

# FOR LEASE

# 2100 S BROADWAY

LOS ANGELES • CA 90007



## PROPERTY HIGHLIGHTS

- Potential for Garment Manufacturing, Cutting, Warehousing & Storage (Tenant to Verify with City)
- Distributed Electrical, Lights, Drop Cords (Tenant to Verify the Power Supply for Each Unit)
- 2<sup>nd</sup> Floor Units with Access to 3,000 Lb Freight Elevator
- Close to LA Metro Blue Line station at Washington Blvd & Flower St
- Adjacent to Fashion District, South Park
- Across the street from THE REEF
- Quick Access to 10, 110, 5 & 60 Freeways

## AVAILABLE UNIT SUMMARY

UNIT	SQ FT	LEASE RATE
200	±5,143 SF	\$0.59 PSF/Mo MG
203	±3,640 SF	\$0.59 PSF/Mo MG
<del>2121 S Main St</del>	<del>LEASED</del>	<del>\$0.85 PSF/Mo MG</del>

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

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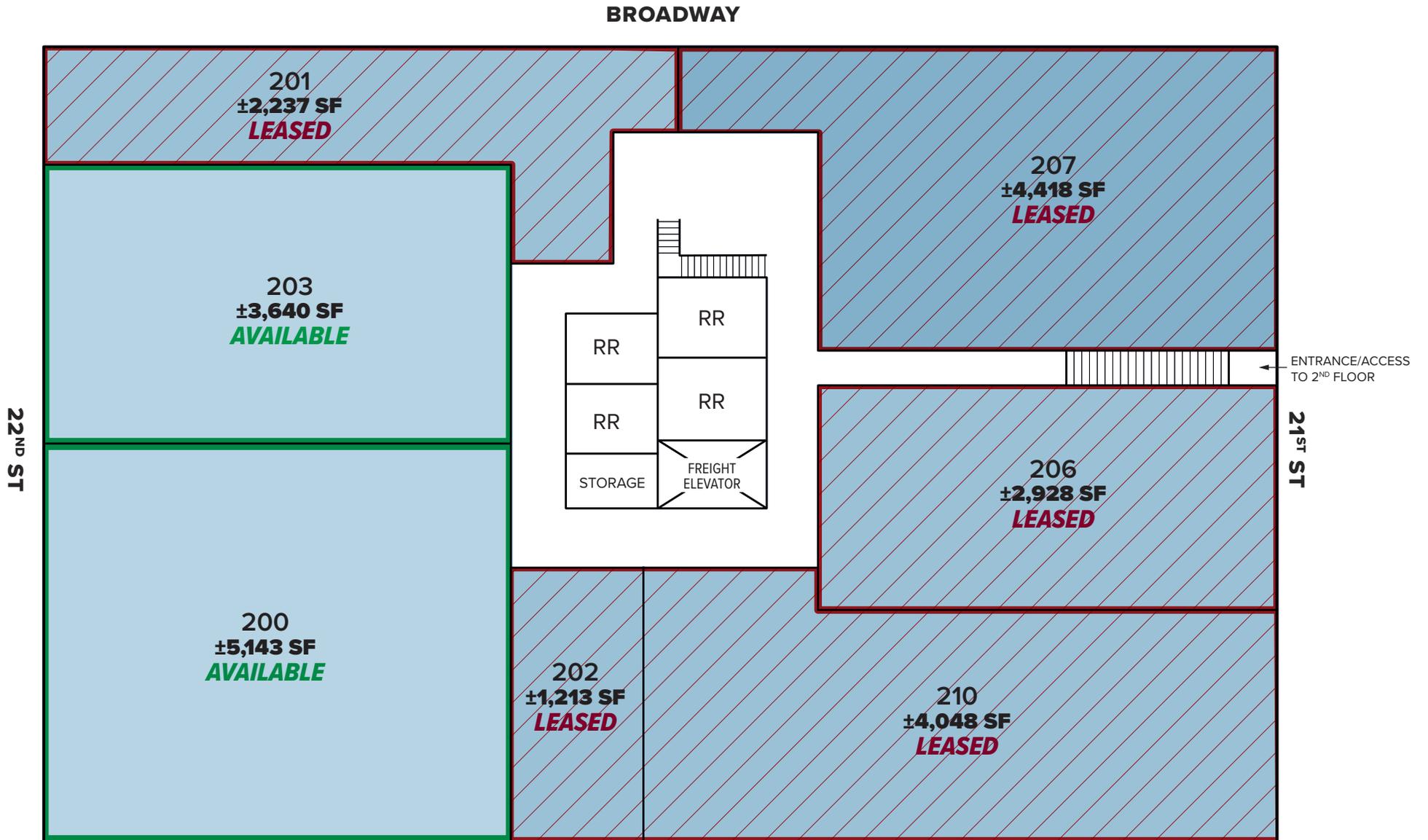
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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

**LEE-ASSOCIATES.COM**



**NOTE:** Drawing not to scale. All measurements and sizes are approximate. Buyer should consult with an architect regarding the building size, layout and improvements.