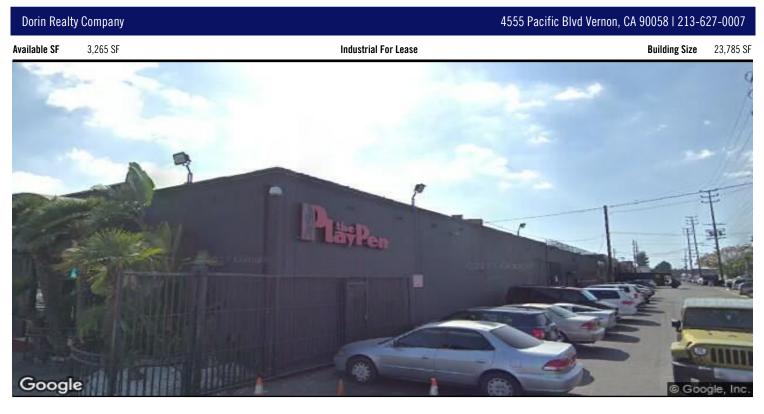
MOODY'S



Address: Cross Streets:

2046 Sacramento St, Los Angeles, CA 90021

S Santa Fe Ave/Sacramento St

Arts District Creative Unit - Perfect For Many Uses Fully HVAC Space Beautifully Improved Just Off Santa Fe Ave, 1 Block North of 10 Fwy

Lease Rate/Mo:	\$7,346	Sprinklered:	Yes	Office SF / #:	3,265 SF / 9
Lease Rate/SF:	\$2.25	Clear Height:	16'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	3,265 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,265 SF	A: 400 V: 220/220 0: 3 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 years w/periodic COLA's	Const Status/Year Blt:	Existing / 1965	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	Yes	Vacant:	Yes
Taxes:		Parking Spaces: 8	/ Ratio: 2.5:1	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	CBD
Zoning:	M3-1-RIO	Specific Use:	Warehouse/Office	APN#:	5166010026
Listing Company:	Dorin Realty Company				
Agents:	<u>Mark Whitman 213-627-0007</u>				
Listing #:	41437939	Listing Date:	11/13/2024	FTCF: CB250Y175S000	
Notes:	Vacant. Call broker for appointment. All	details must be verified.			



