

FOR LEASE IN HIGHLAND PARK

6012 YORK BLVD. Unit B

BUILDING SF

±1,140 square feet

LAND SF

±5314 square foot lot

PRICE

\$4,814.22/mo
(±\$4.22/SF/mo)

ZONING

C2

YEAR BUILT

1921



6012 York Blvd, Unit B presents a rare opportunity to lease ±1,140 SF creative office/retail flex space in the heart of Highland Park's thriving York Boulevard corridor. The space offers a simple, predictable near-gross lease structure with no CAM charges where tenant pays electricity only, making it an attractive option for a wide range of users. The landlord is open to both short-term sublease and new direct lease options.

Inside: Efficient creative office/flex layout suitable for a variety of uses including office, studio, and light distribution. Functional configuration allows for a mix of workspace and storage, ideal for small businesses and e-commerce users.

Outside: Located along York Boulevard with strong visibility and access to surrounding retail and amenities. Rear access with garage area (use subject to landlord confirmation).

Near: Situated in the heart of Highland Park along York Boulevard, with close proximity to popular neighborhood destinations including Kumquat Coffee, Joy, Donut Friend, and a variety of local retail, dining, and creative businesses.

All information is deemed reliable but not guaranteed. Prospective tenants are advised to independently verify lease terms, permitted uses, parking, utility responsibilities, and all other material aspects of the property through their own due diligence.

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HIGHLIGHTS

LEASE HIGHLIGHTS

- 1,140 SF creative office/retail flex space
- Near-gross lease: no CAM; tenant pays electricity only
- Flexible term structure: sublease through March 2027 or new direct lease available
- Efficient layout suitable for office, creative, or light distribution use
- Located on high-demand York Blvd corridor in Highland Park
- 1 Bathroom with Shower
- Mini-split HVAC

ZONING & USE

The Premises are currently operated for office and related lawful uses. A variety of low-impact commercial, creative office, and light distribution uses may be suitable, subject to landlord approval and applicable regulations. Prospective tenants are advised to verify permitted uses independently.

LEASE AND INCOME SUMMARY

The space is currently leased through March 2027. The lease is structured on a near-gross basis with no CAM charges; tenant is responsible for electricity only. The landlord is open to either a sublease/assignment for the remaining term or executing a new direct lease at current economics.

All information is deemed reliable but not guaranteed. Prospective tenants are advised to independently verify lease terms, permitted uses, parking, utility responsibilities, and all other material aspects of the property through their own due diligence.

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AREA AMENITIES

6012 York Blvd, Unit B, 90042

2
BLOCKS
AWAY



Modu Cafe Hip and modern cafe with specialty drinks, desserts, and strong neighborhood community following.

2
BLOCKS
AWAY



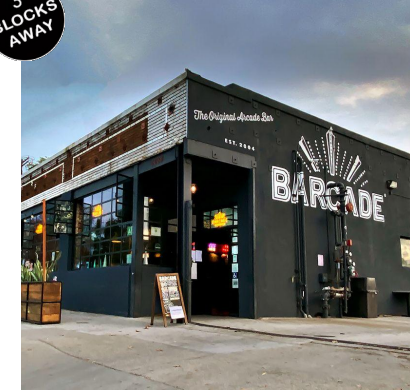
Denny's Restaurant 24-hour diner serving classic American comfort food, reliable chain with consistent appeal.

2
BLOCKS
AWAY



Cafe Jane Neighborhood café serving breakfast classics, coffee, and pastries, longtime local favorite.

3
BLOCKS
AWAY



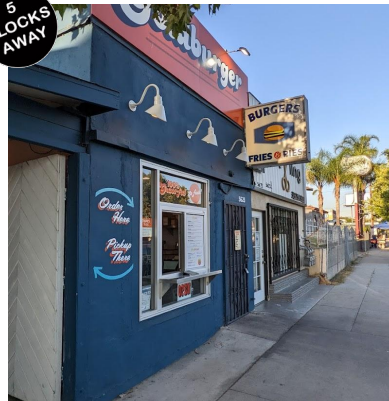
Barcade Restaurant Lively bar and arcade with craft beer, comfort food, and classic games.

5
BLOCKS
AWAY



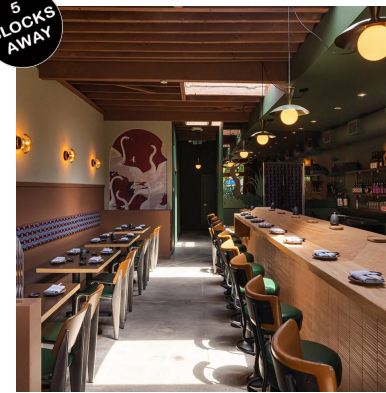
Amiga Amore Mexican-Italian fusion restaurant with handmade pastas, natural wines, and stylish setting, popular dinner destination.

5
BLOCKS
AWAY



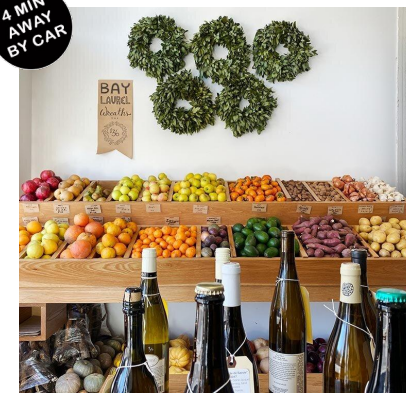
Goldburger Restaurant Cult-favorite smashburger spot with creative specials, casual setting, and loyal following.

5
BLOCKS
AWAY



Sōgo Roll Bar Sleek sushi hand roll bar offering fresh fish, quick service, and intimate counter-style dining experience.

4 MIN
AWAY
BY CAR



Cookbook Market Curated grocery and café with prepared foods, wine, and pantry goods, strong neighborhood destination.

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AERIAL MAP



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