

# 607 EAST 4<sup>TH</sup> STREET

LOS ANGELES • CA 90013

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

**INCLUDES REMOTE-ACCESSED GARAGED PARKING SPACE WITH A TESLA CHARGER & DIRECT INTERIOR ACCESS INTO THE SPACE**



**FOR SALE/LEASE**  
**±2,690 SF TURN KEY CREATIVE SPACE**

**EVAN JURGENSEN**

Senior Vice President

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323.922.3733

LIC NO 01967347

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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

[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA) | [TEAM-CLINE.COM](http://TEAM-CLINE.COM)

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### PROPERTY HIGHLIGHTS



Flora Chang - Fully Built  
Out Creative Space



Ideal for Continued Use as  
Photo Studio, Filming or  
Creative Office



Free Standing  
Brick Building



Fully Air Conditioned  
& Clear Span



Includes Remote-Accessed Garaged Parking Space with  
a Tesla Charger & Direct Interior Access Into the Space

607 E 4<sup>th</sup> Street offers ±2,690 SF of turn-key creative space in Downtown Los Angeles, ideal for production, showroom, or office use. The freestanding brick building features an open layout with full HVAC and includes a rare remote-accessed garaged parking space with a Tesla charger and direct interior access.

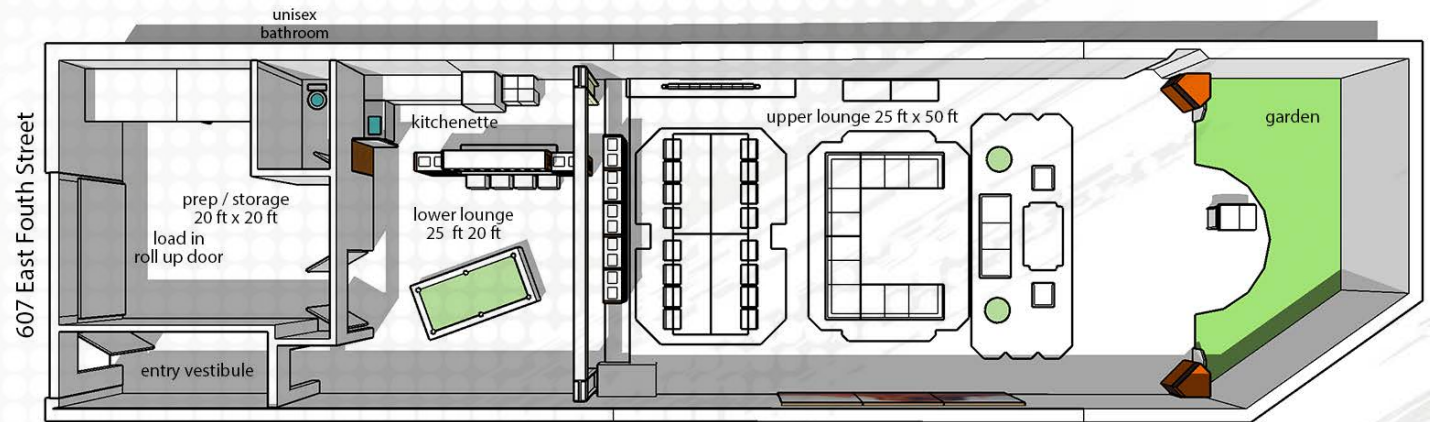
**SALE PRICE** | \$1,500,000 (\$557.62 PSF)

**LEASE RATE** | \$7,000/Mo (\$2.60 PSF/Mo) GRS

# PROPERTY INFORMATION

Available SF	±2,690 SF
Prop Lot Size	±2,694 SF
APN	5147-002-010
Zoning	LAM2
Year Built	1910
Yard	None
Restrooms	1
Clear Height	15'
DH/GL Doors	0 DH / 1 GL
Power	A: 200 V: 240 Ø: 3
Possession Date	Now
Vacant	Yes
Market/Submarket	LA Central

## PROPERTY SITE PLAN



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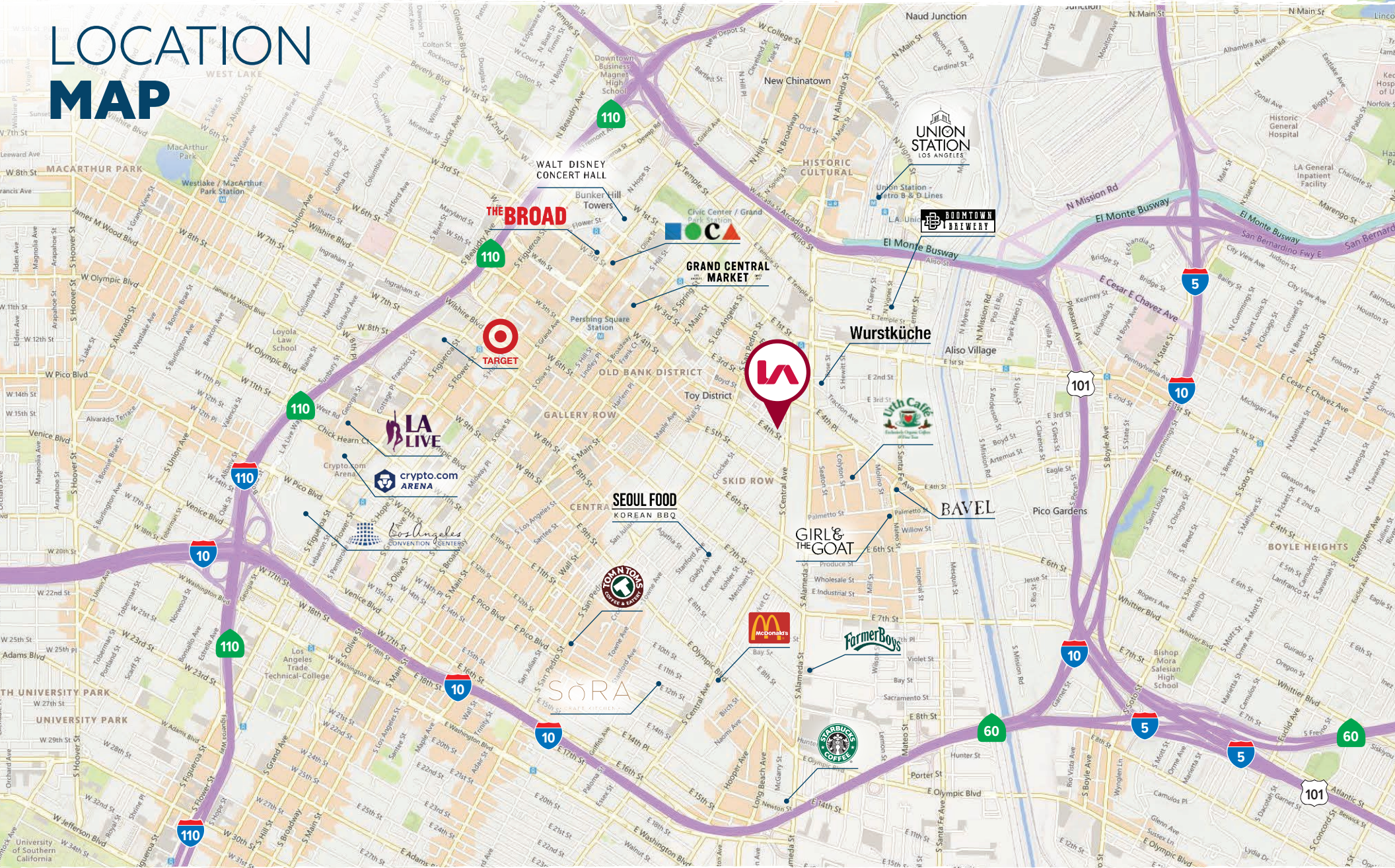
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## LOCATION MAP



For More Information,  
Please Contact ►

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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.