

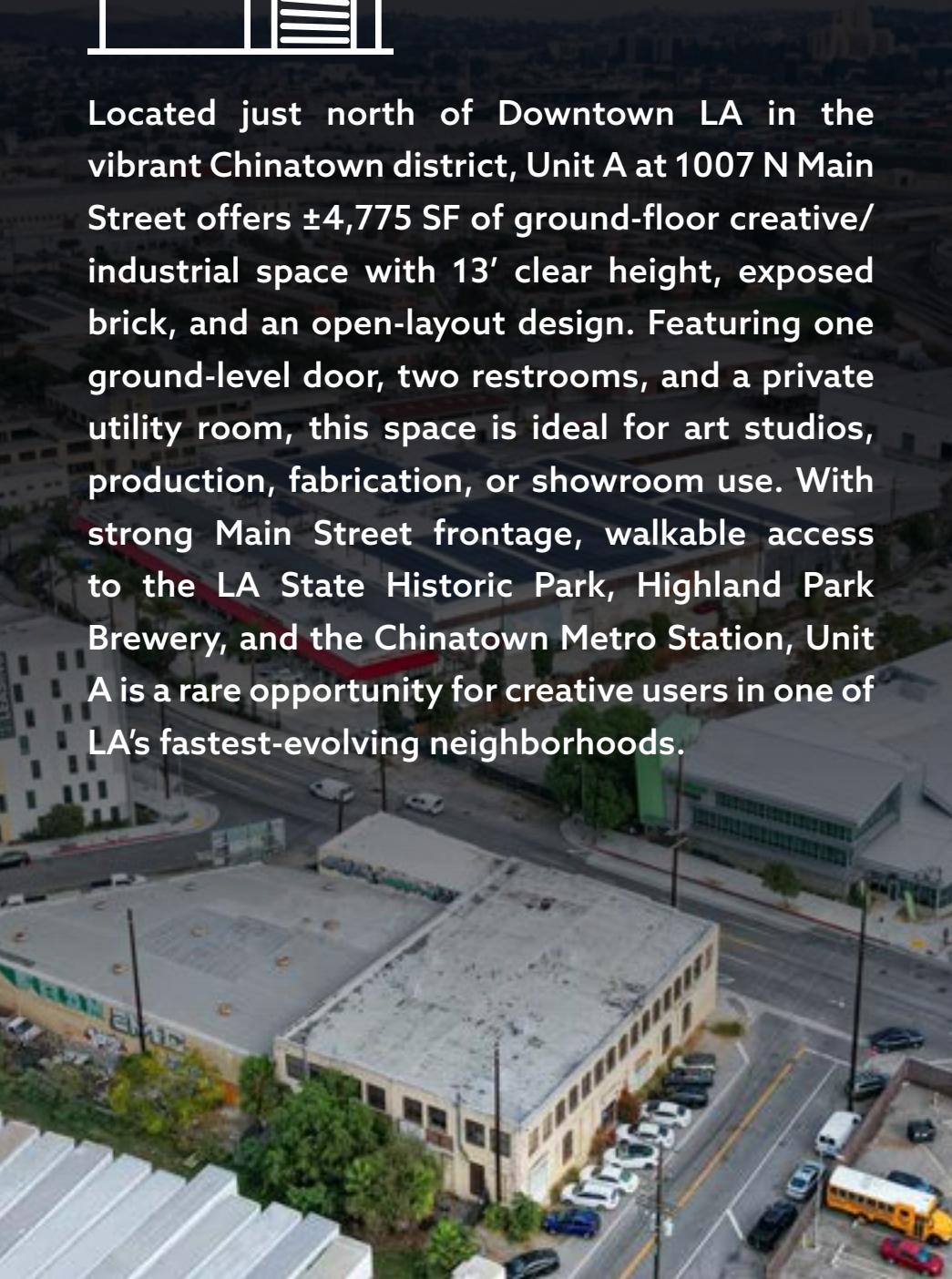
1007  UNIT A  
**N MAIN STREET**  
LOS ANGELES • CA 90012



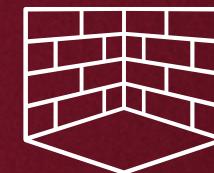
**FOR LEASE**  
**±4,775 SF GROUND FLOOR**  
**CREATIVE/INDUSTRIAL SPACE**



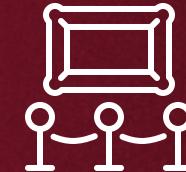
Located just north of Downtown LA in the vibrant Chinatown district, Unit A at 1007 N Main Street offers ±4,775 SF of ground-floor creative/industrial space with 13' clear height, exposed brick, and an open-layout design. Featuring one ground-level door, two restrooms, and a private utility room, this space is ideal for art studios, production, fabrication, or showroom use. With strong Main Street frontage, walkable access to the LA State Historic Park, Highland Park Brewery, and the Chinatown Metro Station, Unit A is a rare opportunity for creative users in one of LA's fastest-evolving neighborhoods.



Ground-Floor Creative/Industrial Space



Exposed Brick & Open Layout



Ideal for Art Studio, Production, and Film Uses



Prime Main Street Frontage Near Chinatown, LA State Historic Park & Highland Park Brewery

PROPERTY HIGHLIGHTS

# PROPERTY SITE PLAN

## PROPERTY INFORMATION

**Available SF** ±4,775 SF

**Prop Lot Size** POL

**APN** 5409-007-001

**Zoning** LAUC(CA)

**Year Built** 1907

**Construction Type** Brick

**Yard** No

**Restrooms** 2

**Clear Height** 13'

**GL Doors** 1

**Sprinklered** Yes

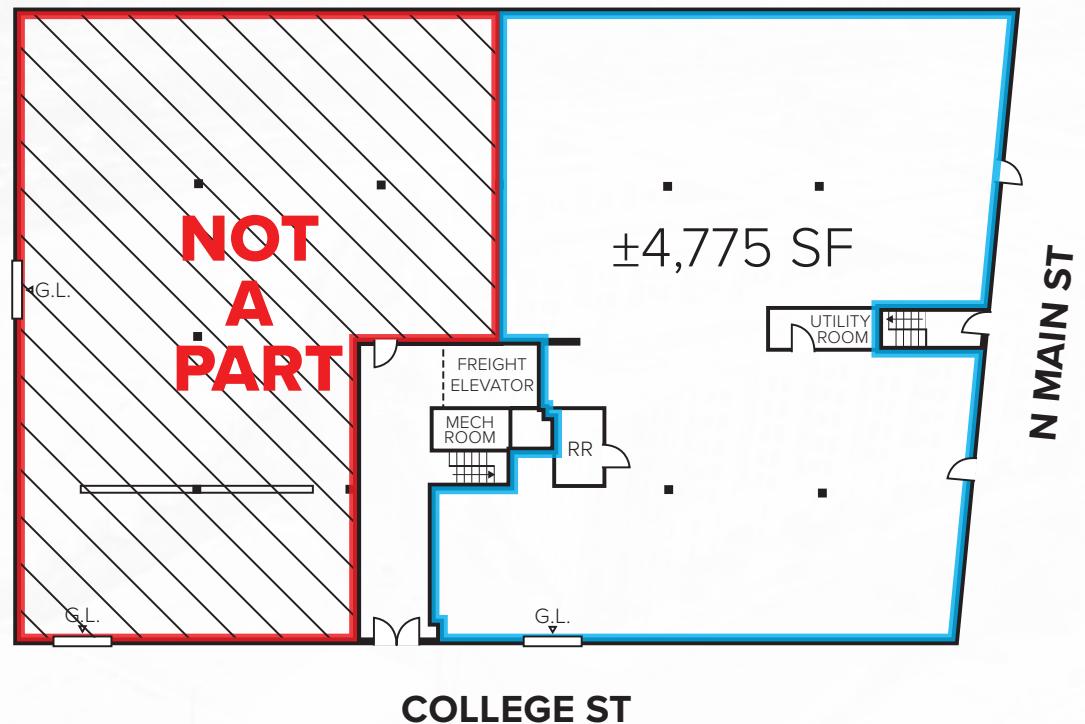
**Power** A: 600 V: 240 Ø: 3

**Term** Acceptable to Owner

**Possession Date** 30 Days

**Vacant** Yes

**Market/Submarket** LA Central



# PROPERTY AERIAL



# PROPERTY AERIAL



# PROPERTY AERIAL

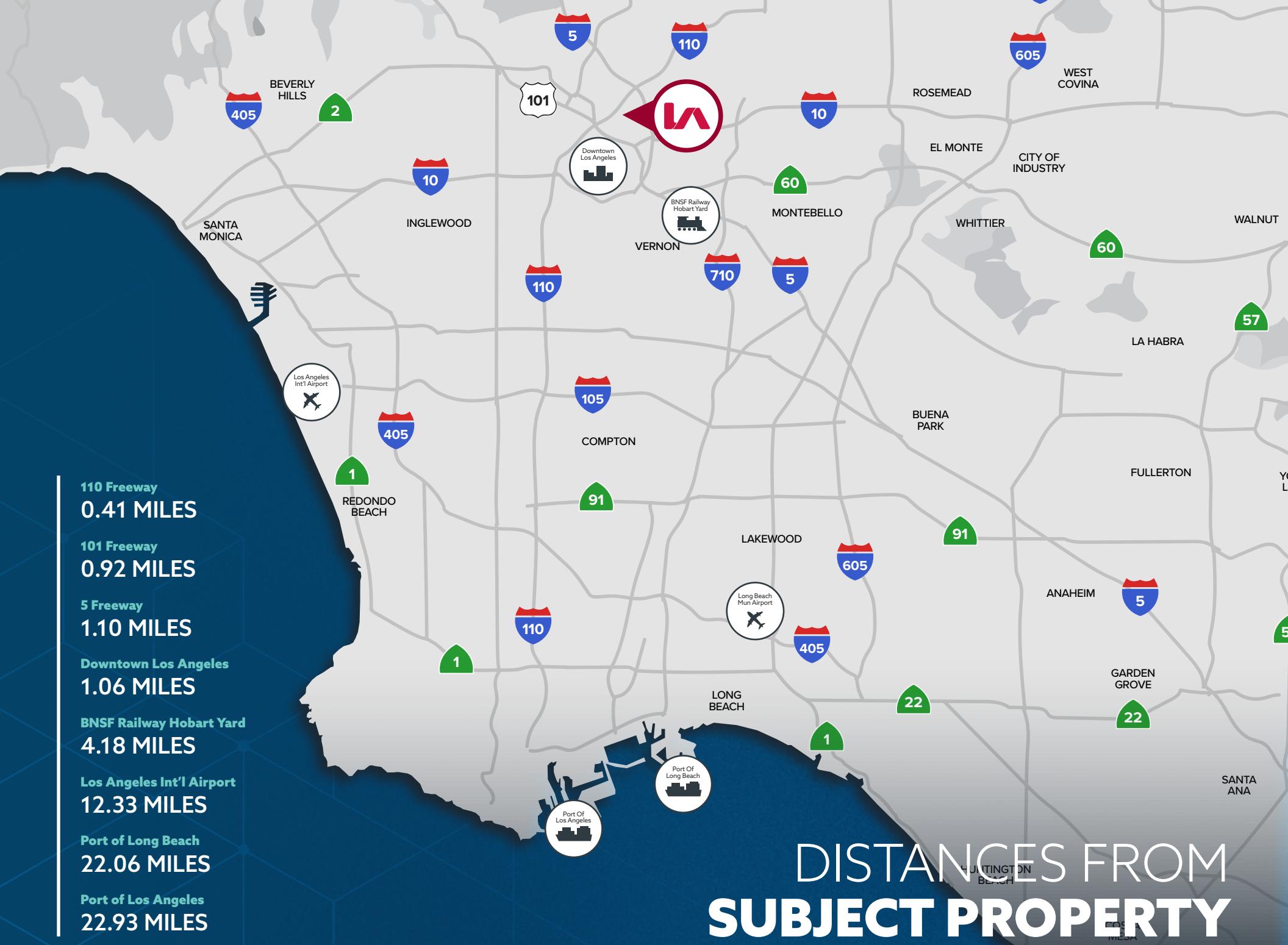


# PROPERTY PHOTOS



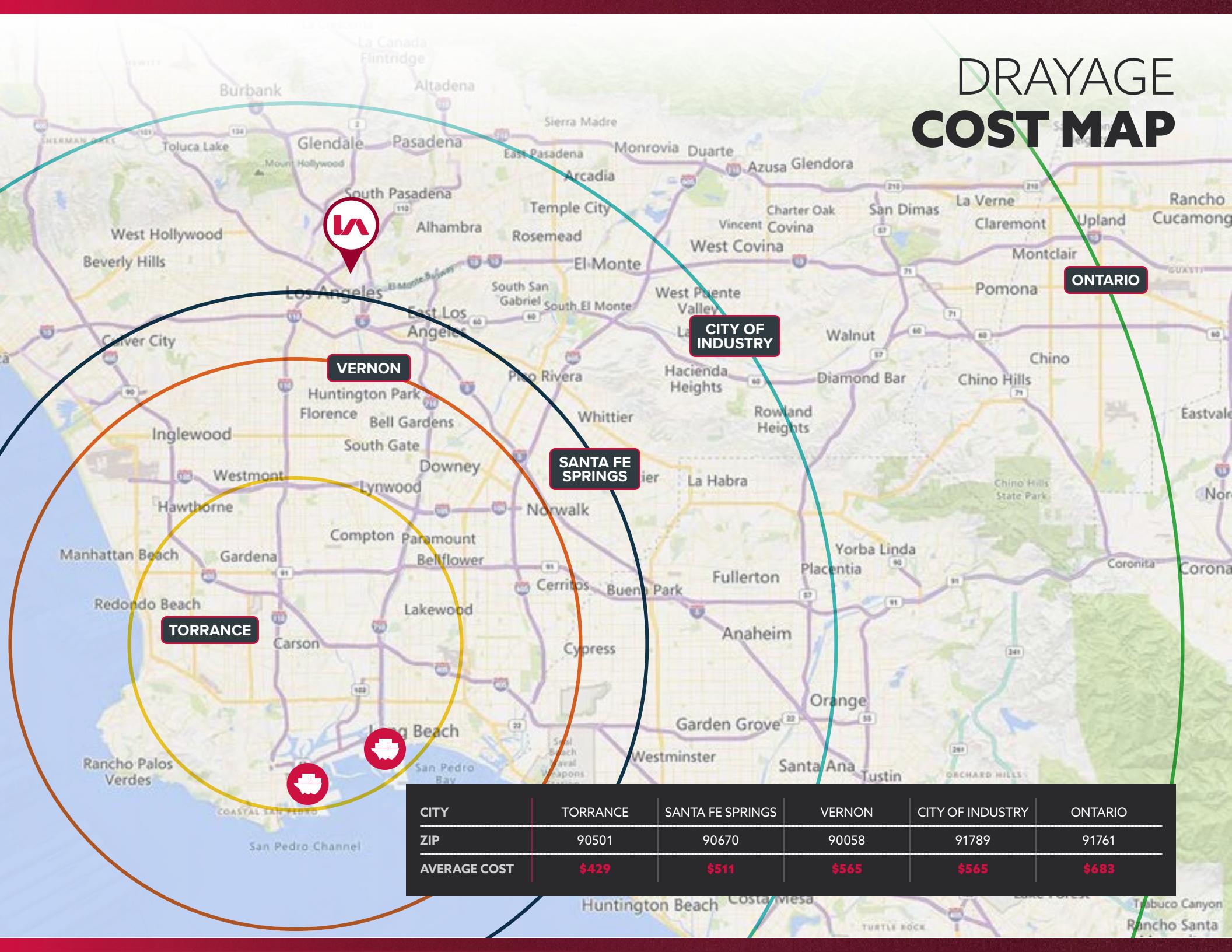
# PROPERTY PHOTOS





# DISTANCES FROM SUBJECT PROPERTY

# DRAYAGE COST MAP





1007 **UNIT A**  
**N MAIN STREET**  
LOS ANGELES • CA 90012

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For More Information,  
Please Contact

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323.922.3733

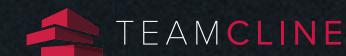
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[TEAM-CLINE.COM](http://TEAM-CLINE.COM)

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.