

# For Sublease ±4,700 SF

1320 S Grand Avenue  
Los Angeles, CA 90007



For more information, please contact:

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DRE# 01227056

**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty  
800 McGarry St, 5<sup>th</sup> Floor  
Los Angeles, CA 90021  
Corporation DRE# 01983713

# Property Information

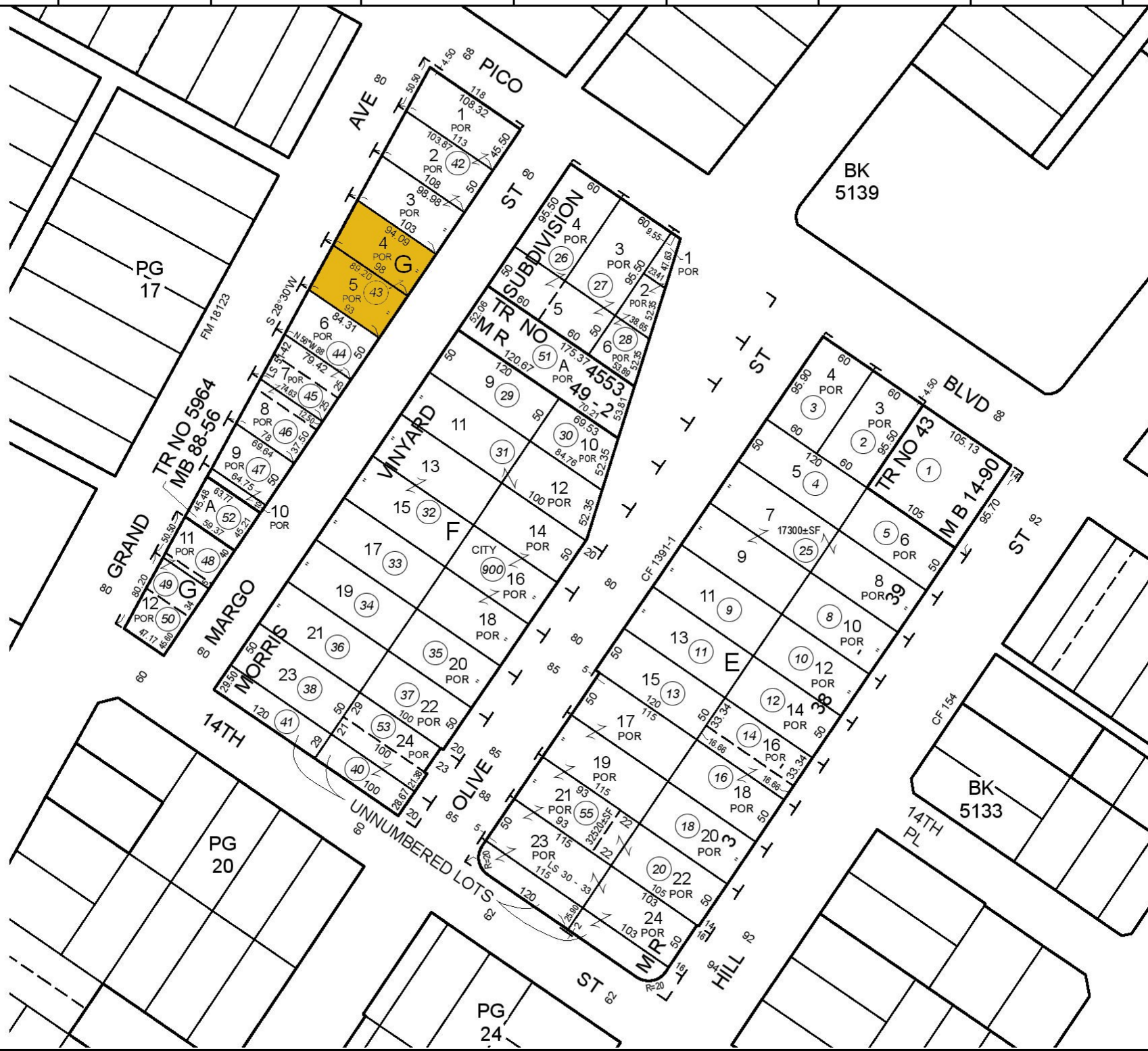
Available SF:	4,700 SF	➤ Former South Park Doggie location
Year Built:	1915	➤ Prime location in Downtown LA South Park
Ceiling Height:	10'	➤ Three (3) blocks from LA Live, LA Convention Center, Crypto.com Arena
Construction:	Brick	➤ Great for any kind exercise space such as boxing, gym, yoga or any studio use
Loading:	2 GL	➤ Drop ceiling through out the entire premises
Zoning:	C2	➤ Fully air conditioned space
# Restroom:	2	➤ Current term expires 6/30/2026
APN:	5134-025-043	
Lease Rate:	TBD	
Lease Type:	Gross	

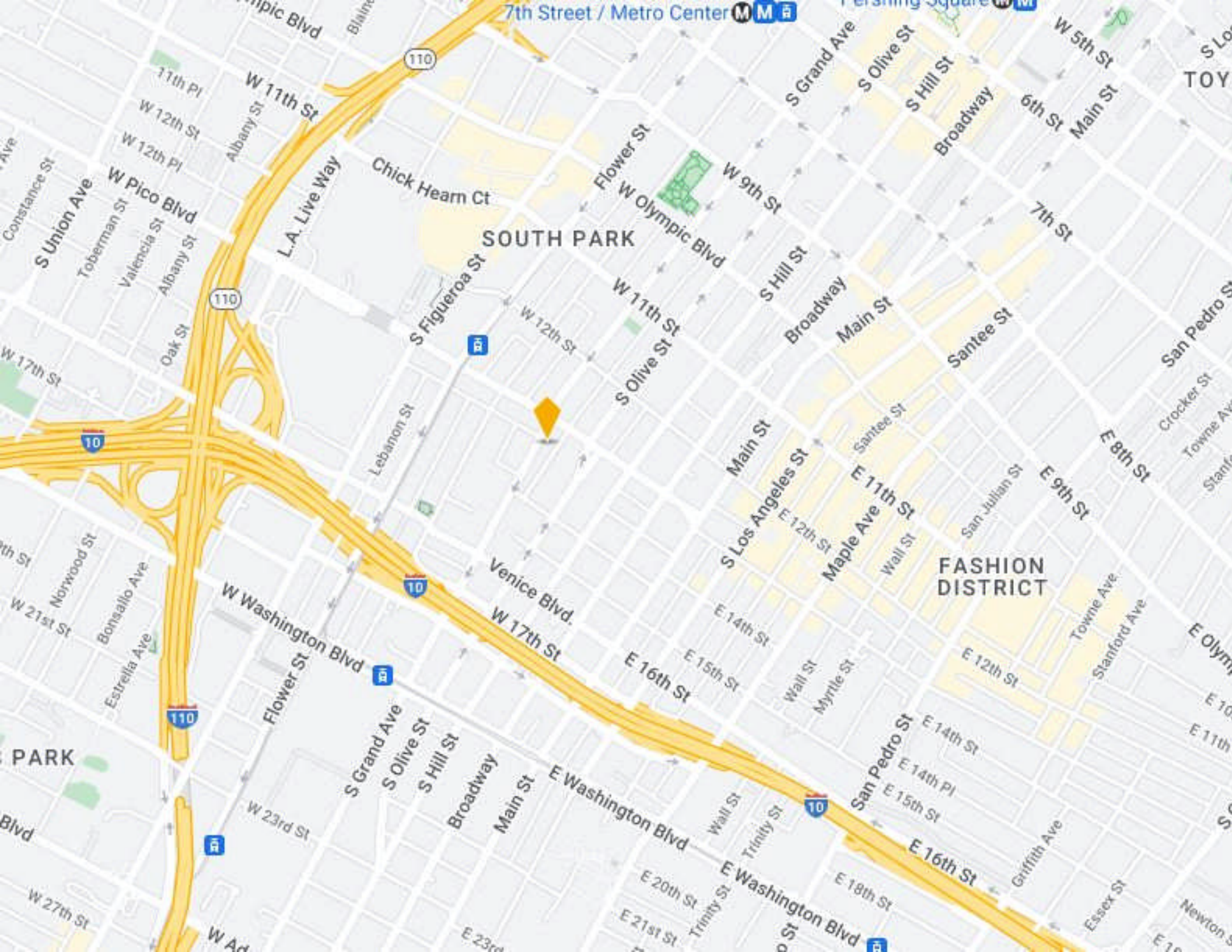
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

2022



MAPPING AND GIS SERVICES SCALE 1" = 100'





7th Street / Metro Center **M** **M** **U**

110

SOUTH PARK

FASHION DISTRICT

110

10

10

110

10

**B**

**B**

