



COMMERCIAL
REAL ESTATE

the sign of a profitable property

AVAILABLE

CREATIVE OFFICES AVAILABLE: KOREATOWN

2419-2421 James M Wood Blvd., Los Angeles, CA 90006



JAMES HEERDEGEN
(818) 697-9379 | james@ilicre.com
DRE#02197482

TODD NATHANSON
(818) 514-2204 | todd@ilicre.com
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.ilicre.com - DRE #01834124

PROPERTY FEATURES

2419-2421 James M Wood Blvd., Los Angeles, CA 90006







APPROX. 2,702 SF

CREATIVE OFFICE / FLEX SPACE FOR LEASE

- ✓ Suite 2419 A: 2,702 SF | \$2.10 + \$0.30 NNN
- ✓ Creative office space in prime Koreatown
- ✓ Perfect for a variety of uses, from wholesale or light manufacturing to design / creative office / photography / production
- ✓ Secure, video monitored parking area w/ keypad access
- ✓ High ceilings (13')
- ✓ Additional storage units available on site
- ✓ 5 reserved parking spaces available

AREA AMENITIES

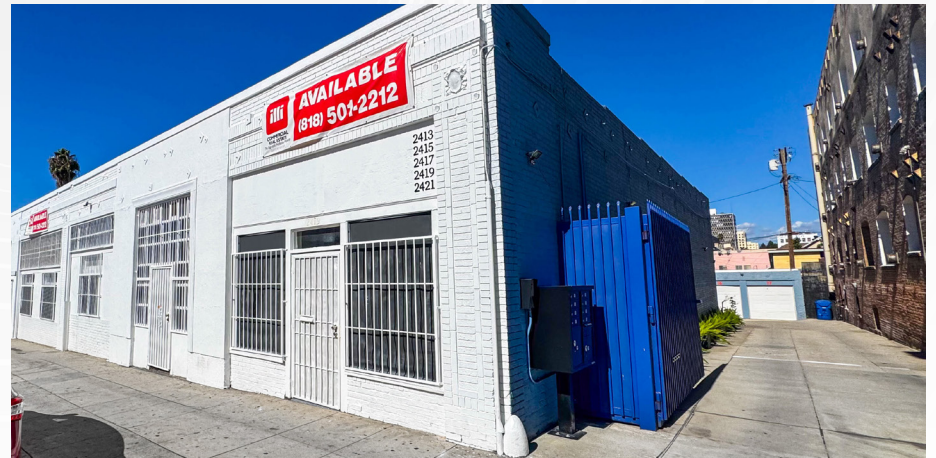
- ✓ Close access to 101 and 110 Freeways
- ✓ Proximal to Silver Lake, Echo Park, DTLA, and Hollywood
- ✓ Rapidly developing area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	137,381	636,263	1,287,163
 Avg. HH Income	\$52,694	\$73,369	\$80,303
 Daytime Pop	148,892	638,216	1,268,582
 Traffic Count	± 8,384 CPD ON JAMES M WOOD BLVD		

FLEX SPACE
LOS ANGELES, CA

EXTERIOR PHOTOS

2419-2421 James M Wood Blvd., Los Angeles, CA 90006



FLEX SPACE
LOS ANGELES, CA

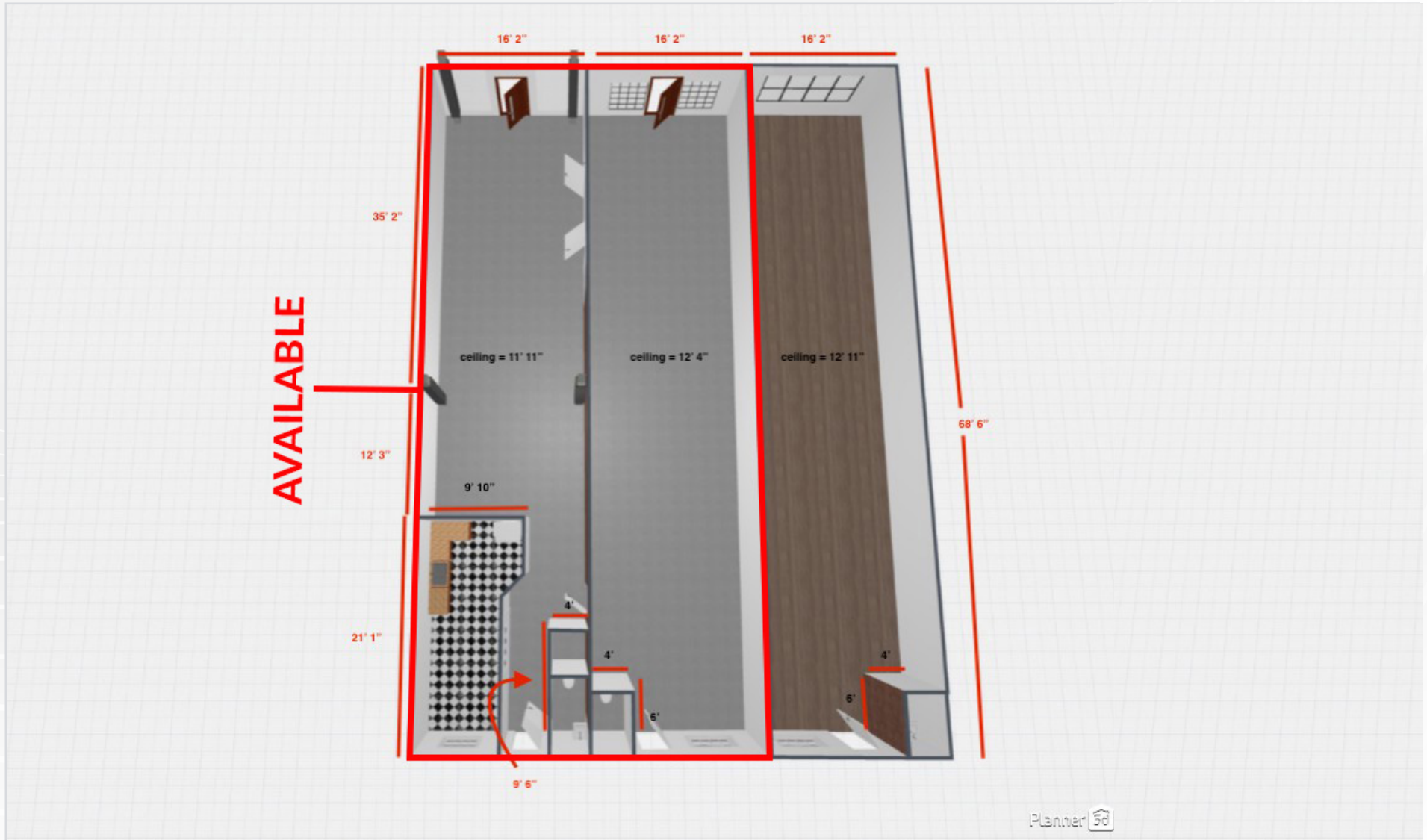
INTERIOR PHOTOS

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FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



DOWNTOWN LOS ANGELES



AVAILABLE



JAMES M WOOD

HOOVER ST

OLYMPIC BLVD



HOOVER ST

ARMONT AVE

OLYMPIC BLVD



WALT DISNEY CONCERT HALL

GRAND CENTRAL MARKET



AHMANSON THEATRE
LOS ANGELES, CALIFORNIA



INTERCONTINENTAL
HOTELS & RESORTS

THE BROAD



BANK OF AMERICA
FINANCIAL CENTER

GLORIA MOLINA
GRAND PARK



Walgreens

EDWARD R. ROYBAL
LEARNING CENTER

AERIAL MAP



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JAMES HEERDEGEN
ASSOCIATE

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DRE#02197482

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



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