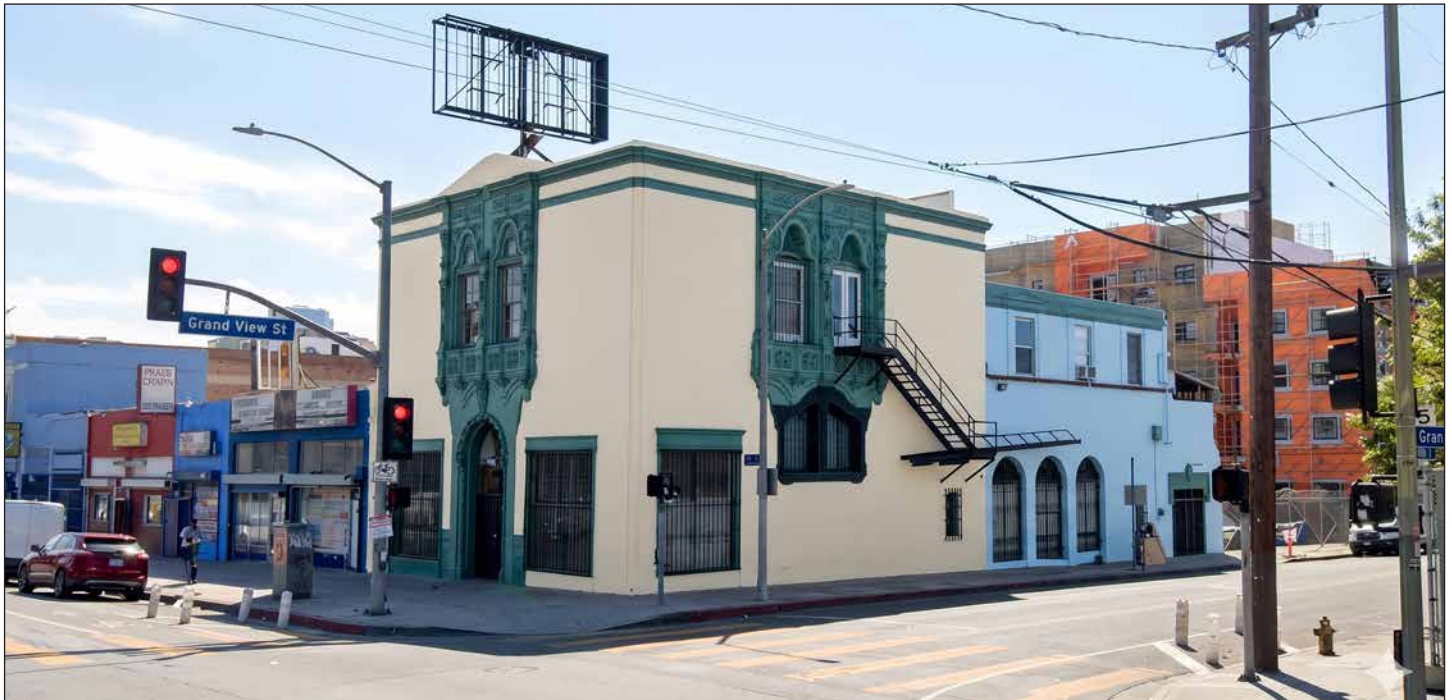


# CREATIVE/OFFICE SPACE FOR LEASE

*Divisible to Ground Floor & Second Floor*

±7,665 SF



**2228 W 7TH STREET, UNITS 100 & 200, LOS ANGELES, CA 90057**

## PROPERTY HIGHLIGHTS

- Ground floor and second floor units for lease
- Available together or separately
- Ideal for any creative/office/studio applications
- Functional layouts great for collaborative or private workspace — Up to 20' ceiling clearance
- Shared gated parking plus street parking
- Located directly across from MacArthur Park
- 2 blocks west of Langer's Delicatessen
- Close to DTLA, Echo Park and East Hollywood
- Unit 100 lease: \$3,750 per month (\$0.90 per SF gross)
- Unit 200 lease: \$3,700 per month (\$1.06 per SF gross)
- Term: Negotiable

## PROPERTY DETAILS

Total Available Area ..... ±7,665 SF  
Ground Floor Area (#100).....±4,185 SF  
Restrooms .....2 With Stalls  
Second Floor Area (#200).....±3,480 SF  
Restrooms .....2  
Zone ..... LA C2  
Year Built ..... 1922  
Construction ..... Masonry  
Parking..... Shared Gated Lot

*For More Information, Please Contact*

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.





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