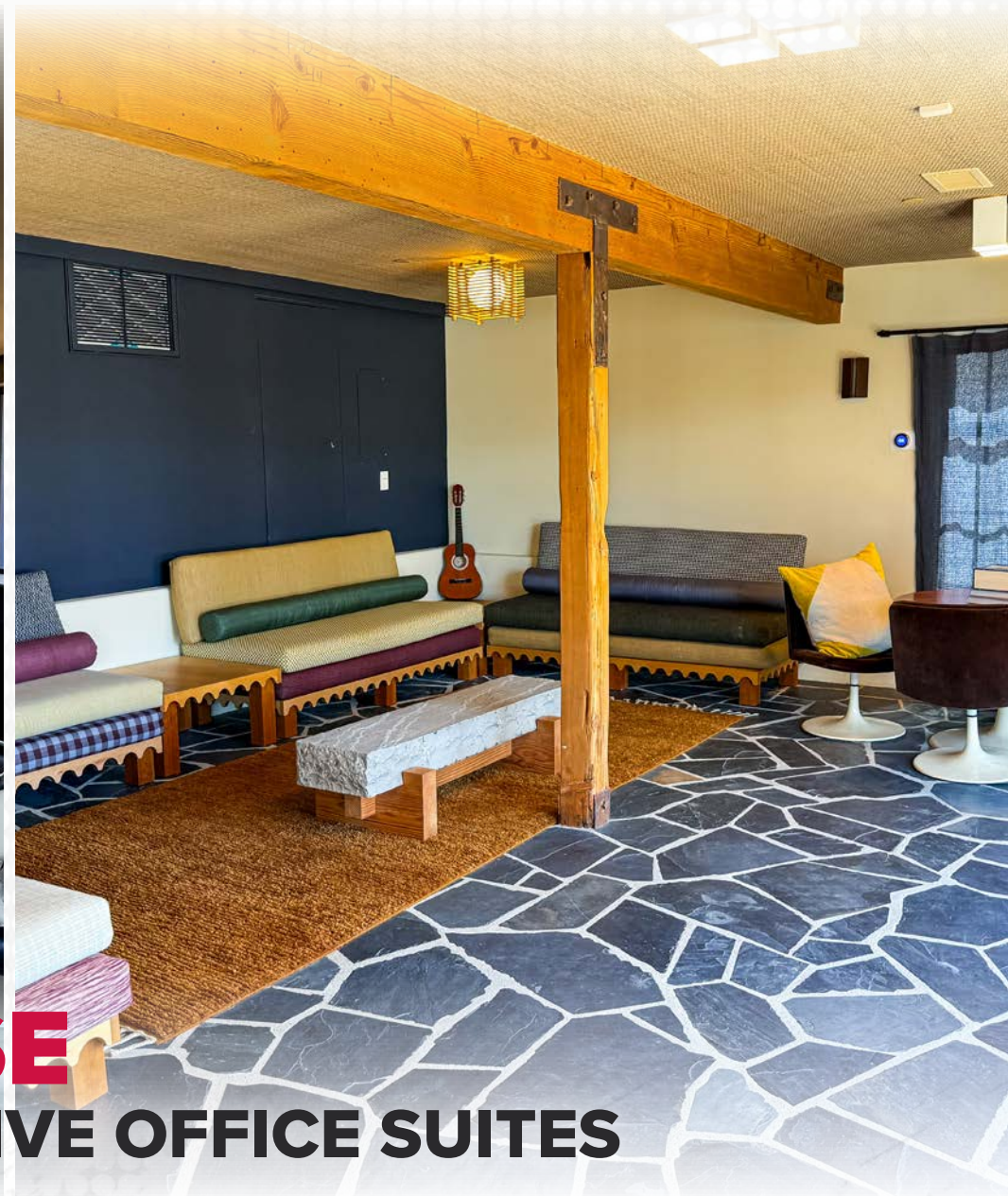


2436 GATES STREET

LOS ANGELES • CA 90012

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



OFFICE FOR LEASE

±1,153 SF TURN-KEY CREATIVE OFFICE SUITES

EVAN JURGENSEN

Senior Vice President
ejurgensen@lee-associates.com
323.922.3733
LIC NO 01967347

DOUG CLINE

Senior Vice President
dcline@lee-associates.com
213.324.2957
LIC NO 01142005

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



The NR8R Campus offers ±1,153 SF of turn-key creative office space within a unique multi-building production campus in Lincoln Heights. Featuring high-quality built-out office suites, landscaped outdoor collaboration areas, and a campus-style environment, the space is ideal for creative, media, or professional users seeking a distinctive workplace just minutes from Downtown Los Angeles.

PROPERTY HIGHLIGHTS



Turnkey Office Suites within a Distinctive Multi-Building Production Campus



High-Quality Built-Out Spaces Ideal for Creative, Media, and Professional Users



Rare Campus-Style Property with Landscaped Outdoor Area & Room to Collaborate



Excellent Lincoln Heights Location Right Off Major Broadway Thoroughfare

PROPERTY INFORMATION

Available Size ±1,153 SF

Unit 1 Size ±925 SF

Unit 2 Size ±228 SF

Prop Lot Size POL

APN 5208-012-020

Year Built 1947

Zoning LAR1

Market/Submarket LA Central

PROPERTY AERIAL

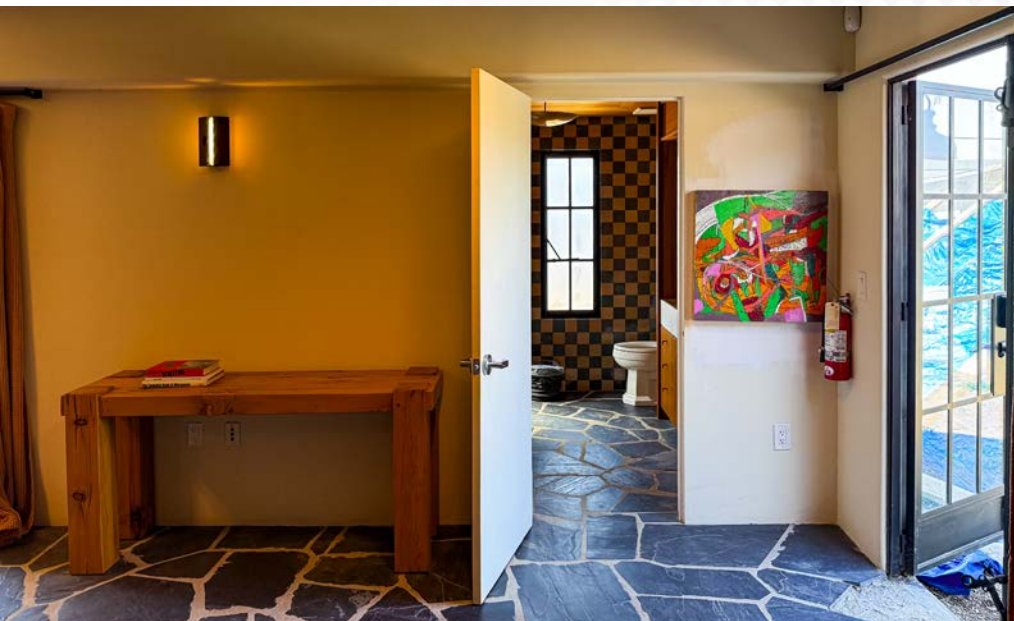


2436 GATES STREET

LOS ANGELES • CA 90012

OFFICE FOR LEASE
±1,153 SF TURN-KEY CREATIVE OFFICE SUITES

UNIT 1 | ±925 SF

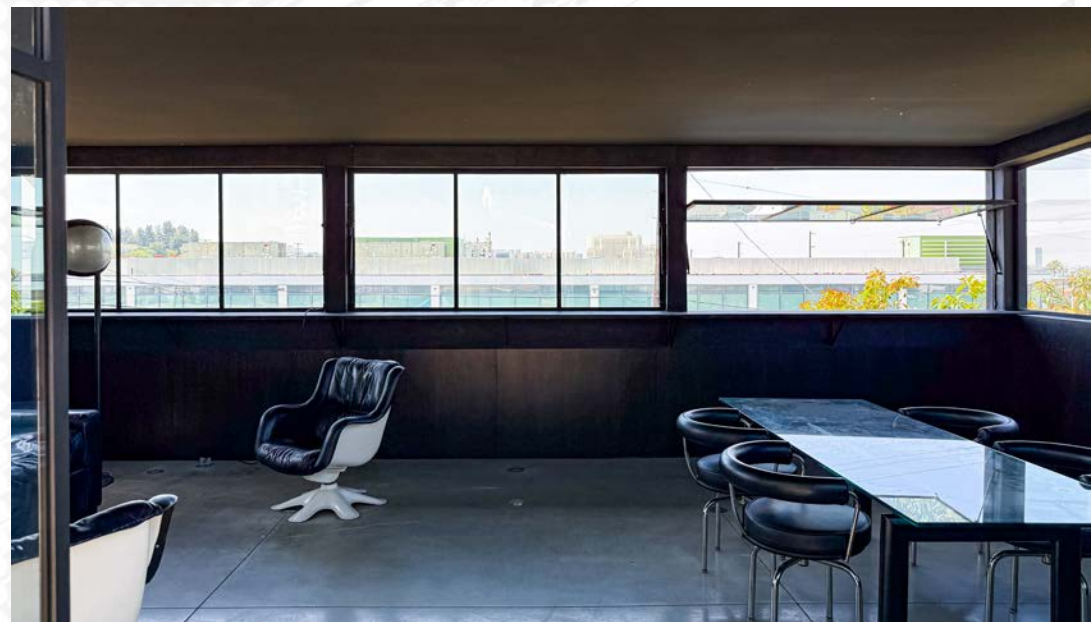


2436 GATES STREET

LOS ANGELES • CA 90012

OFFICE FOR LEASE
±1,153 SF TURN-KEY CREATIVE OFFICE SUITES

UNIT 2 | ±228 SF

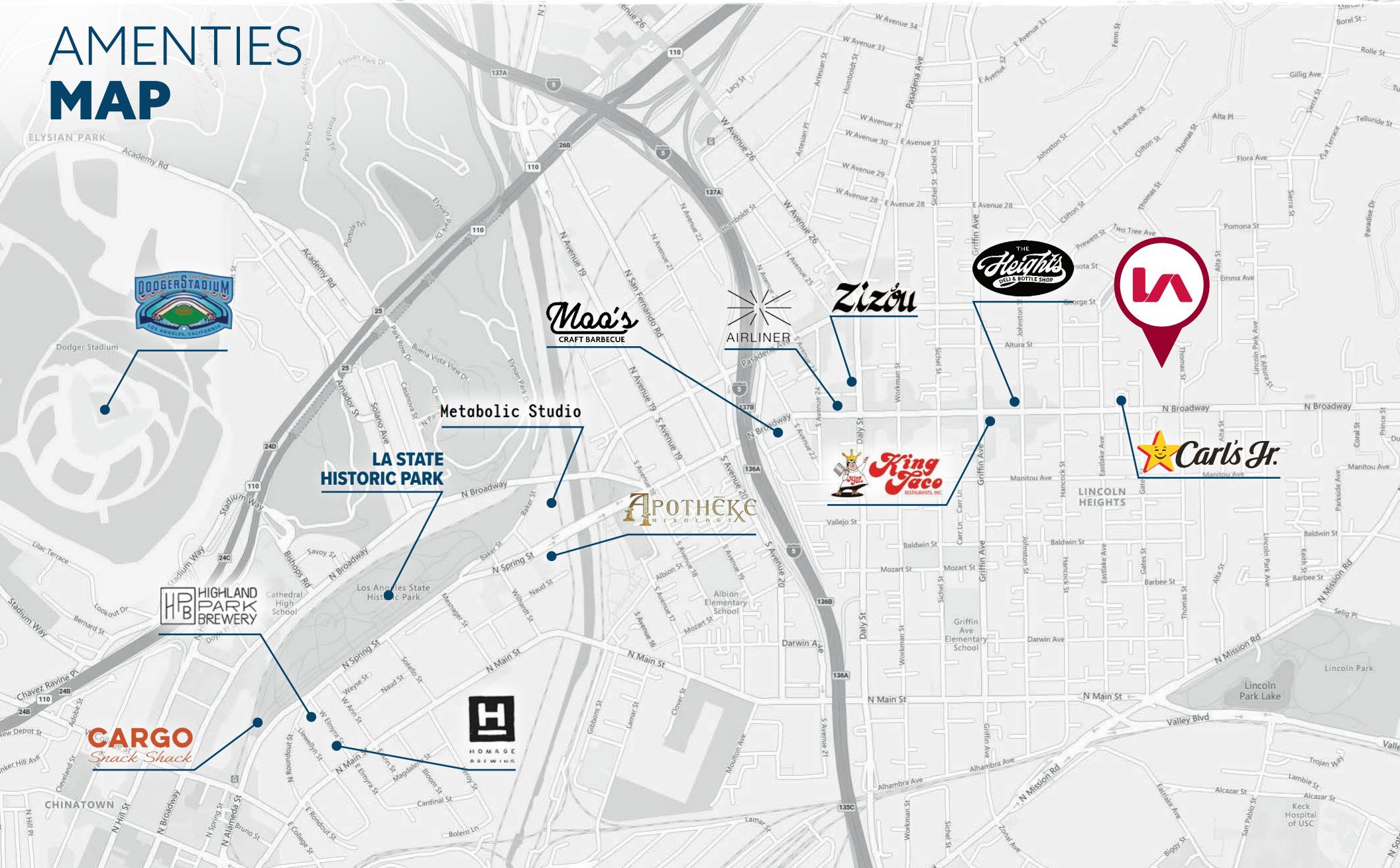


2436 GATES STREET

LOS ANGELES • CA 90012

OFFICE FOR LEASE
±1,153 SF TURN-KEY CREATIVE OFFICE SUITES

AMENITIES MAP



For More Information,
Please Contact ►

EVAN JURGENSEN

Senior Vice President

ejurgensen@lee-associates.com

323.922.3733

LIC NO 01967347

DOUG CLINE

Senior Vice President

dcline@lee-associates.com

213.324.2957

LIC NO 01142005

2436 GATES STREET

LOS ANGELES • CA 90012



Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

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.