

FOR LEASE IN DTLA'S SOUTH PARK AREA

# *Creative Office/Flex with Parking*



1354-1358 S. GRAND AVE., LOS ANGELES, CA 90015



PROPERTY DETAILS

# *Vintage Freestanding Building*



## PREMISES

First Floor: ±1,902 SF  
Mezzanine: ±504 SF  
Total: ±2,406 SF

## ASKING RENT

Negotiable (MG)

## YEAR BUILT

1923

## PARKING

Currently unmarked but can accommodate 4 – 8 cars

## POWER

200 Amps / 3-Phase

## AVAILABLE

Immediately

▾ FEATURES

# *Open Floor Plan*



High ceilings with 15' 6" to bottom of truss cords & 24' to roof diaphragm

±504 SF mezzanine with stainless and hot rolled steel hand railing with grated steel steps and natural cork flooring

Interior of building is accessible via a 9' x 9' steel swing door entrance on Margo St.

Two 5-ton HVAC roof top units with exposed interior metal duct system

8' diameter Big Ass Fan to enhance interior air distribution

Kitchen area includes a 5' long commercial stainless-steel sink

2 restrooms (one with sink, toilet & shower; one with sink, toilet and laundry hook-ups)

FEATURES

# *Vintage Red Brick Construction*



Property has excellent visibility and is fronted by 3 streets including S. Grand Ave. (West), 14th St. (South) & Margo St. (East)

Vintage red brick construction with wooden bow trusses

Sandblasted interior walls and wood truss beams, and polished interior concrete floors

Private and fenced parking lot area with remote controlled 16' x 8' rolling entrance gate

Parking lot hemmed by a 10' high ficus hedges & has hanging LED lighting for nighttime entertainment uses

Easily accessible via the 10 Freeway Grand Ave. exit and nearby Flower St. Metro stop



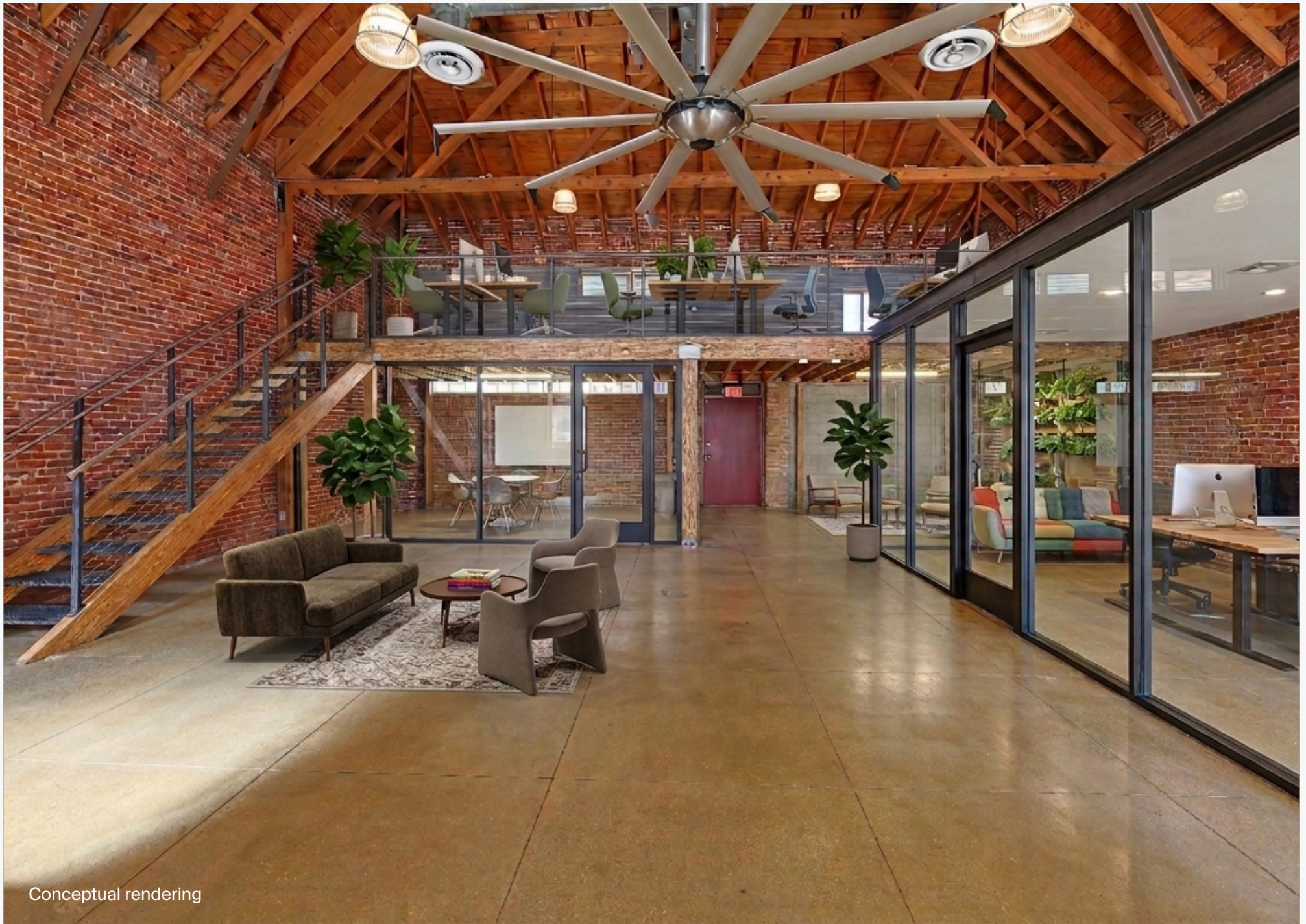
High bow truss ceilings



Loading door



Kitchen



Conceptual rendering



Private and fenced parking lot area

TRADE AREA

# Near L.A. Live and Crypto Arena



TRADE AREA

# *In the South Park Area of DTLA*



1354-1358 S. GRAND AVE., LOS ANGELES, CA 90015



LA LIVE



LA CONVENTION CENTER

DTLA

## Trade Area

LA LIVE

CRYPTO.COM ARENA

MERCEDES-BENZ

AC/MOXY HOTELS

KIA

LA CONVENTION CENTER

GRAMMY MUSEUM

TOYOTA

PEACOCK THEATER

LA TRADE TECH

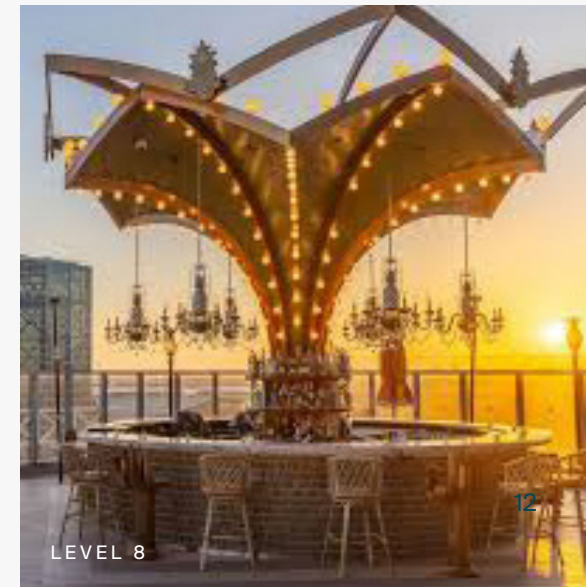
VOLKSWAGEN



CRYPTO.COM ARENA



LA TRADE TECH



LEVEL 8

1354-1358 S. GRAND AVE., LOS ANGELES, CA 90015

# Your trusted *partners*

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