



2234
W TEMPLE ST
LOSANGELES·CA 90026

LEASE RATE REDUCED!

\$9,517.00 (\$1.80/SF Modified Gross)

**±5,287 SF CREATIVE/INDUSTRIAL BUILDING
ON ±5,201 SF OF LAND FOR LEASE**





Located at 2234 W Temple St in Los Angeles, CA 90026, this creative industrial/production studio is ideally positioned in Historic Filipinotown, near Echo Park and Downtown LA. The property is currently utilized as a production space and features an open layout with a dedicated green room, bow truss ceilings, and polished concrete floors. Additional amenities include a kitchenette, two restrooms, a full warehouse HVAC system for climate control, and a convenient ground-level loading door for easy access. This centrally located property is perfect for creative, industrial, or studio use, offering excellent functionality in a vibrant and accessible neighborhood.



Creative
Industrial /
Production Studio
Near Echo Park &
DTLA



Centrally Located
in Historic
Filipinotown



Bow Truss Ceiling



Currently Used
For Production
with Open
Production Space
+ Green Room



1 Ground-Level
Loading Door



Concrete Floors

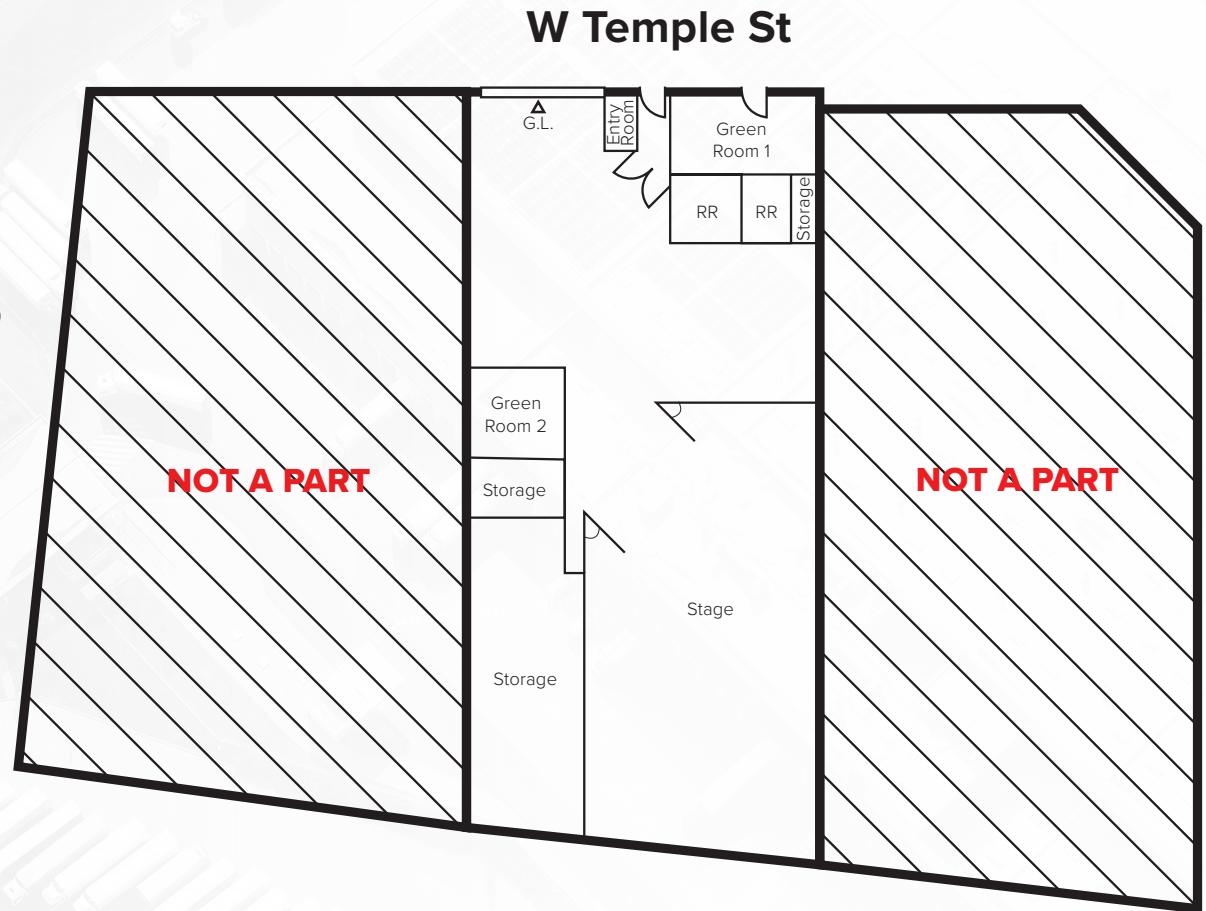


Full Warehouse HVAC

SELAKA AVE PROPERTY SITE PLAN

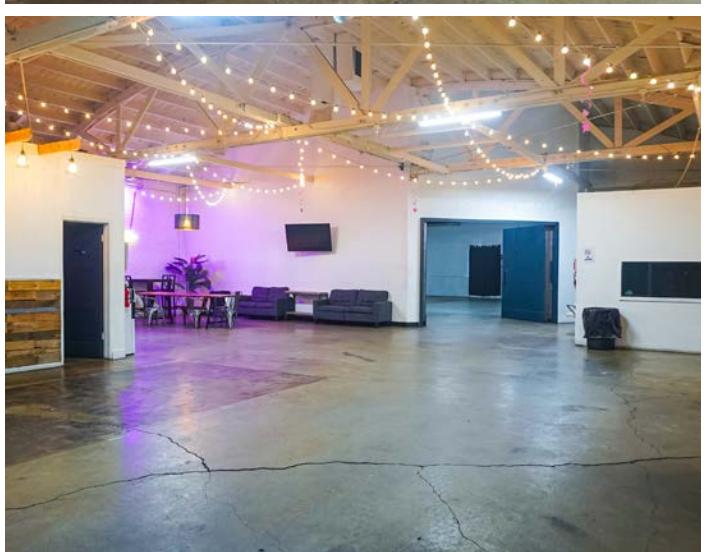
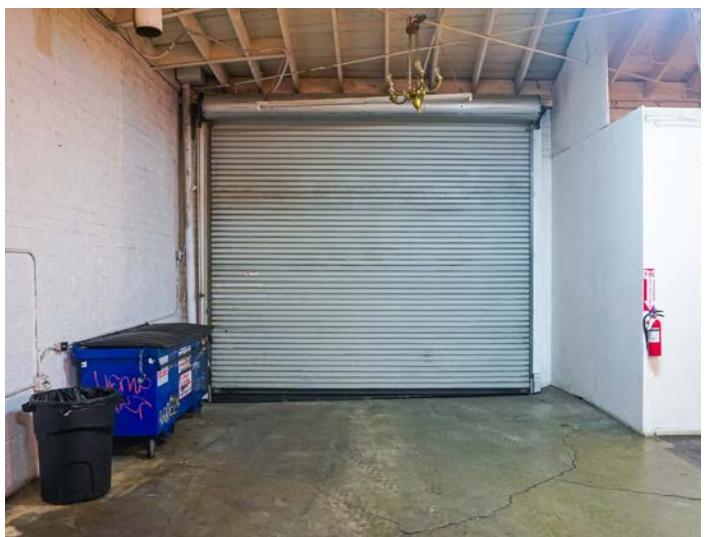
PROPERTY INFORMATION

| | |
|-----------------------|--------------------------------|
| Available SF | ±5,287 SF |
| Lease Rate/Mo | \$9,517.00 |
| Lease Rate/SF | \$1.80 |
| Lease Type | Gross |
| Clear Height | 11' |
| Sprinklered | No |
| Prop Lot Size | 0.12 AC / ±5,201 |
| Term | Acceptable To Owner |
| Yard | No |
| Office SF | ±800 |
| Possession Date | Now |
| Const Status/Year Bld | Existing / 1950 |
| For Sale | NFS |
| Parking Spaces | 0 |
| Rail Service | No |
| GL Doors | 1 |
| DH Doors | 0 |
| Construction Type | Concrete |
| Warehouse AC | Yes |
| Zoning | LAC2 |
| Market/Submarket | LA Central |
| APN | 5157-018-002 |
| Power | A: 200 V: 120/480 Ø: 3 W: 3 |

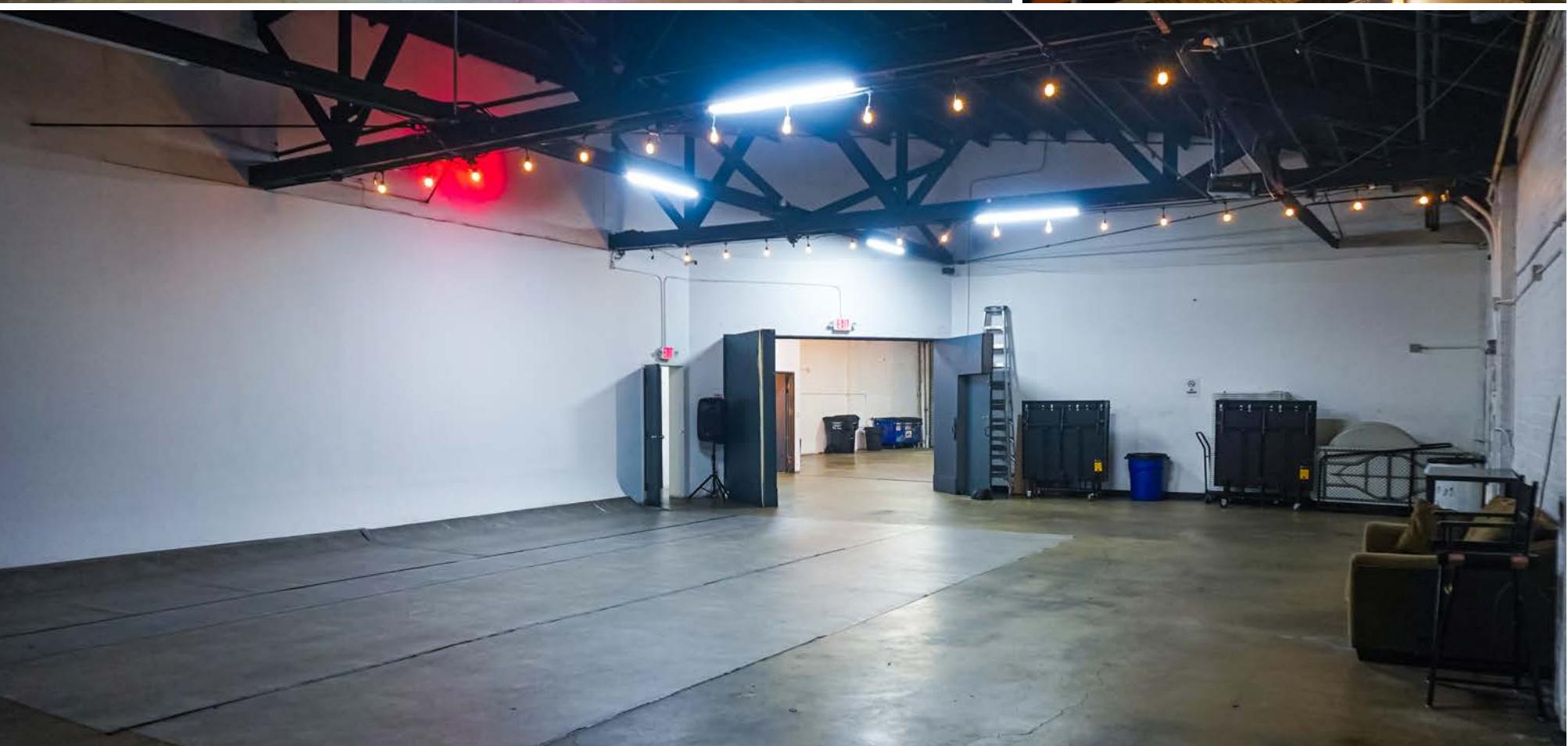


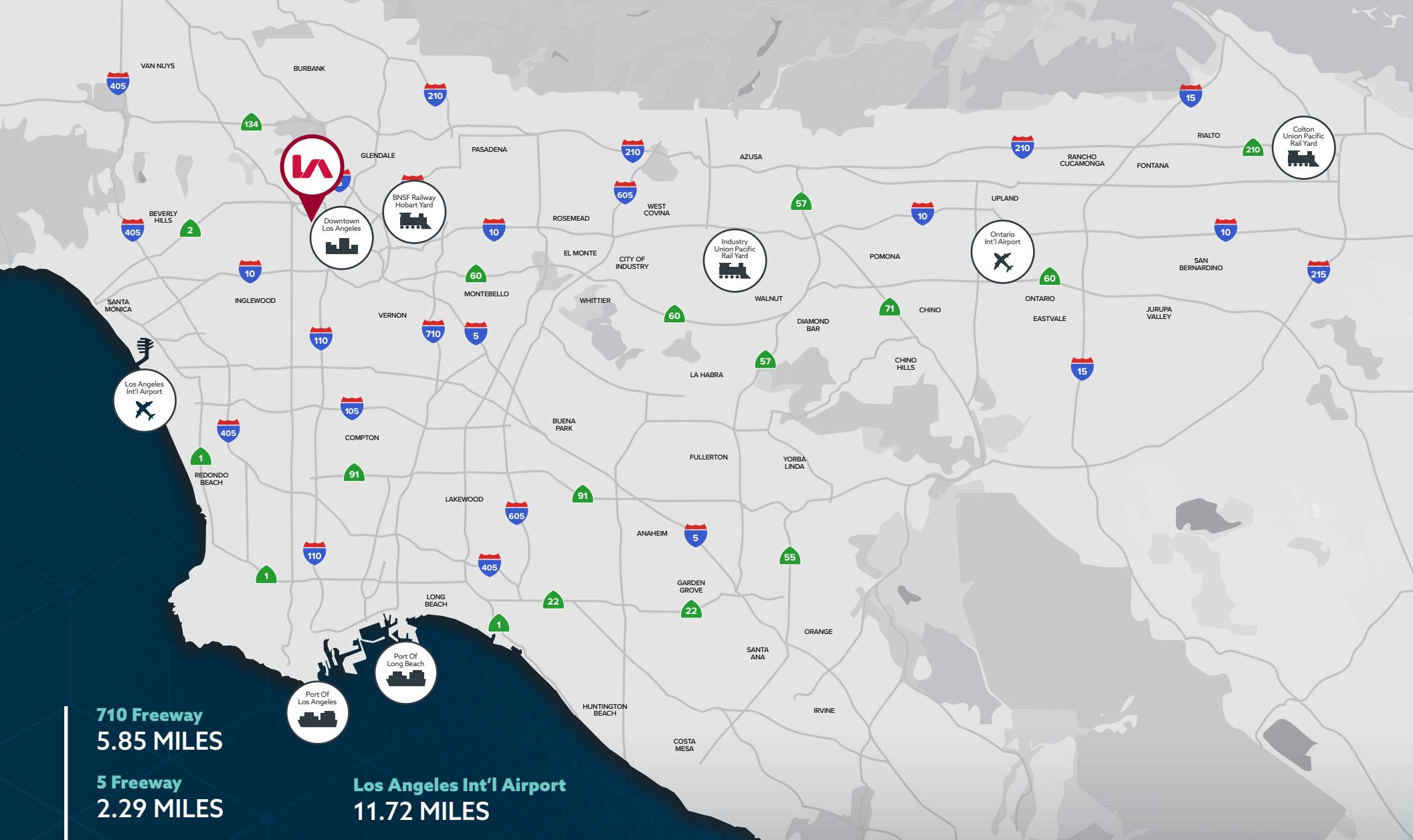
NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

PROPERTY PHOTOS



PROPERTY PHOTOS





**710 Freeway
5.85 MILES**

5 Freeway 2.29 MILES

Port of Long Beach 22 MILES

Port of Los Angeles 23.16 MILES

Downtown Los Angeles 2.33 MILES

Los Angeles Int'l Airport 11.72 MILES

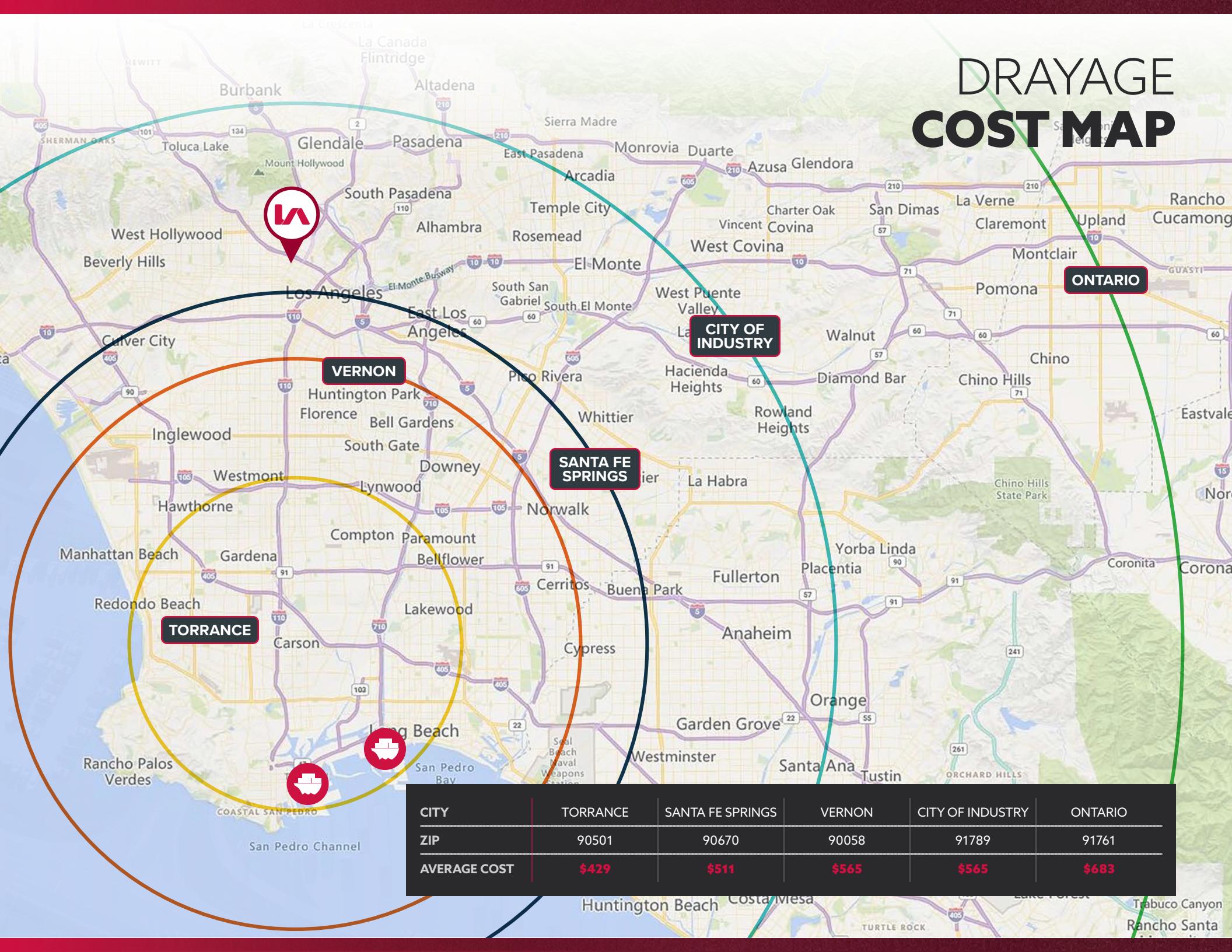
City of Industry - Union Pacific Rail Line 20.4 MILES

**Ontario Int'l Airport
38.63 MILES**

Colton - Union Pacific Rail Line 63.82 MILES

DISTANCE FROM **SUBJECT PROPERTY**

DRAYAGE COST MAP





2234
W TEMPLE ST
LOSANGELES • CA 90026

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LEE-ASSOCIATES.COM/DOWNTOWNLA

For More Information,
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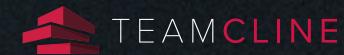
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TEAM-CLINE.COM

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.