

Workspace that flexes with you.

FlexEtc turns industrial buildings into private, move-in-ready spaces from a single desk to a full warehouse bay. Flexible term lengths, one all-in rate, and the operations handled at every location.

300–3k

SQ FT, YOUR SIZE

Flexible terms

3, 6, 12+ MONTHS

One rate

EVERYTHING IN

RIGHT-SIZED WORKSPACE

Four ways to take space - switch anytime

Access

A seat in the shared workspace and access to all the 'etc.

Private Office

A private, lockable office for when you need the address.

Shared Warehouse

Shared dock access, pallet storage, and workspace.

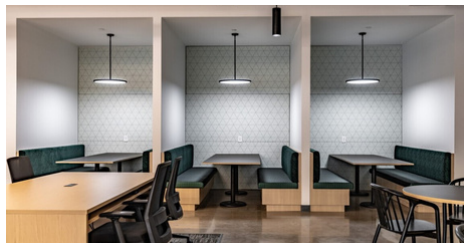
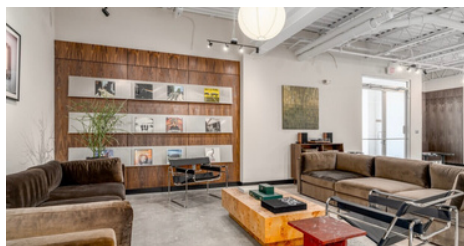
Private Warehouse

Warehouse, office, and storage in one lockable bay.

EVERYTHING INCLUDED

-  High-speed WiFi
Building-wide
-  Meeting rooms
Book by the hour
-  Kitchen & coffee
Stocked common areas
-  Print & mail
Daily carrier pickups
-  Events & community
Member programming
-  Loading docks
Dock-high & grade
-  24/7 security
Camera system & keycard entry
-  On-site parking
Members included

SEE THE SPACE



WHERE WE ARE

Los Angeles

Denver

Salt Lake City

Plano

Nashville

Charlotte

Phoenix

REACH OUT

Find your workspace.

Tour a space near you.

Shannon Price - Director of Sales

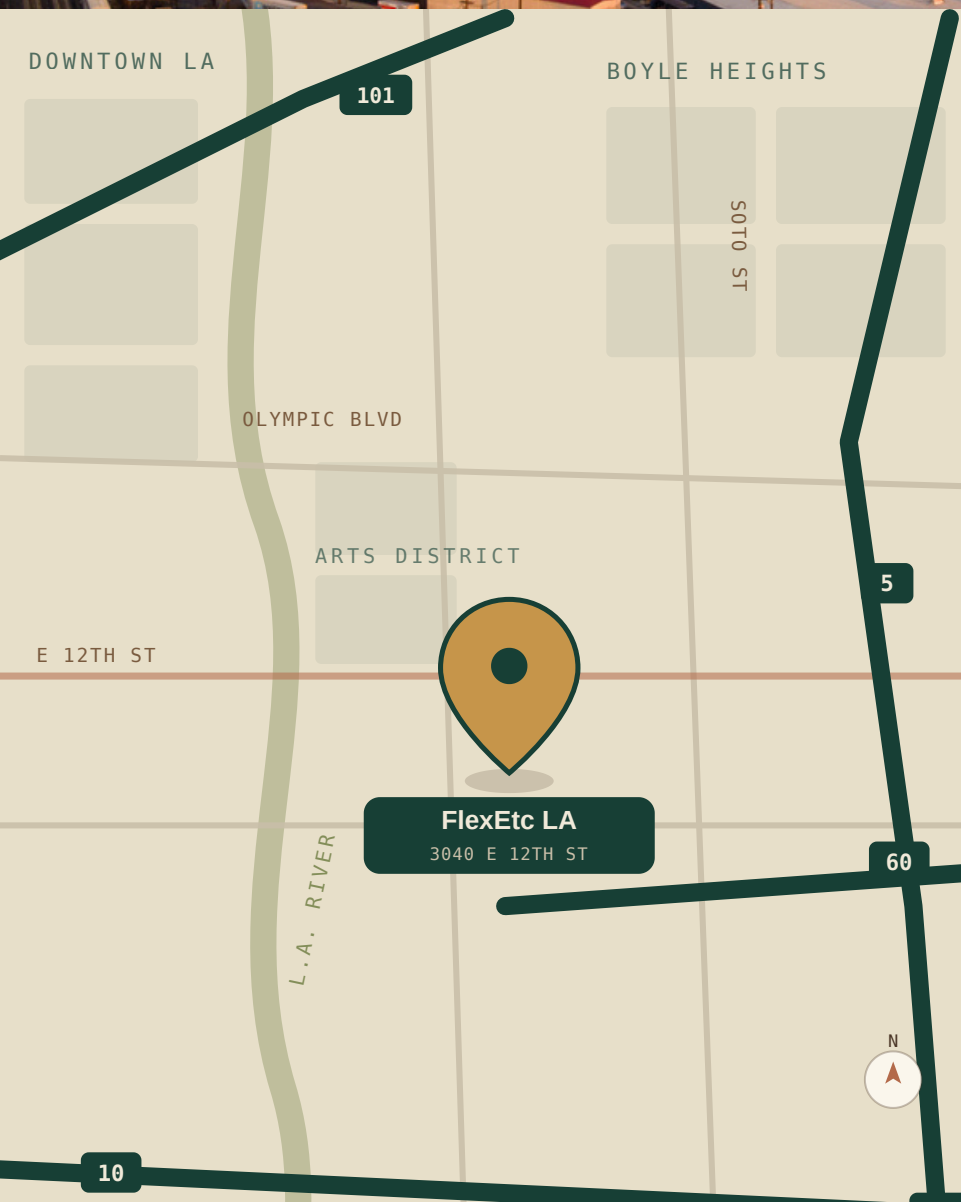
sprice@flexetc.com

flexetc.com

Built into LA's industrial core.

3040 E 12th St, Los Angeles, CA 90023

East of Downtown · Boyle Heights / Arts District



110,000
SQ FT BUILDING

300-3k+
SQ FT UNITS

90
PARKING SPACES

12'
CLEAR HEIGHT

MINUTES FROM EVERYTHING

Approx. drive times

FREEWAYS

I-5 Golden State	2 min
I-10 Santa Monica	4 min
SR-60 Pomona	4 min
US-101 Hollywood	6 min
I-710 Long Beach	7 min

AROUND TOWN

Arts District	5 min
Crypto.com Arena	9 min
Union Station	7 min
Ports · LAX	~35 min