



Los Angeles

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SCHEDULE A CALL

SCHEDULE A TOUR

GET DIRECTIONS

Individual Warehouses and Coworking Workspaces at FlexEtc Los Angeles

📍 3040 E 12th St, Los Angeles, CA 90023

SECURE YOUR IDEAL WORKSPACE TODAY

- Immediate occupancy
- Newly renovated warehouse building
- Flexible workspaces tailored to your needs
 - Individual warehouses ranging from 400- 3,000+ square feet
 - Dedicated offices
 - Coworking spaces.
- All-inclusive rent
- Comprehensive array of amenities designed to elevate your business

JOIN A THRIVING COMMUNITY

- Flexible solutions benefiting both our member companies and their employees.
- Ideal for e-commerce businesses, storage, industrial workspace, showrooms, and more
- Fostering business growth while offering seamlessly scalable solutions in a community-centered hub.



Everything You Need To Succeed is Here

BUSINESS AMENITIES



Truck Loading Docks



24/7 Security Monitoring



Daily Courier Pickups



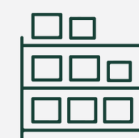
Coworking Spaces



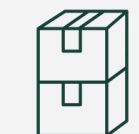
Stocked Kitchen & Coffee Bar



Free, Onsite Parking



Temporary Storage



Mail Service



Photo & Podcast Studio



Free WiFi



Temperature Controlled Building



Daily Member Access



Warehouses

WAREHOUSE SPACES

43 spaces between 400-3,000+sf

- Small (300 - 500)
- Medium (500 - 1000)
- Large (1000 - 2000)
- Extra Large (2000+)

LOADING DOCKS

- Drive-up Loading Ramp
- Truck-Height Loading Docks

DAILY SHIPMENT STORAGE

OASIS

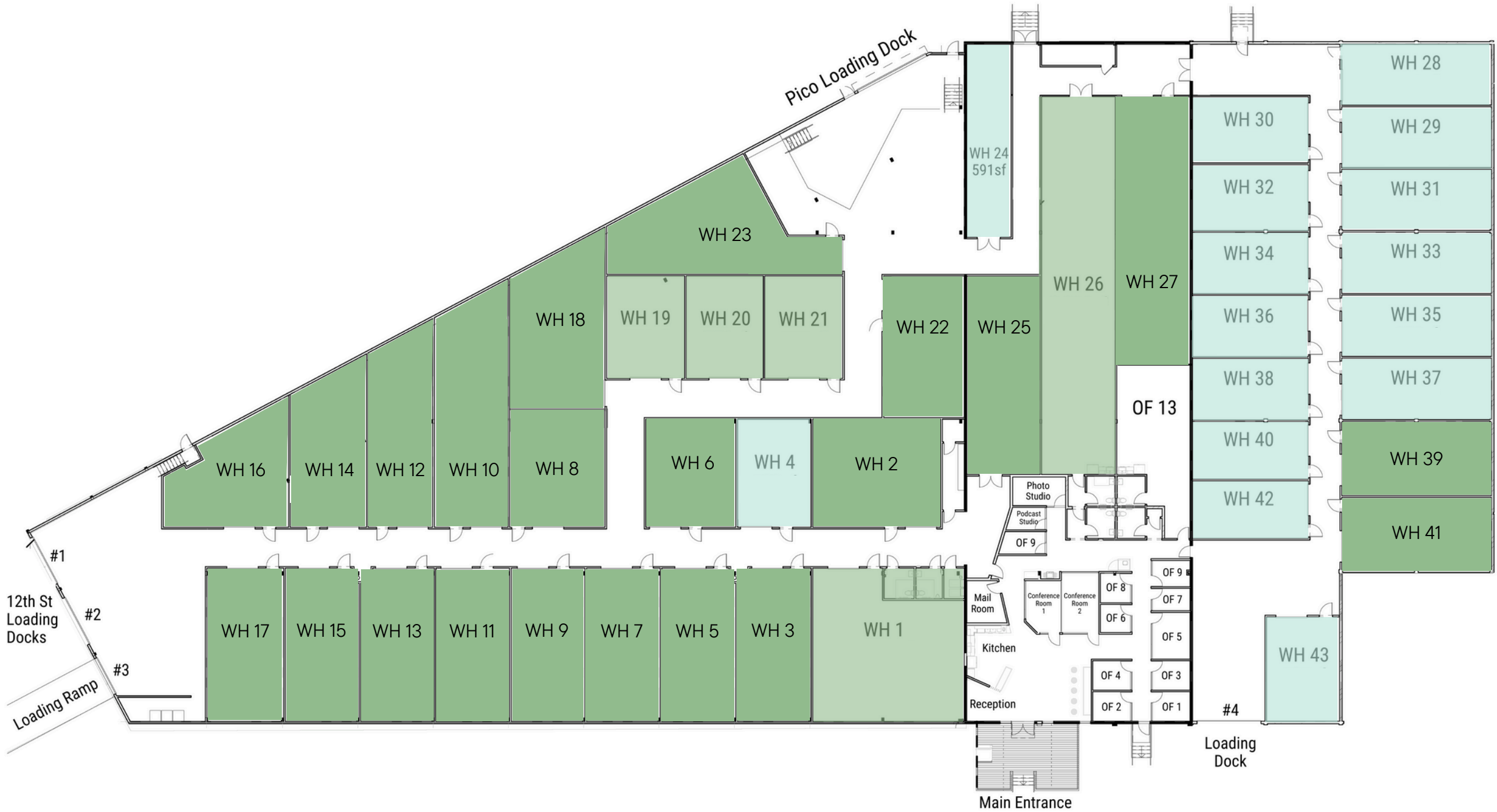
WAREHOUSE EQUIPMENT

- Push Carts
- Electric Pallet Jacks
- Pallet Jacks
- Forklift

ALL-INCLUSIVE PRICING

Space	12+ Month Lease	6 Month Lease	Month to Month (3 Month Min)
Small	\$1,324/month	\$1,415/month	\$1,505/month
Medium	\$2,039/month	\$2,178/month	\$2,317/month
Large	\$3,806/month	\$4,066/month	\$4,325/month
Extra Large	\$5,270/month	\$5,630/month	\$5,989/month

Additional rent specials available for extended lease terms.
Reach out to learn more!



Disclaimer: Individual unit sizes are calculated based on **Rentable Area**, which includes both your exclusive use area (such as your office or warehouse) and your proportionate share of the building's common areas. These common areas ensure you have access to shared amenities, including the interior loading areas, lounge and kitchen spaces, main lobby, and overall circulation areas. The building operates with a **load factor of 49%**, meaning the Rentable Area is larger than the exclusive use area to fairly allocate the cost of these shared amenities.

EACH WAREHOUSE SPACE EQUIPPED
WITH LARGE ROLL-UP LOADING DOOR.

Warehouses

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EACH WAREHOUSE SPACE EQUIPPED WITH LARGE ROLL-UP LOADING DOOR.

Offices Coworking

● OFFICES

● WELLNESS ROOM

● CONFERENCE ROOM

- Small - Up to 6 people
- Large - Up to 12 people

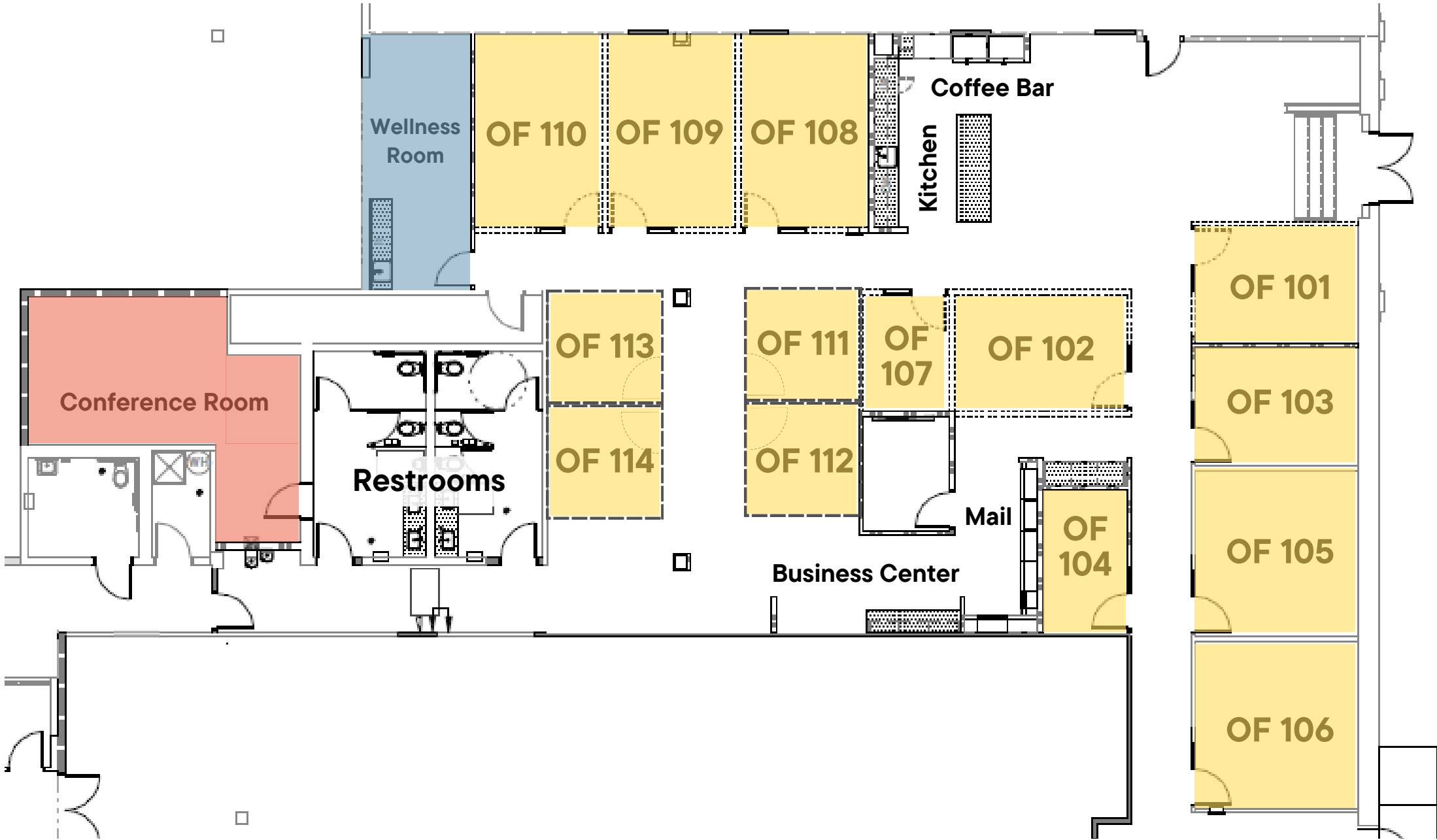
● PHOTO & PODCAST STUDIO

● PHONE BOOTH

● FOCUS ROOMS

OFFICE SPACE PRICING

- Office 5, for 1-2 People, only \$352/month
- Office 6, for 2-3 people, only \$528/month
- Office 1, for 3-4 people, only \$792/month



What Does Your Warehouse Actually Cost?

OUR PRICING MODEL SAVES YOU THOUSANDS OF DOLLARS

Our all-inclusive pricing structure is designed to simplify your operations by bundling everything you need into a single, predictable monthly rate. This means no surprise expenses—utilities, common area maintenance, security, and access to premium amenities are all included.

With our approach, you'll enjoy hassle-free leasing and the flexibility to focus on growing your business without worrying about fluctuating costs or additional fees. It's the ultimate convenience for modern businesses seeking streamlined and transparent workspace solutions.

Sample FlexEtc Warehouse Unit Pricing Breakdown		
Unit Size (Rentable SF)	1,000	<i>Including Shared Common Area</i>
Monthly Base Rent	\$1,672	\$1.67
CAM, Taxes, & Insurance	\$217	\$0.22
Utilities & Security	\$115	\$0.12
Onsite Staff, Services & Amenities	\$211	\$0.21
Monthly Operating Expenses	\$543	\$0.54
Monthly Total Rent & Occupancy Cost	\$2,215	\$2.21

Sample Traditional Small Bay Warehouse Pricing Breakdown		
Unit Size (Rentable SF)	1,000	
Monthly Base Rent	\$1,542	\$1.54
CAM, Taxes, & Insurance	\$217	\$0.22
Monthly Operating Expenses	\$217	\$0.22
Monthly Total Rent	\$1,758	\$1.76
Electricity	\$200	\$0.20
Water	\$50	\$0.05
Refuse Removal	\$100	\$0.10
Internet/WiFi	\$125	\$0.13
Security System	\$75	\$0.08
Janitorial/Cleaning (2x Per Month)	\$400	\$0.40
Warehouse & Office Equipment	\$150	\$0.15
Printing	\$50	\$0.05
Daily Courier Pickups	\$200	\$0.20
Stocked Kitchen	\$100	\$0.10
Photo Studio, Receptionist, & More	TBD	TBD
Monthly Occupancy Cost	\$3,208	\$3.21
<i>These estimates are provided solely for comparison purposes</i>		
Total Cost Savings Renting with FlexEtc	\$994	\$0.99



WAREHOUSE SPACES FROM 600-2,500+ SF



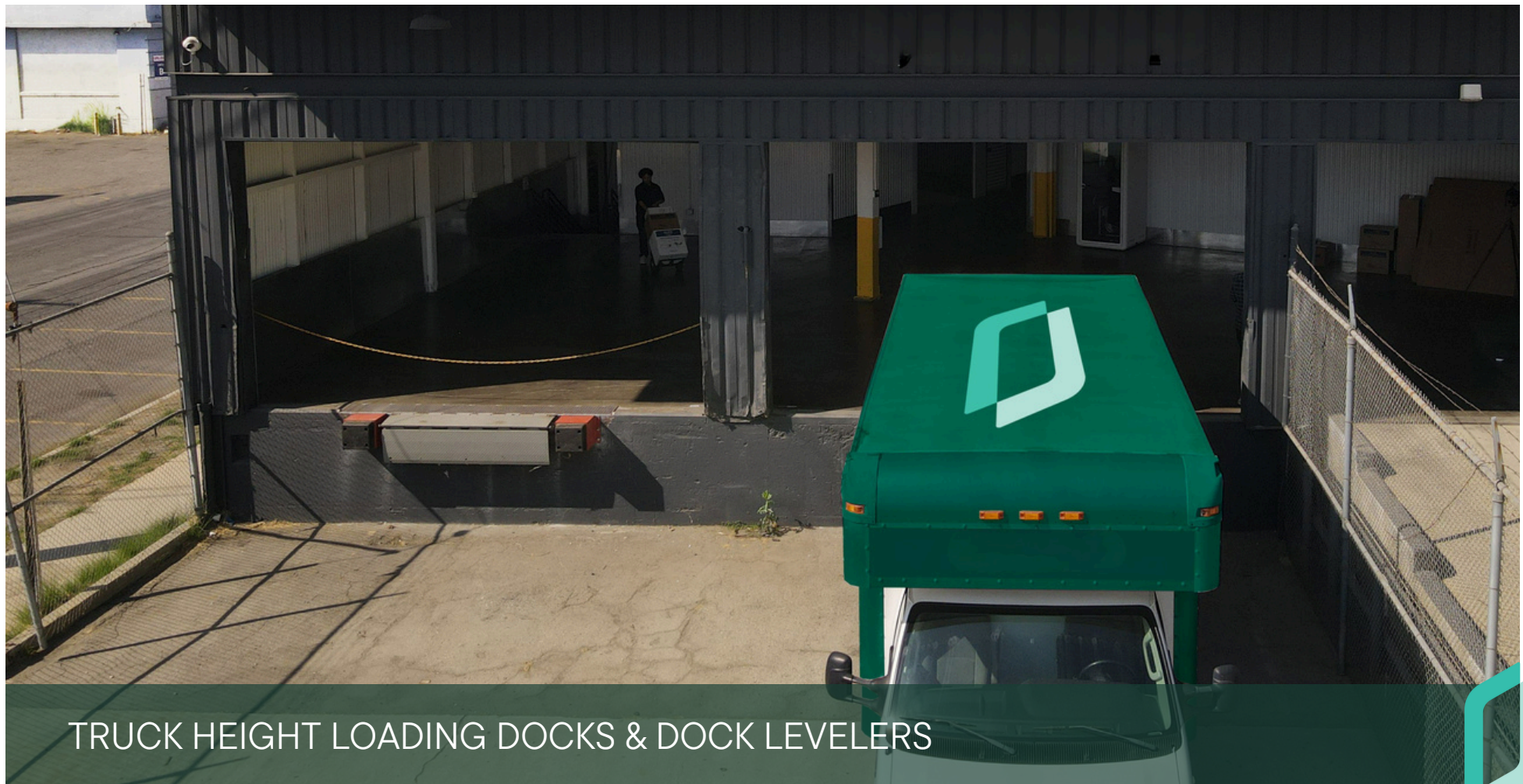
PRIVATE OFFICES



PACKAGE & PALLET RECEIVING SERVICES + PALLET JACKS & CARTS



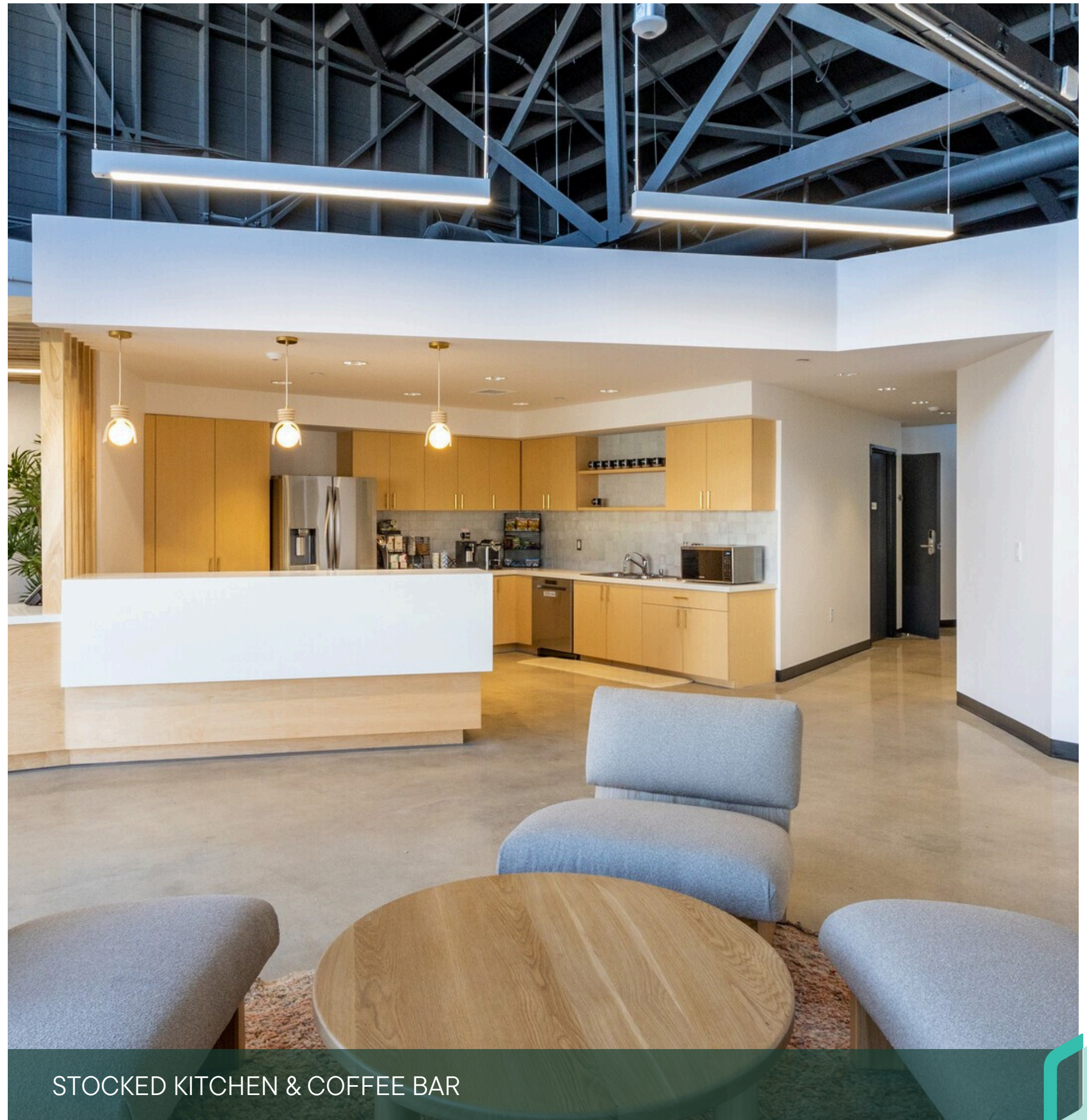
PHOTO STUDIO



TRUCK HEIGHT LOADING DOCKS & DOCK LEVELERS



PODCAST STUDIO



STOCKED KITCHEN & COFFEE BAR



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