

# MULTI-USE 2ND FLOOR SPACE FOR LEASE

*Ideal Creative or Fashion Space*

AVAILABLE SF: 6,850 ±

TOTAL BUILDING SF: 25,000 ±



**409 E WASHINGTON BLVD, LOS ANGELES CA 90015**

- 6,850 sq.ft. second floor space: Part of larger building
- Ideal for creative use: Photography, artists studio, designer, music studio, etc.
- Great Downtown Fashion District location
- Just blocks from San Pedro Wholesale Mart
- Also good for garment, textile or fashion applications
- Instant I-10 Freeway access (one block north)
- Freight elevator — 600A/120-240V/3-wire power
- Two restrooms
- One parking space provided plus street parking
- Lease rental: \$4,452.50 per month (\$0.65 per SF gross)

*For More Information, Please Contact*

**RON KIM**

**213.222.1209**

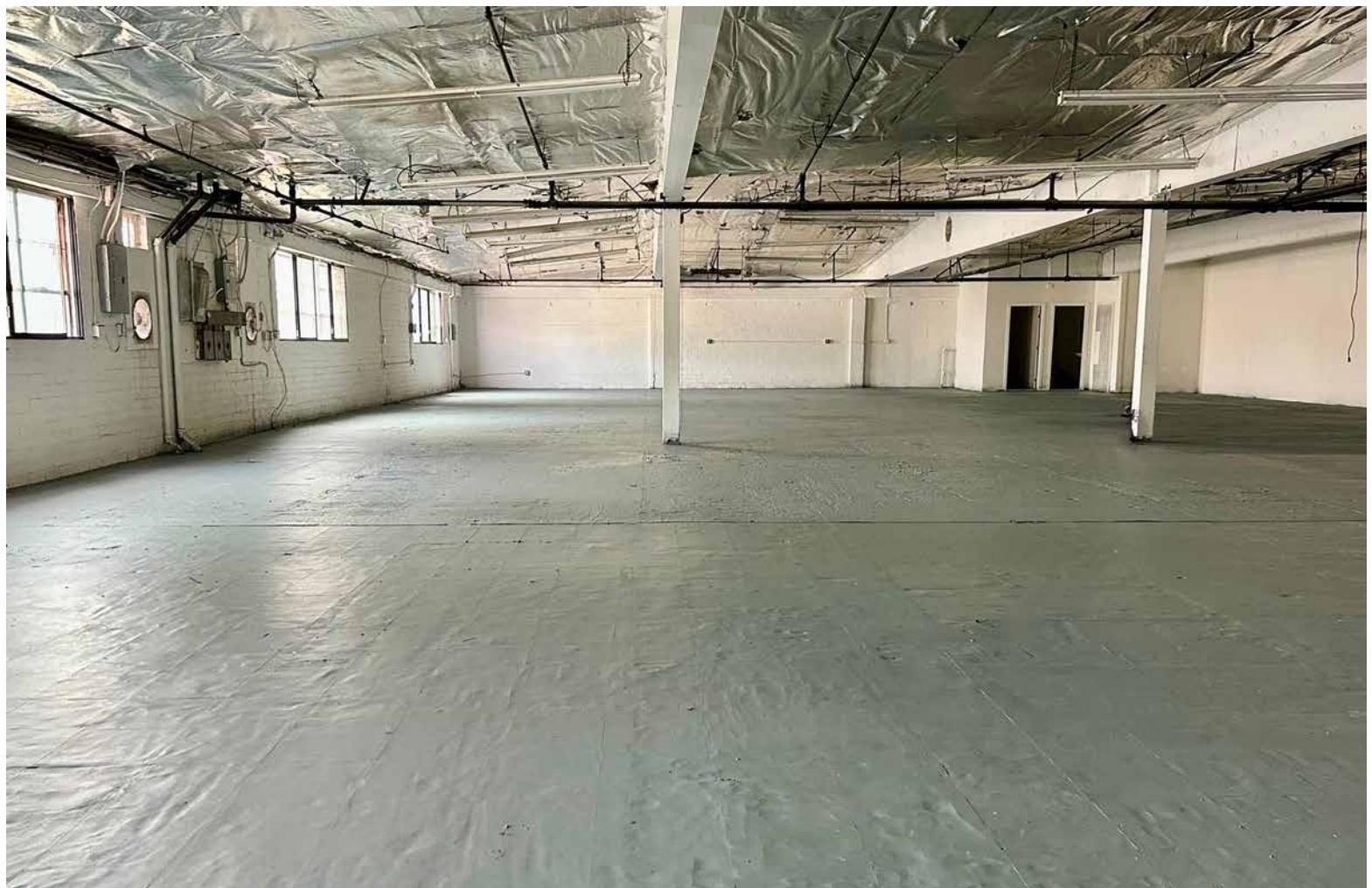
**ron@majorproperties.com**

**DRE LIC. 01891773**

## PROPERTY DETAILS

<b>Available Area</b>	<b>6,850± Sq.Ft.</b>
<b>Total Building Area</b>	<b>25,000± Sq.Ft.</b>
<b>Land Area</b>	<b>15,438± Sq.Ft.</b>
<b>Zone</b>	<b>LA M2</b>
<b>Year Built</b>	<b>1951</b>
<b>Construction</b>	<b>Brick</b>
<b>Office Area</b>	<b>450 Sq.Ft. (4)</b>
<b>Restrooms</b>	<b>2</b>
<b>Parking</b>	<b>1</b>
<b>Freight Elevator</b>	<b>1</b>
<b>Power</b>	<b>600A/120-240V/3-Wire</b>

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.



# MULTI-USE 2ND FLOOR SPACE FOR LEASE

## Area Map

