



671 MILL STREET

LOS ANGELES, CA 90021

FLEX | INDUSTRIAL BUILDING FOR LEASE



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC. |

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 |

DRE# 01875861 |



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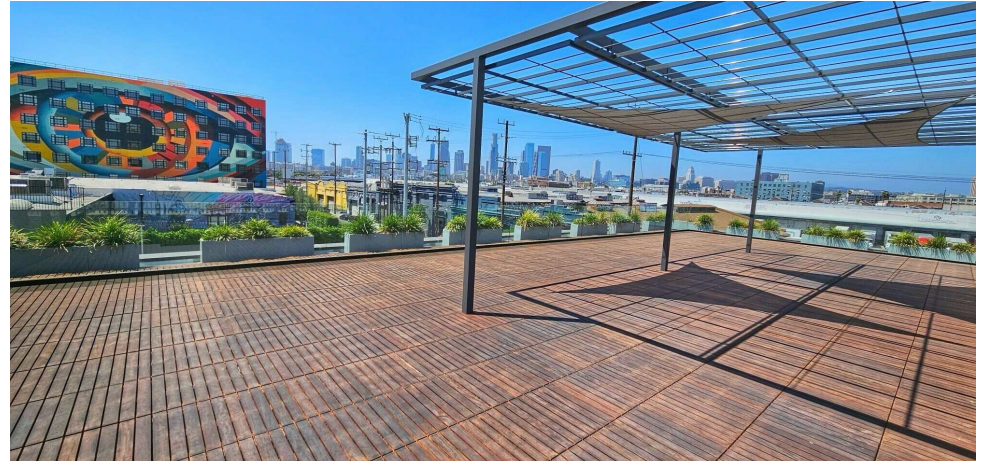
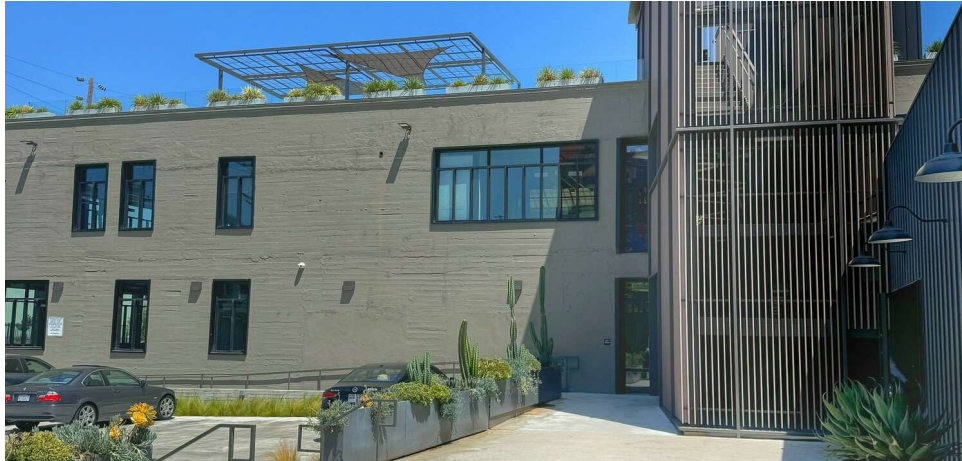
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OFFERING SUMMARY

Lease Rate:	\$2.95 - 3.35 SF/month \$12,698 - \$30,324/MO (NNN)* \$0.65 SF/MO*
Building Size:	28,400 SF
Available SF:	
Lot Size:	29,721 SF
Year Built:	1923
Zoning:	LAM3

PROPERTY OVERVIEW

Introducing a new Arts District creative project - 671 Mill Street located in the heart of the rapidly developing Arts District, this 28,400 square foot building offers build-to-suit flex offices, gated parking, and immediate access to the 5/10/60/101 freeways. First and second floor suites now available with options for grade level loading on select suites. Third floor communal entertainment deck available for private parties and events with skyline views of downtown Los Angeles. For showings and additional information please contact Brokers below.

PROPERTY HIGHLIGHTS

- Arts District location
- Build to Suit Spaces Available
- Nearby Access to 5/10/60/101 Freeways
- Elevator Served
- Gated Parking
- Grade Level Loading Available

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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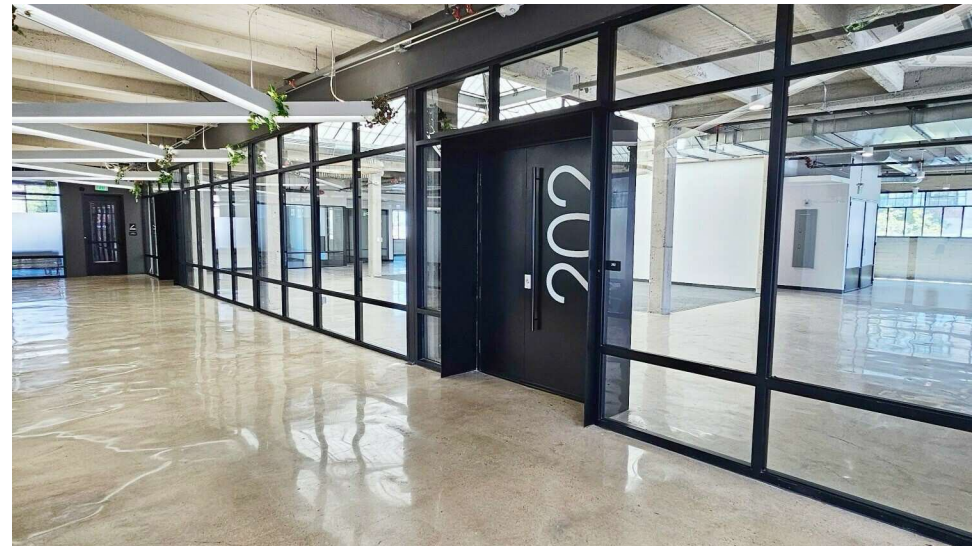
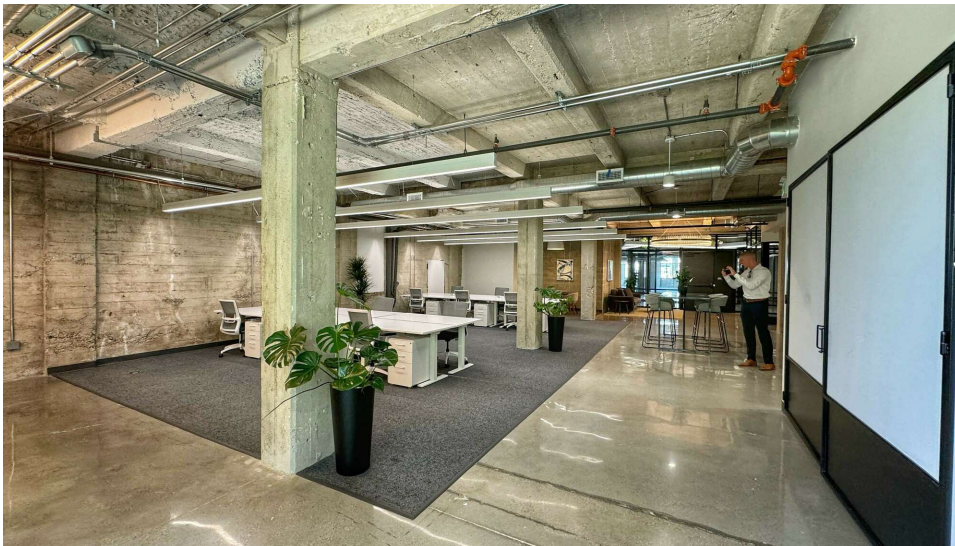
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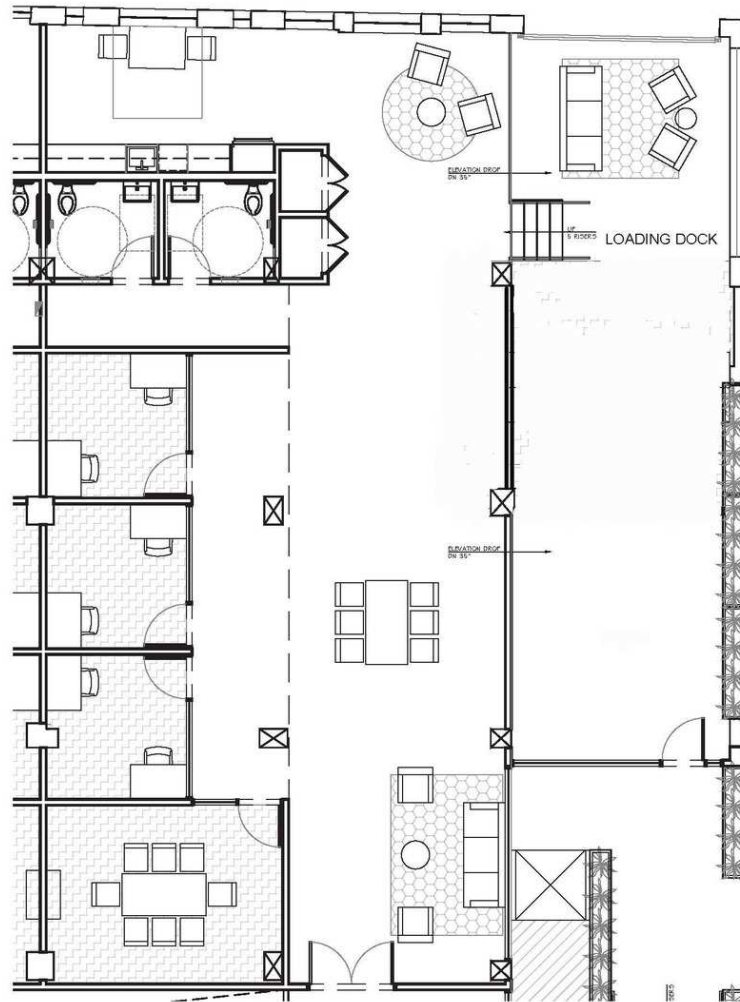
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671 MILL STREET SUITE 101

LOS ANGELES, CA 90021



SUITE 101
 3,993 SF
 \$2.95 SF/MO
 \$0.65 SF/NNN
 \$13,975.50/MO

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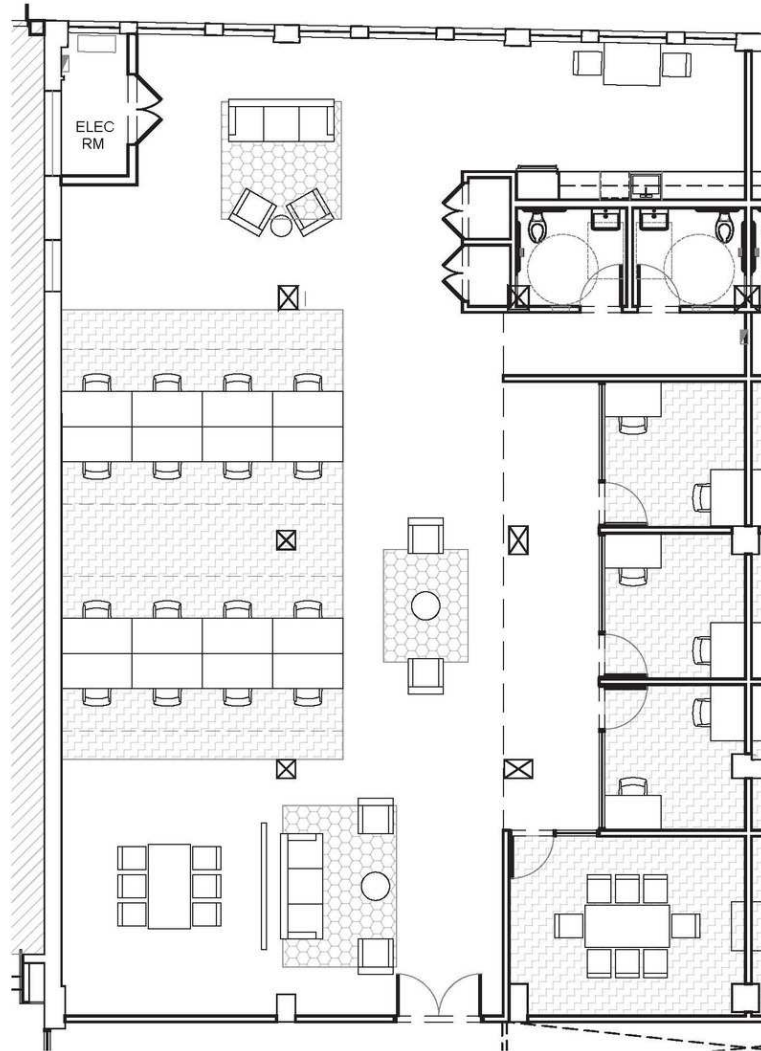
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671 MILL STREET SUITE 102

LOS ANGELES, CA 90021

SUITE 102
 4,398 SF
 \$2.95 SF/MO
 \$0.65 SF/NNN
 \$15,393.00/MO



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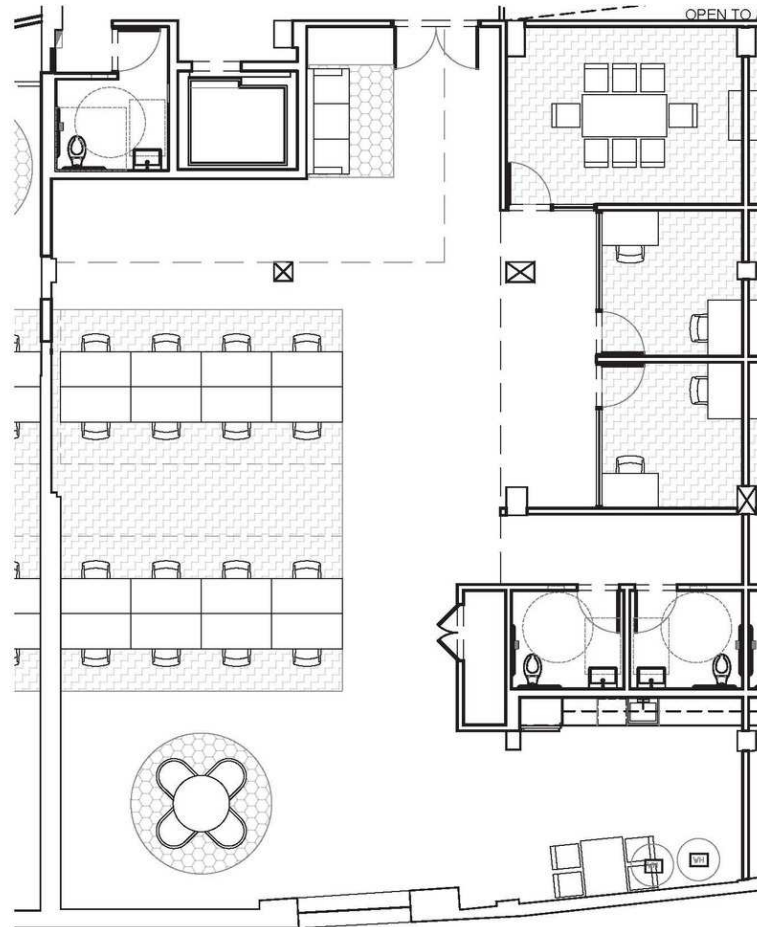
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671 MILL STREET SUITE 104

LOS ANGELES, CA 90021



SUITE 104
 3,857 SF
 \$2.95 SF/MO
 \$0.65 SF/NNN
 \$13,499.50/MO

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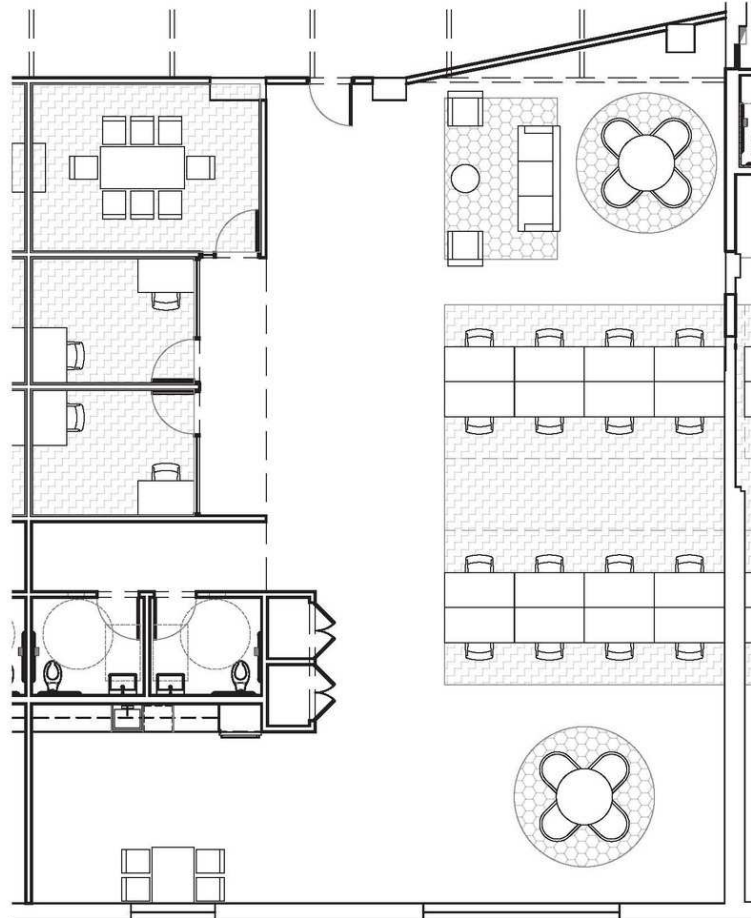
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671 MILL STREET SUITE 105

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SUITE 105
3,628 SF
\$2.95 SF/MO
\$0.65 SF/NNN
\$12,698.00/MO

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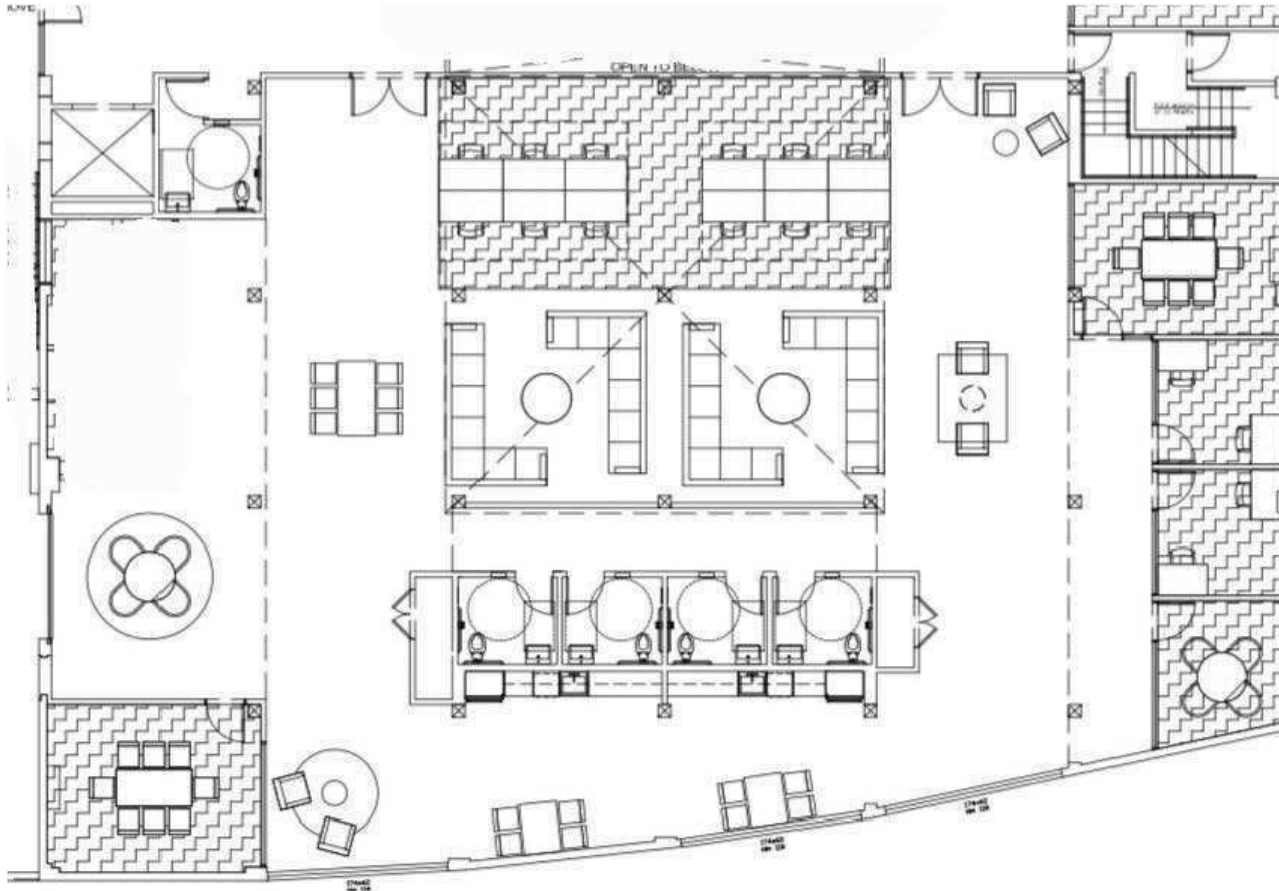
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671 MILL STREET SUITE 202

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SUITE 202
 7,581 SF
 \$3.35 SF/MO
 \$0.65 SF/NNN
 \$30,324.00/MO



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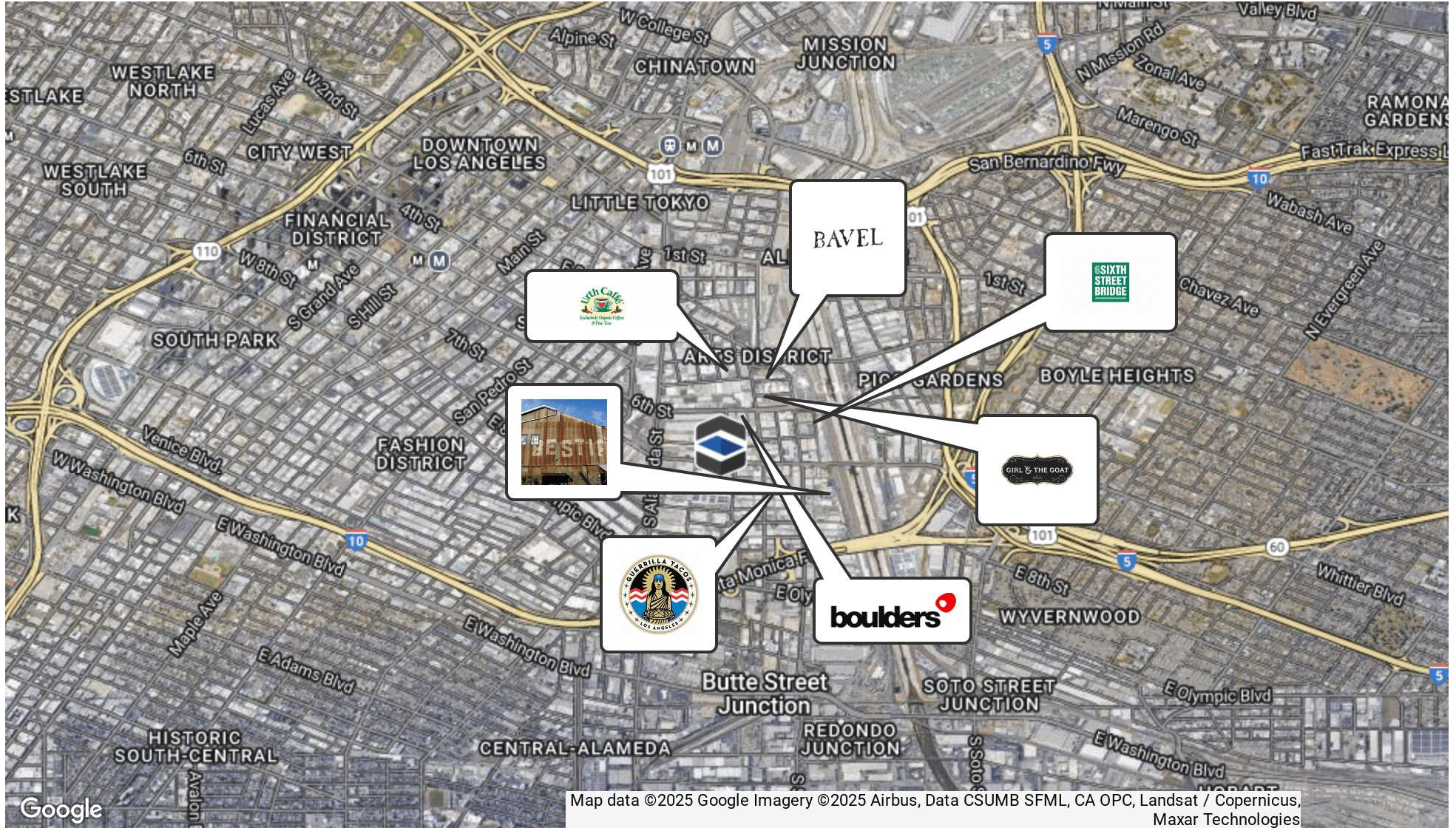
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