



PROPERTY FEATURES:

- Ground Floor Retail & Office Spaces Available for Lease
- Located within the **Primrose Design Building**
- Prime Location in the Heart of the **Downtown Los Angeles Fashion District**
- Excellent Exposure with High Pedestrian & Vehicle Traffic
- Walking Distance to Restaurants, Retail Shops, Cafés, and Public Transportation
- Ideal for Retail, Showroom, Creative Office, Design Studio, Professional Office & Service Businesses
- Multiple Floor Plans Available Assigned Parking Spaces Available for Lease
- CAM Fee: **\$0.25 PSF/Month**, Includes Water, Trash & Common Area Maintenance
- Professionally Managed Building Immediate Occupancy Available (on selected suites)

For more information:



Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com

AVAILABLE OFFICE and FLEX SPACES:

Space #:	Size:	Rent Rate:
<u>Unit #100</u> <u>(Formal Coffee Shop Setup on 1st Floor)</u>	<u>2,175 SF.</u>	<u>\$5.00 PSF/Mo. + CAM</u>
<u>Unit #200 (private restroom)</u> <u>(OFFICE on 2nd Floor)</u>	<u>200 SF.</u>	<u>\$3.00 PSF/Mo. + CAM</u>
<u>Unit #202</u> <u>(OFFICE on 2nd Floor)</u>	<u>1,650 SF.</u>	<u>\$2.35 PSF/Mo. + CAM</u>
<u>Unit #204</u> <u>(OFFICE on 2nd Floor)</u>	<u>1,000 SF.</u>	<u>\$2.50 PSF/Mo. + CAM</u>
<u>Unit #206</u> <u>(OFFICE on 2nd Floor)</u>	<u>1,000 SF.</u>	<u>\$2.50 PSF/Mo. + CAM</u>
<u>Unit #300</u> <u>(OFFICE on 3rd Floor)</u>	<u>3,000 SF.</u>	<u>\$2.35 PSF/Mo. + CAM</u>
<u>Unit #303</u> <u>(OFFICE on 3rd Floor)</u>	<u>200 SF.</u>	<u>\$2.50 PSF/Mo. + CAM</u>
<u>Unit #305</u> <u>(OFFICE on 3rd Floor)</u>	<u>400 SF.</u>	<u>\$2.50 PSF/Mo. + CAM</u>
<u>Unit #306</u> <u>(OFFICE on 3rd Floor)</u>	<u>530 SF.</u>	<u>\$2.50 PSF/Mo. + CAM</u>

CAM FEE = \$0.25/SF/Mo.

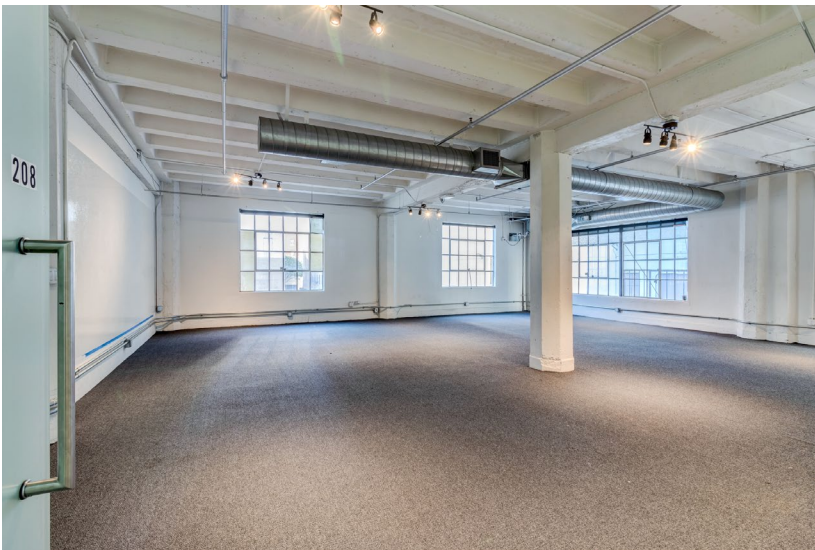
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RETAIL & OFFICE SPACES AVAILABLE FOR LEASE

FOR LEASE
833 S Spring Street
Los Angeles, CA 90014



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