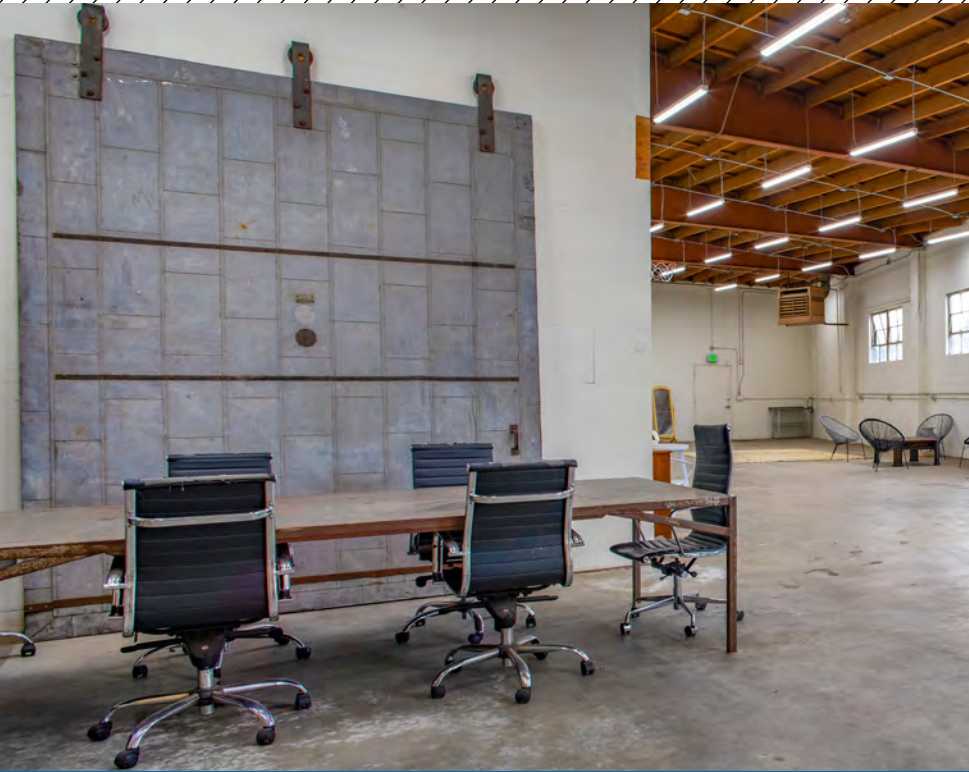

For Lease | Single Story Creative Flex Campus

UP TO 12,430 SF AVAILABLE

3641-3645 10TH AVENUE, LOS ANGELES, CA



POTENTIAL FOR OFFICE/INDUSTRIAL/STUDIO/RETAIL USERS

NEWMARK

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Advantages of a Private Campus



Flexible Spaces



No Common Corridors



No Delays to Access



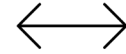
Dedicated Parking



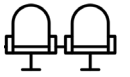
Direct Tenant Access



Private Outdoor Patio



Horizontal Campus



Private Lobby



EXPO CROSSING | 3641-3645 10TH AVENUE, LOS ANGELES

Property Summary

SUITE AVAILABILITY:

SUITE 1: 2,800 SF + 300 SF Bonus Patio

SUITE 2: 3,730 SF

SUITE 3: 5,900 SF + 560 SF Bonus Patio

(Available January 1, 2027)

CONTIGUOUS: 12,430 SF

STORIES: One (1) + Mezzanine

CEILING HEIGHTS: 14.5' - 18'

PARKING: ±28 Spaces

RENTAL RATE: \$3.00 - \$3.25/SF NNN

EST. NETS: \$0.80

NEWMARK



Property Layout

3645 10th Avenue is a renovated flex building with high visibility located at the intersection of 10th Avenue & Exposition Boulevard. This gated compound features a 12,430 SF creative building with a private and secure yard.

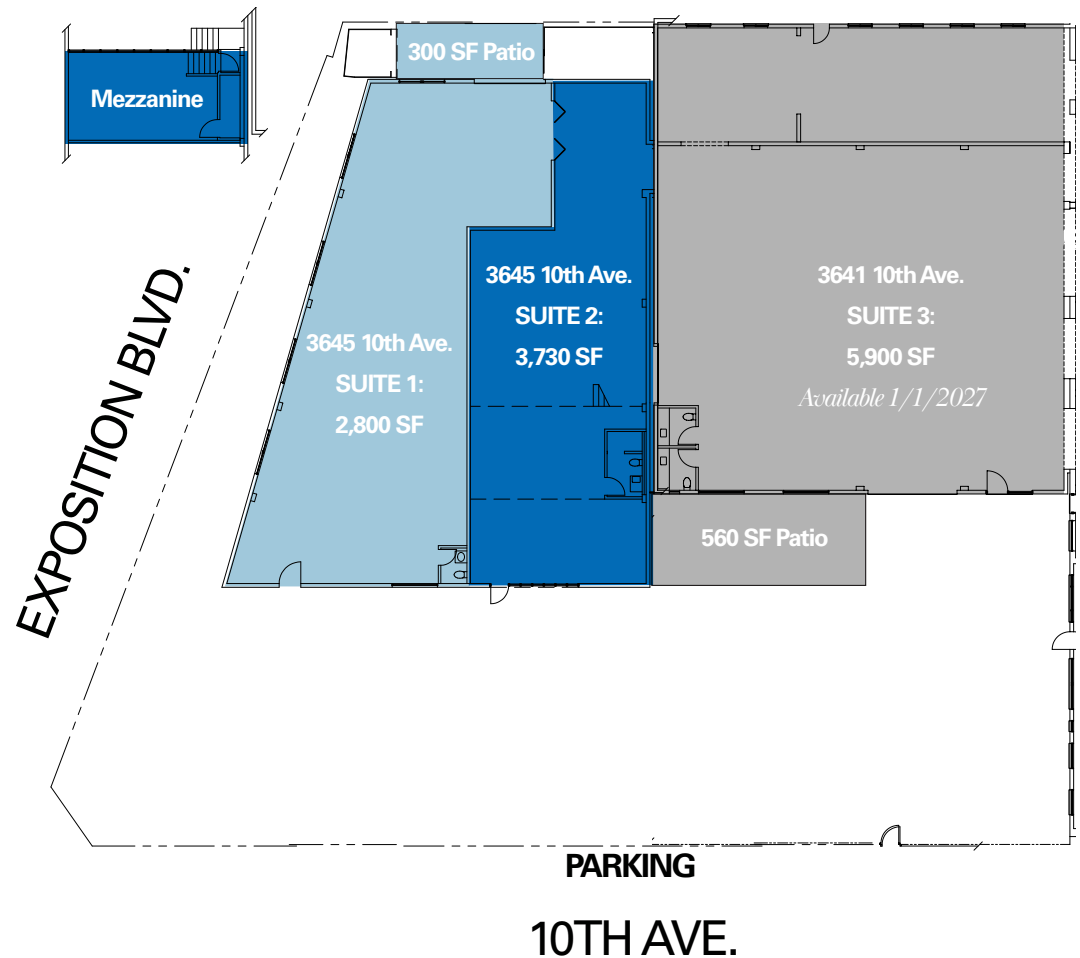
The flex building is separated into three high-end, built out suites:

3645 10th Avenue

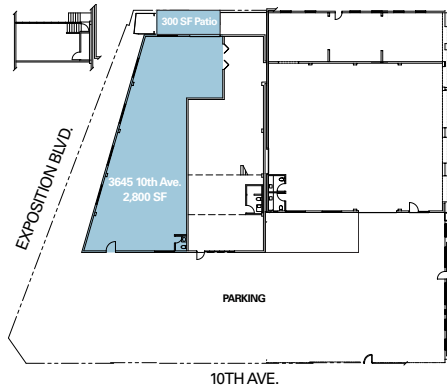
- **SUITE 1: 2,800 SF** high-clear industrial creative suite with 14.5-18' ceiling heights, polished concrete floors and a roll-up door, plus a **300 SF** Bonus Patio.
- **SUITE 2: 3,730 SF** fully-finished creative suite with open ceilings, renovated kitchen and restrooms.

3641 10th Avenue

- **SUITE 3: 5,900 SF** fully-finished creative suite with open ceilings, roll-up door, renovated kitchen, restrooms and storage, plus a **560 SF** Bonus Patio.
(Available 1/1/2027)



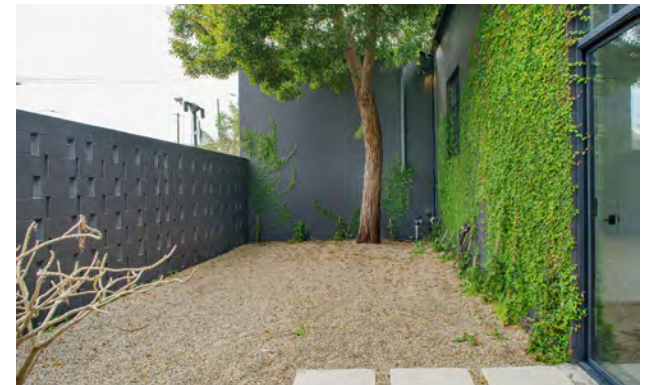
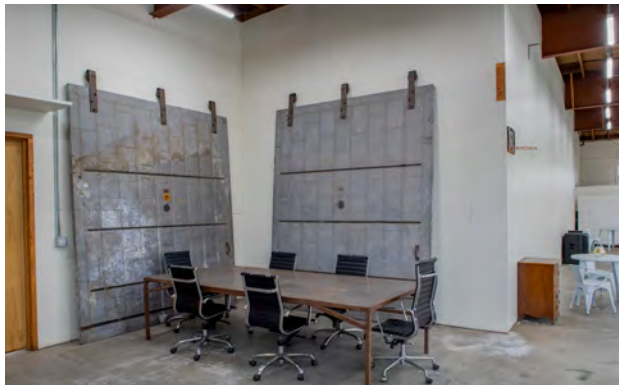
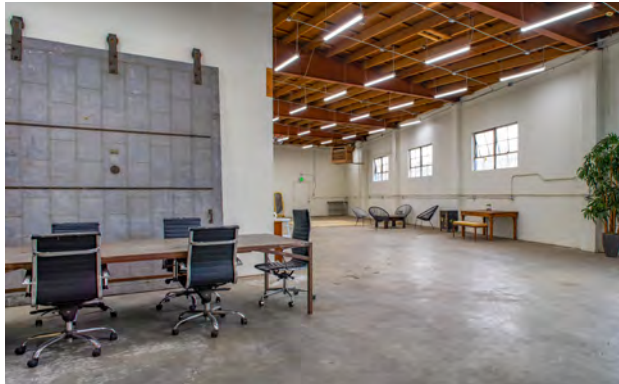
2,800 Square Feet



SUITE 1: 2,800 SF high-clear industrial creative suite with 14.5-18' ceiling heights, polished concrete floors and a roll-up door, plus a **300 SF** bonus patio.

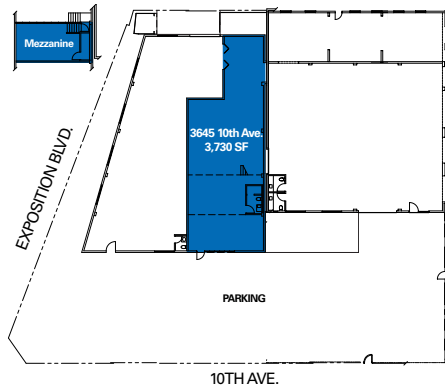
RENTAL RATE: \$3.00- \$3.25/SF NNN

EST. NETS: \$0.80



EXPO CROSSING | 3641-3645 10TH AVENUE, LOS ANGELES

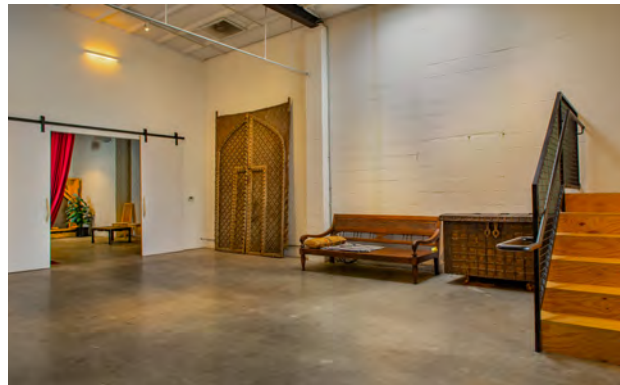
3,730 Square Feet



SUITE 2: 3,730 SF fully-finished creative suite with open ceilings, renovated kitchen and restrooms.

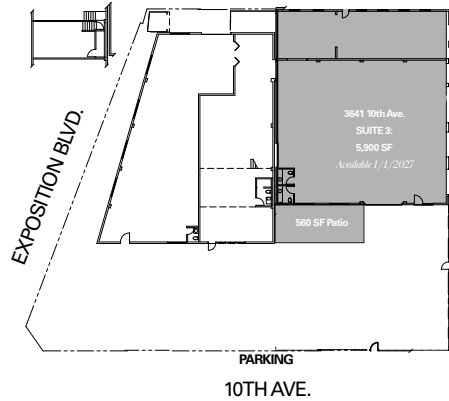
RENTAL RATE: \$3.00- \$3.25/SF NNN

EST. NETS: \$0.80



EXPO CROSSING | 3641-3645 10TH AVENUE, LOS ANGELES

5,900 Square Feet



SUITE 3: 5,900 SF fully-finished creative suite with open ceilings, roll-up door, renovated kitchen, restrooms and storage, plus a **560 SF** bonus patio.
(Available 1/1/2027)

RENTAL RATE: \$3.00- \$3.25/SF NNN

EST. NETS: \$0.80



EXPO CROSSING | 3641-3645 10TH AVENUE, LOS ANGELES



Metro Rail Lines

EXPO LINE

The Expo Line is one of the Metro's most ridden transit routes and has a daily ridership of over 60,000+.

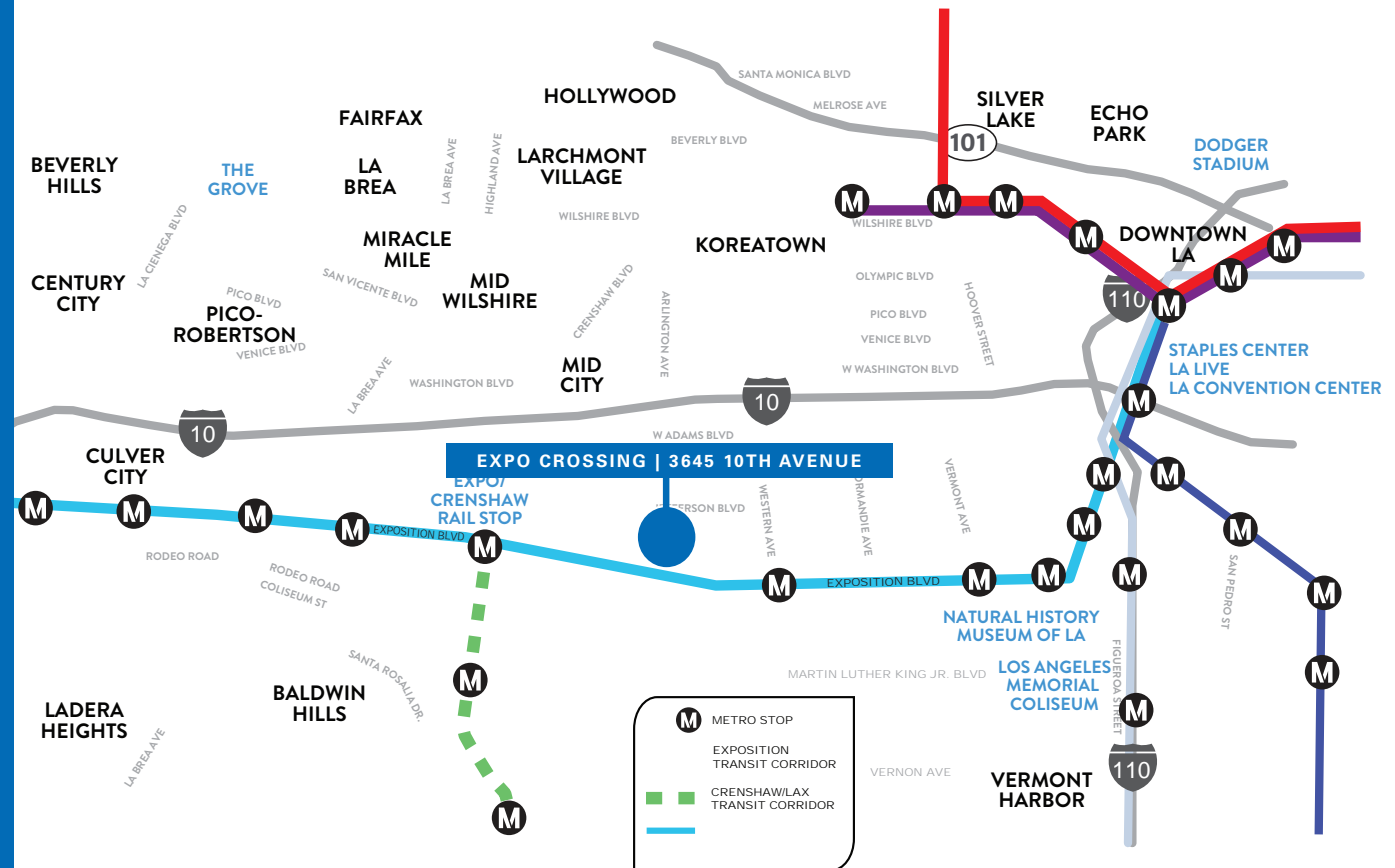
The Expo Line Travels 15.1 miles from DTLA to Downtown Santa Monica in only 46 minutes. That's 20-40 minutes less than driving during rush hour

The Expo Line Extension was completed in 2016 (6.6 miles/7 new stations) with a \$1.5 billion investment.

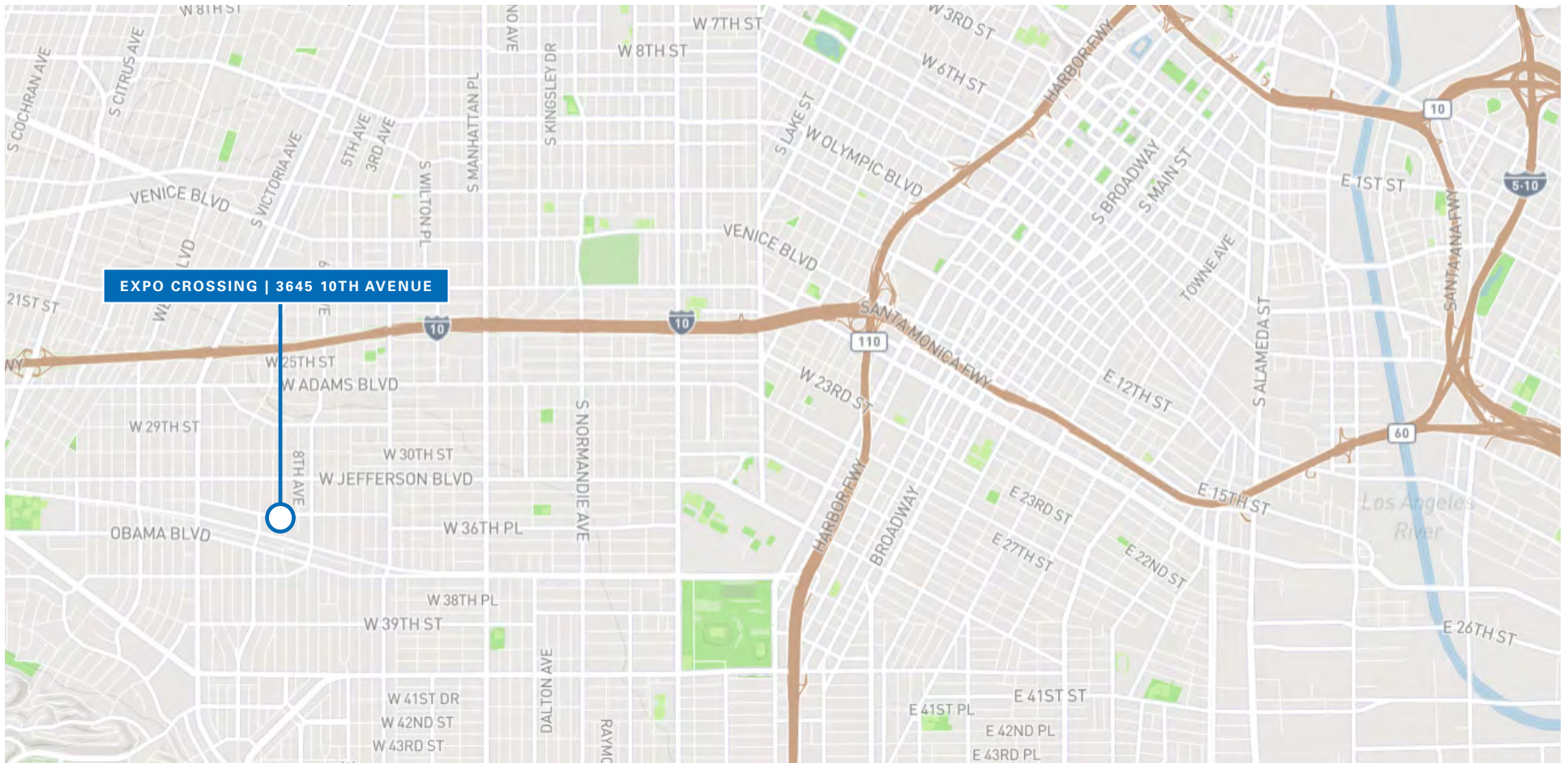
CRENSHAW LINE

One of Los Angeles's most anticipated transit projects, an 8.5-mile light rail line connecting the Expo line to the South Bay, will be coming soon.

Once complete, the train line will link the existing Expo and Green lines, and will bring riders to LA International Airport's people mover system.



EXPO CROSSING | 3645 10TH AVENUE, LOS ANGELES



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