

±13,322 SF OF RETAIL SPACES

FOR LEASE

(DIVISIBLE TO ANY SIZE)

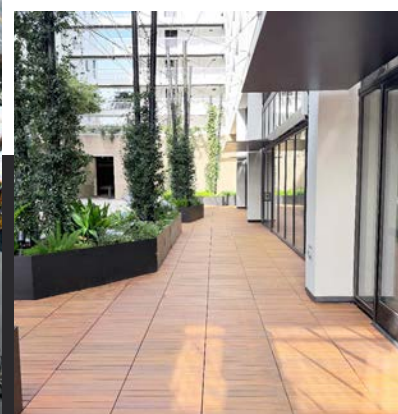
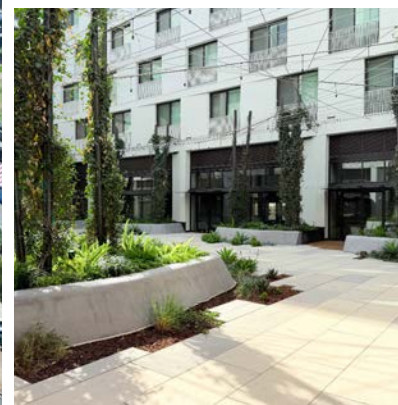
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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district
REALTY GROUP

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM



PARK EAST

200 MESNAGER ST | LOS ANGELES • CA 90012

EVAN JURGENSEN

Senior Vice President

ejurgensen@lee-associates.com

323.922.3733

LIC NO 01967347

TEAM-CLINE.COM

EON I. LEW

CEO & Founder | District Realty Group

eon@districtrealtygroup.com

213.769.6262

LIC NO 01730294

DISTRICTREALTYGROUP.COM

AXEL ERICKSON

Senior Associate | District Realty Group

axel@districtrealtygroup.com

213.797.0827

LIC NO 02159963

DISTRICTREALTYGROUP.COM



GROW WHERE PEOPLE GATHER

Park East is situated in a vibrant area of Los Angeles, next to the Los Angeles Historic State Park. This neighborhood features a mix of residential and commercial spaces, with access to a variety of amenities such as restaurants, breweries, farmers market and coffee shops.

The area is known for its diverse community and urban feel, with nearby parks and public transportation options that make it convenient for residents. Local attractions might include breweries, bars, and restaurants, contributing to a lively atmosphere. Overall, it's a dynamic neighborhood that reflects the eclectic spirit of Los Angeles.

200 MESNAGER ST LOS ANGELES

±13,322 SF OF RETAIL SPACES

Park East offers ±13,322 SF of divisible ground-floor retail space within a new mixed-use development adjacent to Los Angeles State Historic Park. Surrounded by luxury residential units, the project features modern storefronts, outdoor patio opportunities, and is ideal for restaurants, cafés, fitness, wellness, and neighborhood-serving retail users.



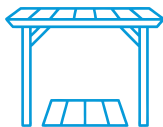
Beautiful Retail Spaces
Adjacent to LA Historic Park



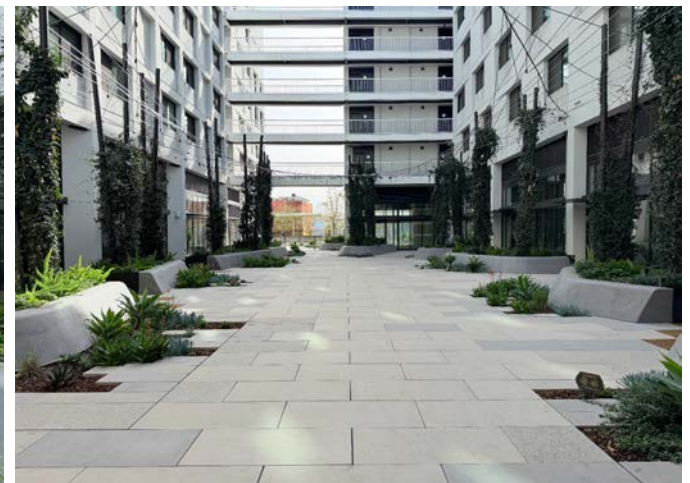
Ideal for Restaurants, Coffee,
Fitness and Wellness Uses



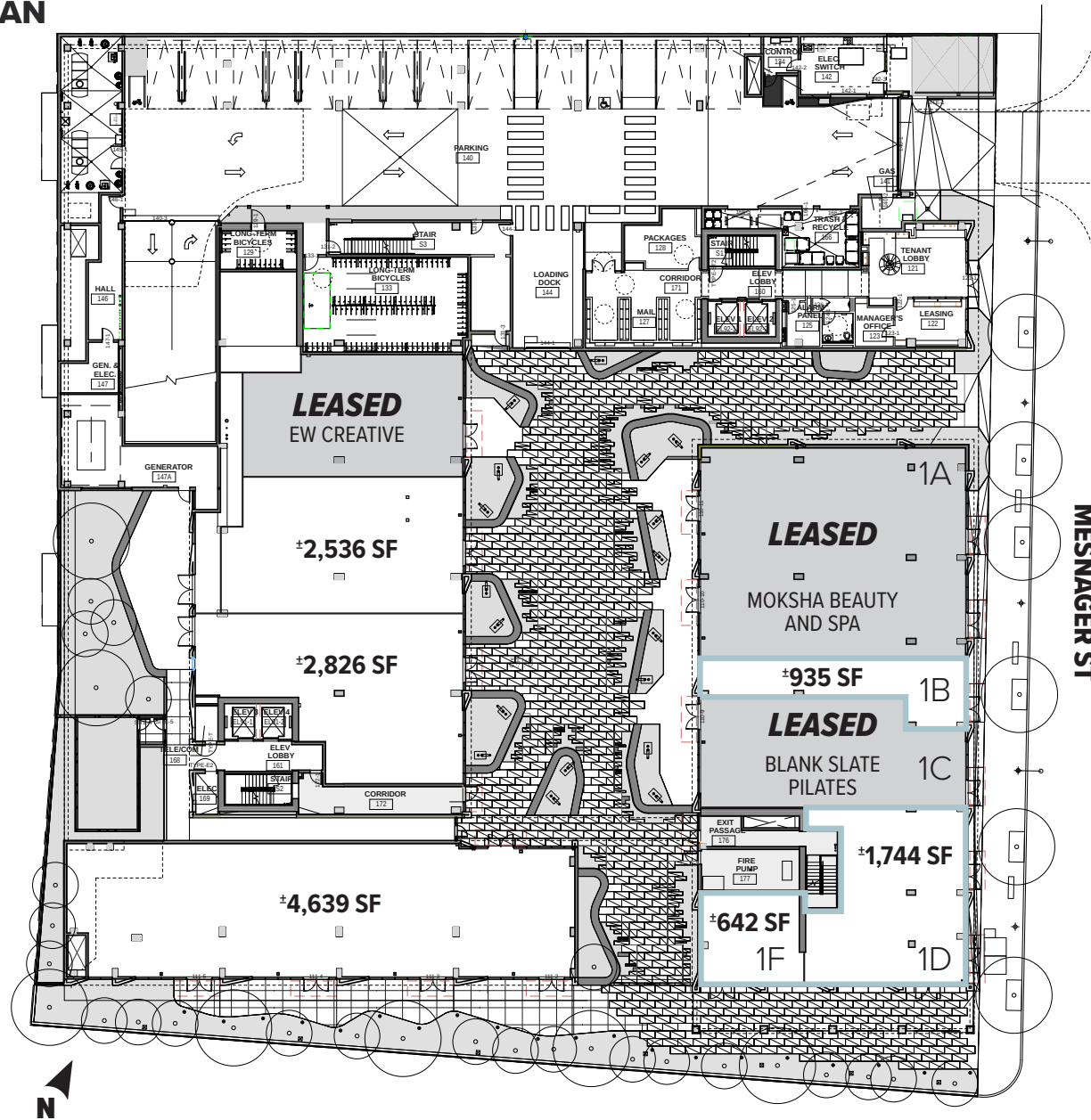
Ground Floor Space with High
Ceilings Below 280 High End
Residential Units



Outdoor Patio
Space Available



PROPERTY SITE PLAN

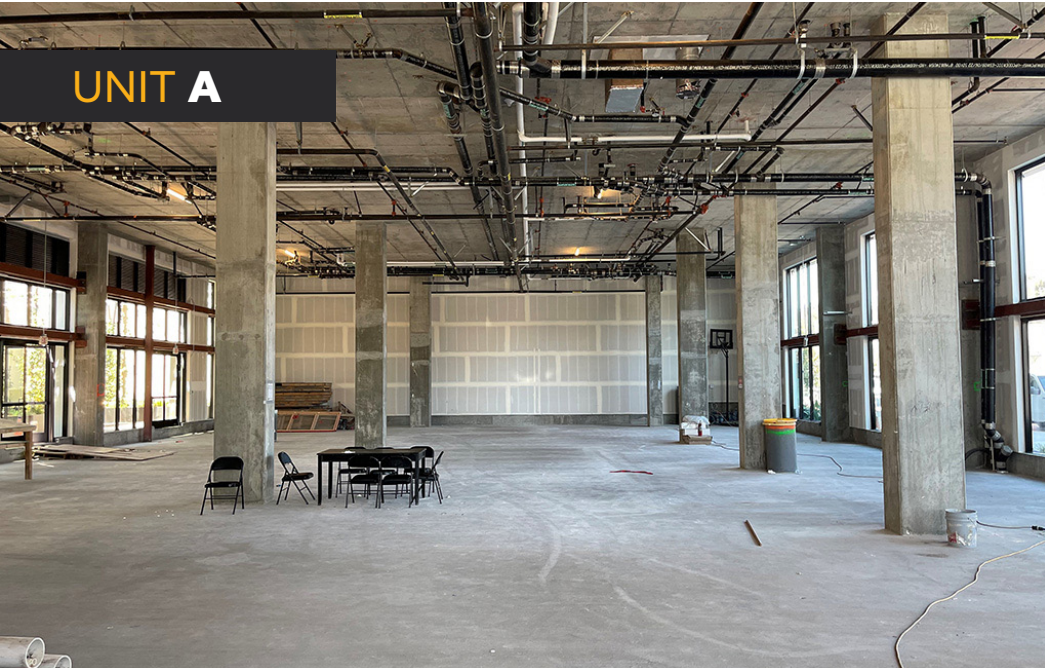


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to verify.

PARK EAST

RETAIL SPACES **FOR LEASE**

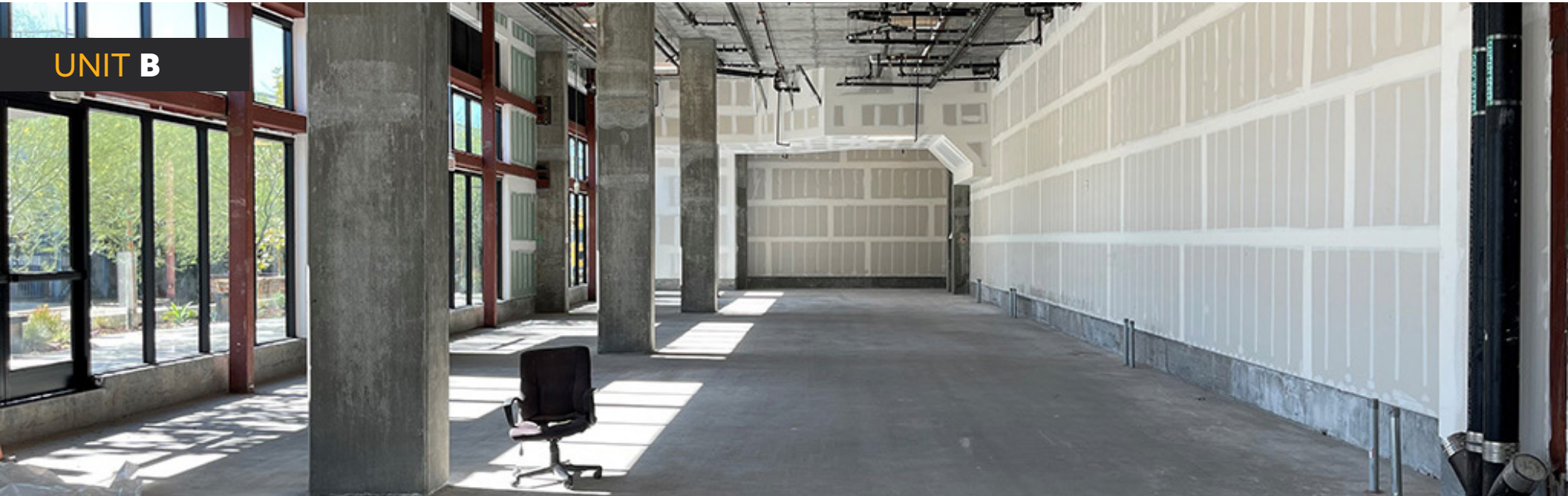
UNIT A



PARK EAST

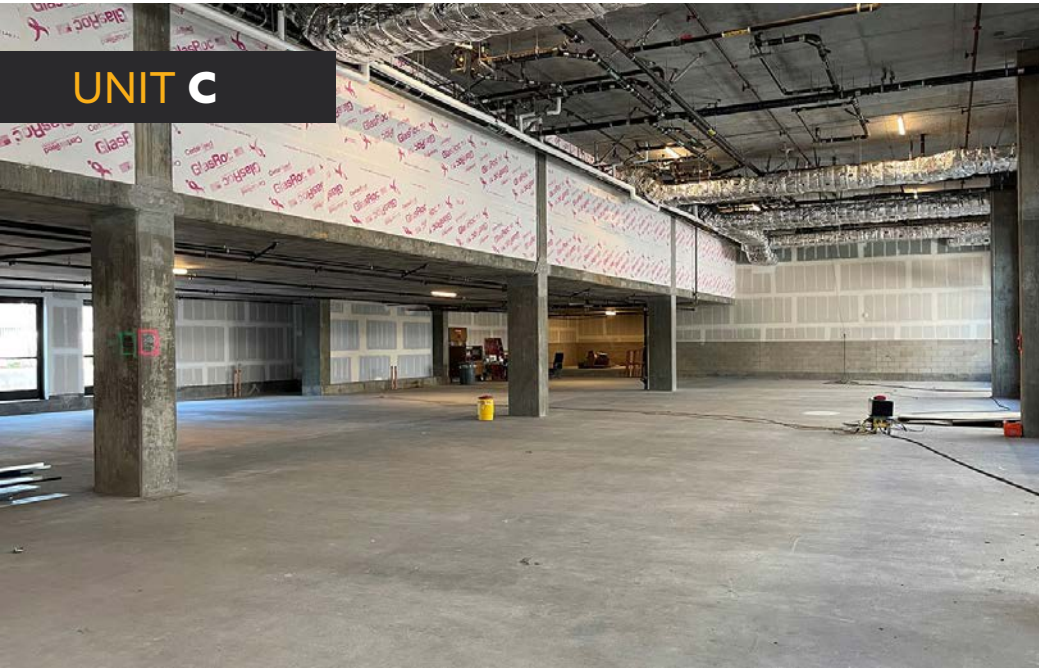
RETAIL SPACES **FOR LEASE**

UNIT B



PARK EAST

RETAIL SPACES FOR LEASE



PARK EAST

RETAIL SPACES **FOR LEASE**

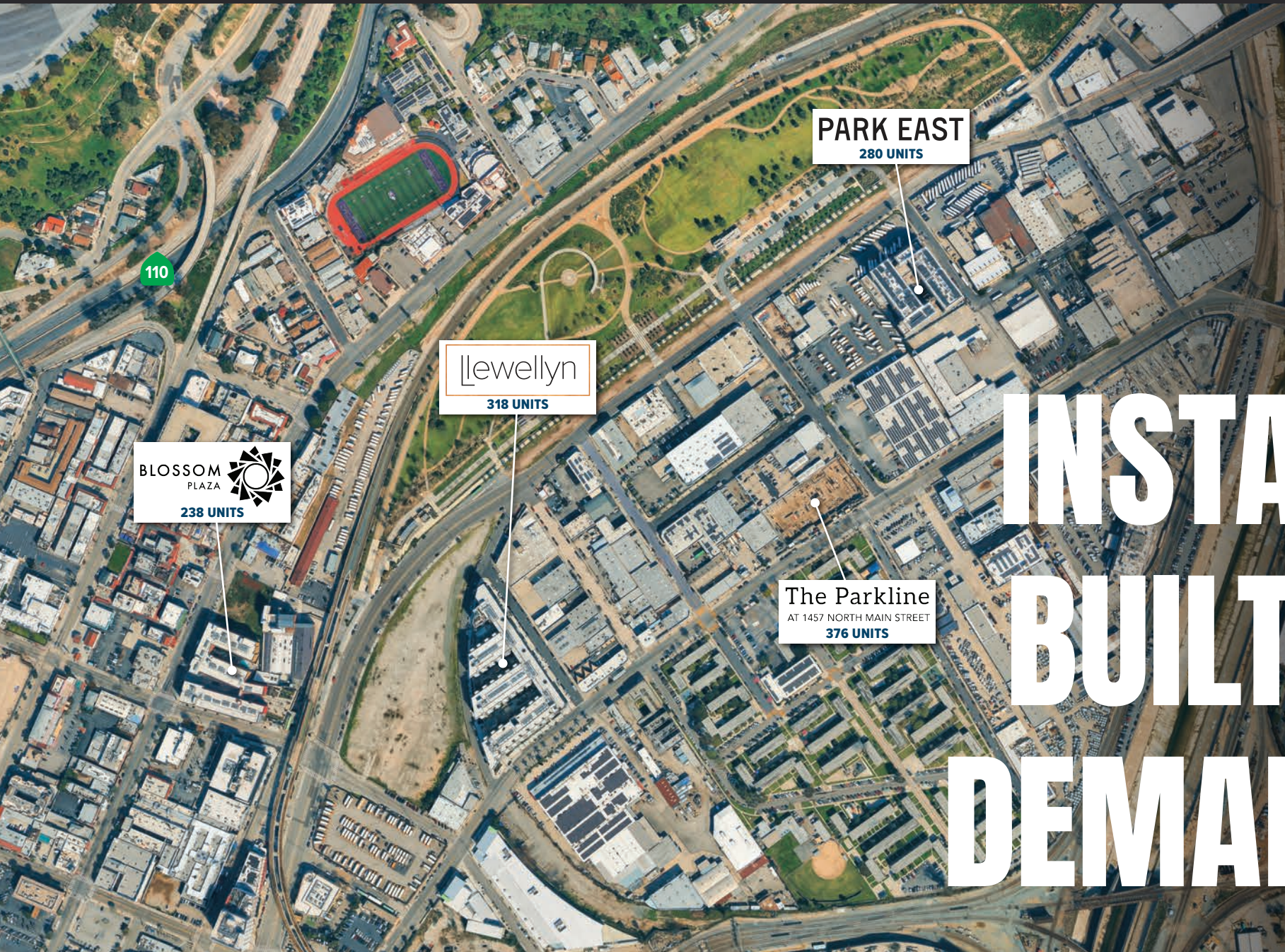




RETAIL STARTS HERE



Just north of Downtown Los Angeles, this vibrant neighborhood offers immediate access to LA State Historic Park, major freeways, and a thriving mix of acclaimed restaurants, breweries, and creative businesses.



**INSTANT
BUILT-IN
DEMAND!**

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Lee & Associates | Downtown Los Angeles

CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

District Realty Group

CORP ID 02044848

4334 W Sunset Blvd
Los Angeles, CA 90029

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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.