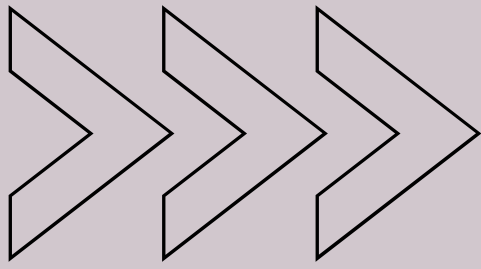


# DOWNTOWN, LA CREATIVE OFFICE / FLEX SPACE FOR LEASE

1321 W 11TH ST | LOS ANGELES, CA





# OVERVIEW

1321 W 11th St | Los Angeles, CA

- Size: 6,200 SF
- Rent: \$3.00 PSF / Month
- NNN: \$.37 PSF / Month
  
- Fully-Built Out Office
- Wooden Bow Truss Building
- Plenty of Natural Light
- Exposed Brick
- Secured Parking With Direct Entry
  
- Three Points of Access
- Camera + Alarm Systems
- 6 Private Offices
- 3 Storage Rooms (Can Be Converted to Offices)
- Conference Room
- Copy Room
- Kitchenette
- Three Restrooms + Shower
- Furniture Available Upon Request



# LOCATION

1321 W 11th St | Los Angeles, CA

- Adjacent to DTLA, Koreatown & The Art's District
- Walking Distance To LA Live, Crypto.com Arena & Los Angeles Convention Center
- Plenty of Public Parking Nearby
- Easy Access to HWY 110, 101, 10m 60 and Interstate 5





## CONTACT

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*Disclaimer: This information has been secured from sources we believe to be reliable, however we make no representation or warranties as to the accuracy of the information.*

*References to square footage or age are approximate.*