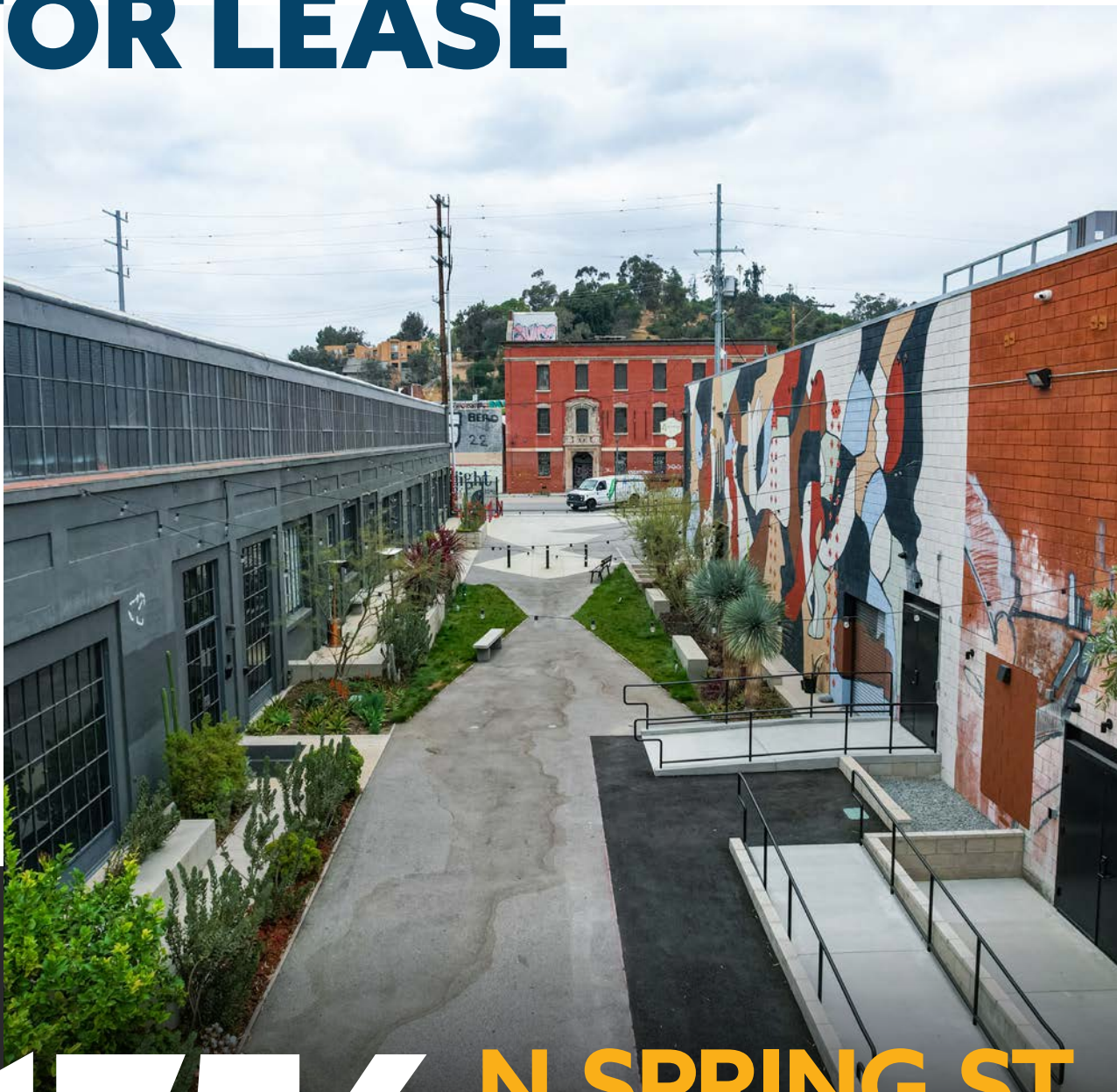


CREATIVE UNITS FOR LEASE

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1756 N SPRING ST

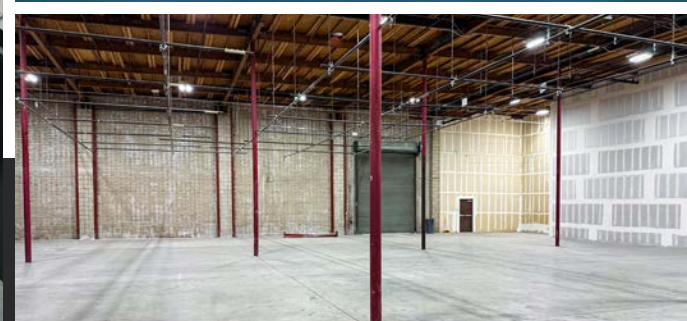
LOS ANGELES • CA 90012



1726 N SPRING ST | UNIT A
±3,846 SQ. FT.



1726 N SPRING ST | UNIT C
±5,758 SQ. FT.



1736 N SPRING ST | UNIT C
±10,389 SQ. FT.

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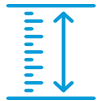
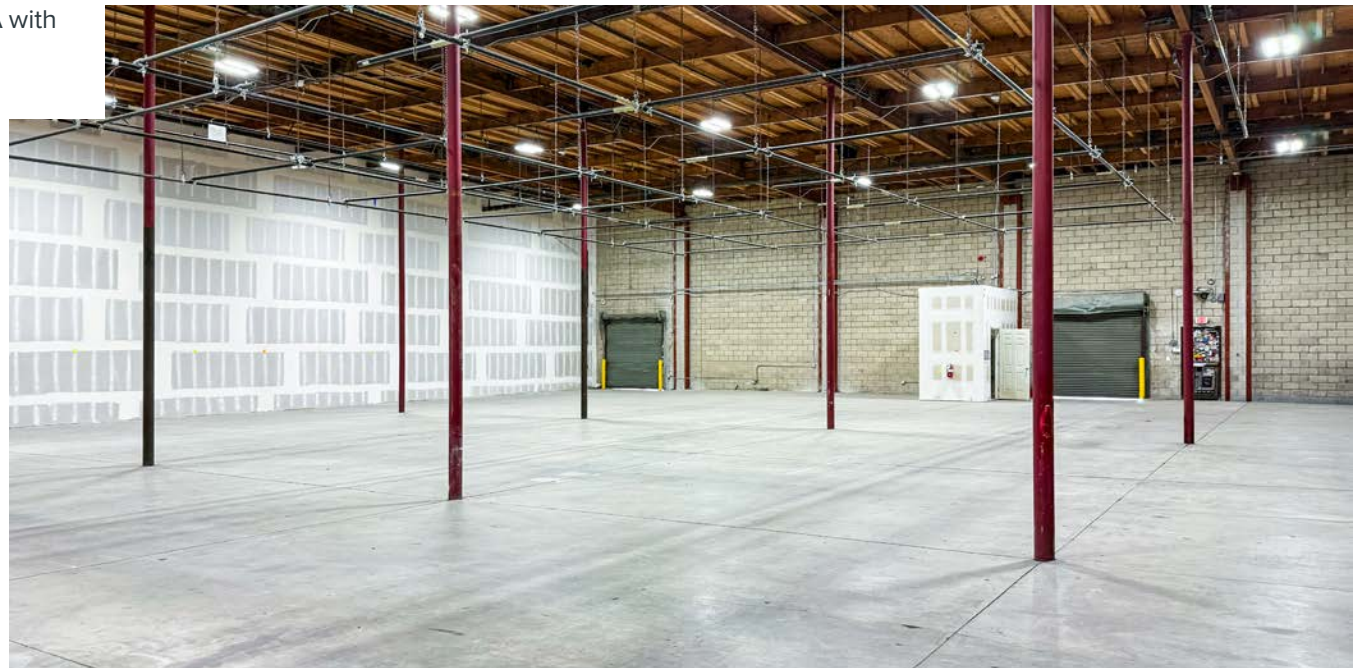
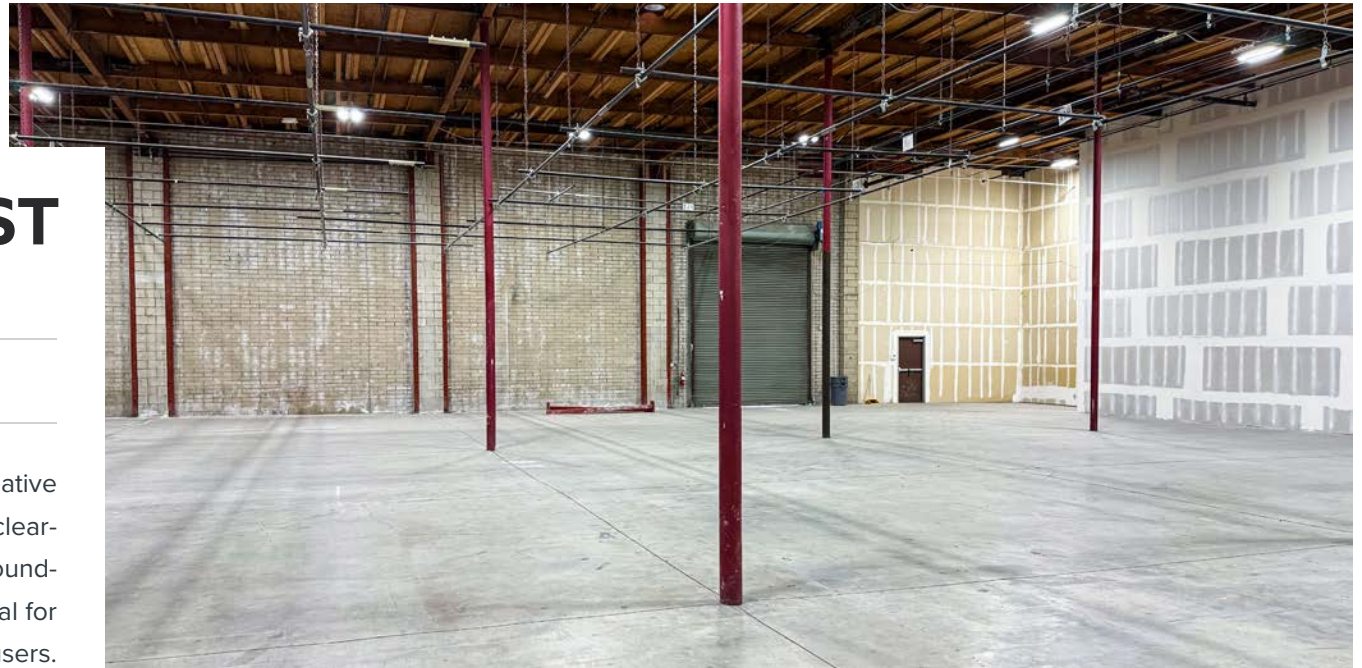
YOUR NEXT CREATIVE SPACE

Located within a distinctive creative campus just north of Downtown Los Angeles, these available office and flex spaces offer a unique opportunity for creative, production, media, and showroom users. Adjacent to LA State Historic Park and surrounded by acclaimed destinations including Majordōmo, Apotheke, and Pacific Electric, the campus combines turn-key creative office space with flexible industrial functionality in one of LA's most dynamic and sought-after neighborhoods.

1736 N SPRING ST UNIT C

±10,389 SF FLEX UNIT

1736 N Spring Street, Unit C offers ±10,389 SF of creative flex space adjacent to LA State Historic Park. The clear-span brick building features high ceilings, two ground-level loading doors, and a fenced yard, making it ideal for creative, production, showroom, or light industrial users. Conveniently located just minutes from Downtown LA with immediate access to the 5 and 110 Freeways.



High Ceilings & Clear Span
Brick Building



Can be Combined with
Adjacent Office Spaces



Neighbors Include Pacific
Electric, Majordomo, Apotheke

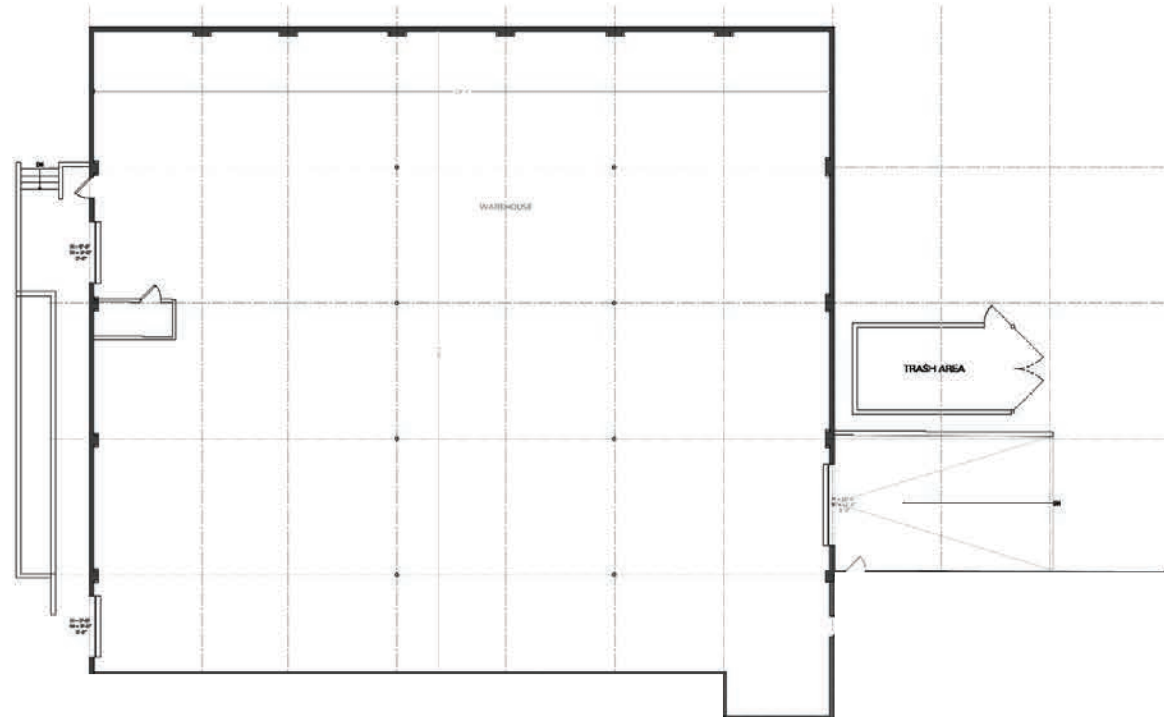


Adjacent to
LA Historic Park

1736 N SPRING ST UNIT C



UNIT FLOOR PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

1726 N SPRING ST UNIT A

±3,846 SF CREATIVE OFFICE

1726 N Spring Street, Units A offer ±3,846 SF of turn-key creative office space in a campus-style setting just north of Downtown Los Angeles. Adjacent to LA State Historic Park, the property is surrounded by popular destinations including Majordomo, Apotheke, and Pacific Electric, making it an ideal location for creative, design, media, or professional office users seeking a vibrant urban environment.



Turn-Key Creative
Office Space



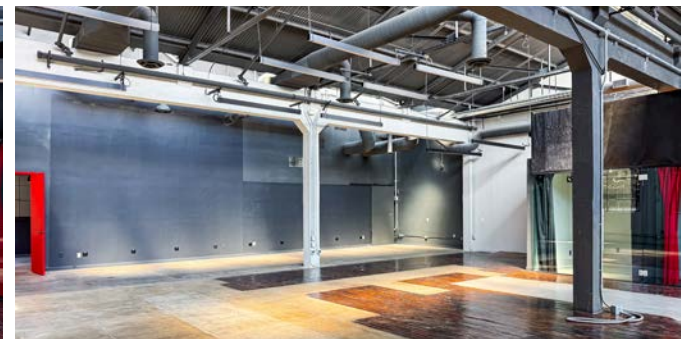
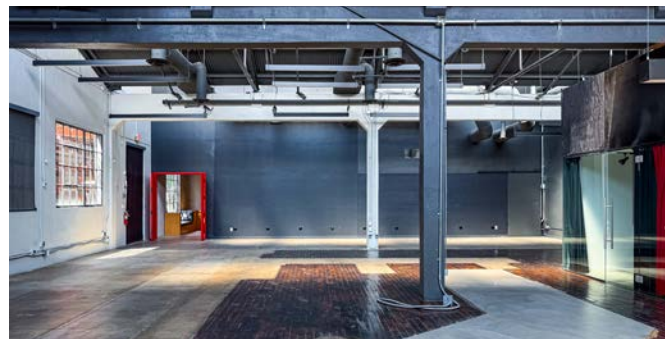
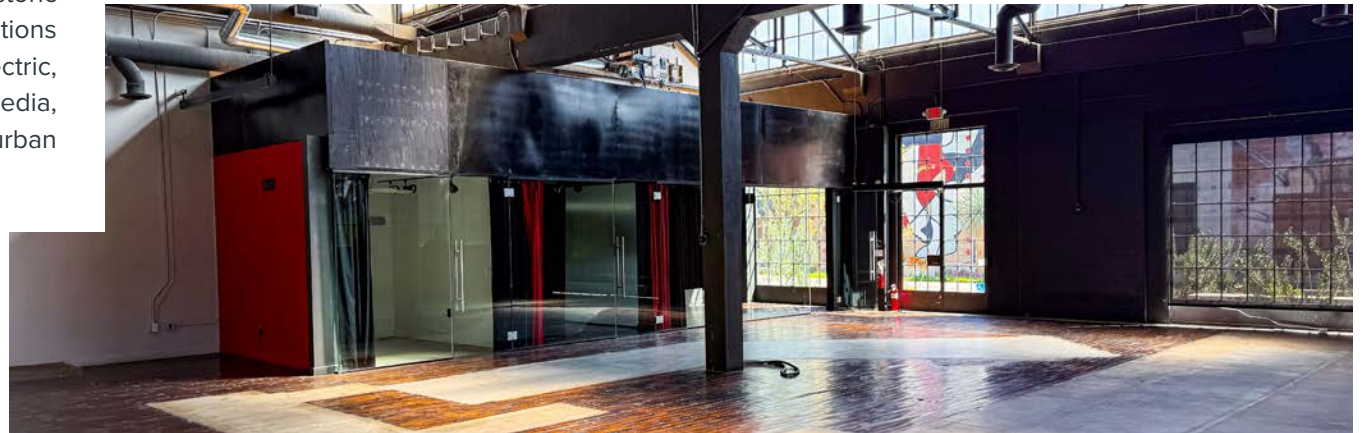
Campus
Environment



Neighbors Include Majordomo,
Apotheke & Pacific Electric



Adjacent to
LA Historic Park



1726 N SPRING ST UNIT C

±5,758 SF CREATIVE OFFICE

1726 N Spring Street, C offer ±5,758 SF of turn-key creative office space in a campus-style setting just north of Downtown Los Angeles. Adjacent to LA State Historic Park, the property is surrounded by popular destinations including Majordomo, Apotheke, and Pacific Electric, making it an ideal location for creative, design, media, or professional office users seeking a vibrant urban environment.



Turn-Key Creative
Office Space



Campus
Environment



Neighbors Include Majordomo,
Apotheke & Pacific Electric

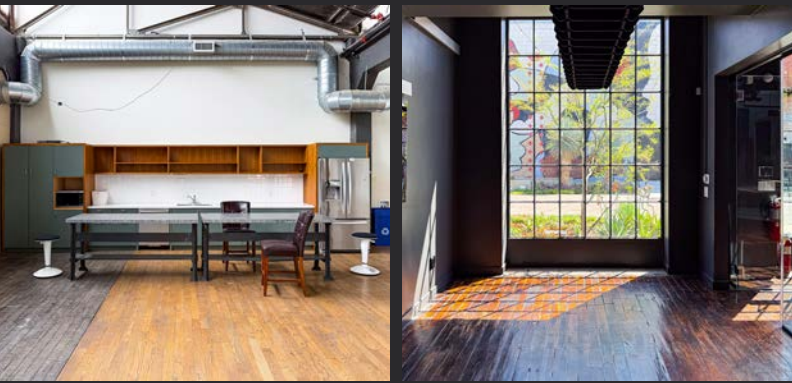


Adjacent to
LA Historic Park

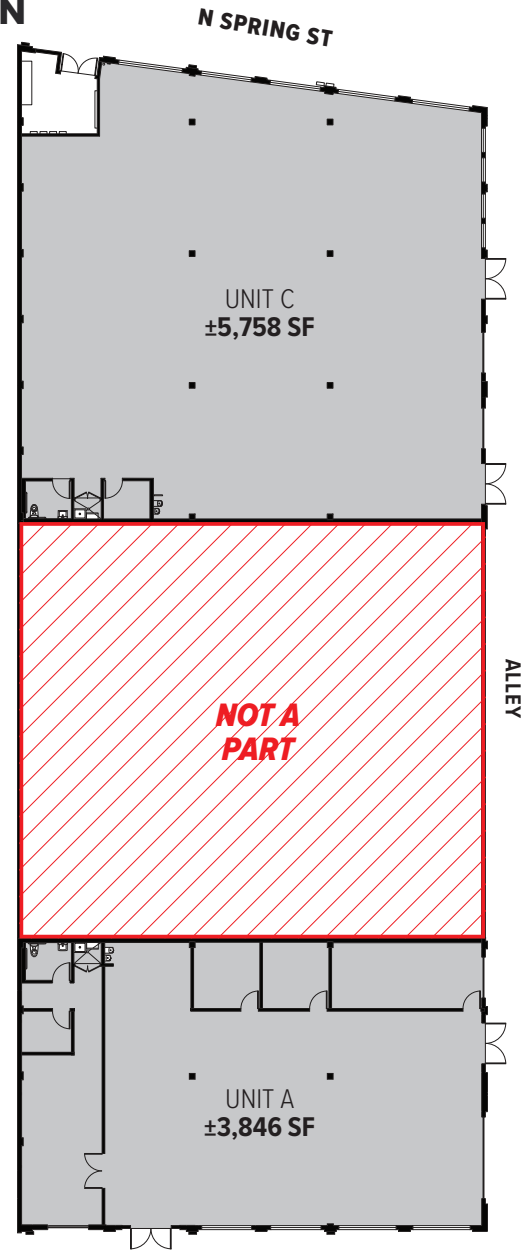


CREATIVE UNITS

1726 N SPRING ST UNITS A&C



UNIT FLOOR PLAN



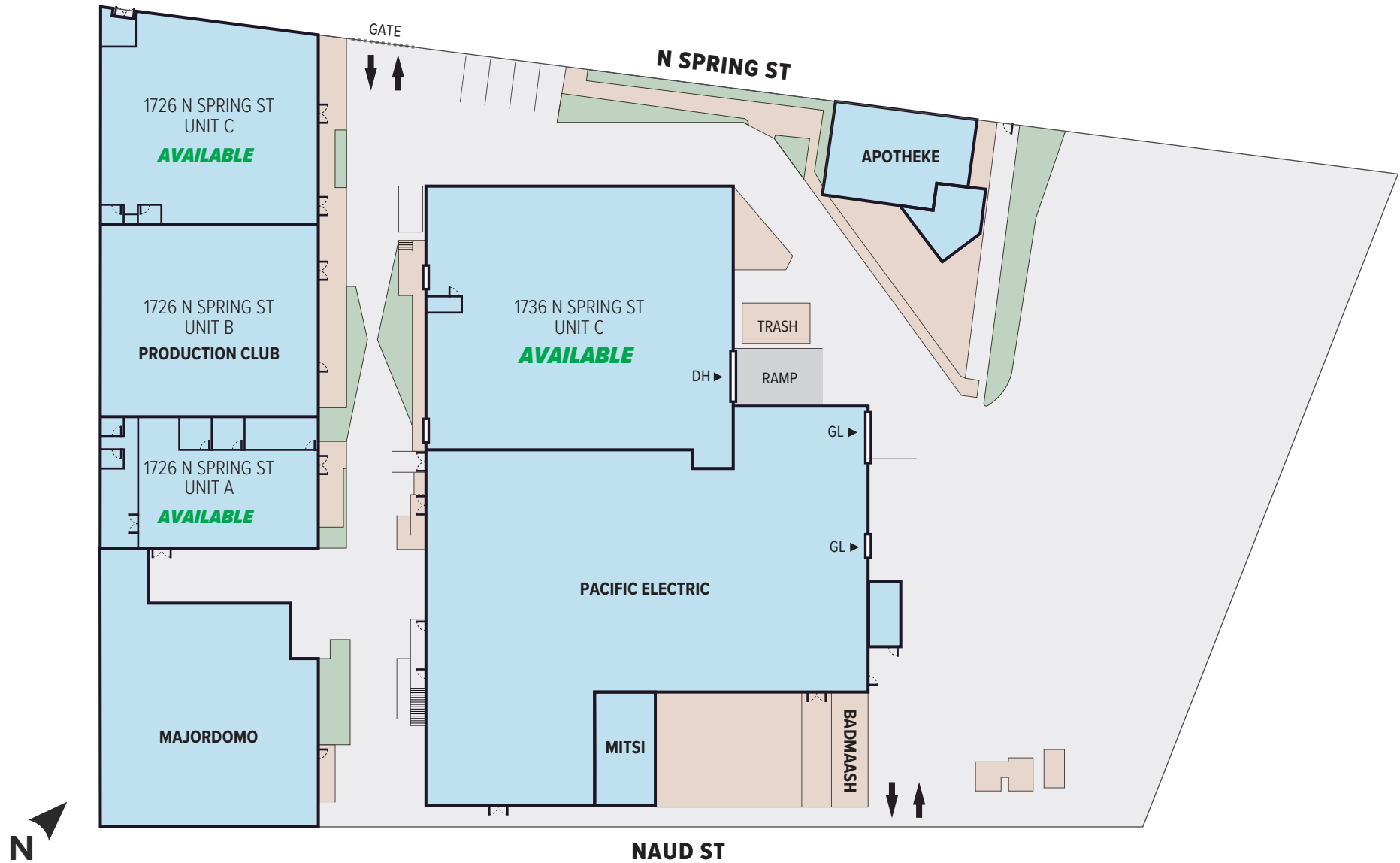
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CREATIVE UNITS

FOR LEASE



CAMPUS SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

PRIME CREATIVE DISTRICT



Just north of Downtown Los Angeles, this vibrant neighborhood offers immediate access to LA State Historic Park, major freeways, and a thriving mix of acclaimed restaurants, breweries, and creative businesses.

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COMMERCIAL REAL ESTATE SERVICES

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.