

FOR LEASE

3783 Union Pacific Avenue
Los Angeles, CA 90023

Creative-Office / Studio

Sonya Chun

Compass
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310-622-3962

Erick Uribe

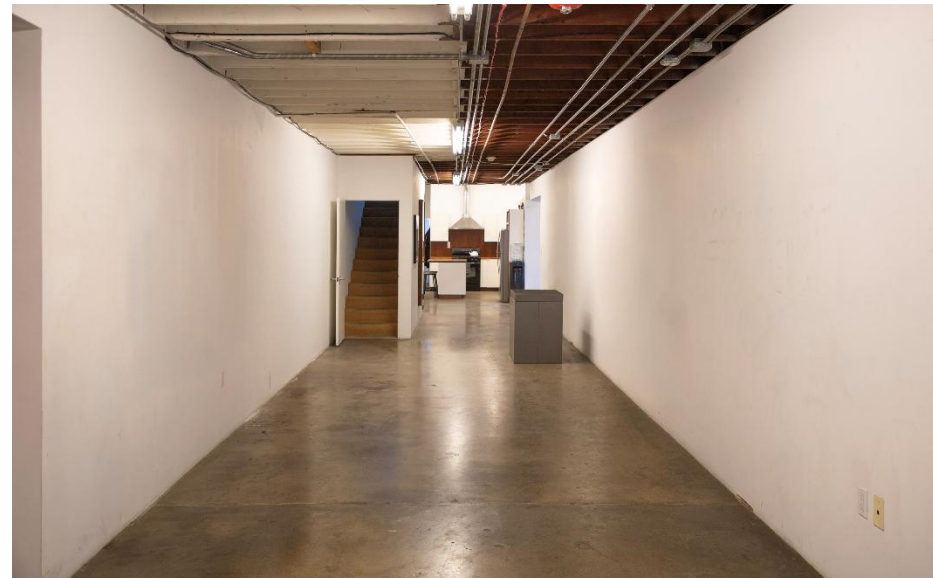
South Park Group
DRE: 02106084
erick@southparkgroup.com
323-216-2168

PROPERTY OVERVIEW

Located at 3783 Union Pacific Avenue in Boyle Heights, this beautifully built-out 4,891 square-foot industrial space turned artist studio is ideal for a wide range of creative uses. The property welcomes continued use by artists for their creative pursuits, while also potentially serving as a versatile space for creative offices, design firms, architecture studios, or production companies. With an open, adaptable floor plan, full kitchen, private mezzanine, gated entry, and ample on-site parking, the property supports a wide range of artistic and creative operations. Situated just minutes from Downtown, the Arts District, and several major freeways, it sits at the center of L.A.'s most connected creative corridor — surrounded by galleries, agencies, and production companies that make DTLA a hub for serious creative work.



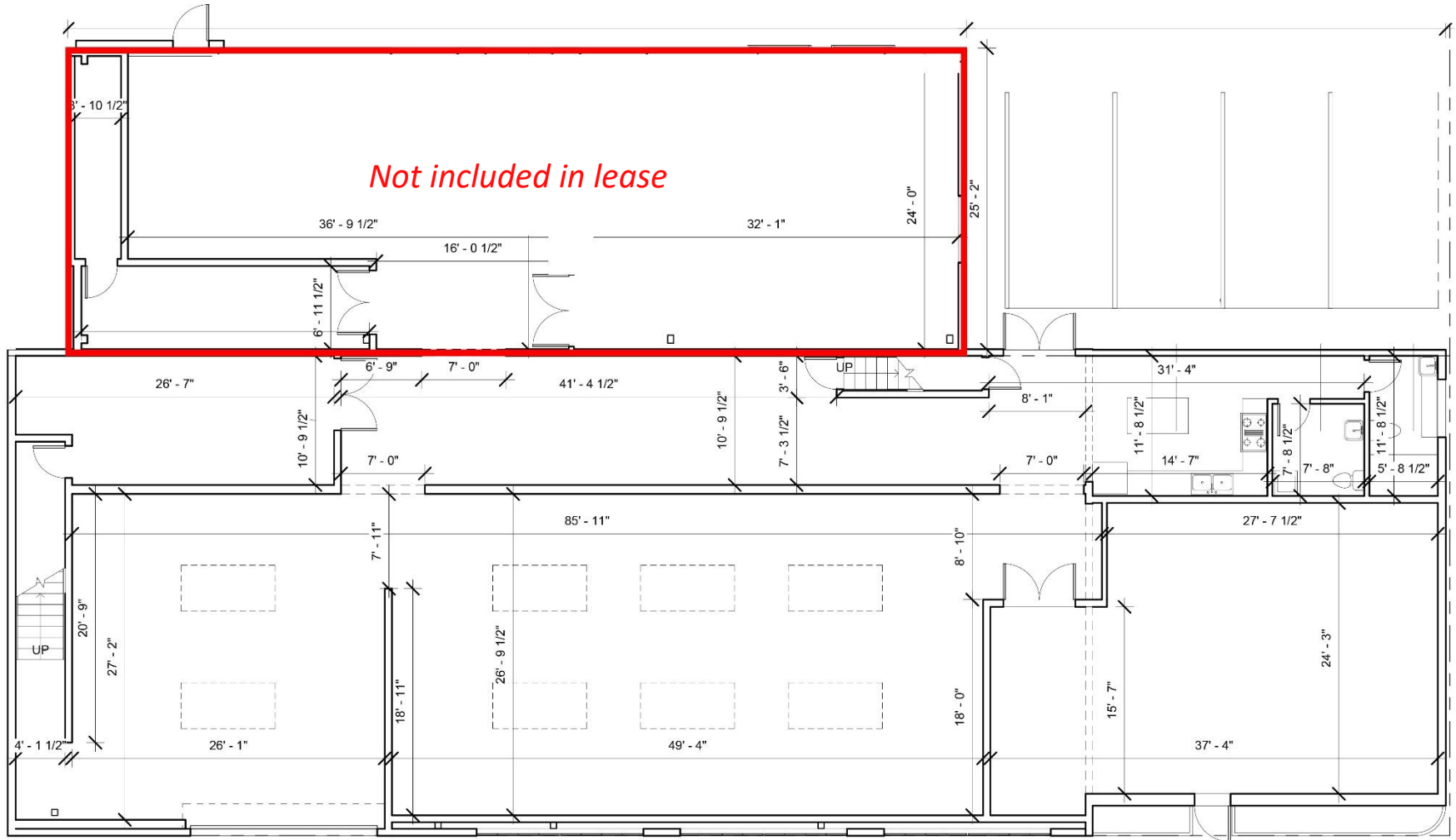
PROPERTY PHOTOS



PROPERTY PHOTOS

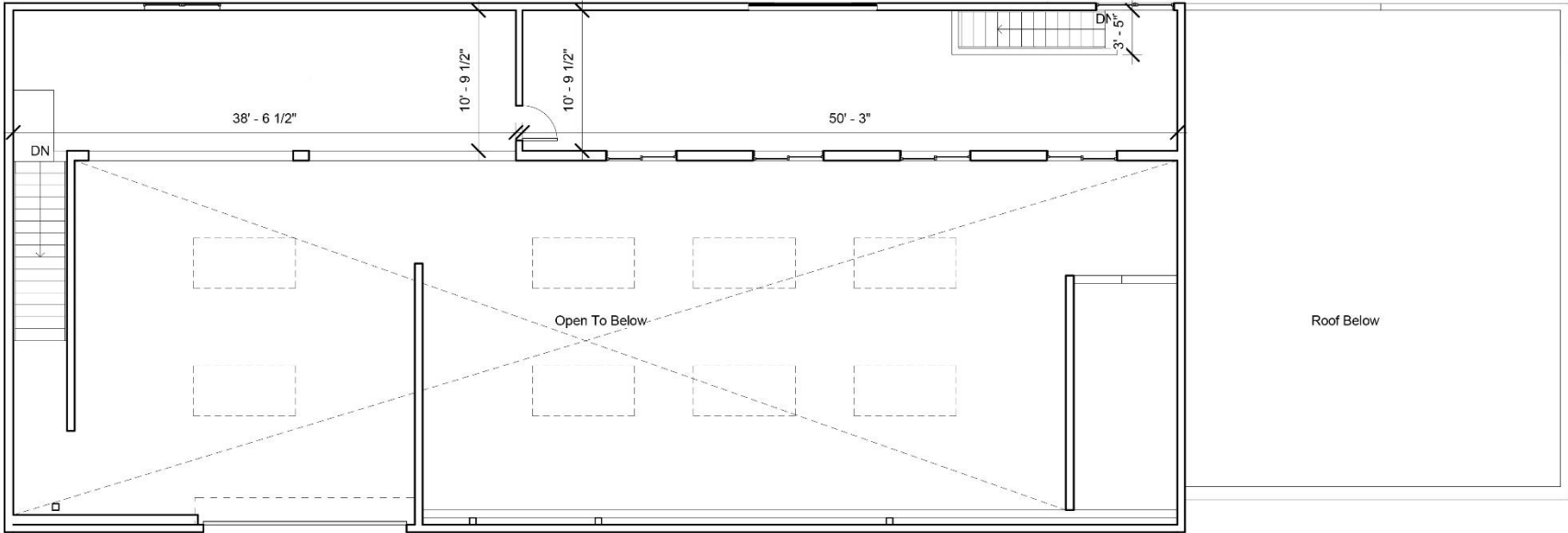


FLOOR PLANS – GROUND FLOOR



1 EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS – MEZZANINE



2 EXISTING MEZZANINE PLAN
1/8" = 1'-0"

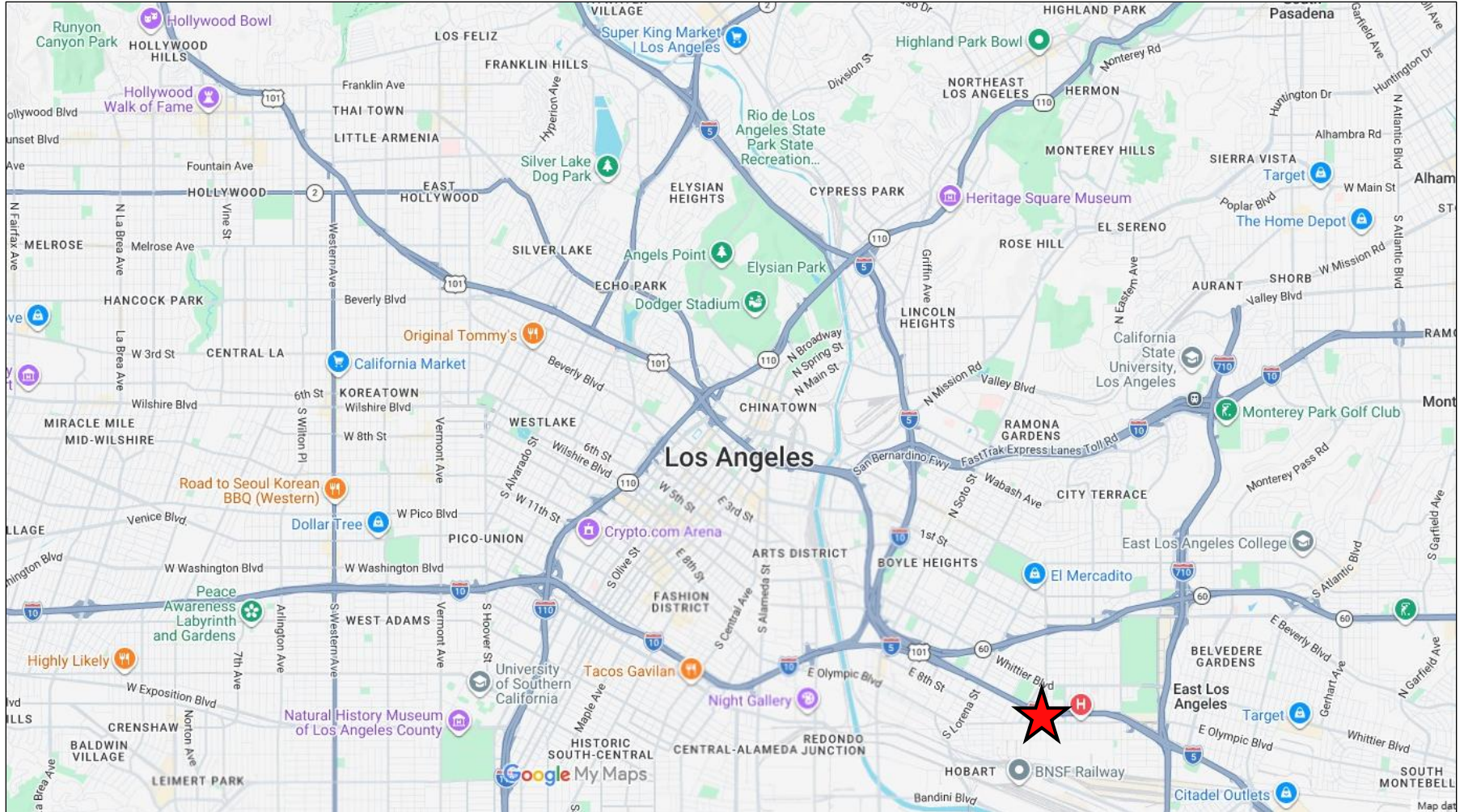
SATELLITE VIEW



La Puerta Street

Union Pacific Avenue

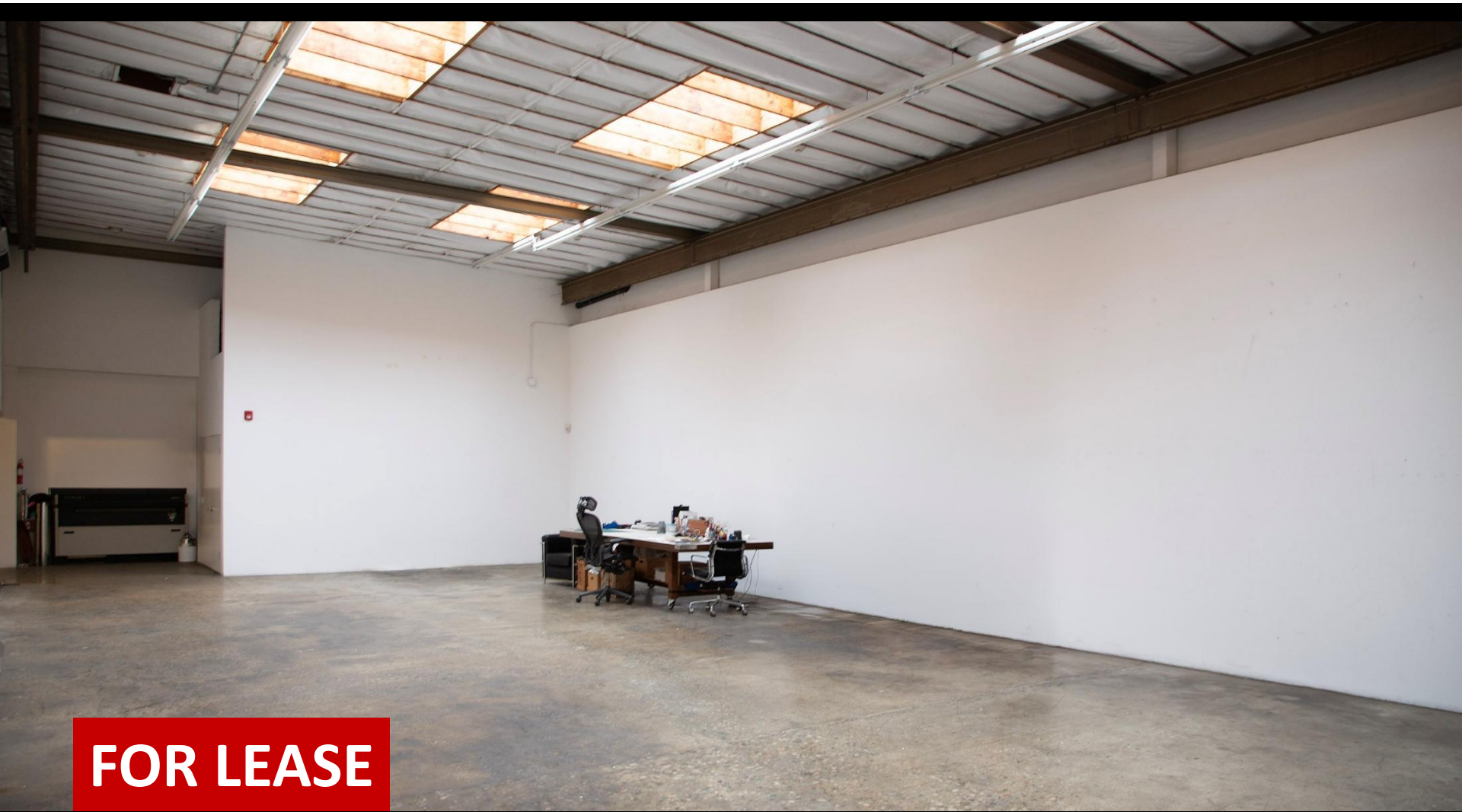
REGIONAL OVERVIEW



LISTING DATA

Address:	3783 Union Pacific Ave., Los Angeles, CA 90023
Market:	Boyle Heights
Use:	Creative Office / Studio
Size:	±4,891 SF
Rent:	\$10,000/month (\$2.05/SF Modified Gross)
Term:	3 - 5 Years
Parking:	5 Spaces (Included in Base Rent)

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