

2071 W. WASHINGTON BLVD.

LOS ANGELES, CA 90018

BEYOND
SPACE
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FOR LEASE
323 300-4440



CREATIVE STUDIO | LIVE/WORK LOFT | SHOWROOM • AVAILABLE NOW FOR LEASE

Andrew Mossighi | Beyond Space Inc. Email: andrew@beyondspacecorp.com Office: (213) 277 - 1733 | Phone: (323) 487-0624



Subject Property

ABOUT THE PROPERTY

2071 W. Washington Blvd. offers a rare collection of creative live/work lofts in the heart of Harvard Heights. Newly constructed in 2023, the property blends historic architecture with modern functionality. Four flexible units ranging from ±800–850 SF feature open layouts, private restrooms, kitchenettes, and HVAC—ideal for entrepreneurs, creatives, boutique operators, and professionals seeking character-driven space in Central Los Angeles. Limited live/work suites available.



Subject Property

Modern Construction

Newly built in 2023, the property delivers clean, functional design with updated systems, HVAC, and efficient layouts suited for both work and residential use.

Central LA Location

Strategically located in Harvard Heights with immediate access to DTLA, USC, Koreatown, and the 10 & 110 Freeways, offering strong connectivity for both business and daily living.

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Unit C



Unit D



FEATURES

Suite	Size	Floor	Rate
A	± 850 SF.	Ground	\$2.24/SF
C	± 850 SF.	2 nd Floor	\$2.24/SF
D	± 800 SF.	2 nd Floor	\$2.38/SF

TERMS

2 – 5 Years

Competitive rates available upon request.

LEASE HIGHLIGHTS

- New York Loft-Inspired Architecture
- HVAC Installed – Each Unit
- Flexible Layouts – Each Unit
- Private Restroom – Each Unit
- Kitchenette Equipped – Each Unit
- Building Signage Opportunity Available
- Reserved & Streetside Parking Available
- Excellent Visibility & Frontage
- Easy Access to the I10 Freeway

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Unit C



Unit A



THE MARKET

Mid City Los Angeles, CA (Harvard Heights Submarket)

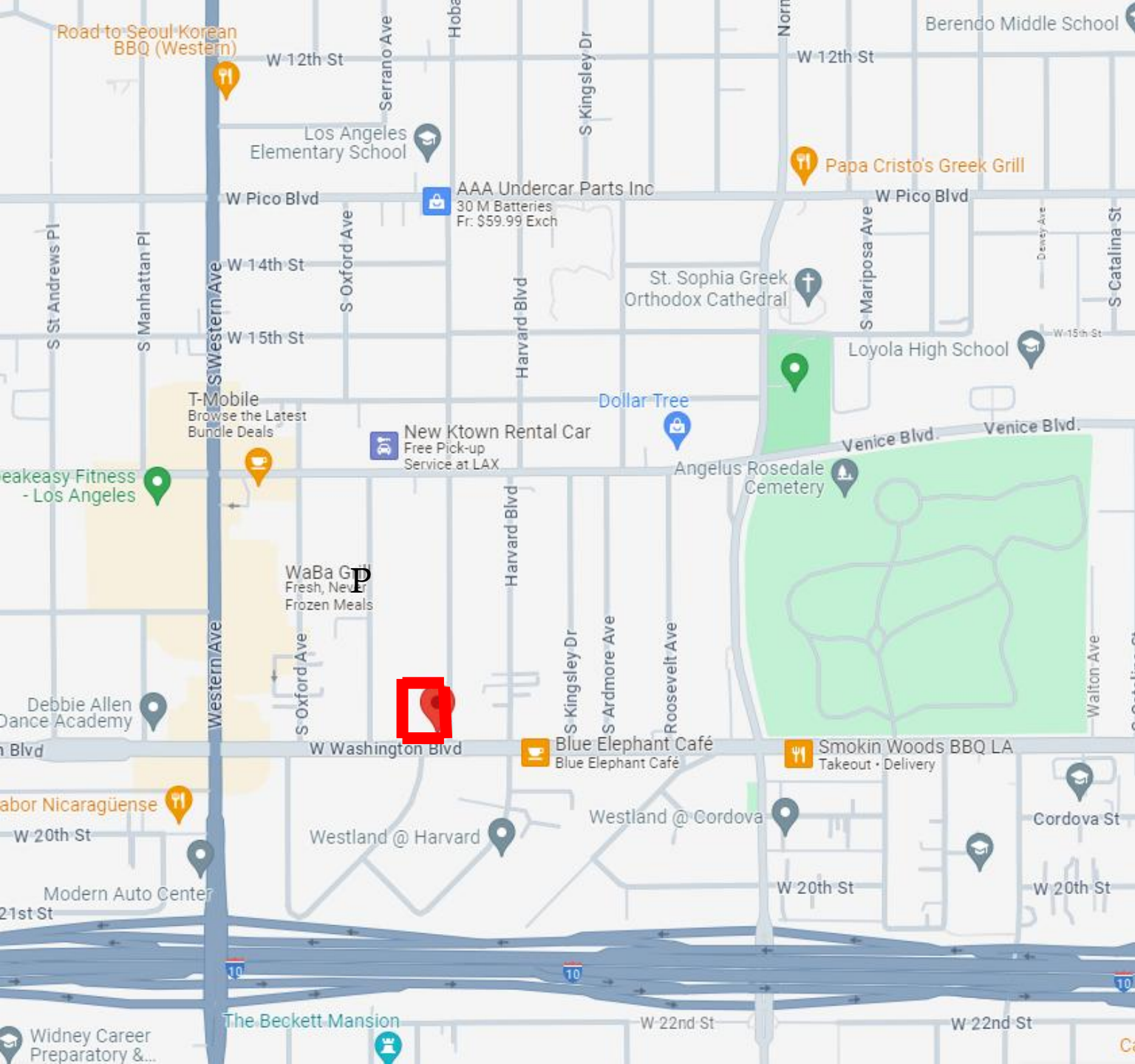
Located just 4 miles from Downtown Los Angeles and minutes from Koreatown, the property offers a highly connected Central LA location with strong visibility along Washington Blvd. Its proximity to USC and major employment centers provides added convenience for businesses and professionals alike, while the surrounding dense residential population supports a steady local customer base and workforce presence. Combined with excellent transit access, this location delivers both accessibility and everyday practicality for a wide range of users.

Nearby Neighborhoods:
Koreatown, University Park, Exposition Park,
Adams – Normandie, Downtown LA

The Property's Location



Convenient Access to Major Employers:
University of Southern California (2.3 miles)
Target Corp (2.7 miles)
AECOM (4.2 miles)
Kaiser Permanente (4.7 miles)



within a 3.0-mile radius

NEARBY AMENITIES

1. Blue Elephant Café(469 feet)
2. Speakeasy Fitness LA(0.5 miles)
3. Dollar Tree(0.5 miles)
4. Road to Seoul(0.8 miles)
5. El Cholo – Original(1.1 miles)
6. USC Village(2.3 miles)
7. California Sci. Center(2.8 miles)
8. Crypto.com Arena(2.8 miles)

 82 – Very Walkable

 61 – Good Transit

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Andrew Mossighi | Portfolio & Operations Manager

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