

IDEAL FOR POST PRODUCTION, FILM EDITING, CREATIVE OFFICE AND E-COMMERCE USER

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

953 UNIT 200
E 3RD STREET

LOS ANGELES, CA 90013

±4,136 SQ. FT.

**RARE CREATIVE OFFICE SPACE
WITH ADJACENT FENCED PARKING**

**PRICE: FULLY NEGOTIABLE
SUBMIT ALL OFFERS**

ARTS DISTRICT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE-ASSOCIATES.COM

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PROPERTY HIGHLIGHTS

- Move-in condition - Available Immediately.
- Exposed Wood/Steel Structural System and Natural Maple Wood Floors Throughout
- Lots of Natural Light, Perfect for Any User in the General Office, Film, Recording or Similar Industry
- Reception Area at the Main Entry with Double Glass Entry Doors
- Eight (8) Large, Fully Enclosed Interior Office Bays with High Glass Window Assemblies that can Also be Used as Private Offices
- Separate Production Area that can Also be Converted to Office Use or Used for Any Back Office Support
- Separate A/E Room with a Voice Over (VO) Booth that can Also be Converted to an Office Use

- Break Room with Full Kitchen (Ref, DW, GD, w/built-in Upper & Lower Cabinets)
- Separate Enclosed Server Room
- Large Interior Open Space for Support Personnel
- Fully Sprinklered Throughout
- Independent 24/7 Air Conditioning System that Service all of the Office Bays (Offices) and Server Room
- Server Room has its Own Security System
- Separate Multi-Stall Restrooms shared with Suite 300
- Energy Efficient Lighting Throughout
- On-Site Fenced and Secure Parking Spaces near Main Entry to Suite
- Free Space Planning Services Provided by Landlord

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 Tenant's product weight and product types and use, etc. 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 Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to execution of the Lease Agreement. Broker also advises Tenant to have their Attorney review the Lease Agreement and to obtain any required use permits and business licenses prior to Lease Execution.

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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

935 E 3RD STREET • LOS ANGELES

PROPERTY INFORMATION

PROPERTY DESCRIPTION

UNIT SIZE ±4,136 SF

FULL HVAC Yes

STORIES 1

YEAR BUILT 1927

ZONING LAM3

APN 5163-006-020

PARKING Available (Call Broker)

PRICING SUMMARY

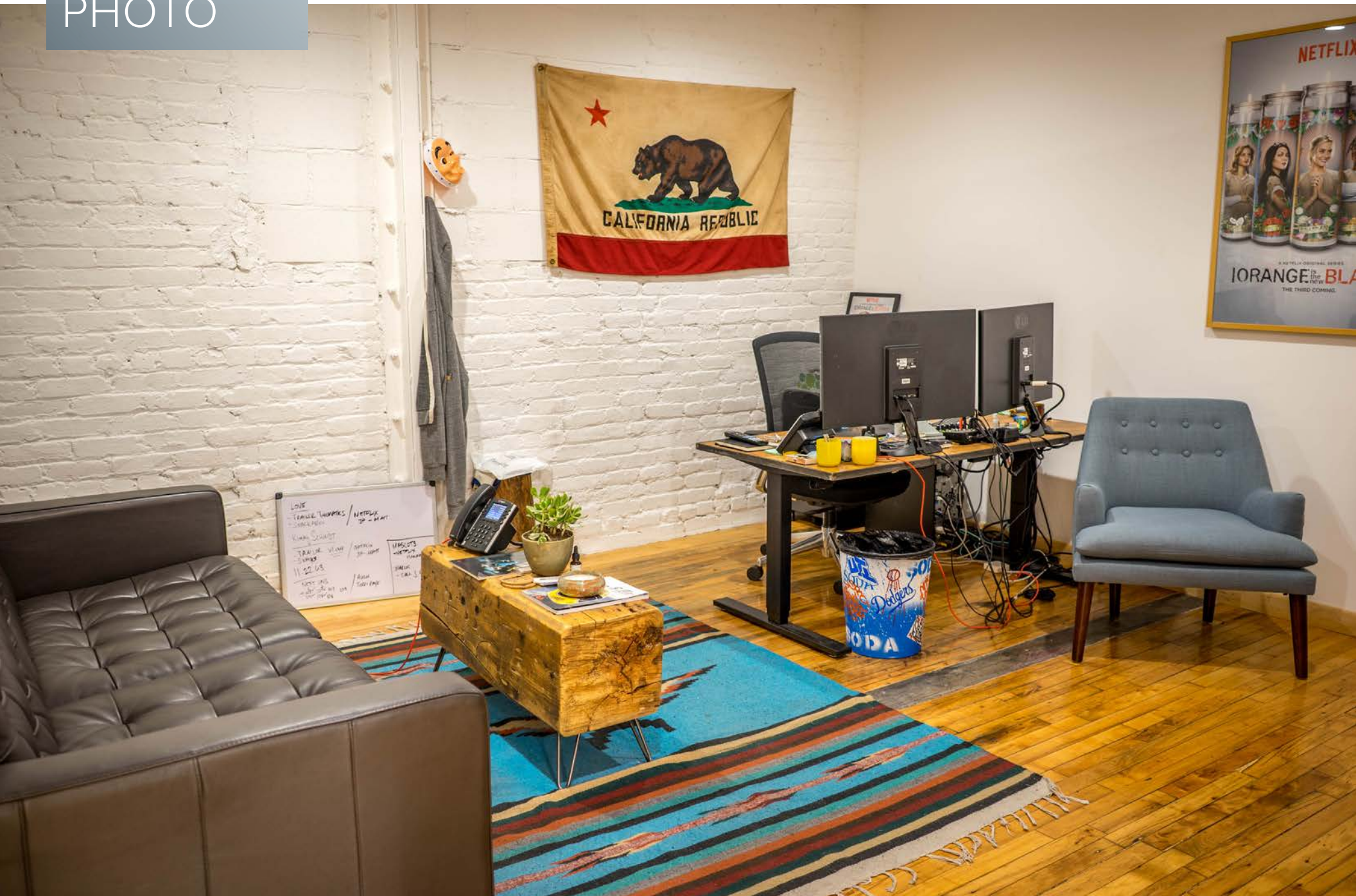
LEASE RATE

Fully Negotiable, Submit all Offers



PROPERTY PHOTO

953 E 3RD ST | LOS ANGELES



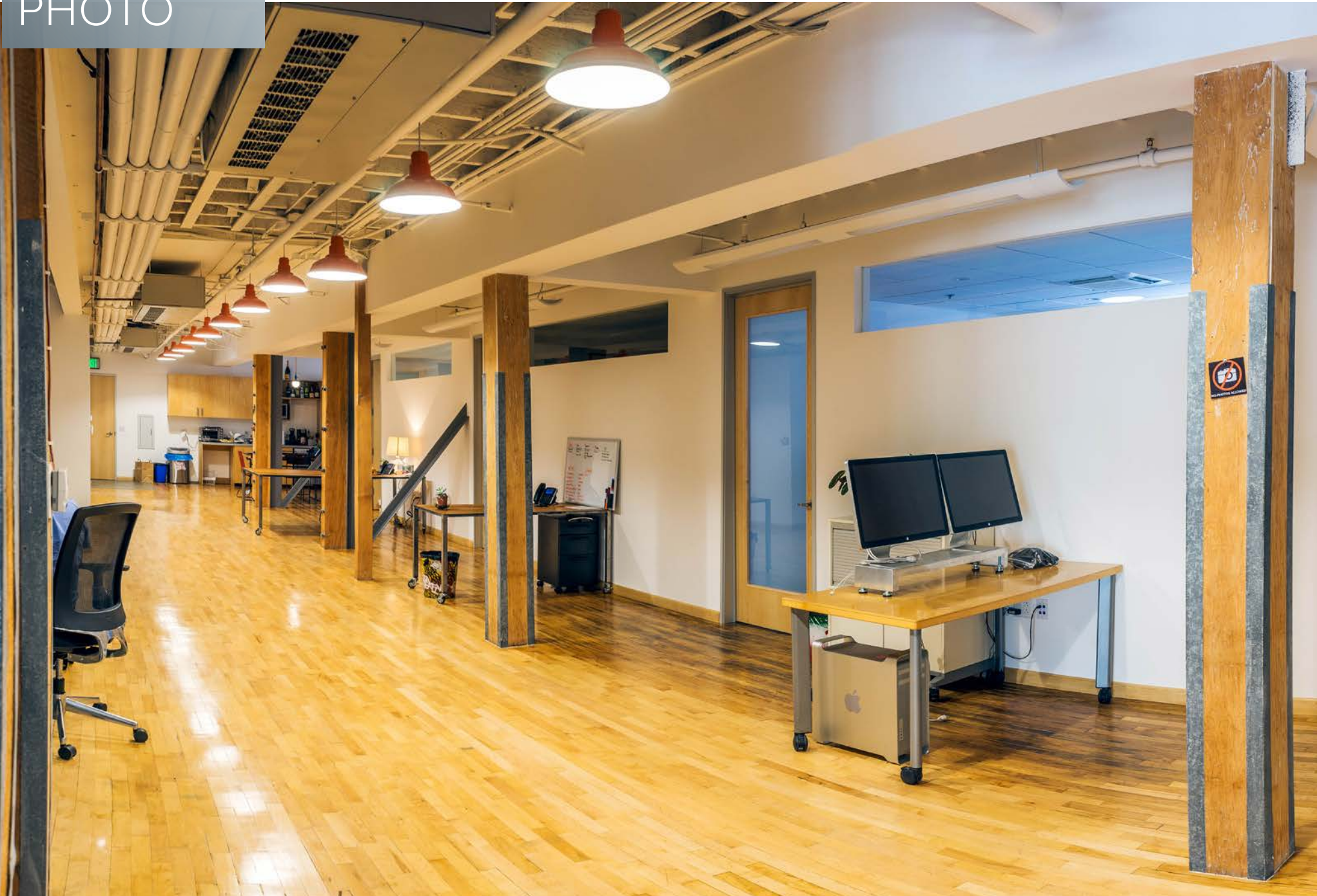
PROPERTY PHOTO

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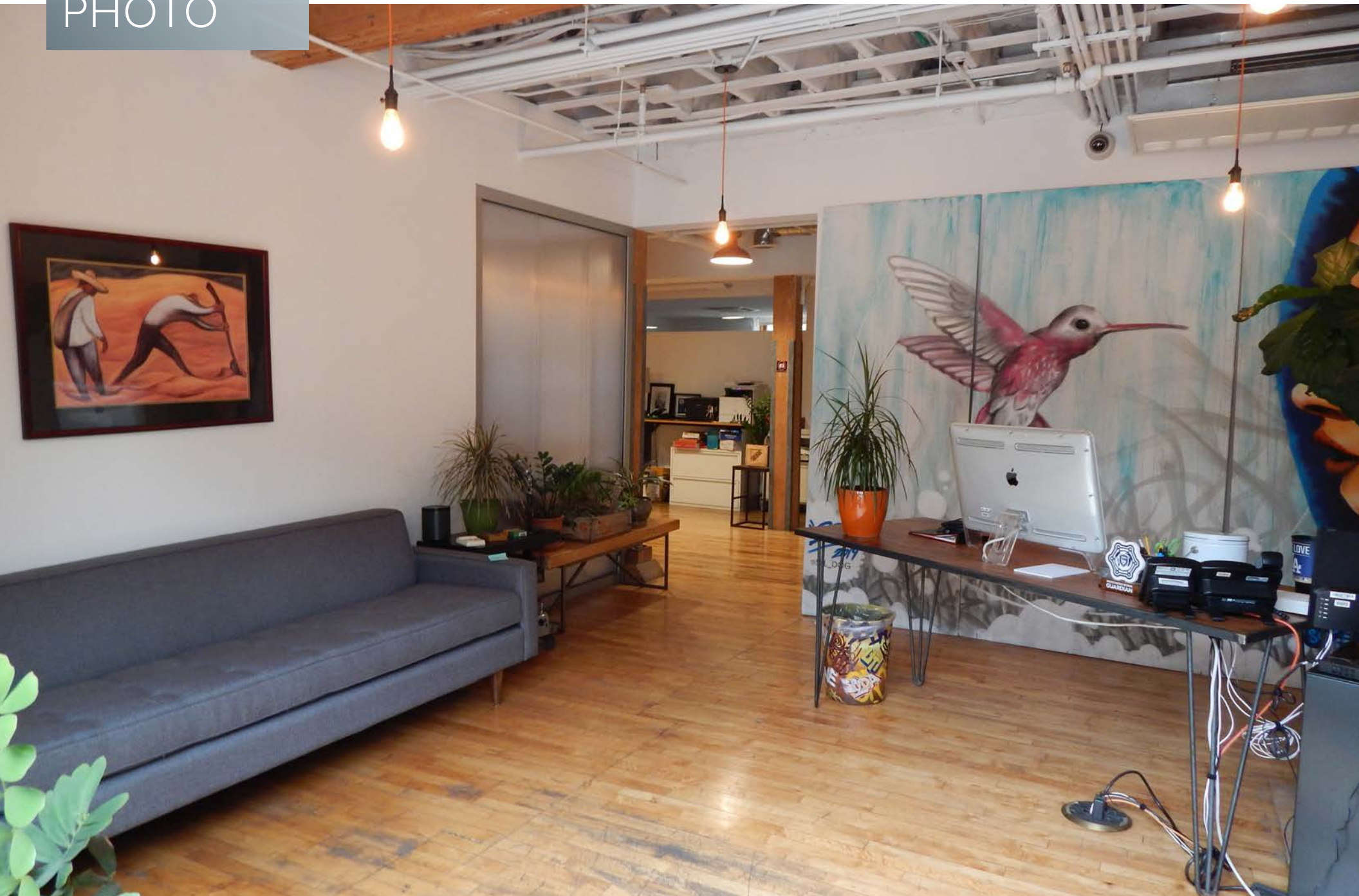
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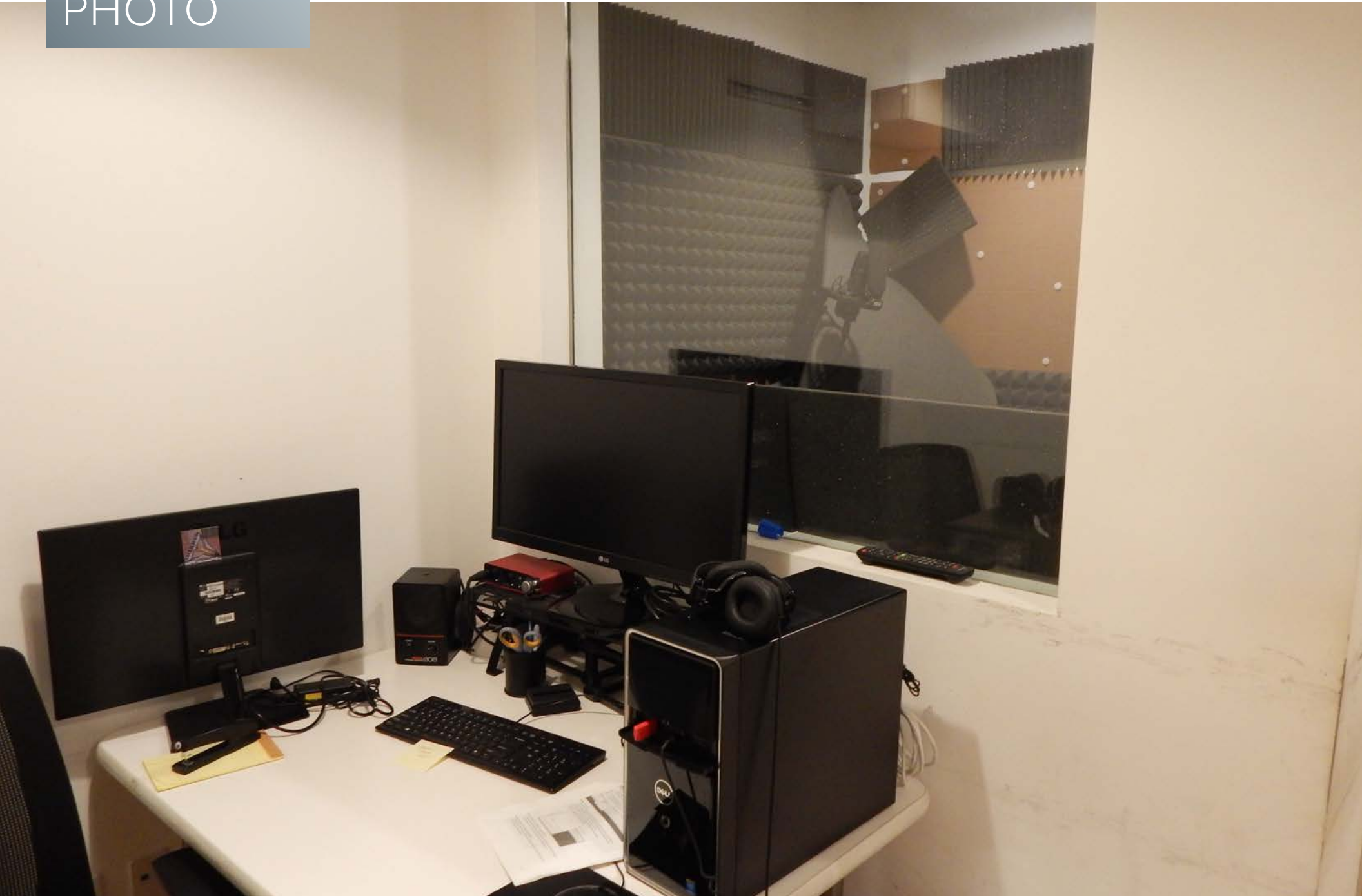
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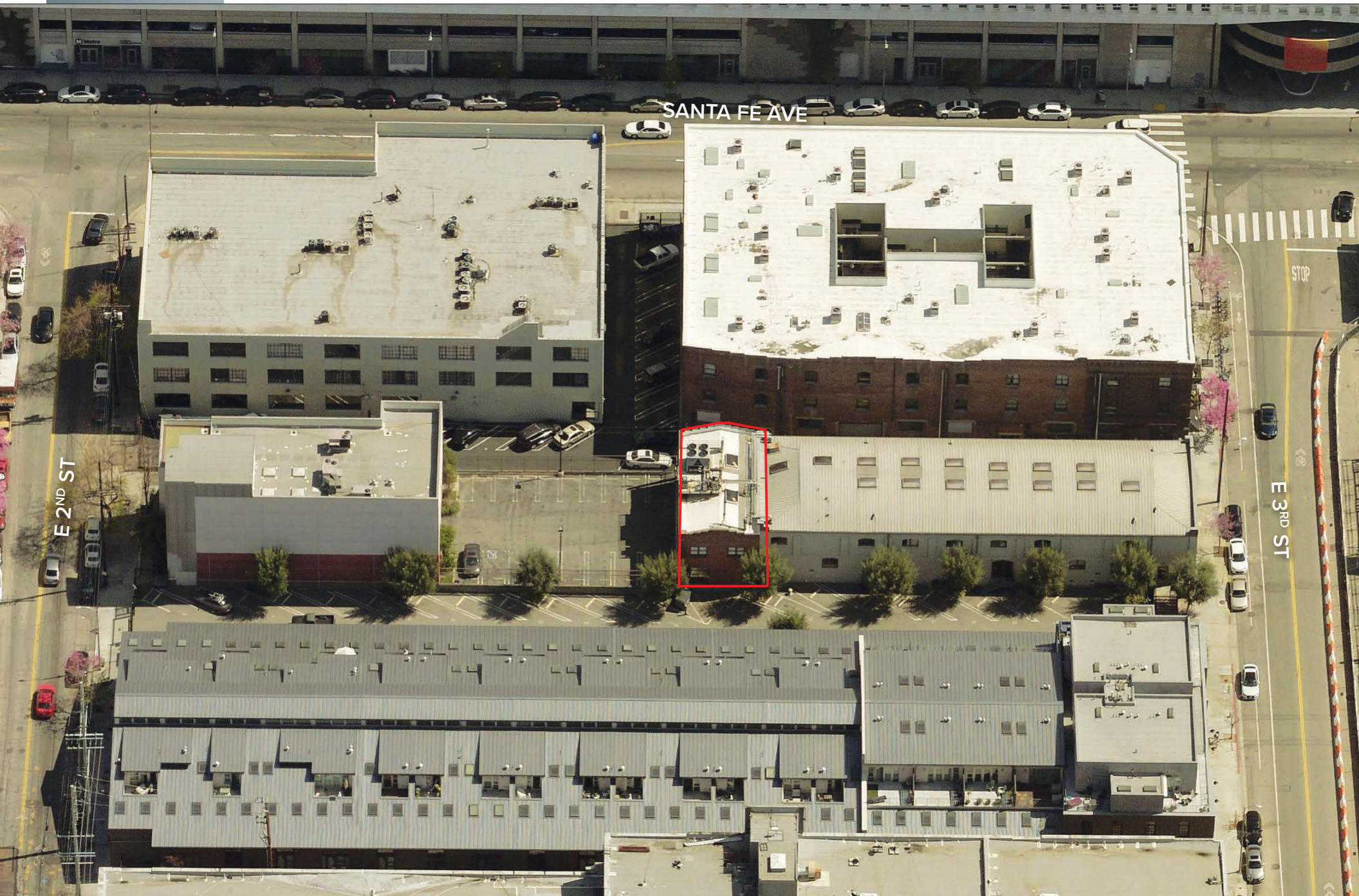
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FOR
LEASE

953 E 3RD ST | LOS ANGELES
±4,136 2-STORY OFFICE SPACE

PROPERTY AERIAL



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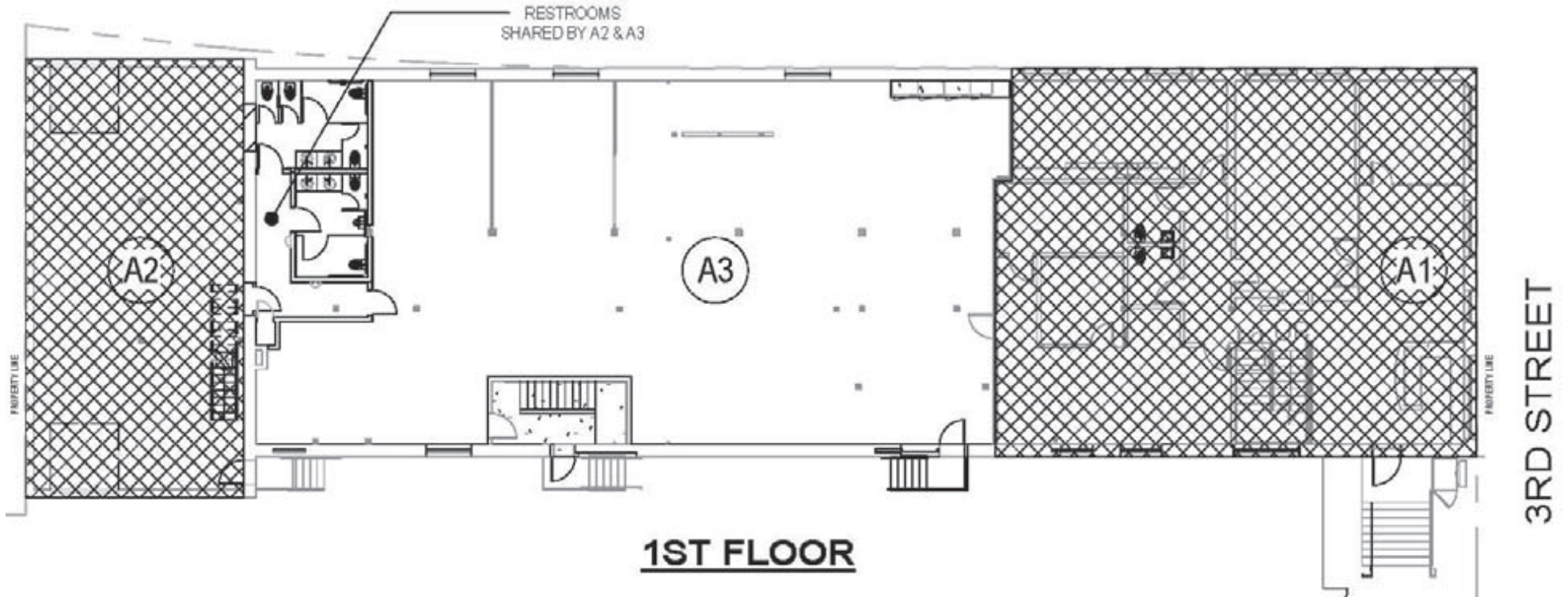
3D CONCEPTUAL SKETCHES



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953 E 3RD ST | LOS ANGELES
±**4,136 2-STORY OFFICE SPACE**

PROPERTY FLOOR PLAN

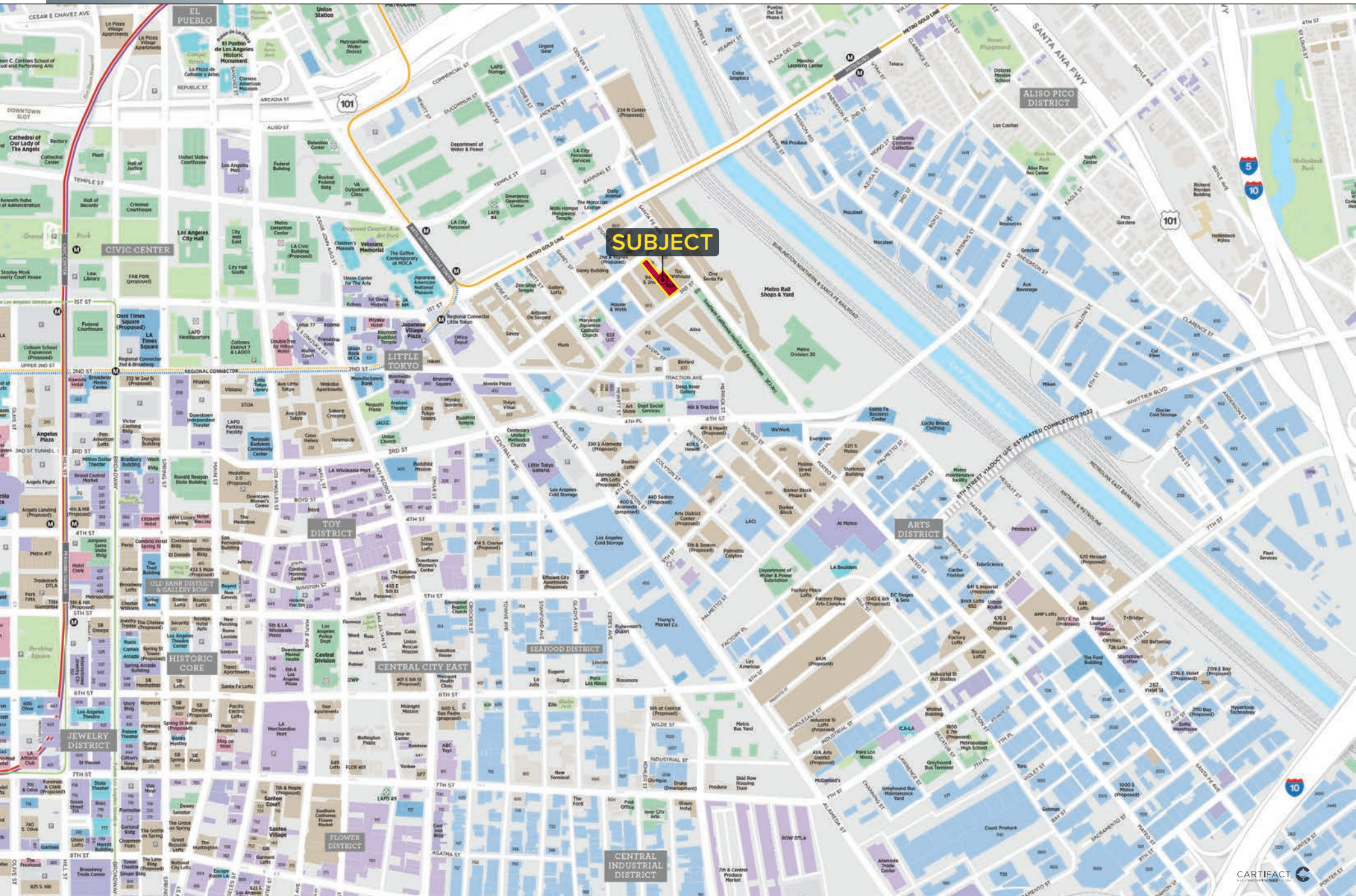


NOTE: Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer.

FOR
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±4,136 2-STORY OFFICE SPACE

LOCATOR MAP



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FOR MORE INFORMATION, PLEASE CONTACT US

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