

1736 N SPRING ST

UNIT C LOS ANGELES • CA 90012

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

FOR LEASE

±10,389 SF FLEX UNIT

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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PROPERTY HIGHLIGHTS



High Ceilings & Clear
Span Brick Building



Can be Combined with
Adjacent Office Spaces



Neighbors Include
Pacific Electric,
Majordomo, Apotheke



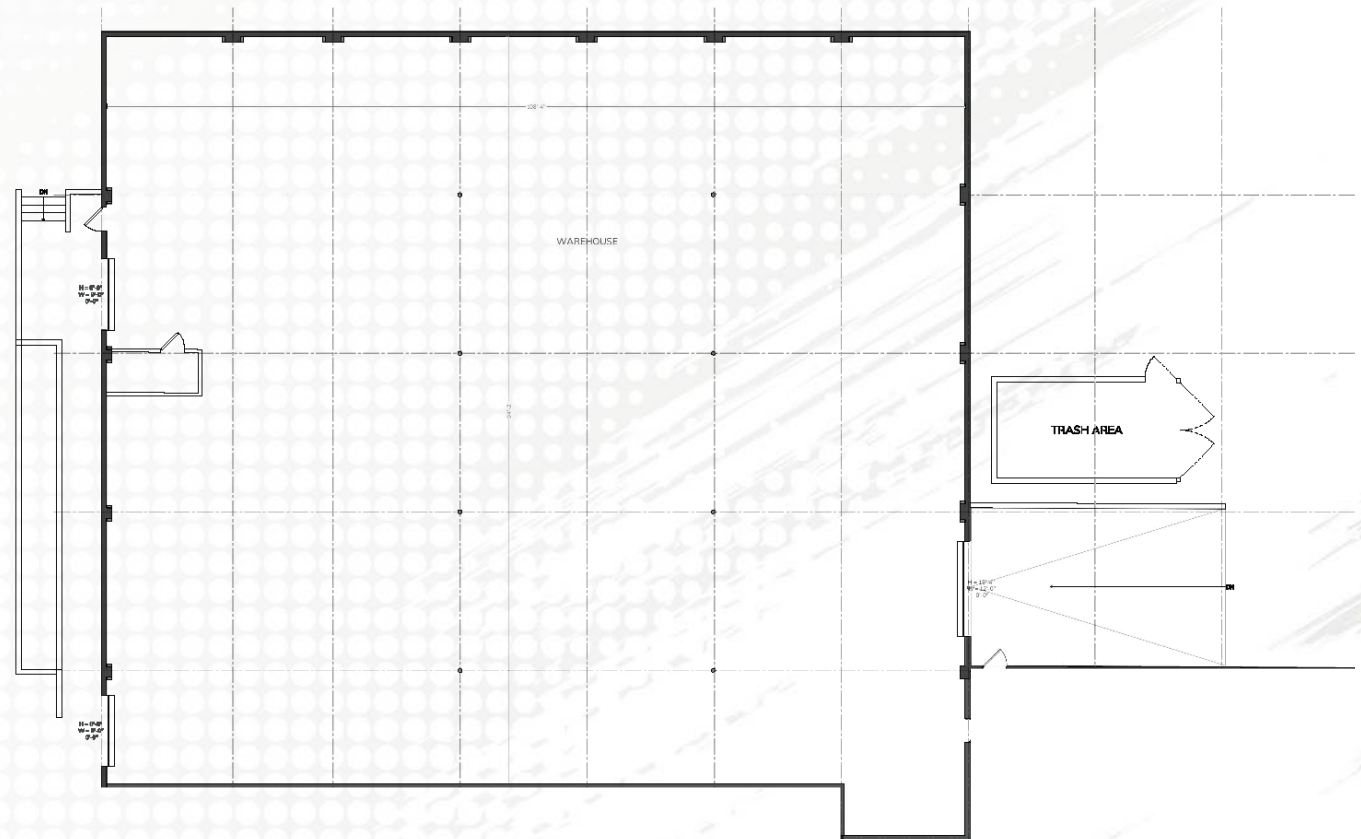
Adjacent to
LA Historic Park

1736 N Spring Street, Unit C offers ±10,389 SF of creative flex space adjacent to LA State Historic Park. The clear-span brick building features high ceilings, two ground-level loading doors, and a fenced yard, making it ideal for creative, production, showroom, or light industrial users. Conveniently located just minutes from Downtown LA with immediate access to the 5 and 110 Freeways.

PROPERTY INFORMATION

Available SF	±10,389 SF
Prop Lot Size	POL
APN	409-002-029
Zoning	LAUV(CA)
Year Built	1934
Construction Type	Brick
Yard	Fenced & Paved
Parking	120 Spaces
Clear Height	18'
GL Doors	2 GL
Sprinklered	Yes
Power	V: 240 Ø: 3
Possession Date	Now
Vacant	Yes
Market/Submarket	LA Central

PROPERTY SITE PLAN

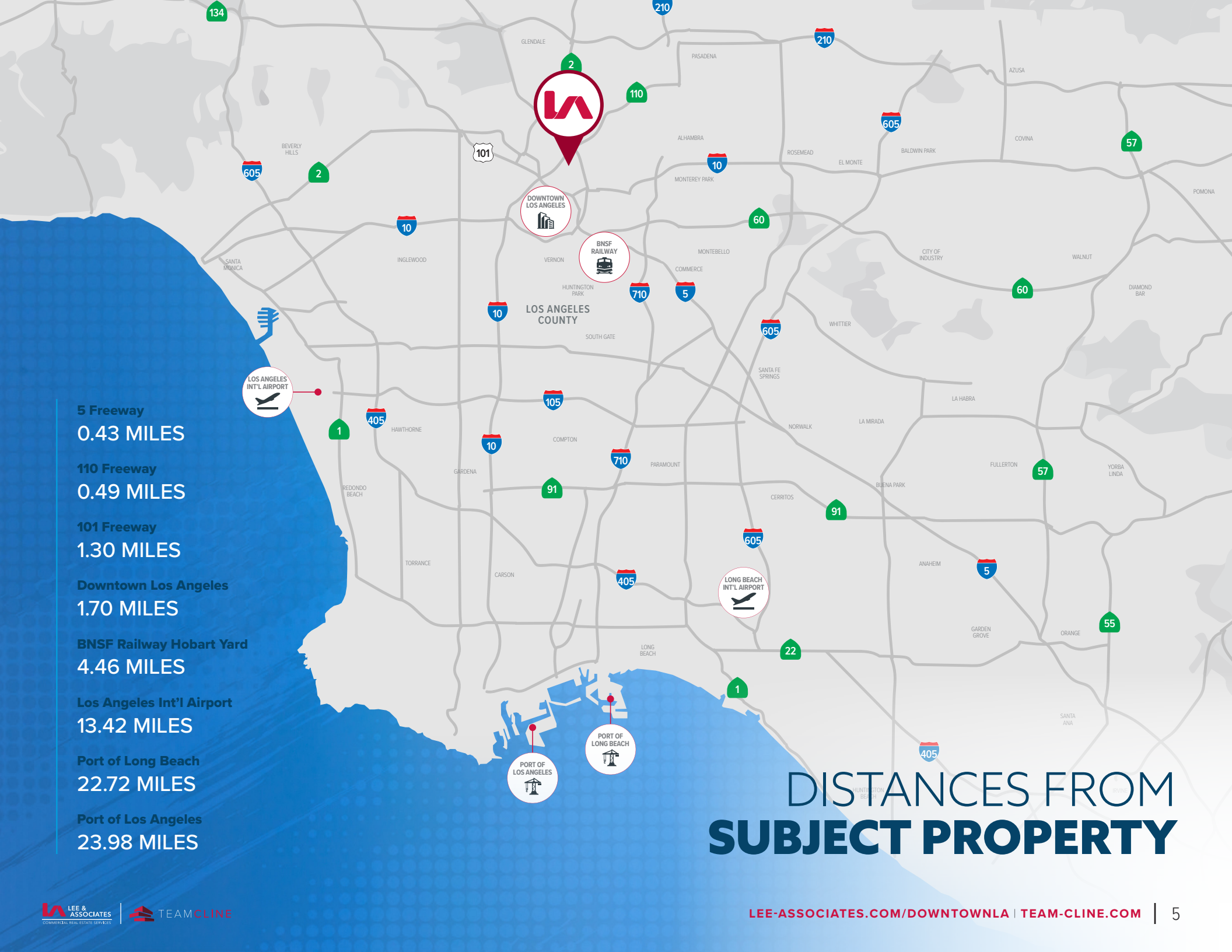


NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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5 Freeway
0.43 MILES

110 Freeway
0.49 MILES

101 Freeway
1.30 MILES

Downtown Los Angeles
1.70 MILES

BNSF Railway Hobart Yard
4.46 MILES

Los Angeles Int'l Airport
13.42 MILES

Port of Long Beach
22.72 MILES

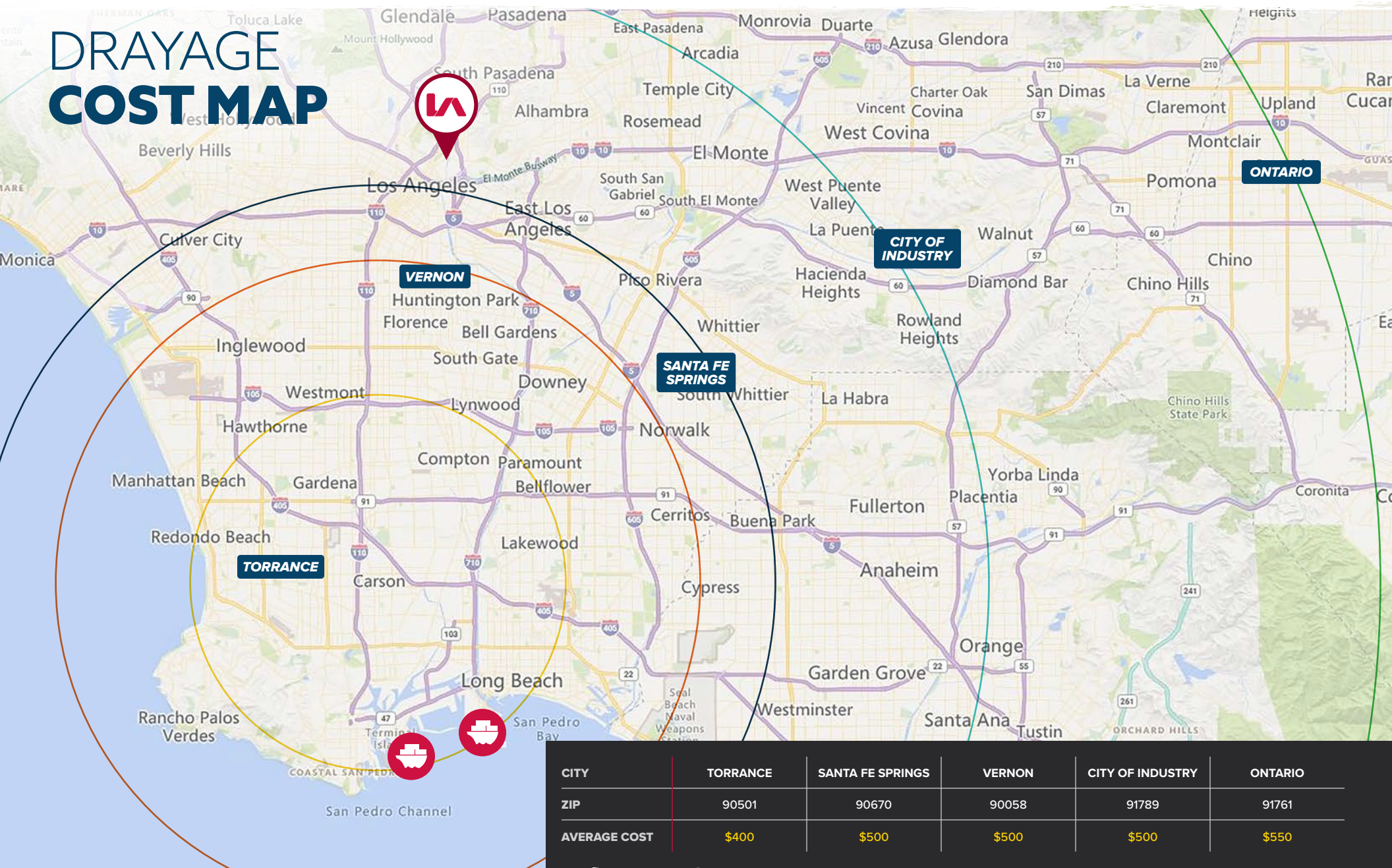
Port of Los Angeles
23.98 MILES

DISTANCES FROM
SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.