

2234
W TEMPLE ST
LOS ANGELES • 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**



**Currently Used
For Production
with Open
Production Space
+ Green Room**



**Centrally Located
in Historic
Filipinotown**



**1 Ground-Level
Loading Door**



Bow Truss Ceiling



Concrete Floors



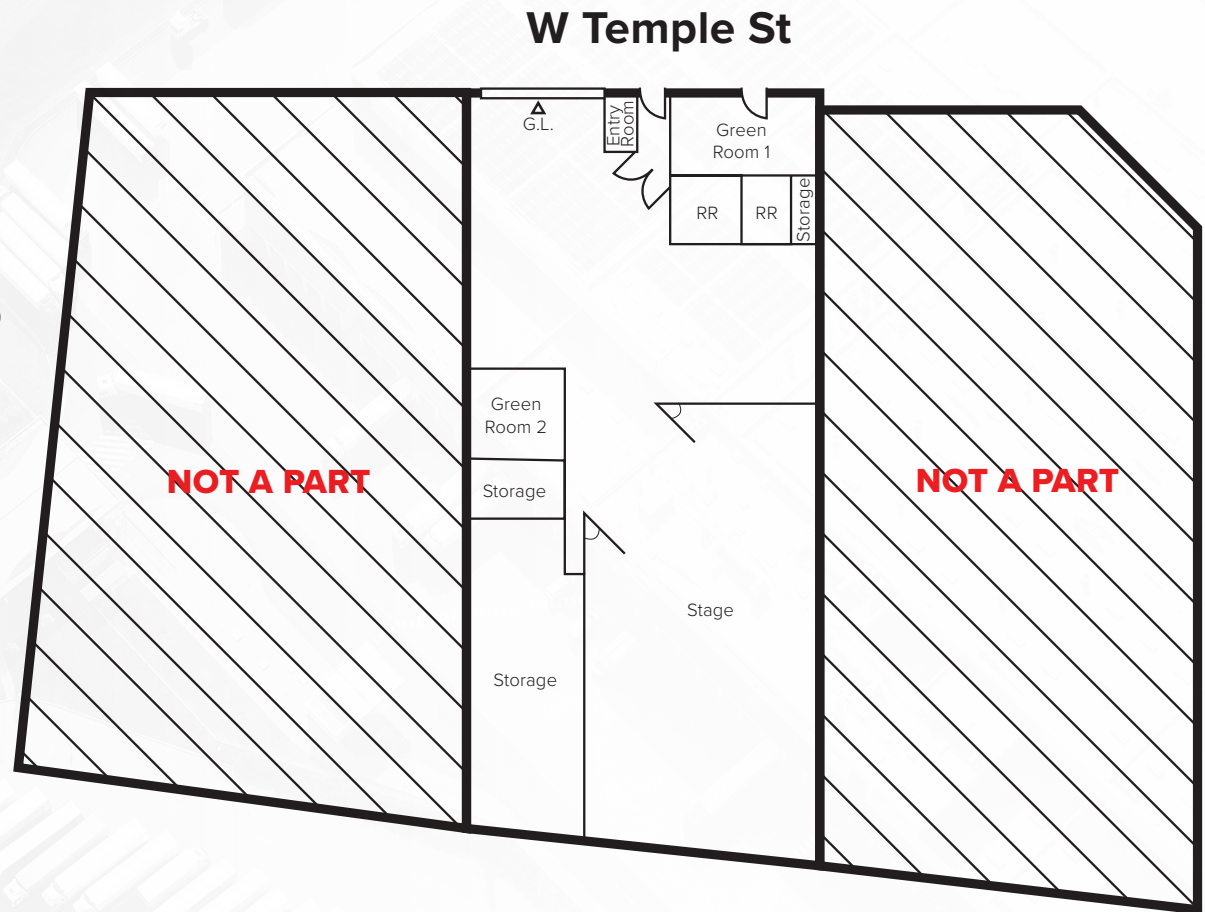
Full Warehouse HVAC



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 Blt	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

PROPERTY INFORMATION

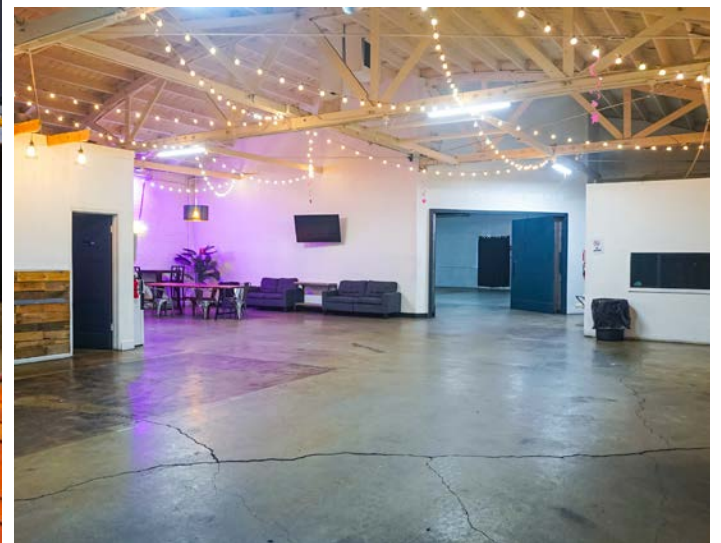
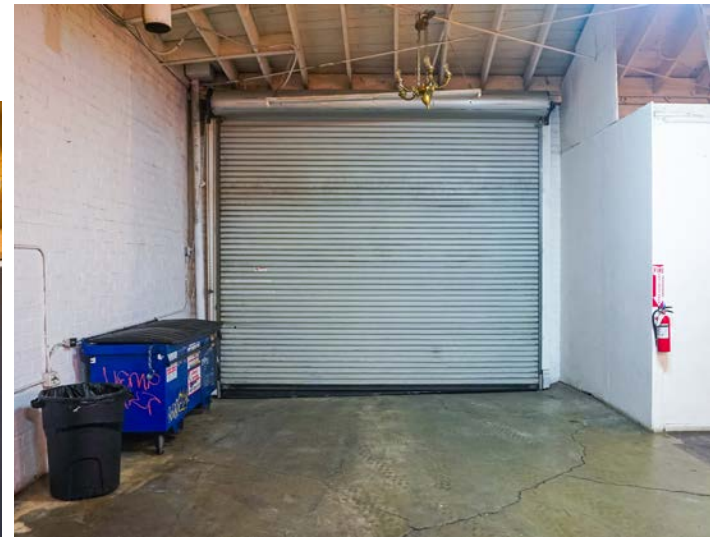
Rosemont Ave



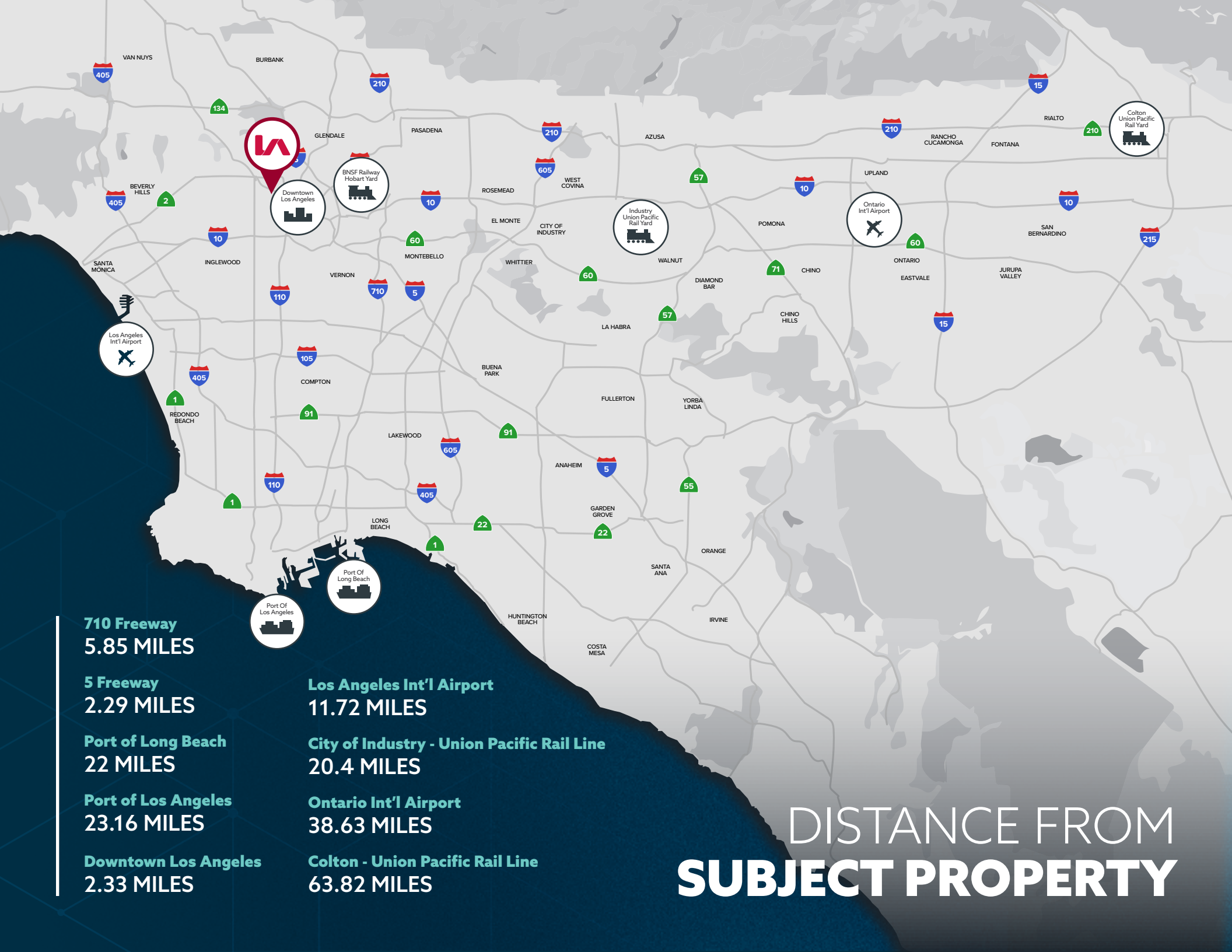
Roselake Ave

PROPERTY SITE PLAN

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







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

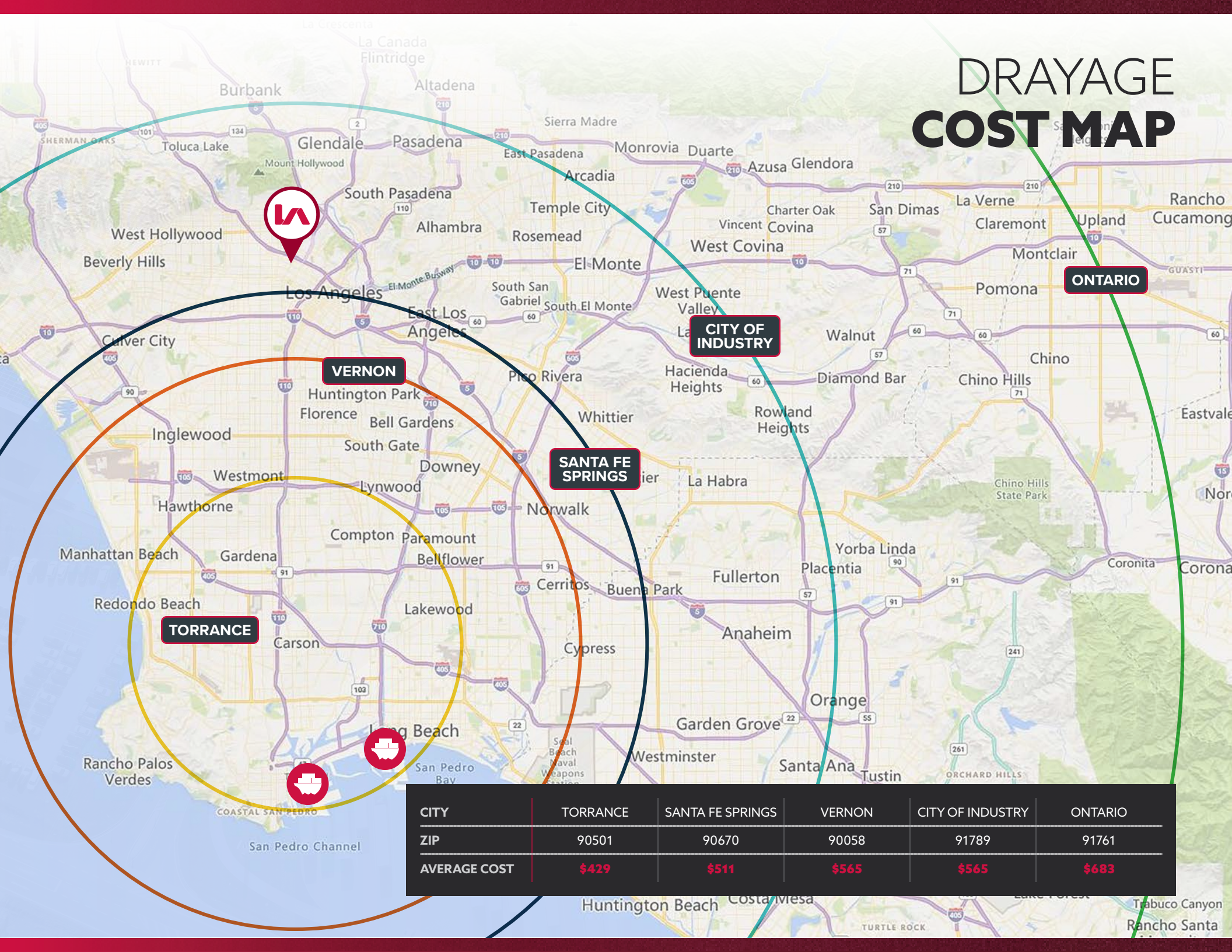
City of Industry - Union Pacific Rail Line
20.4 MILES

Ontario Int'l Airport
38.63 MILES

Colton - Union Pacific Rail Line
63.82 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LOS ANGELES • CA 90026

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

323.922.3832

LEE-ASSOCIATES.COM/DOWNTOWNLA

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.

For More Information,
Please Contact

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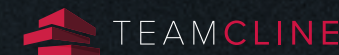
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