



FOR LEASE

Prime Warehouse Spaces for Lease in Downtown Los Angeles

2250 Maple Avenue,
Los Angeles, CA 90011

Available Spaces

2

Year Built / Renovated

1981 / 2024

Unit	Usable Area (SF)	Proportionated Share (%)	Allocated Common Area (SF)	Rentable Area (SF)
Unit 1	16,147	35.13%	1,404	17,551
Unit 2	6,528	14.20%	568	7,096
Unit 3	23,290	50.67%	2,025	25,315
Total	45,965	100.00%	3,997	49,962

Leased

Property Type

Warehouse

Property Highlights

- Prime Downtown Los Angeles Location
- High Warehouse Clearance (12 to 26 Feet)
- Immediate Access to Major DTLA Freeways
- Within Half a Mile of Two Metro Blue Line Stations
- LA CM Zoning with a Fenced and Secured Lot
- **Ideal Uses:** Last-Mile Logistics, E-Commerce Fulfillment, Apparel & Garment, Creative Studios, Light Manufacturing

For information, please contact:

Brent Koo
Sr. Managing Director
t 213-503-0606
brent.koo@nrmk.com
CA RE Lic. #01915382

Lex Yoo
Sr. Managing Director
t 213-537-9691
lex.yoo@nrmk.com
CA RE Lic. #01879695

Nina Moon
Sr. Advisor
t 213-500-6462
ninamoon@gmail.com
CA RE Lic. #01815437

555 S. Flower St., Suite 3550
Los Angeles, CA 90071

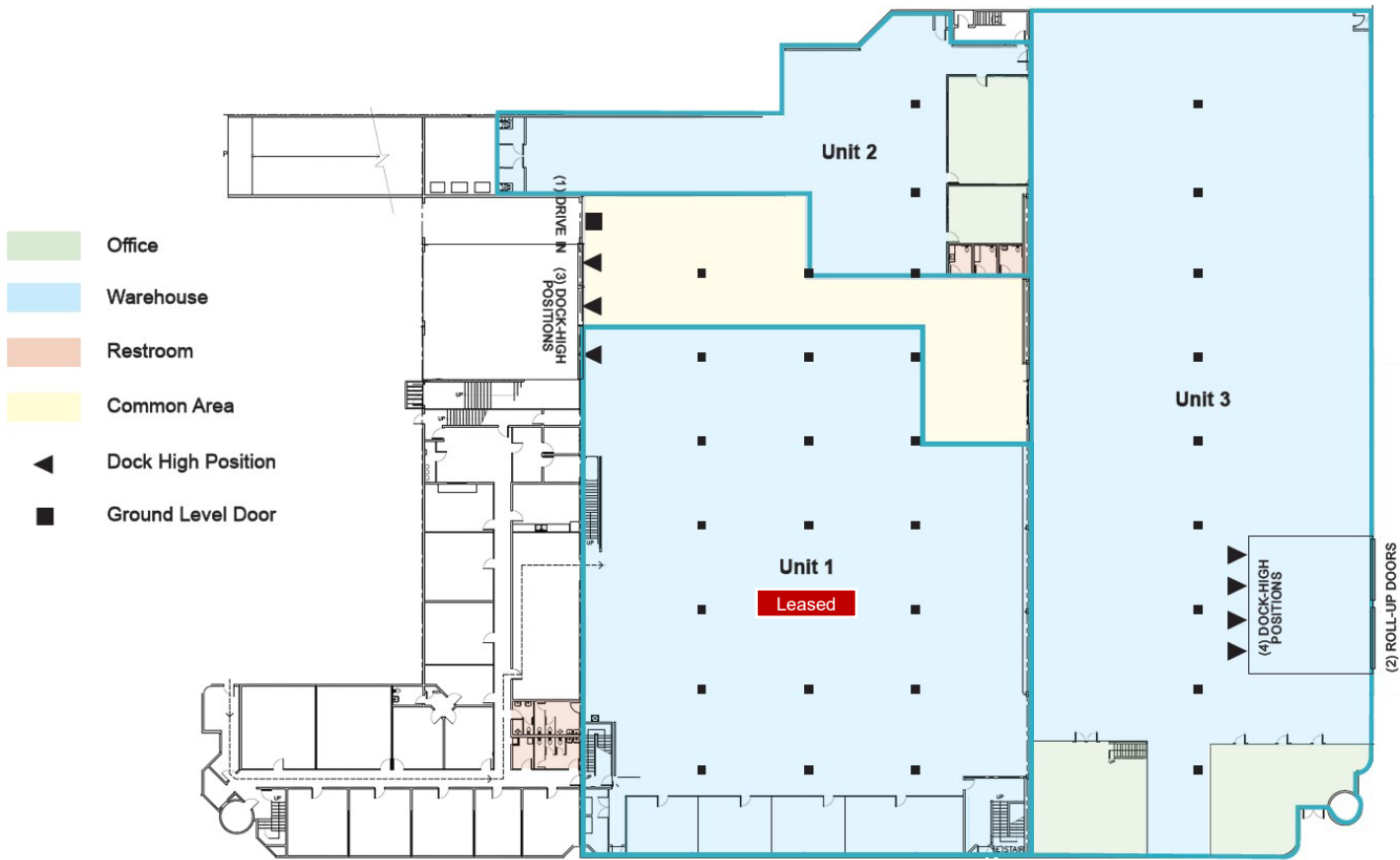


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FLOOR PLANS



* Floor plans are for illustrative purposes only and may not reflect the current layout. Lessee is responsible for verifying all information independently.

Available Units	Floor	Usable Area (SF)	Common Area (SF)	Rentable Area (SF)	Asking Rent	Ceiling Height	Loading Dock
Leased Unit 1	1 st Floor	16,147	1,404	17,551	\$1.10 /SF/Mo. MG	12 Ft.	1 Private 2 Shared
Unit 2	1 st Floor	6,528	568	7,096	\$1.10 /SF/Mo. MG	12 Ft.	2 Shared
Unit 3	1 st Floor	23,290	2,025	25,315	\$1.68 /SF/Mo. MG	26 Ft.	4 Private 2 Shared

UNIT 1 – 17,551 SF WAREHOUSE

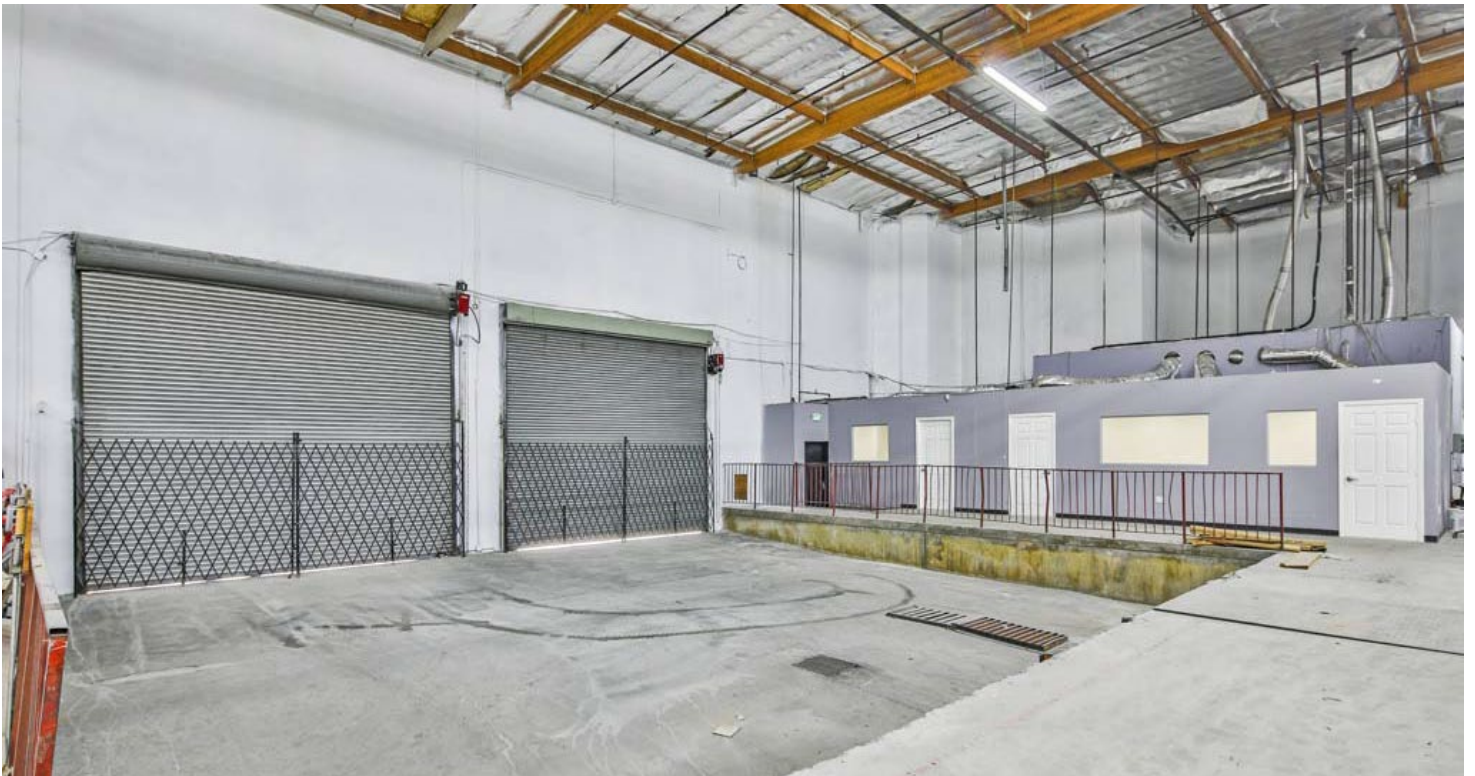
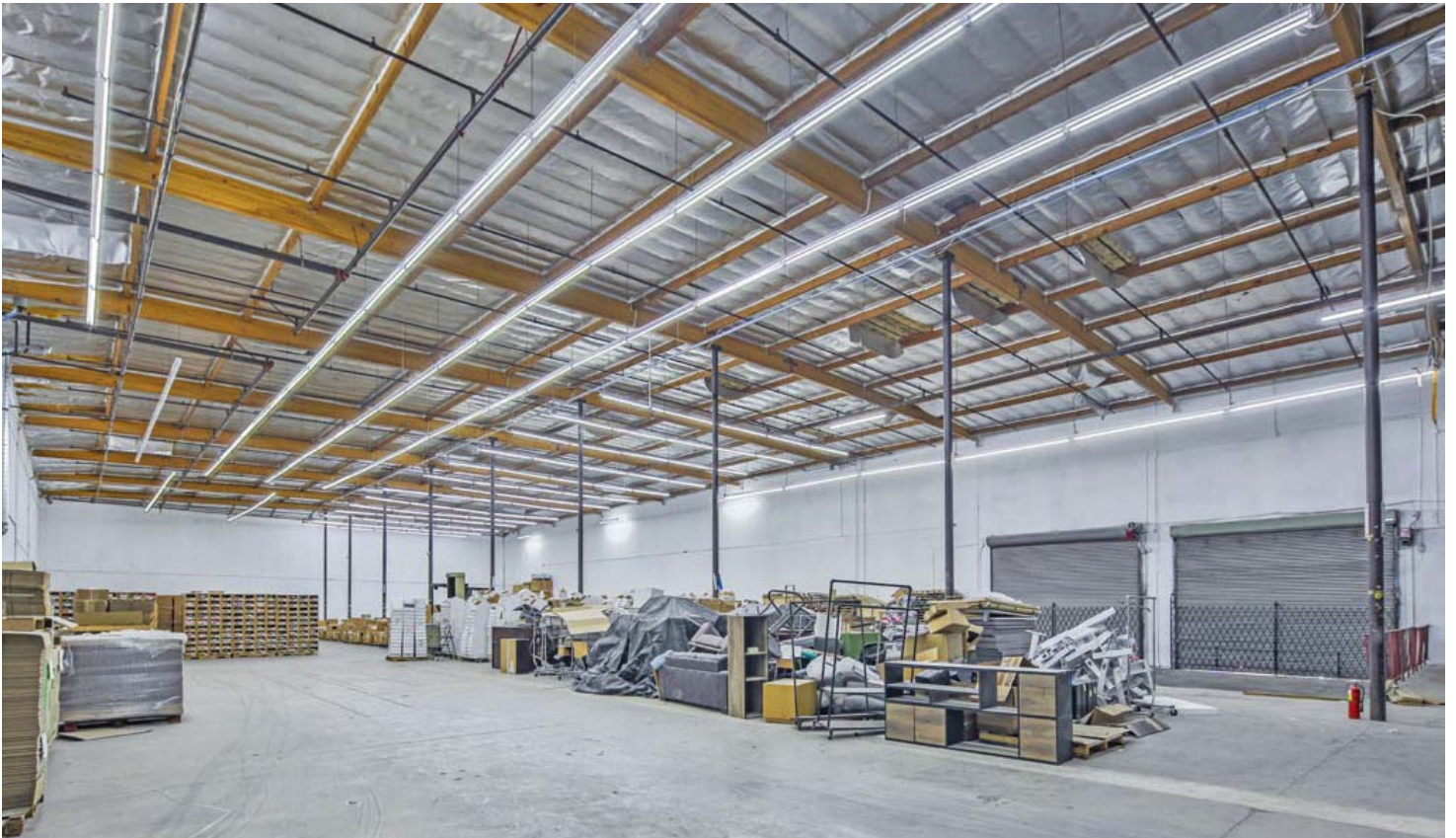
Leased



UNIT 2 – 7,096 SF WAREHOUSE



UNIT 3 – 25,315 SF WAREHOUSE




COMMON AREA

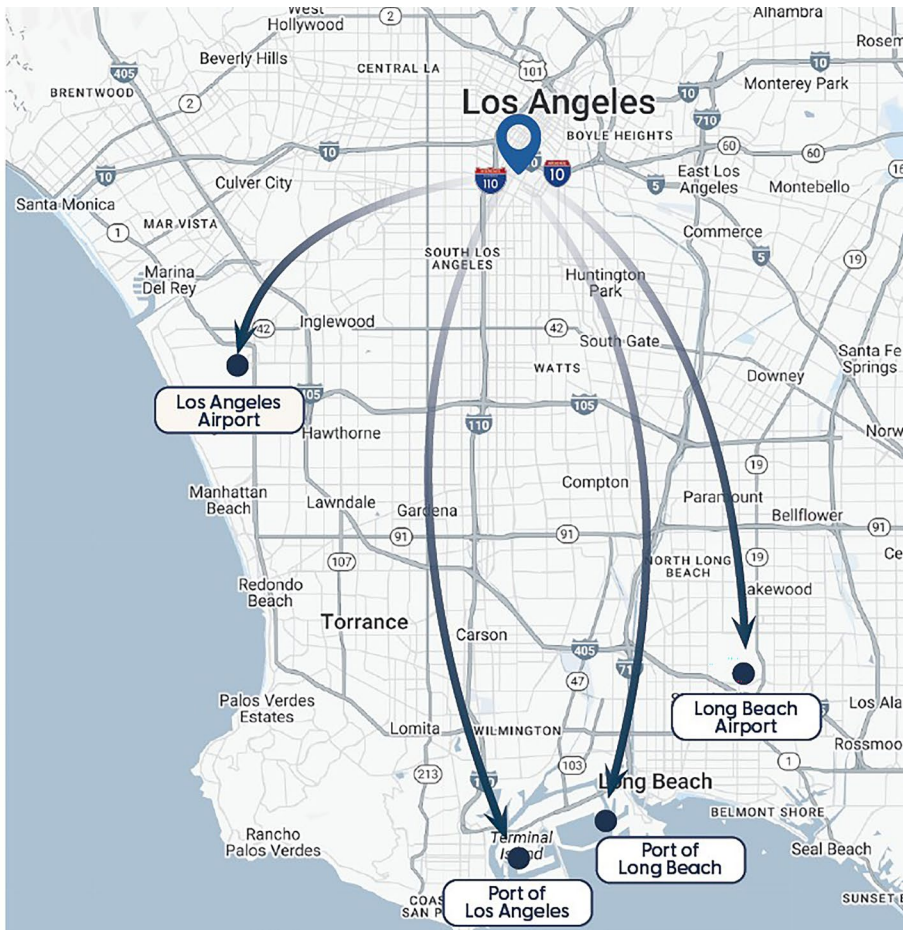


STRATEGIC LOCATION

Located in a Qualified Opportunity Zone, 2250 Maple Avenue offers excellent accessibility and long-term upside. Just blocks from the I-10 and I-110 freeways and nearby Metro Blue Line stations, the property is also close to USC, FIDM, the Arts District, and the Fashion District—placing it at the center of Downtown LA's most vibrant and rapidly developing neighborhoods.

Distance to Key Locations

-  I-10 Freeway
0.5 Miles
-  I-110 Freeway
0.6 Miles
-  Downtown Los Angeles Core
1.2 Miles
-  Los Angeles Airport
15.8 Miles
-  Long Beach Airport
22.8 Miles
-  Port of Los Angeles
23.7 Miles
-  Port of Long Beach
24.9 Miles



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