



1167 - 1201 E FLORENCE AVE, LOS ANGELES, CA 90001

MEDICAL OFFICE



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is pleased to present 1167–1201 E Florence Avenue, a well-positioned medical facility in the Florence-Graham area of Los Angeles. The property consists of approximately 10,480 square feet of medical space situated on an approximately 10,960-square-foot lot, offering a functional layout well suited for healthcare providers, outpatient services, specialty medical practices, and owner-user applications. The property features 18-foot clear ceiling heights, a grade-level drive-in door, and dock-high loading, providing flexibility for deliveries, equipment handling, storage, and operational needs.

Strategically positioned along East Florence Avenue, the property benefits from strong street exposure and convenient access to major transportation corridors throughout Southeast Los Angeles. The location provides connectivity to the 110 and 105 Freeways, while also offering proximity to the Alameda Corridor, Downtown Los Angeles, and the Fashion District. The property is located within an M1/Light Manufacturing zoning designation; prospective users should verify medical-use requirements and approvals with the appropriate governing agencies.

With its functional medical improvements, prominent Florence Avenue location, and convenient regional access, 1167–1201 E Florence Avenue presents an attractive opportunity for a healthcare provider, owner-user, investor, or medical operator seeking a strategically located property in the greater Los Angeles market. The property is also situated within a Qualified Opportunity Zone, adding potential appeal for eligible investors.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY TYPE
MEDICAL



DENTAL SPACE RATE
\$5,000/month



WHOLE BUILDING RATE
\$23,000/month



DENTAL UNIT
2,000 SF



TOTAL AVAILABLE SPACE
10,480 SF



ZONING
LAMR1



● FLEXIBLE OCCUPANCY OPTIONS

Two distinct medical suites within a single building — occupy the full 10,480 SF as one consolidated practice or lease each suite independently, with a dental-equipped unit and general medical space operating as separate, self-contained tenancies.



Whole Building - 10,480 SF Approx.

- \$23,000/month
- Direct street frontage with its own entrance
- Medical Space

Medical Building - 2,000 SF Approx.

- \$5,000/month
- Available together with or apart from the other building
- Dental Space

Single-user or multi-tenant. Layout allows occupancy to be scaled to a single user's needs or split to serve more than one tenant — ask us to walk through configuration options.

PROPERTY HIGHLIGHTS

- **Secured Indoor Parking** providing added convenience, privacy, and protection for patients, staff, and occupants
- **Turnkey Dental Office** featuring an established clinical layout designed for efficient day-to-day operations
- **Existing Medical Office Buildout** suitable for a variety of healthcare, wellness, and professional medical uses
- **Flexible Leasing Configuration** allowing the property to be leased as a whole or divided into separate suites, accommodating a variety of medical, dental, and professional users.
- **High-Visibility Florence Avenue Frontage** offering strong street presence, convenient access, and excellent exposure for medical or professional users.
- **Central South Los Angeles Location** positioned near major thoroughfares, dense surrounding neighborhoods, and a broad patient and workforce base.



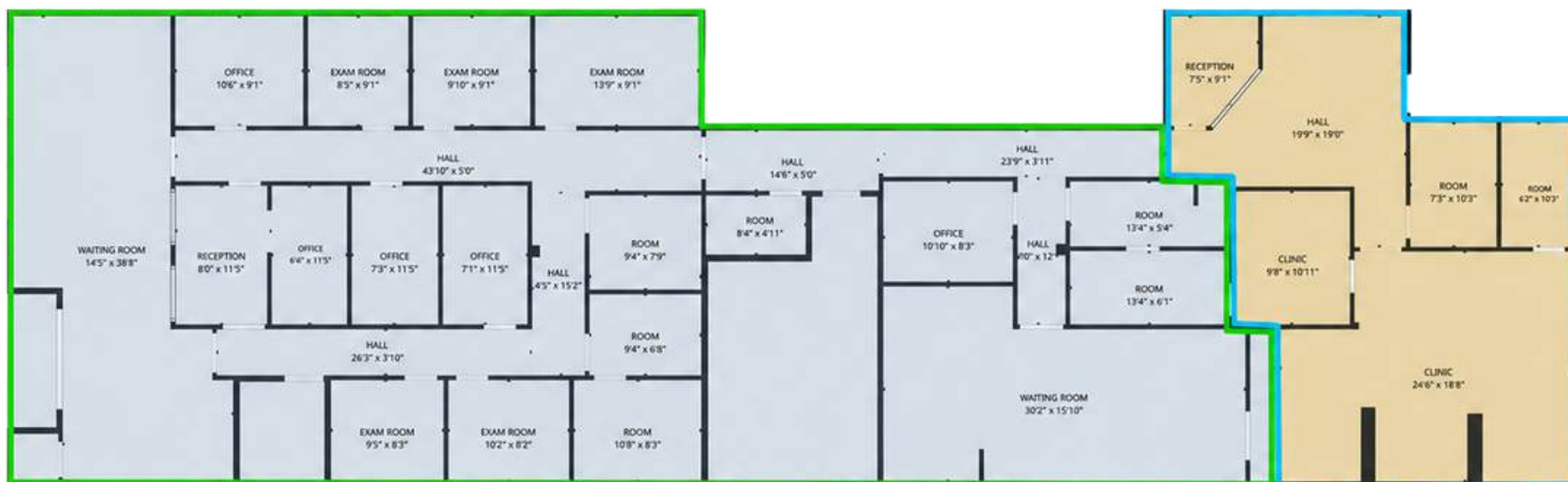
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FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

MEDICAL SPACE

DENTAL SPACE



All information are reliable but not guaranteed. Tenant to verify.

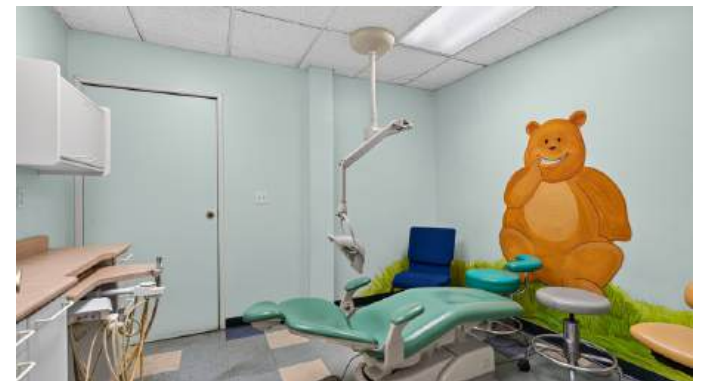
FLOOR PLAN

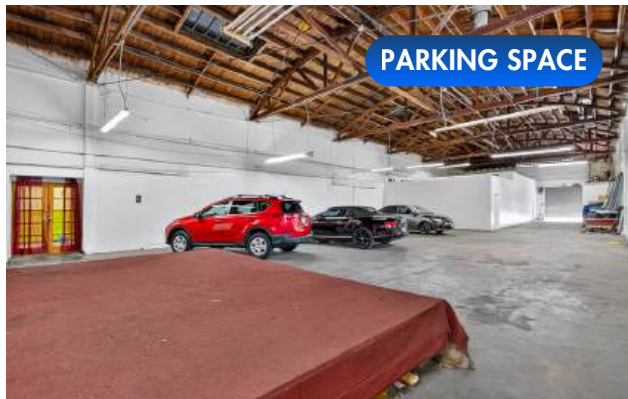
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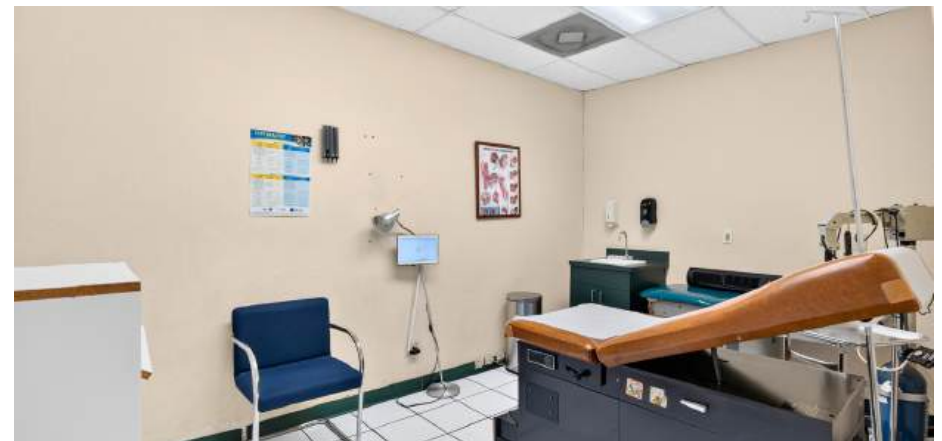
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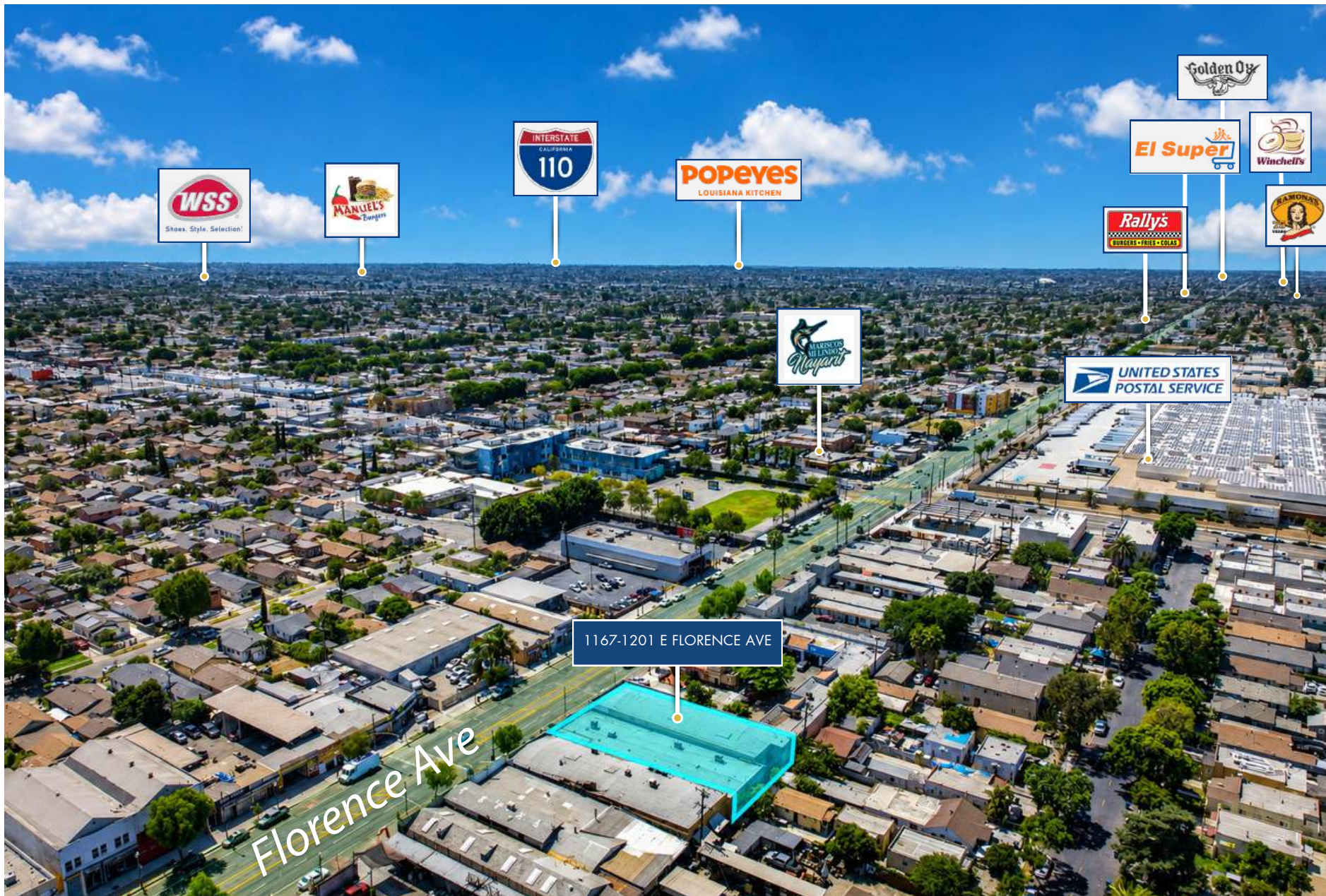
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RETAIL MAP



LOCATED ALONG EAST FLORENCE AVENUE IN THE ESTABLISHED INDUSTRIAL CORRIDOR OF SOUTHEAST LOS ANGELES, 1167-1201 E FLORENCE AVENUE OFFERS A STRATEGIC LOCATION WITH CONVENIENT ACCESS TO THE 110 AND 105 FREEWAYS, PROVIDING EXCELLENT CONNECTIVITY THROUGHOUT LOS ANGELES COUNTY AND THE GREATER SOUTHERN CALIFORNIA REGION. THE PROPERTY IS WELL POSITIONED NEAR MAJOR TRANSPORTATION ROUTES SERVING DOWNTOWN LOS ANGELES, SOUTH LOS ANGELES, THE INLAND EMPIRE, AND SURROUNDING INDUSTRIAL SUBMARKETS. SURROUNDED BY A STRONG CONCENTRATION OF INDUSTRIAL, WAREHOUSE, MANUFACTURING, DISTRIBUTION, CONTRACTOR, AUTOMOTIVE, AND SERVICE-ORIENTED BUSINESSES, THE LOCATION IS IDEALLY SUITED TO SUPPORT A WIDE RANGE OF COMMERCIAL AND INDUSTRIAL OPERATIONS. WITH ITS FUNCTIONAL INDUSTRIAL CONFIGURATION AND FLEXIBLE DEMISING POTENTIAL, THE PROPERTY PRESENTS AN ATTRACTIVE OPPORTUNITY FOR BOTH OWNER-USERS AND INVESTORS SEEKING A STRATEGICALLY LOCATED ASSET IN THE LOS ANGELES MARKET.



1167-1201 E FLORENCE AVE

Florence Ave





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