

1,500 SF  
to  
2,240 SF

# 8 OFFICE UNITS FOR LEASE

*Built 2020 — Great Location Near ROW DTLA*

**Rents Reduced!**

748 CERES AVENUE, LOS ANGELES, CA 90021



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8 Office Units Available:	1,500 SF to 2,240 SF
Kitchenette	1 Per Unit
Restroom	1 Per Unit
Clearance Height:	13'-24'
HVAC:	Yes
Freight Elevator:	3000 lbs.
Construction:	Masonry
Year Built:	2020
Subterranean Parking:	1 Space Per Office Unit (More Available at a Fee)

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## Available Unit Areas (All Rents Are Gross):

UNIT	SF	PER MONTH	PER SF
300	2,000 SF	\$3,000/Month	\$1.25 Per SF
301	2,000 SF	\$3,000/Month	\$1.25 Per SF
302	1,900 SF	\$2,850/Month	\$1.25 Per SF
303	2,240 SF	\$3,360/Month	\$1.25 Per SF
304	2,000 SF	\$3,000/Month	\$1.25 Per SF
<b>305</b>	<b>1,400 SF</b>		<b>LEASED</b>
306	1,500 SF	\$2,250/Month	\$1.25 Per SF
307	1,940 SF	\$2,910/Month	\$1.25 Per SF
308	2,000 SF	\$3,000/Month	\$1.25 Per SF
<b>309</b>	<b>1,730 SF</b>	<b>\$2,595/Month</b>	<b>LEASED</b>
<b>310</b>	<b>1,600 SF</b>	<b>\$2,400/Month</b>	<b>LEASED</b>

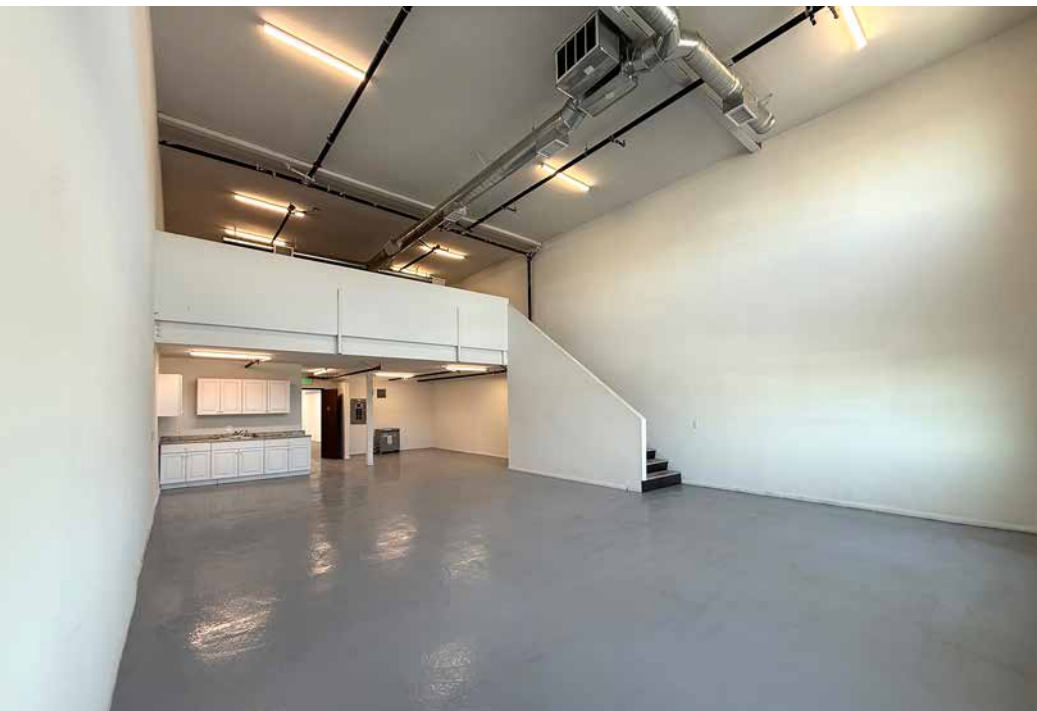
## GREAT LOCATION NEAR ROW DTLA

*Offices Ideal for Professional or Creative Use,  
Medical, Showroom, Fashion Related Use, Etc.*

**Amenities Include Central Air & Heat,  
Kitchenette, Restroom, and Large Windows  
With Amazing Views**



# OFFICE PHOTOS



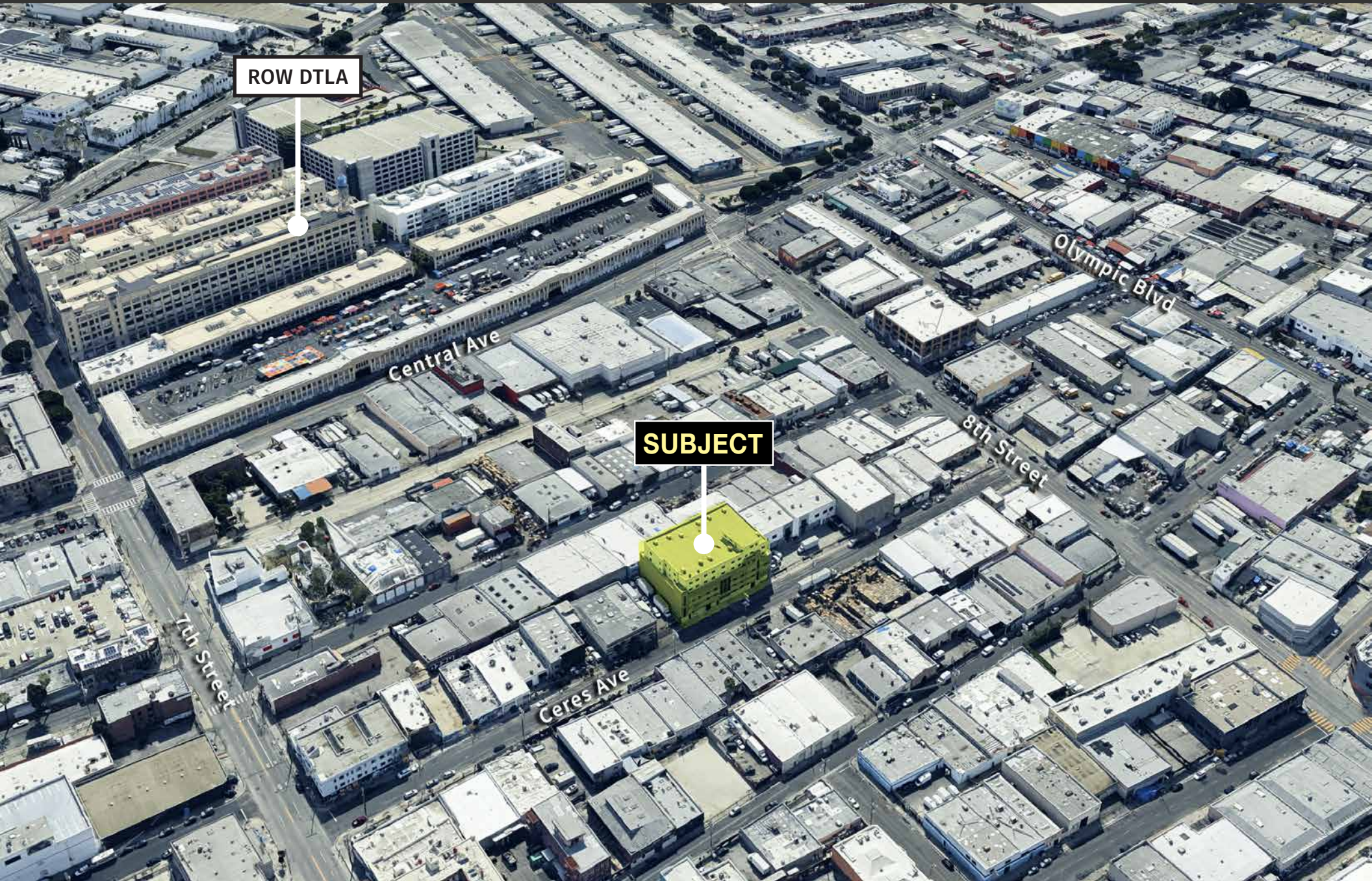
# OFFICE PHOTOS



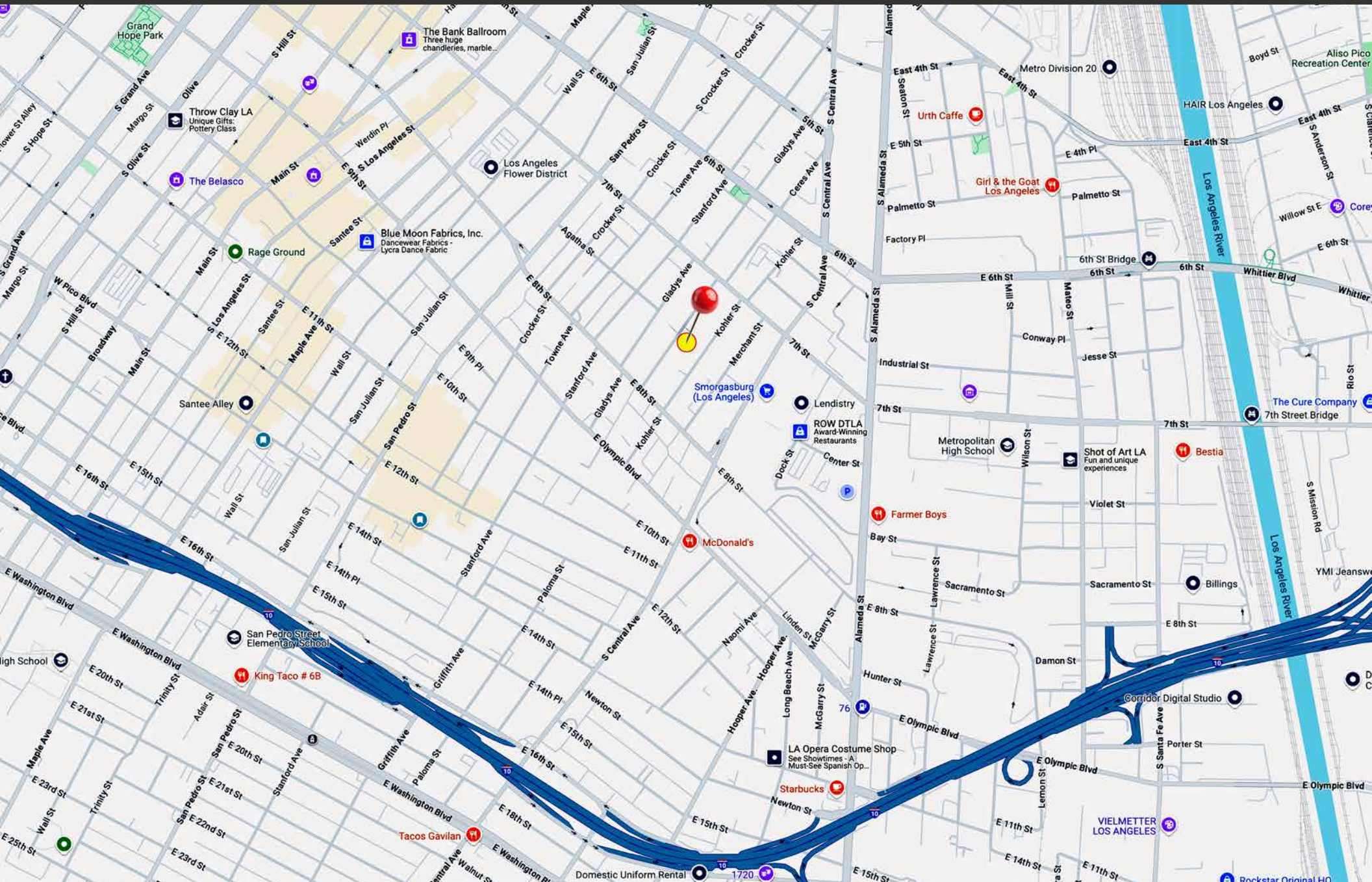
# 3RD FLOOR/MEZZANINE OFFICE SITE PLAN



# AERIAL PHOTO



# AREA MAP



# DOWNTOWN LOS ANGELES DEMOGRAPHICS

## A PLACE TO WORK

**288,000+** JOBS

**\$95,000**

Average Household Income



**61%**

30 - 54 Years Old

**57%** Postsecondary Education



**65%**

Currently work 3-5 days in DTLA



**79%**

Expect to be in the office at least half the time

## A PLACE TO VISIT, SHOP, & DINE

**17+ million** VISITORS per year



**\$4.5+ billion** retail sales per year

**745**

Retail+F&B Businesses per Square Mile



**171**

Food/Beverage Businesses per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**90,000+** RESIDENTS

**\$93,000**

Average Household Income



**26%** All new residential in the City of LA since 2010



**24%** Less Income Spent on Housing + Transportation than LA Average

**41%** Population Growth 2010 - 2022

**90%**

Residential Occupancy



**46%**

Walk/Bike/Transit or Work from Home

**61%**

25 - 54 Years Old



**67%**

Postsecondary Education

# FOR LEASE

## Rents Reduced!

### 8 Office Units: 1,500± SF to 2,240± SF Built in 2020: Must See!

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## 748 CERES AVENUE, LOS ANGELES, CA 90021

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists