

# FOR LEASE

±21,229 SF of Retail Spaces Available (Divisible to Any Size)  
PARK EAST | 200 Mesnager St, Los Angeles, CA 90012



**Lee & Associates® - Los Angeles, Inc.**  
1201 N. Main Street  
Los Angeles, CA 90012  
(323) 922-3832 | team-cline.com  
Corp. ID # 02174865

**District Realty Group**  
4334 W. Sunset Blvd  
Los Angeles, CA 90029  
(213) 769-6262 | districtrealtygroup.com  
Corp. ID # 02044848

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## Disclaimer

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.



*district*  
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## Property Highlights



Beautiful Retail Spaces  
Adjacent to LA Historic Park



Divisible to Any Size,  
as Small as 1,000 SF



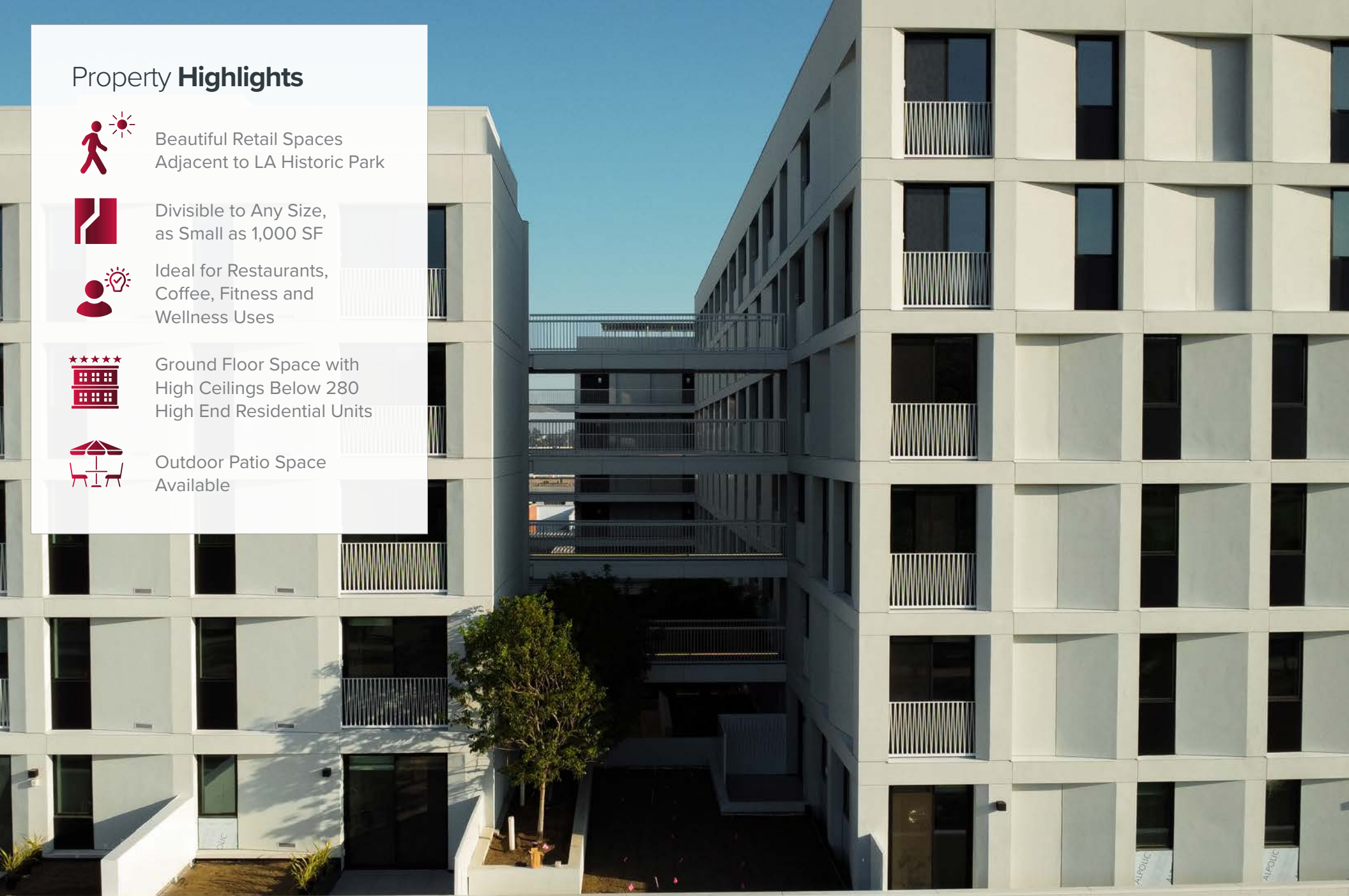
Ideal for Restaurants,  
Coffee, Fitness and  
Wellness Uses



Ground Floor Space with  
High Ceilings Below 280  
High End Residential Units



Outdoor Patio Space  
Available



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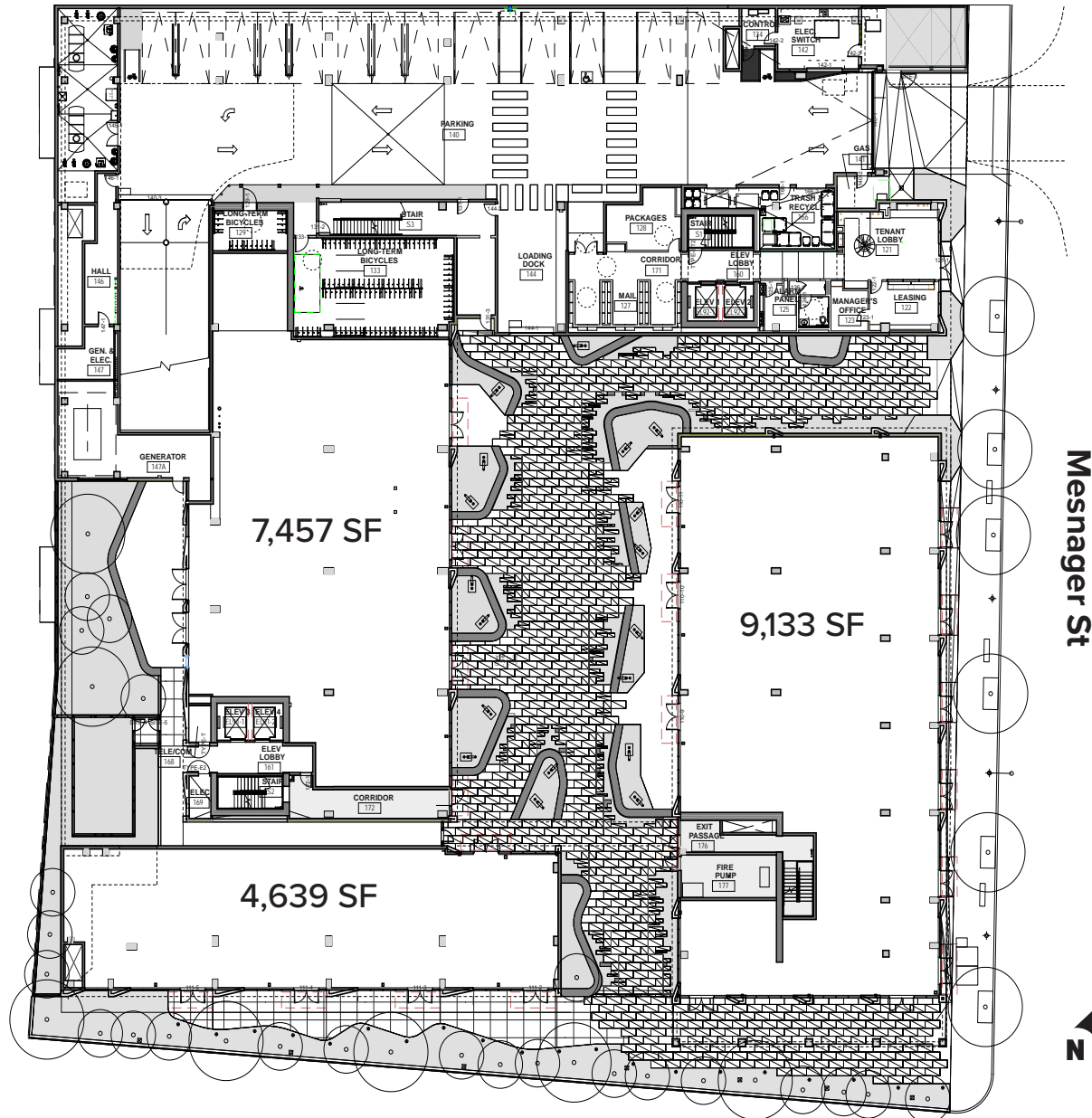


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# Site Plan



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

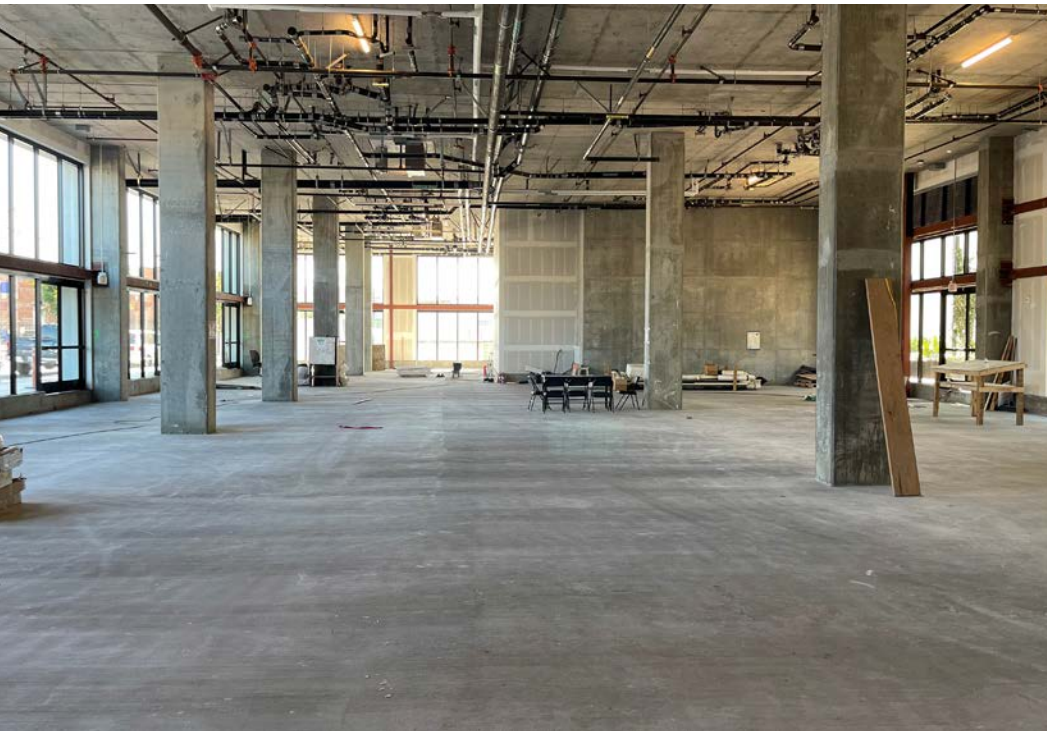
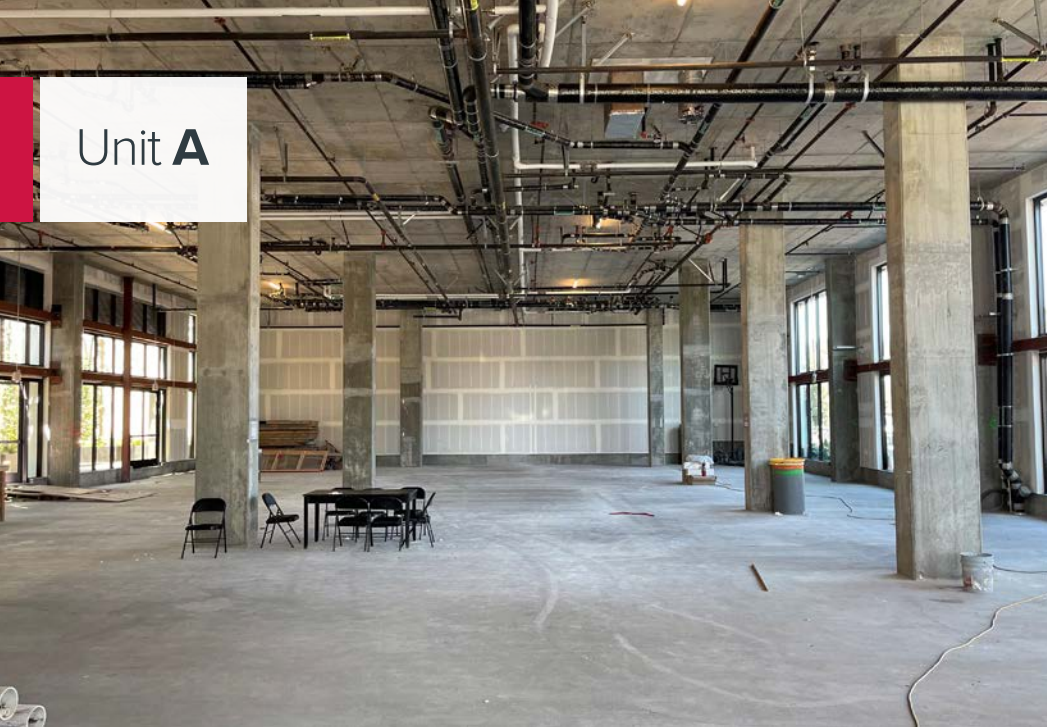


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# Unit A



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# Unit B

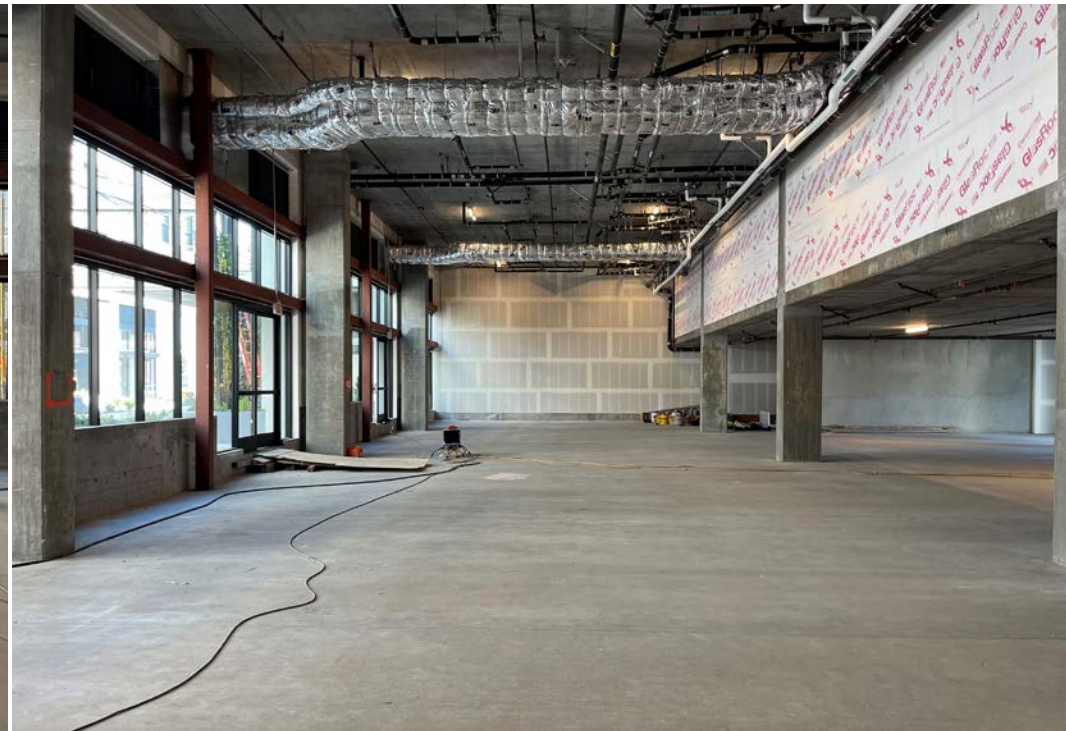
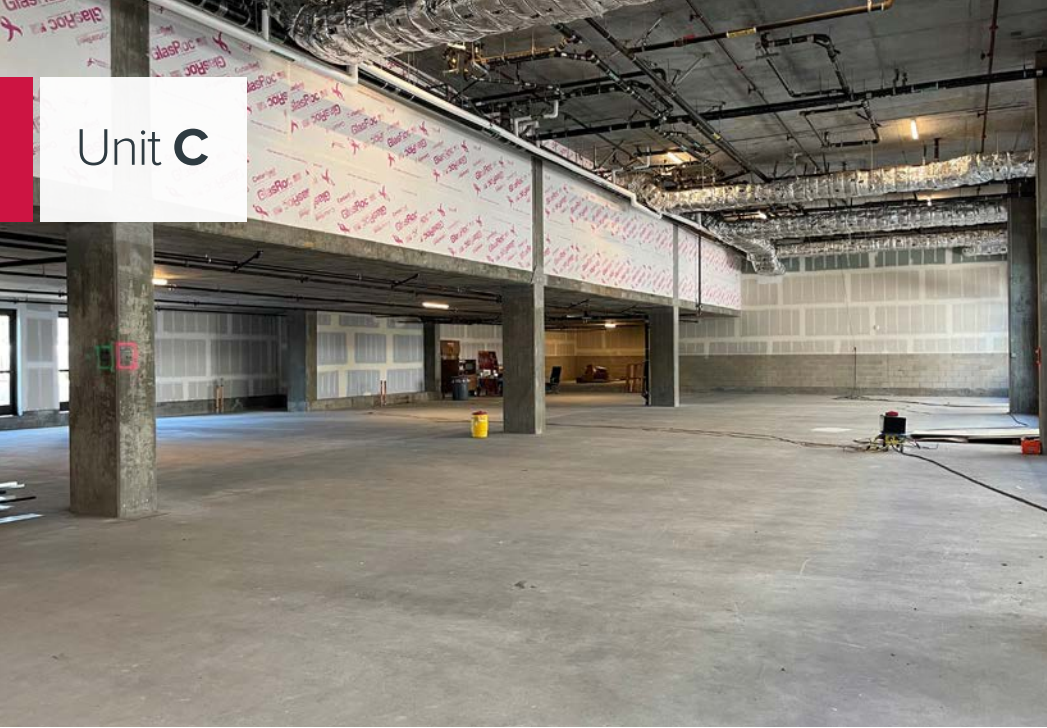


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# Unit C



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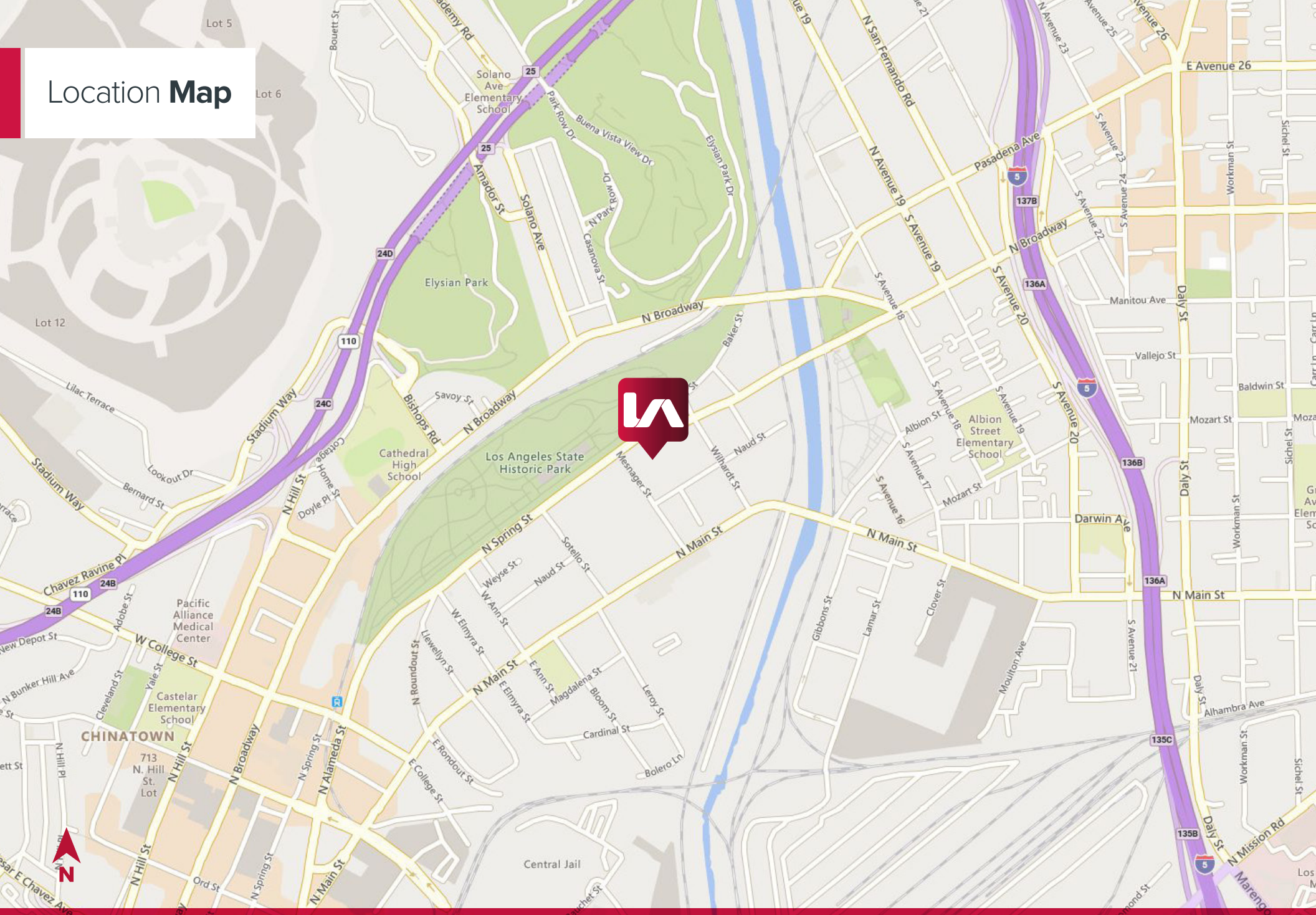


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# Location Map

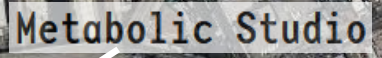


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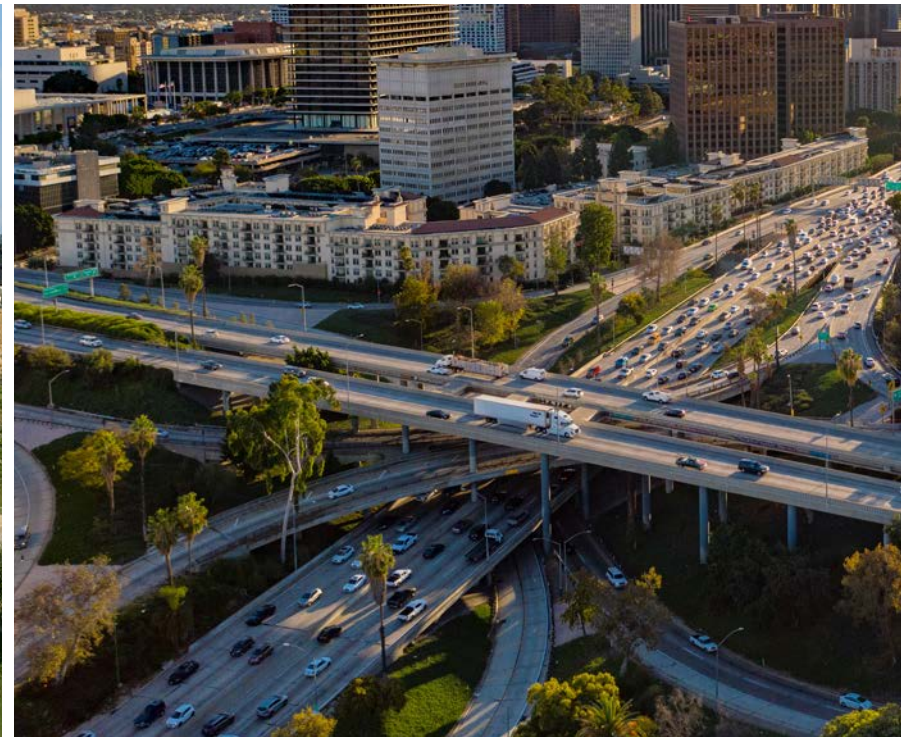
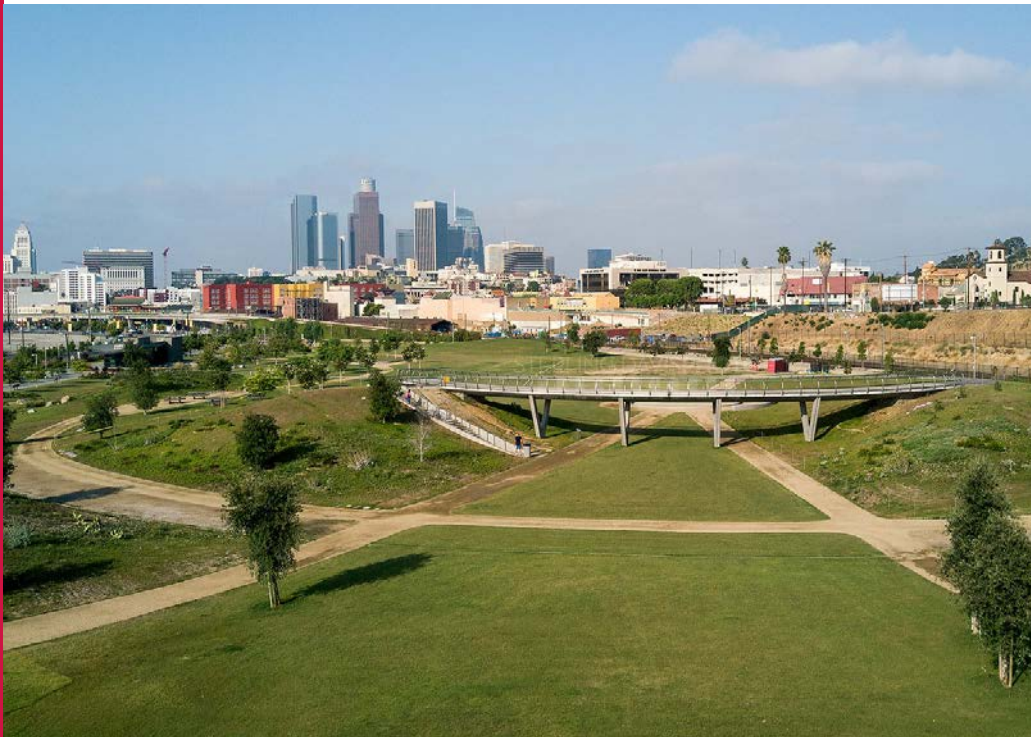




## LOCATION OVERVIEW

Park East is situated in a vibrant area of Los Angeles, next to the Los Angeles Historic State Park. This neighborhood features a mix of residential and commercial spaces, with access to a variety of amenities such as restaurants, breweries, farmers market and coffee shops.

The area is known for its diverse community and urban feel, with nearby parks and public transportation options that make it convenient for residents. Local attractions might include breweries, bars, and restaurants, contributing to a lively atmosphere. Overall, it's a dynamic neighborhood that reflects the eclectic spirit of Los Angeles.



# PARK EAST



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