

1,500 SF
to
2,000 SF

7 OFFICE UNITS FOR LEASE

Built 2020 — Great Location Near ROW DTLA

Rents Reduced!

748 CERES AVENUE, LOS ANGELES, CA 90021

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7 Office Units Available:	1,500 SF to 2,000 SF
Kitchenette	1 Per Unit
Restroom	1 Per Unit
Clearance Height:	13'-24'
HVAC:	Yes
Freight Elevator:	3000 lbs.
Construction:	Masonry
Year Built:	2020
Subterranean Parking:	1 Space Per Office Unit (More Available at a Fee)

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Available Unit Areas (All Rents Are Gross):

UNIT	SF	PER MONTH	PER SF
300	2,000 SF	\$2,500/Month	\$1.25 Per SF
301	2,000 SF	\$2,500/Month	\$1.25 Per SF
302	1,900 SF	\$2,375/Month	\$1.25 Per SF
303	2,240 SF		LEASED
304	2,000 SF	\$2,500/Month	\$1.25 Per SF
305	1,400 SF		LEASED
306	1,500 SF	\$1,875/Month	\$1.25 Per SF
307	1,940 SF	\$2,425/Month	\$1.25 Per SF
308	2,000 SF	\$2,500/Month	\$1.25 Per SF
309	1,730 SF		LEASED
310	1,600 SF		LEASED

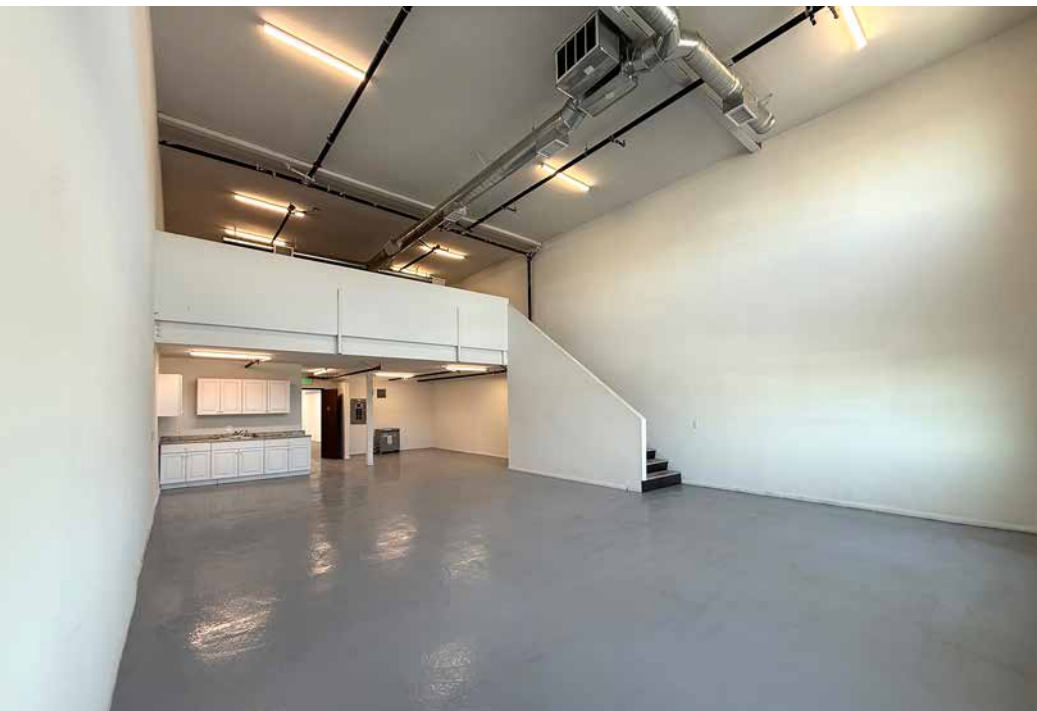
GREAT LOCATION NEAR ROW DTLA

Offices Ideal for Professional or Creative Use, Medical, Showroom, Fashion Related Use, Etc.

**Amenities Include Central Air & Heat,
Kitchenette, Restroom, and Large Windows
With Amazing Views**



OFFICE PHOTOS



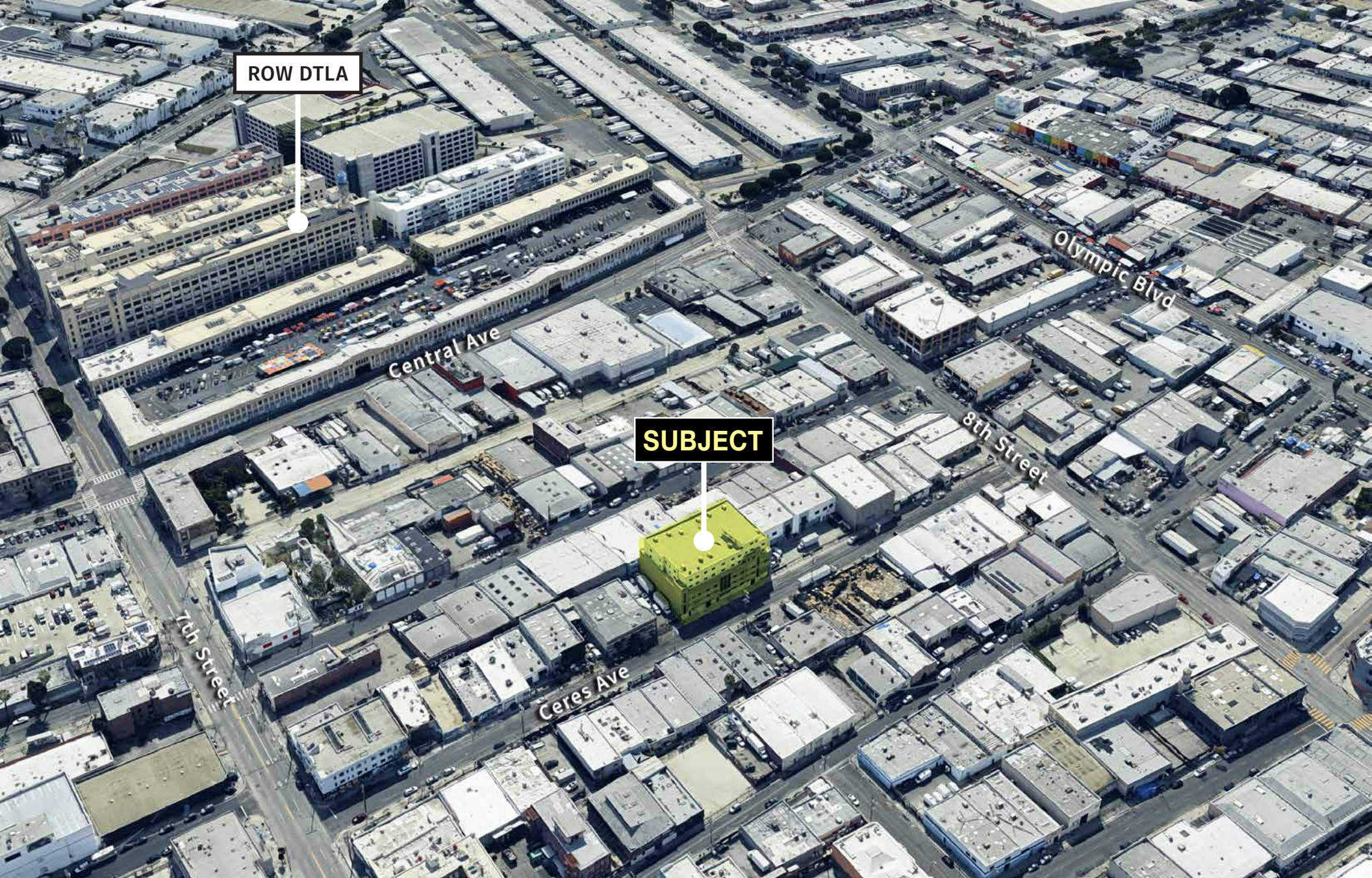
OFFICE PHOTOS



3RD FLOOR/MEZZANINE OFFICE SITE PLAN



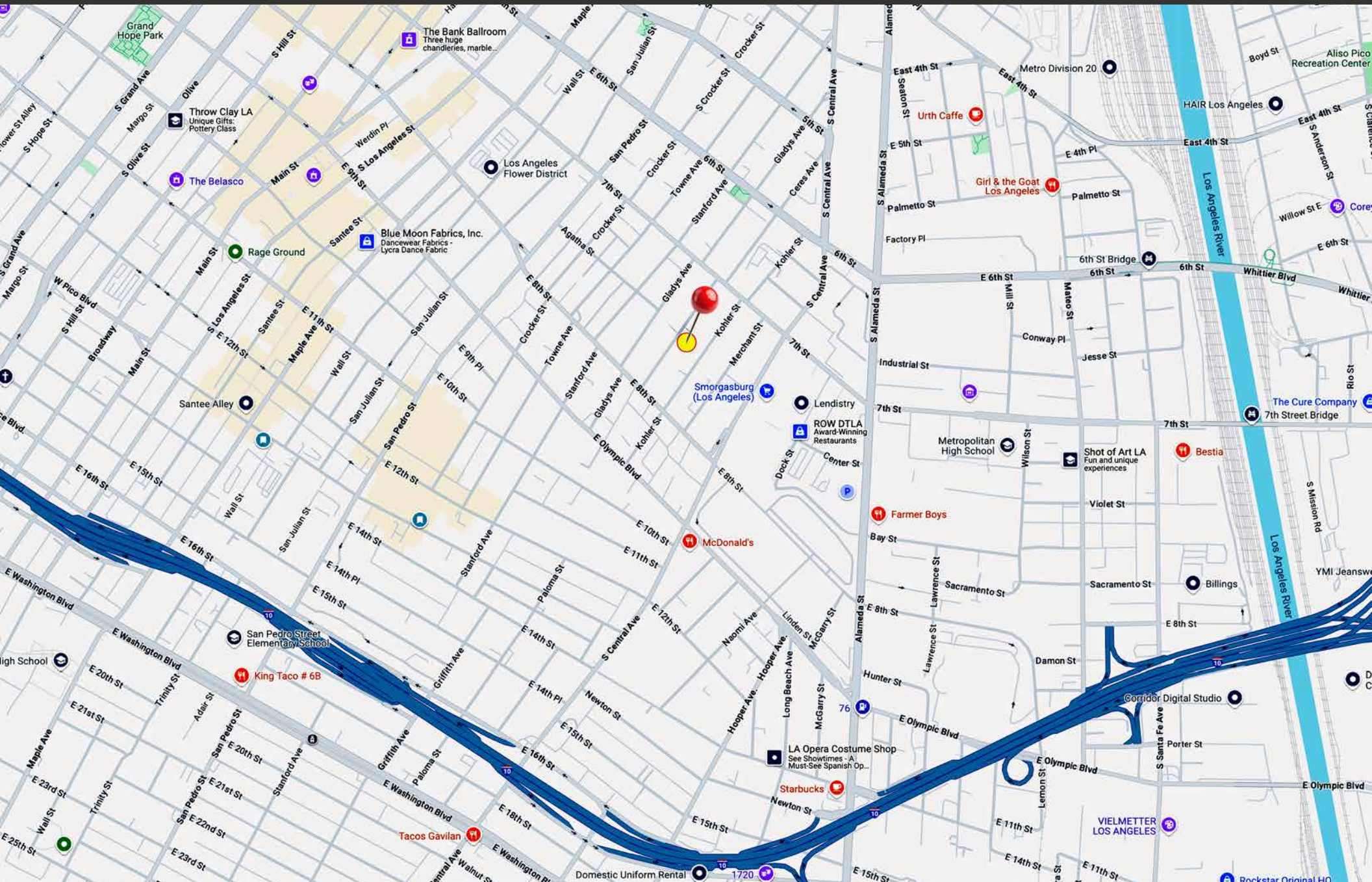
AERIAL PHOTO



ROW DTLA

SUBJECT

AREA MAP



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

\$93,000

Average Household Income



41% Population Growth 2010 - 2022



46%

Walk/Bike/Transit or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

FOR LEASE

Rents Reduced!

7 Office Units Remaining!

1,500± SF to 2,000± SF

Built in 2020: Must See!

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Commercial & Industrial Specialists