

**LEASE RATES STARTING FROM \$0.50 PSF/MO MG**

(CALL BROKER FOR DETAILS)

**SMALL UNITS NOW  
AVAILABLE ON THE  
5<sup>TH</sup> & 6<sup>TH</sup> FLOORS**

**UNITS RANGING  
FROM ±970 SF  
TO ±11,172 SF**

**IMMEDIATE  
OCCUPANCY**

**CALL  
BROKER TO  
TOUR TODAY**

*Come join over 15  
companies who are  
occupying space in the  
Historic Sears Building!*



**FOR LEASE**  
**2650 E OLYMPIC BLVD**

LOS ANGELES | CALIFORNIA 90023

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

## PREMIERE MULTI-TENANT BUILDING IN DOWNTOWN LOS ANGELES

The Historic Sears Building is a ±1.8 Million square foot high image building located in Downtown Los Angeles. The Property boasts large floor plates (up to ±196,000 SF), fenced parking, dock high and ground level loading. The Ownership has invested significantly in enhancing both the exterior and interior of the Property.

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### PROPERTY HIGHLIGHTS

- **POTENTIAL FOR CREATIVE/FLEX, SHOWROOM, OFFICE, E-COMMERCE/FULFILLMENT, LIGHT ASSEMBLY OR WAREHOUSE/DISTRIBUTION USES**  
(TENANTS TO VERIFY ALLOWED USES WITH THE CITY)
- **LEASE RATES STARTING FROM \$0.50 PSF/MO MG**  
(CALL BROKER FOR DETAILS)
- **SMALL UNITS ON THE 5<sup>TH</sup> AND 6<sup>TH</sup> FLOORS RANGING FROM ±970 SF TO ±11,172 SF**
- **ENTIRE FLOORS ARE ALSO AVAILABLE**
- **CENTRAL DOWNTOWN LA LOCATION WITH QUICK ACCESS TO THE 5, 10, 110, 60, 101 & 710 FREEWAYS**
- **MULTIPLE LARGE FREIGHT ELEVATORS WITH OUTSIDE DOCKS & STAGING AREAS**
- **DOCK HIGH LOADING ON 3 SIDES OF THE BUILDING WITH DIRECT ACCESS TO FREIGHT ELEVATORS** (OWNER CURRENTLY WORKING ON THE ELEVATORS. NOT ALL ELEVATORS ARE CURRENTLY OPERATING)
- **MINUTES TO VERNON AND COMMERCE SUB-MARKETS**
- **ABUNDANT PARKING WITH POTENTIAL ON-SITE CONTAINER STORAGE** (CALL BROKER FOR DETAILS)

### AVAILABLE SUMMARY

FLOOR	SQ. FT. (Approx.)	CLEARANCE
1	±35,000 SF	14'
2	±62,475 SF	20'
3	±196,395 SF	11' - 15'
4	±25,500 SF to ±176,295 SF	9' - 10'
5	±4,715 SF to ±21,873 SF	9' - 10'
6	±970 SF to ±71,907 SF	9' - 10'
7	±171,495 SF	9' - 10'
8	±160,965 SF	9' - 10'
9	±160,965 SF	9' - 10'
10	±160,965 SF	9' - 12'

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PROPERTY  
PHOTO

2650 E OLYMPIC BLVD, LOS ANGELES | CALIFORNIA 90023



# PROPERTY PHOTO

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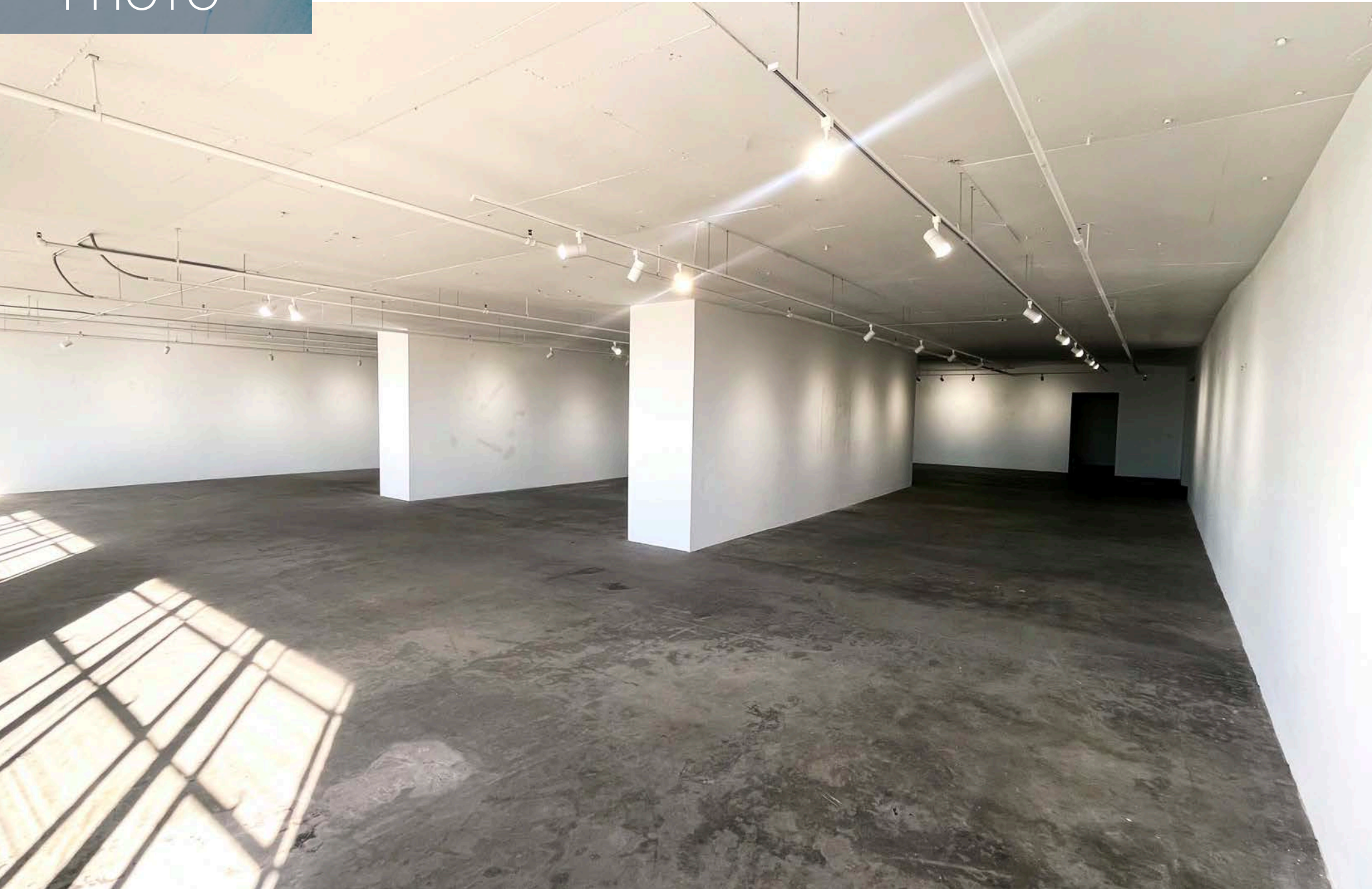
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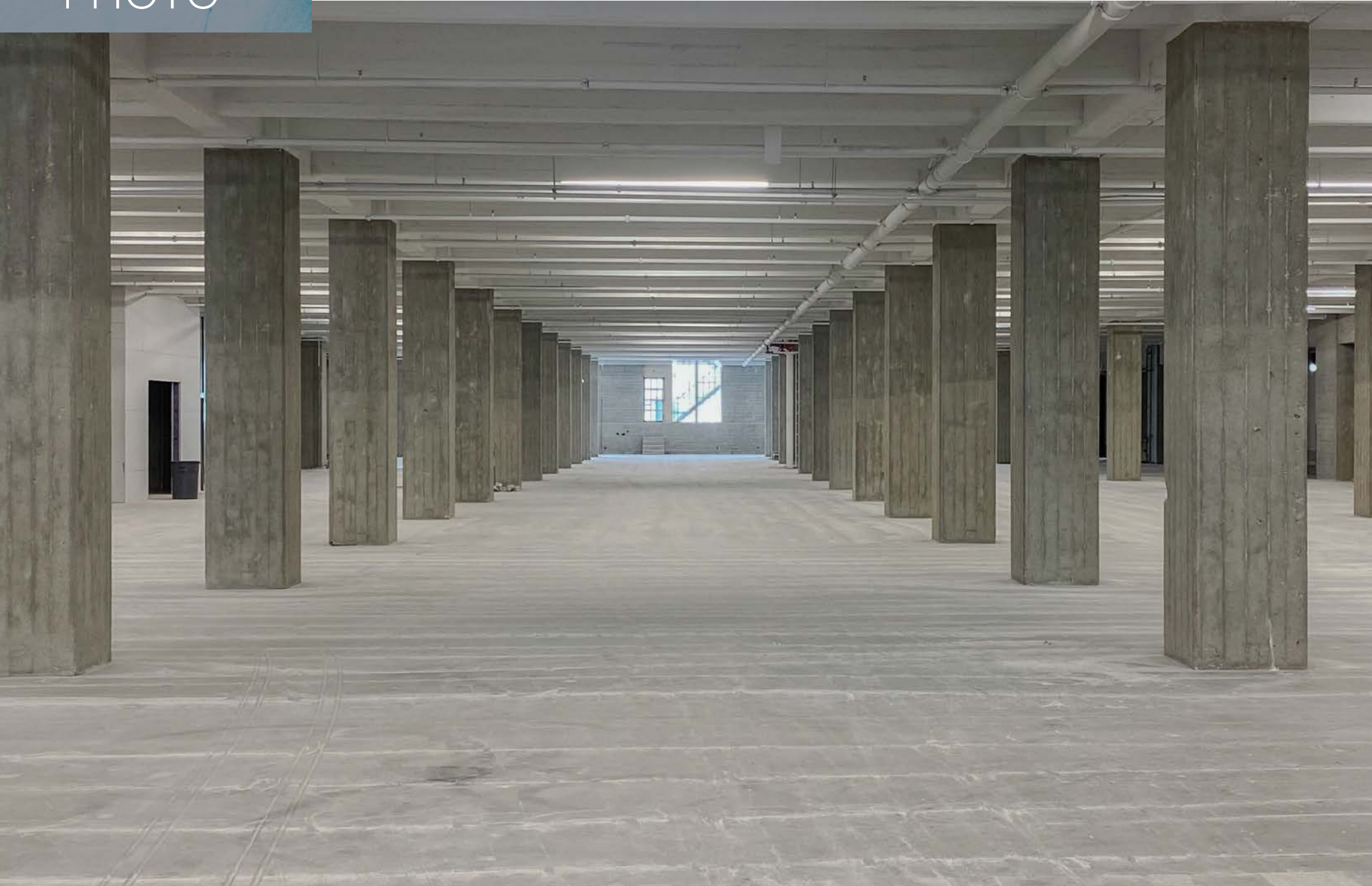
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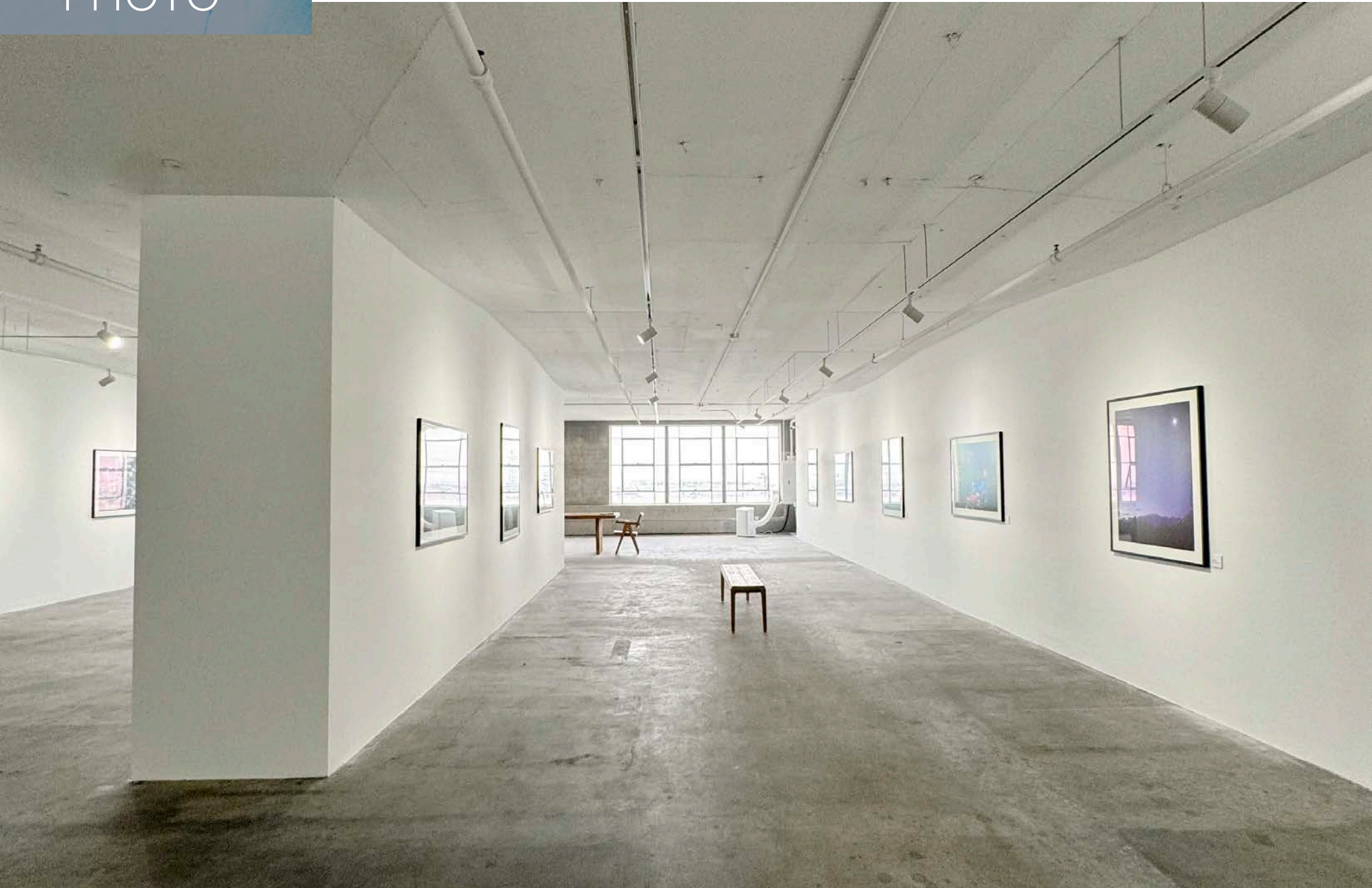
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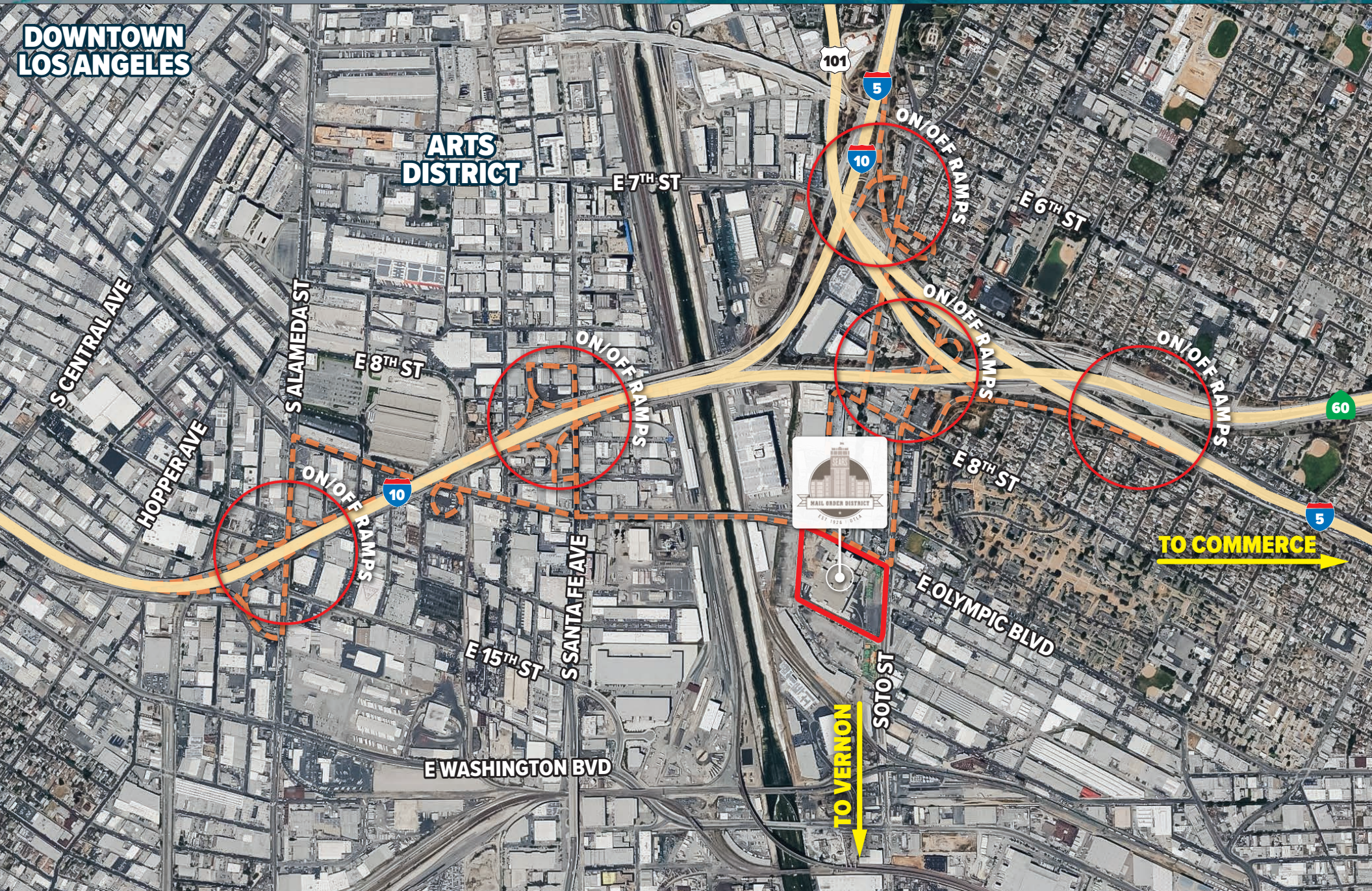
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**PROPERTY  
ACCESS AERIAL**



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FOR MORE INFORMATION, PLEASE CONTACT US

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