

FOR LEASE

STUNNING KOREATOWN OFFICE SPACE STEPS FROM WILSHIRE

658 S BRONSON AVE

LOS ANGELES, CA 90005

PROPERTY HIGHLIGHTS

Lee & Associates Pasadena is pleased to present a unique opportunity to lease a property totaling approximately $\pm 4,992$ square feet of office space situated on $\pm 9,619$ square feet of land just off the highly traveled Wilshire Blvd. with close access to 10 and 101 Freeways.

Ground Level:

- 5 Offices
- 1 Bathroom
- Kitchen: Gas Stove, Sink, Dishwasher, Refridgerator
- Washer/Dryer
- Pantry
- Living Room/Fireplace

2nd Level:

- 7 Offices
- 2 Bathrooms

Basement:

- Kitchen
- 2 Offices
- 2 Bathrooms

Other Features:

- New Flooring
- Backyard
- 2 Stairways
- Driveway
- Patio

RENTAL RATE

\$2.25 PSF/Month

TERMS

3+ years

PROPERTY DETAILS

SUITE SIZE

$\pm 4,729$

BASEMENT SUITE SIZE NIC

$\pm 1,392$

LOT SIZE

$\pm 9,619$

YEAR BUILT

1913

ZONING

CR(PKM)-1 & HPOZ

PARKING RATIO

2/1,000

APN

5092-007-021

ELLIOTT GALLAHAN

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BRENDON SHOEMAKE

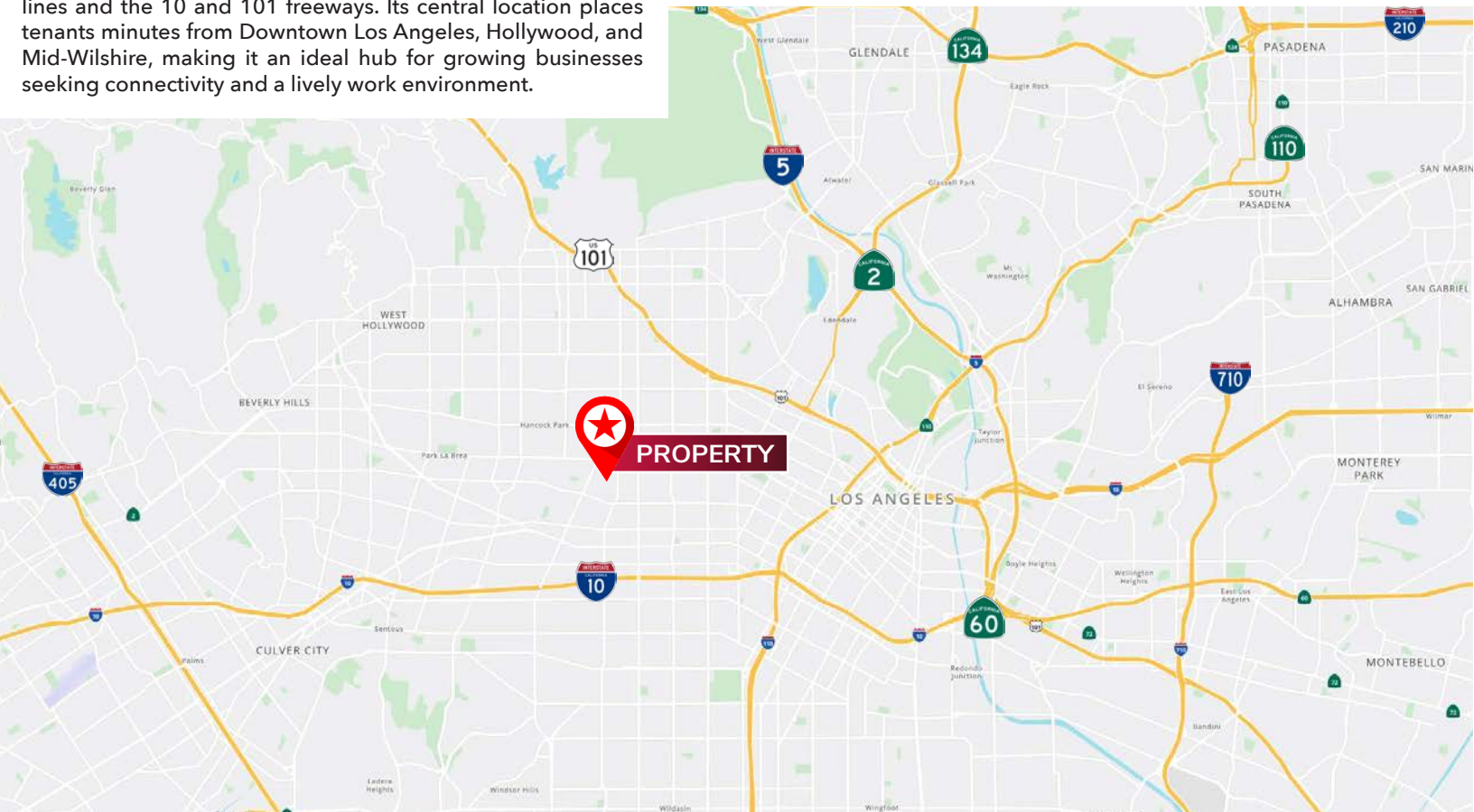
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LOCATION HIGHLIGHTS

Situated just off Wilshire Boulevard in the heart of Koreatown, 658 S. Bronson offers unbeatable accessibility and visibility in one of Los Angeles' most dynamic business districts. The property is surrounded by a vibrant mix of restaurants, cafes, and retail amenities, with convenient access to major transit lines and the 10 and 101 freeways. Its central location places tenants minutes from Downtown Los Angeles, Hollywood, and Mid-Wilshire, making it an ideal hub for growing businesses seeking connectivity and a lively work environment.



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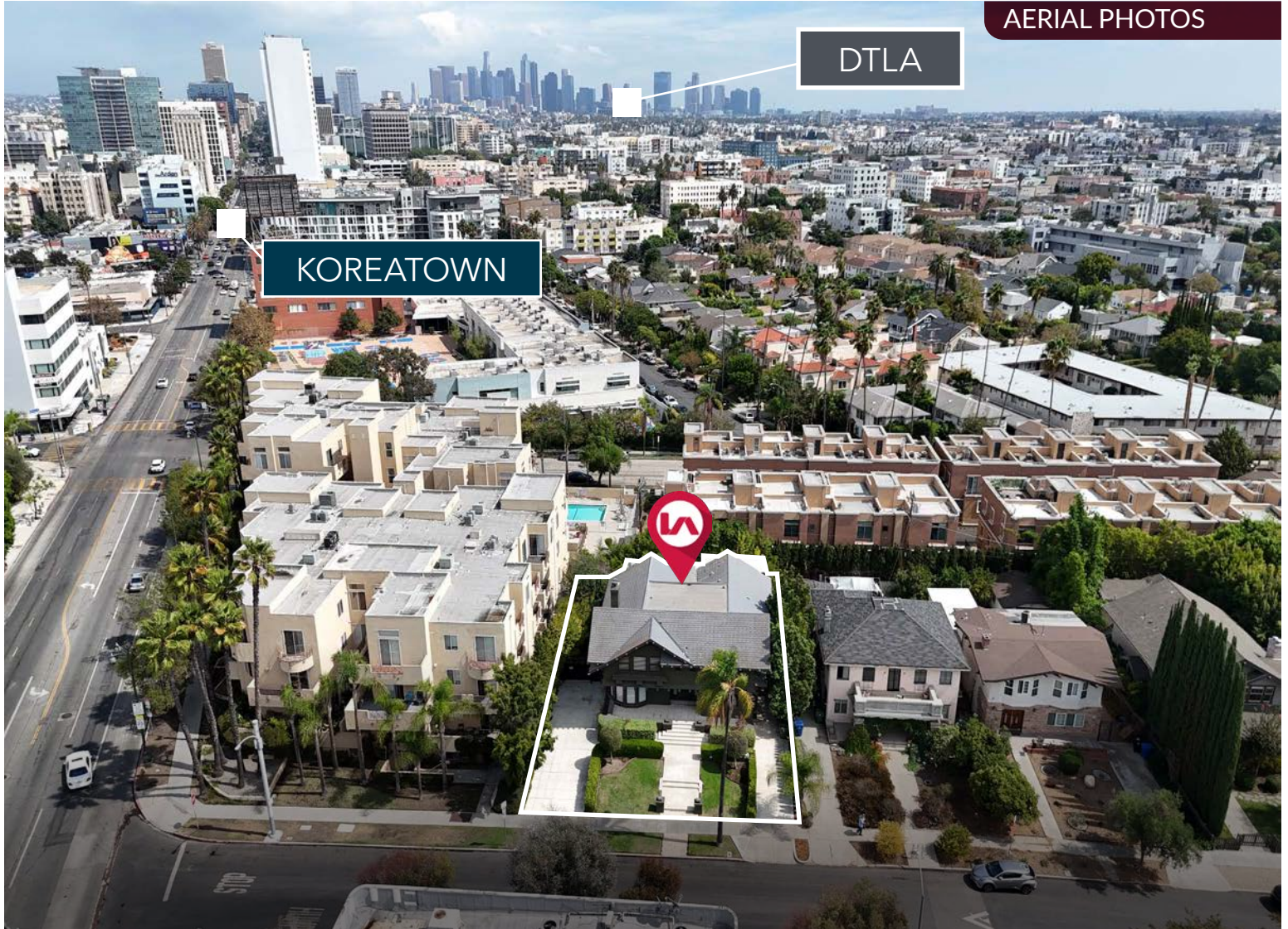
LEE & ASSOCIATES-PASADENA
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106
Corporate ID 02059558

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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AERIAL PHOTOS



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INTERIOR PHOTOS



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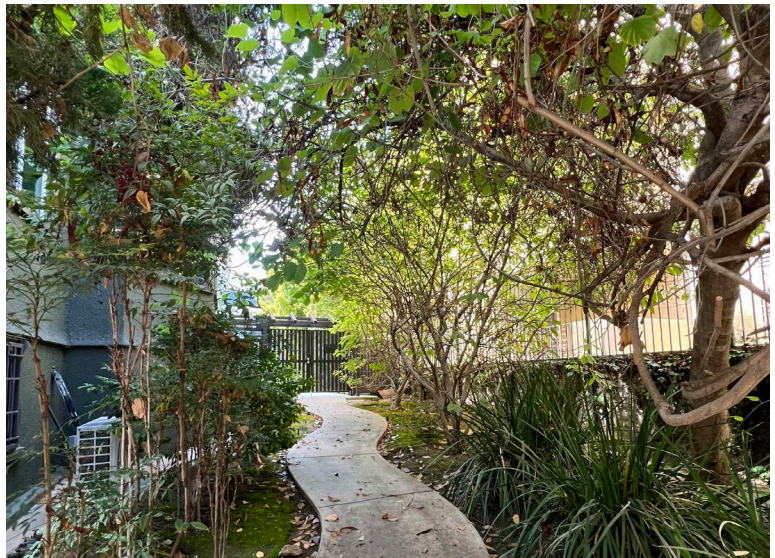


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EXTERIOR PHOTOS



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