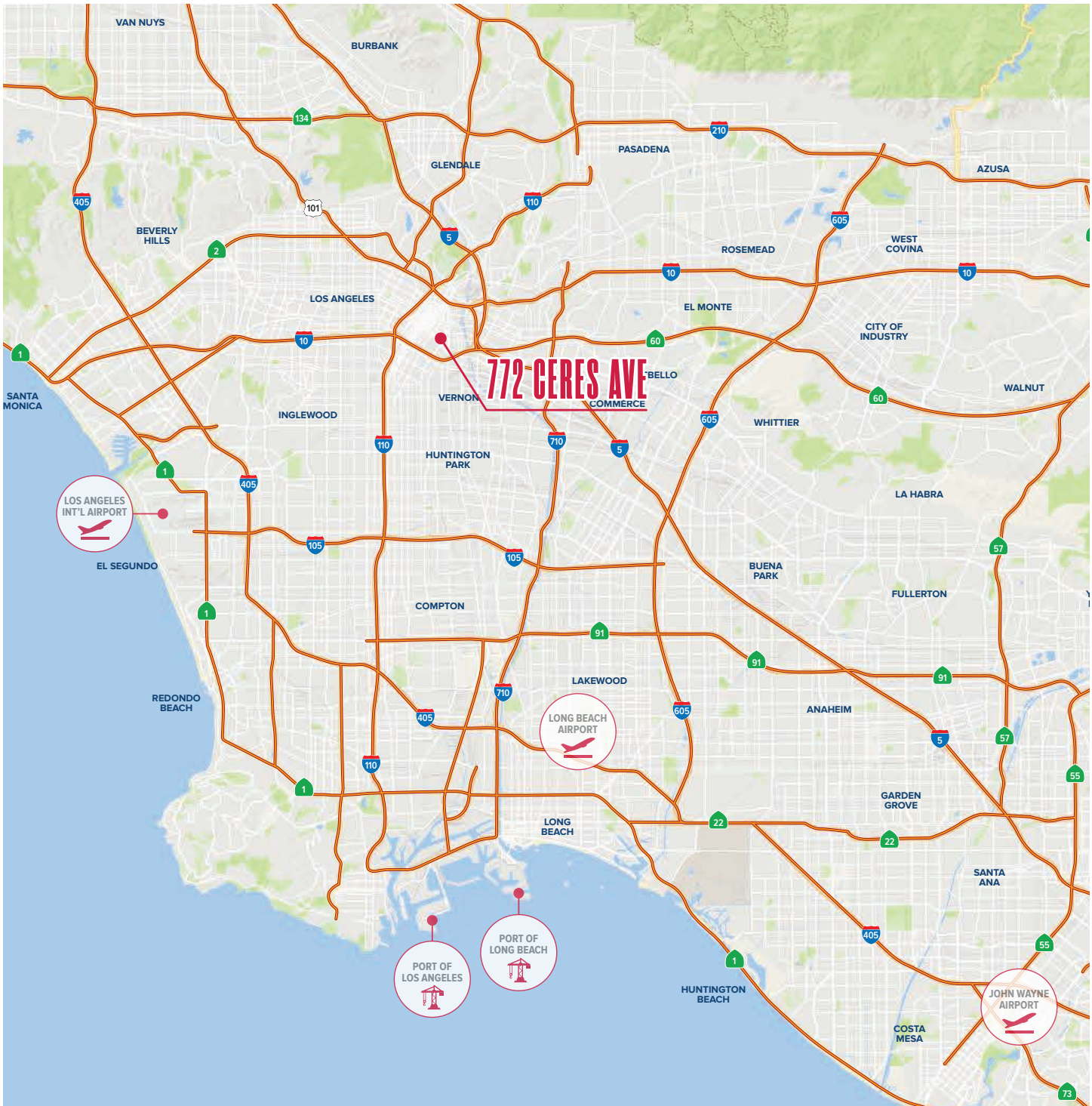
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### REGIONAL MAP



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