



**2651 E 12TH ST &  
2650 E OLYMPIC BLVD**  
LOS ANGELES | CALIFORNIA 90023



**SMALL UNITS  
AVAILABLE ON THE  
5<sup>TH</sup> & 6<sup>TH</sup> FLOORS**

**UNITS RANGING  
FROM ±970 SF  
TO ±11,172 SF**

**IMMEDIATE  
OCCUPANCY**

**CALL  
BROKER TO  
TOUR TODAY**

**24 INDUSTRIAL UNITS LEASED  
MORE UNITS AVAILABLE**



**NEWLY BUILT OUT MULTI-TENANT  
FLEX UNITS IN DOWNTOWN  
LOS ANGELES**



**PROPERTY HIGHLIGHTS**

- **POTENTIAL FOR CREATIVE/FLEX, SHOWROOM, OFFICE, E-COMMERCE/FULFILLMENT, LIGHT ASSEMBLY OR WAREHOUSE/ DISTRIBUTION USES (TENANT TO VERIFY USES WITH CITY)**
- **SMALL UNITS ON THE 5<sup>TH</sup> AND 6<sup>TH</sup> FLOORS RANGING FROM ±970 SF TO ±11,172 SF**
- **ENTIRE FLOORS ARE ALSO AVAILABLE**
- **CENTRAL DOWNTOWN LA LOCATION WITH QUICK ACCESS TO THE 5, 10, 110, 60, 101 & 710 FREEWAYS**
- **MULTIPLE LARGE FREIGHT ELEVATORS WITH OUTSIDE DOCKS & STAGING AREAS**
- **DOCK HIGH LOADING ON 3 SIDES OF THE BUILDING WITH DIRECT ACCESS TO FREIGHT ELEVATORS (OWNER CURRENTLY WORKING ON THE ELEVATORS. NOT ALL ELEVATORS ARE CURRENTLY OPERATING)**
- **MINUTES TO VERNON AND COMMERCE SUB-MARKETS**
- **ABUNDANT PARKING WITH POTENTIAL ON-SITE CONTAINER STORAGE (CALL BROKER FOR DETAILS)**

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## AVAILABLE UNIT SUMMARY

FLOOR/SUITE	UNIT SIZE	LEASE RATE
<b>5th FLOOR</b>		
501	±5,159 SF	\$0.60 psf/mo MG*
502	±4,715 SF	<b>LEASED</b>
503	±4,922 SF	\$0.60 psf/mo MG*
504	±3,881 SF	<b>LEASED</b>
505	±3,930 SF	<b>LEASED</b>
506	±4,020 SF	<b>LEASED</b>
507A	±2,598 SF	<b>LEASED</b>
507B	±6,165 SF	<b>LEASED</b>
508	±4,460 SF	<b>LEASED</b>
509A	±6,836 SF	\$0.60 psf/mo MG*
510	±5,400 SF	<b>LEASED</b>
511	±2,247 SF	TBD
512	±6,193 SF	<b>LEASED</b>
513	±5,707 SF	<b>LEASED</b>
514	±6,340 SF	<b>LEASED</b>
515	±6,796 SF	\$0.60 psf/mo MG*
516	±1,119 SF	<b>LEASED</b>
517	±5,167 SF	<b>LEASED</b>
518	±8,890 SF	<b>LEASED</b>
519	±8,885 SF	<b>LEASED</b>
520	±11,172 SF	<b>LEASED</b>
521	±5,229 SF	\$0.60 psf/mo MG*
522	±6,558 SF	<b>LEASED</b>

FLOOR/SUITE	UNIT SIZE	LEASE RATE
<b>6th FLOOR</b>		
611	±2,247 SF	<b>LEASED</b>
612	±6,193 SF	\$0.60 psf/mo MG*
613	±5,707 SF	\$0.60 psf/mo MG*
614	±6,340 SF	\$0.60 psf/mo MG*
615	±6,796 SF	<b>LEASED</b>
616	±970 SF	<b>LEASED</b>
617	±5,167 SF	<b>LEASED</b>
618	±8,890 SF	\$0.60 psf/mo MG*
619	±8,885 SF	<b>LEASED</b>
620	±11,172 SF	\$0.60 psf/mo MG*
621	±5,229 SF	<b>LEASED</b>
622	±6,558 SF	<b>LEASED</b>

\*CAM - \$0.07 PSF/MO

**NOTE: All measurements and sizes are approximate. Tenant should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to lease execution. Owner currently working on the elevators. Not all elevators are currently operating**

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