



L.A. Live Adjacent - Creative Use

1321 W 12th St, Los Angeles, CA 90015

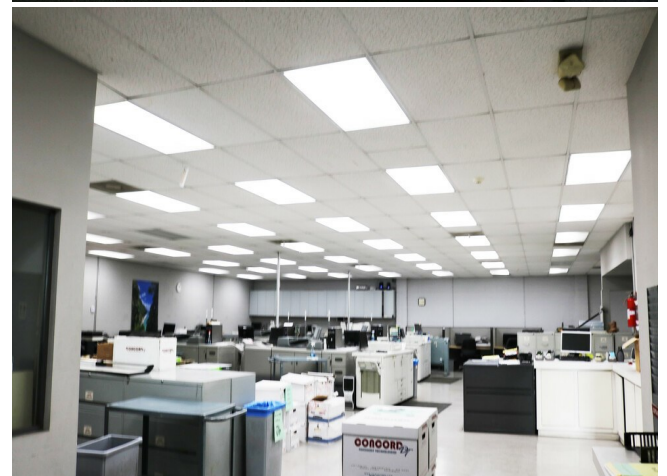


L.A. Live Adjacent - Creative Use

\$29.50 /SF/Yr

Free standing building adjacent to L.A. Live/Staples Center/Convention Center. Walking distance to Metro & Expo Pico Station. Can divide into 2850/2850 sq ft or entire building (5700 sq ft). Ideal for Office, Retail, Restaurant/Bar, Gallery, Photo Studio, Creative Space, etc. 2,500 sq ft of office space with a conference room & kitchen. Two restrooms, Conference room, offices, Open floor shop space, 24 hour A/C available (three, 5 ton A/C units), Cabled for Internet. Lot size is 9,750 Additional lot of 6,300 sq ft (behind) is also available for lease (separate lease...up to 22 parking spaces 1314 W. 11th Place). Renter can have a possible corner to corner facility adjacent to 110 Frwy/LA Live. 10/110 Freeway On & Off ramps next to property ... best location to avoid traffic in Downtown L.A.!...

- L.A. Live / Staples Center adjacent
- 12 Parking Spaces (plus additional available)
- Multi Use, Office, Light Industrial,



Rental Rate:	\$29.50 /SF/Yr
Property Type:	Office
Property Subtype:	Industrial Live/Work Unit
Building Class:	C
Rentable Building Area:	5,710 SF
Year Built:	1964
Walk Score ®:	87 (Very Walkable)
Transit Score ®:	94 (Rider's Paradise)
Rental Rate Mo:	\$2.46 USD/SF/Mo

1st Floor

Space Available	5,710 SF
Rental Rate	\$29.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

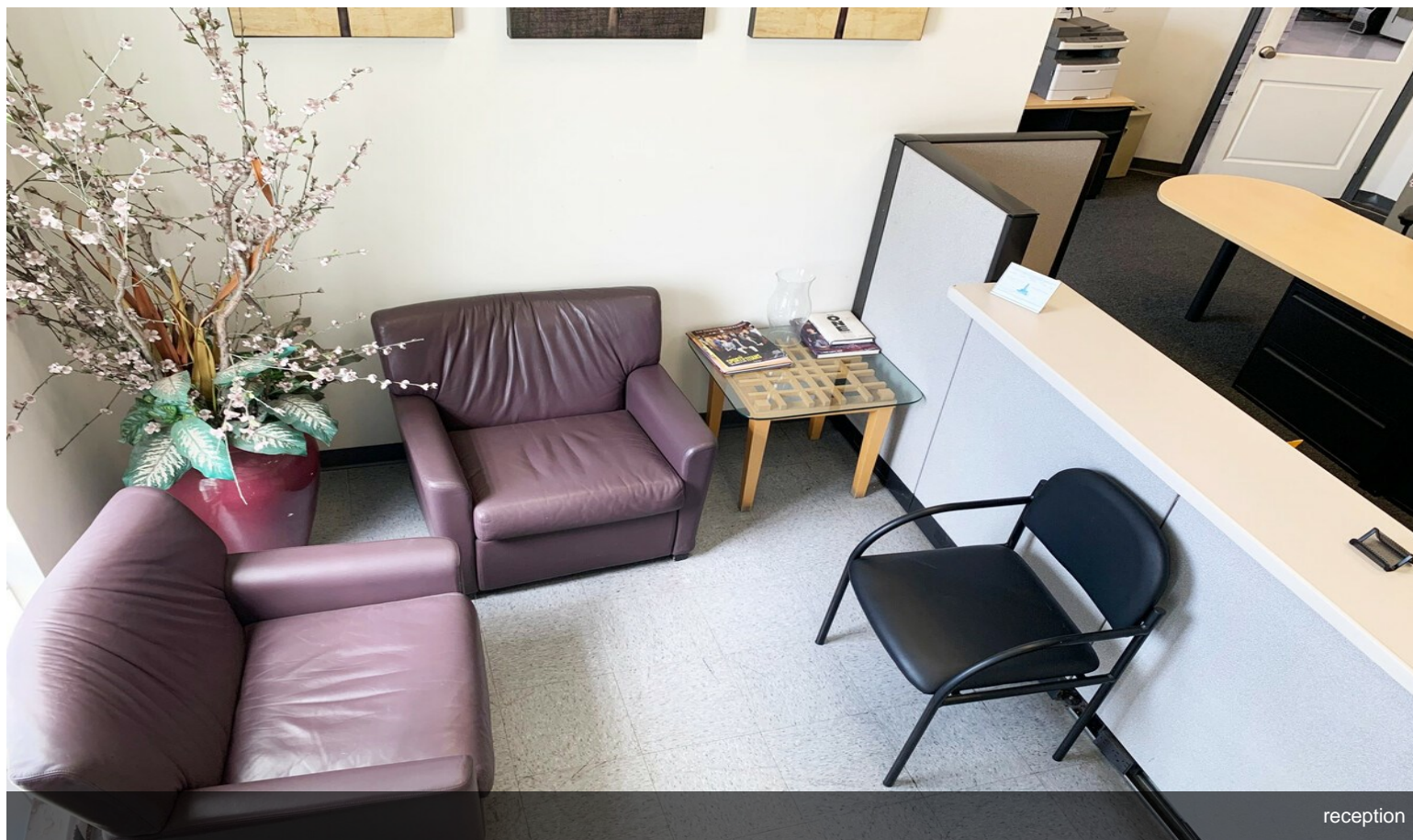
3,500 SF office space was recently renovated.



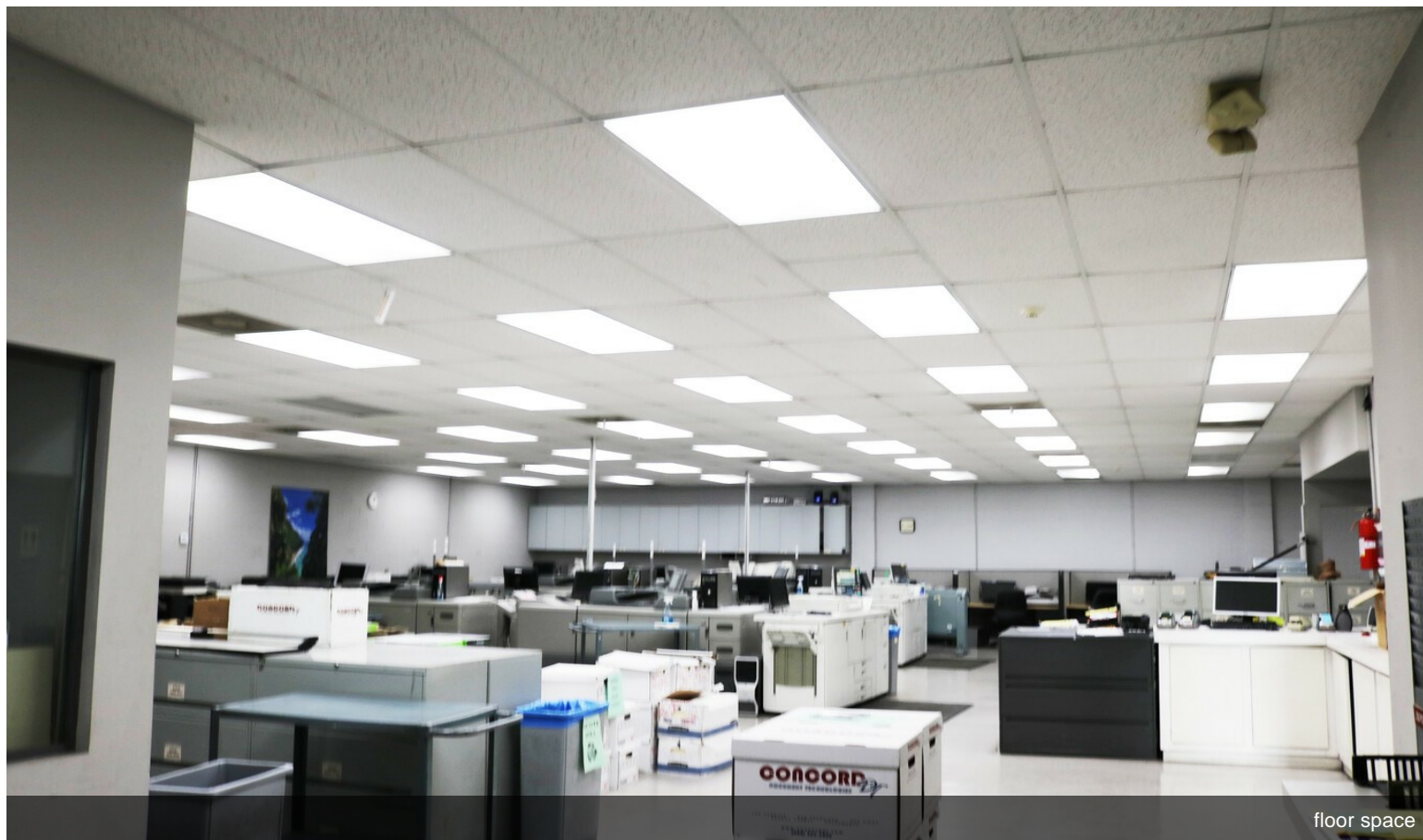
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Property Photos



reception



floor space

Property Photos



office

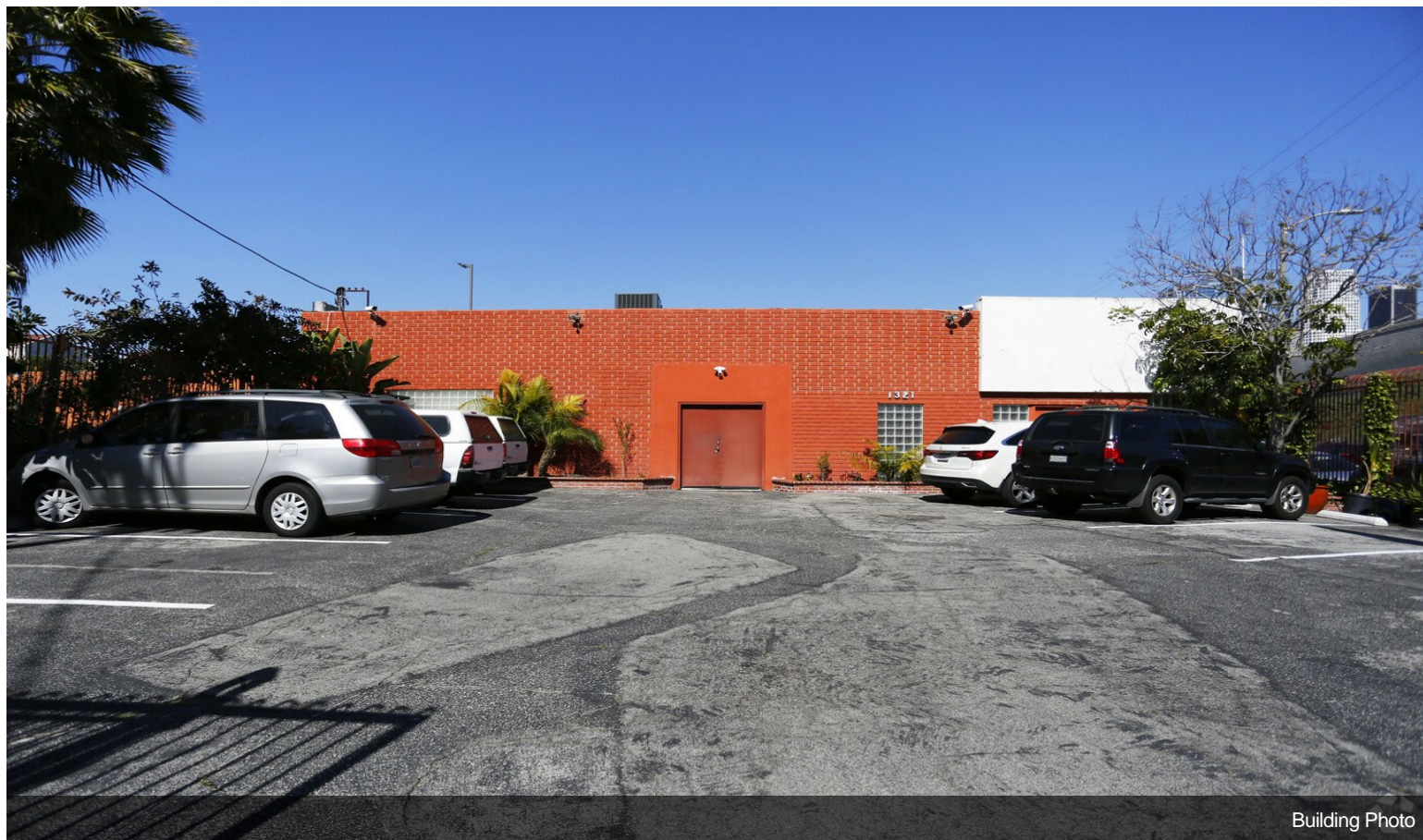


Building Photo

Property Photos



Building Photo

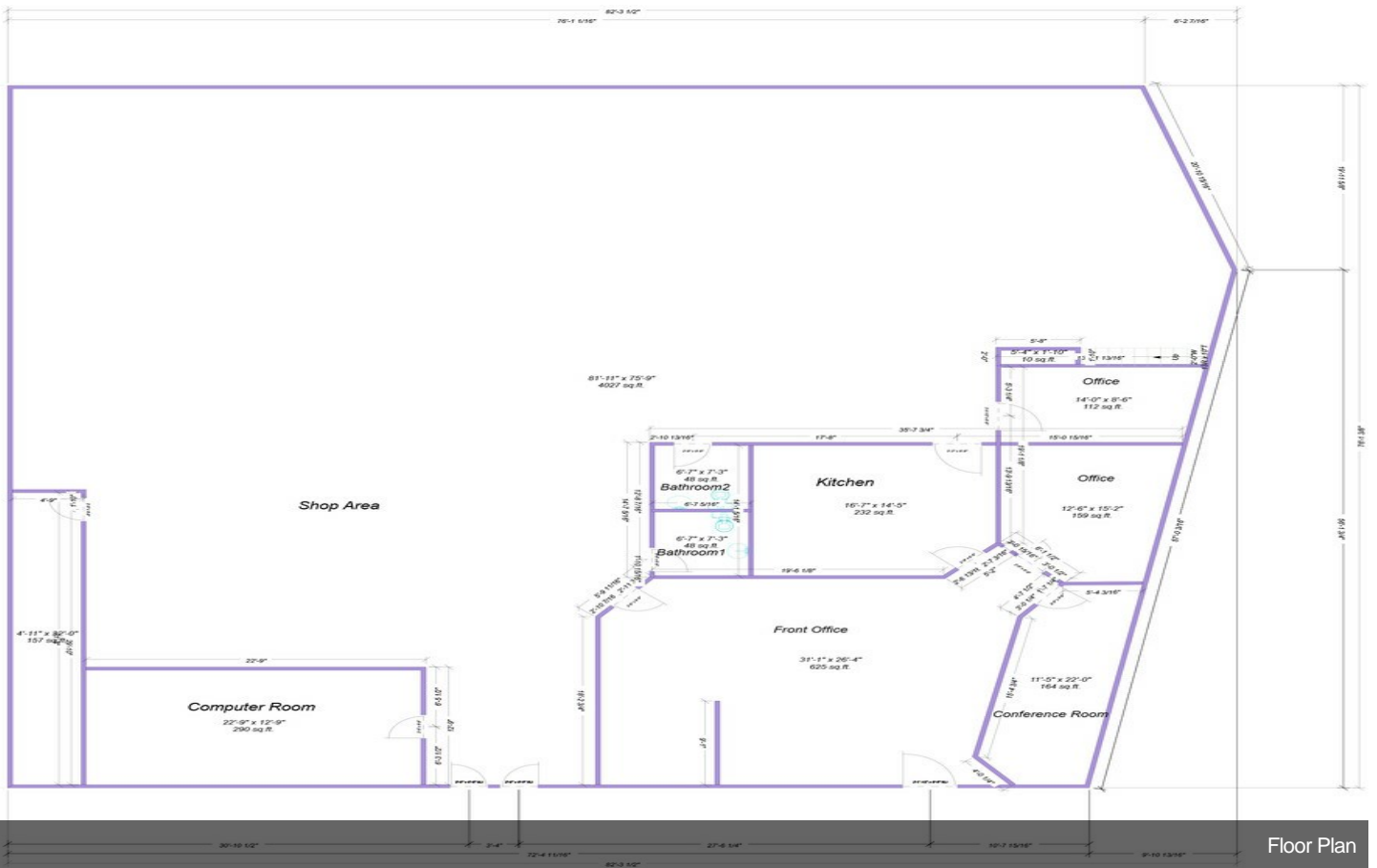


Building Photo

Property Photos



Parking



Floor Plan

Property Photos

