

**FOR
SALE
OR LEASE**

**STUNNING KOREATOWN
OFFICE SPACE
STEPS FROM WILSHIRE**

658 S BRONSON AVE
LOS ANGELES, CA 90005

PROPERTY HIGHLIGHTS

Lee & Associates Pasadena is pleased to present a unique opportunity to lease or own a property approximately $\pm 4,729$ square feet with an unpermitted basement that's an extra $\pm 1,392$ square feet of space situated on $\pm 9,619$ square feet of land just off the highly traveled Wilshire Blvd. with close access to 10 and 101 Freeways.

Ground Level:

- 5 Offices
- 1 Bathroom
- Kitchen: Gas Stove, Sink, Dishwasher, Refrigerator
- Washer/Dryer
- Pantry
- Living Room/Fireplace

2nd Level:

- 7 Offices
- 2 Bathrooms

Basement:

- Kitchen
- 2 Offices
- 2 Bathrooms

Other Features:

- New Flooring
- 2 Stairways
- Patio
- Backyard
- Driveway

BRENDON SHOEMAKE

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License ID 02208366

ELLIOTT GALLAHAN

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ASKING PRICE

\$3,125,000

PRICE/SF

\$660.82

RENTAL RATE

\$2.25 PSF/Month

TERMS

3+ years

PROPERTY DETAILS

BUILDING SIZE

$\pm 4,729$
*Basement NIC

BASEMENT SUITE SIZE NIC

$\pm 1,392$

LOT SIZE

$\pm 9,619$

YEAR BUILT

1913

ZONING

CR(PKM)-1 & HPOZ

PARKING RATIO

2/1,000

APN

5092-007-021

***Basement is not included in building size**

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

AERIAL PHOTOS



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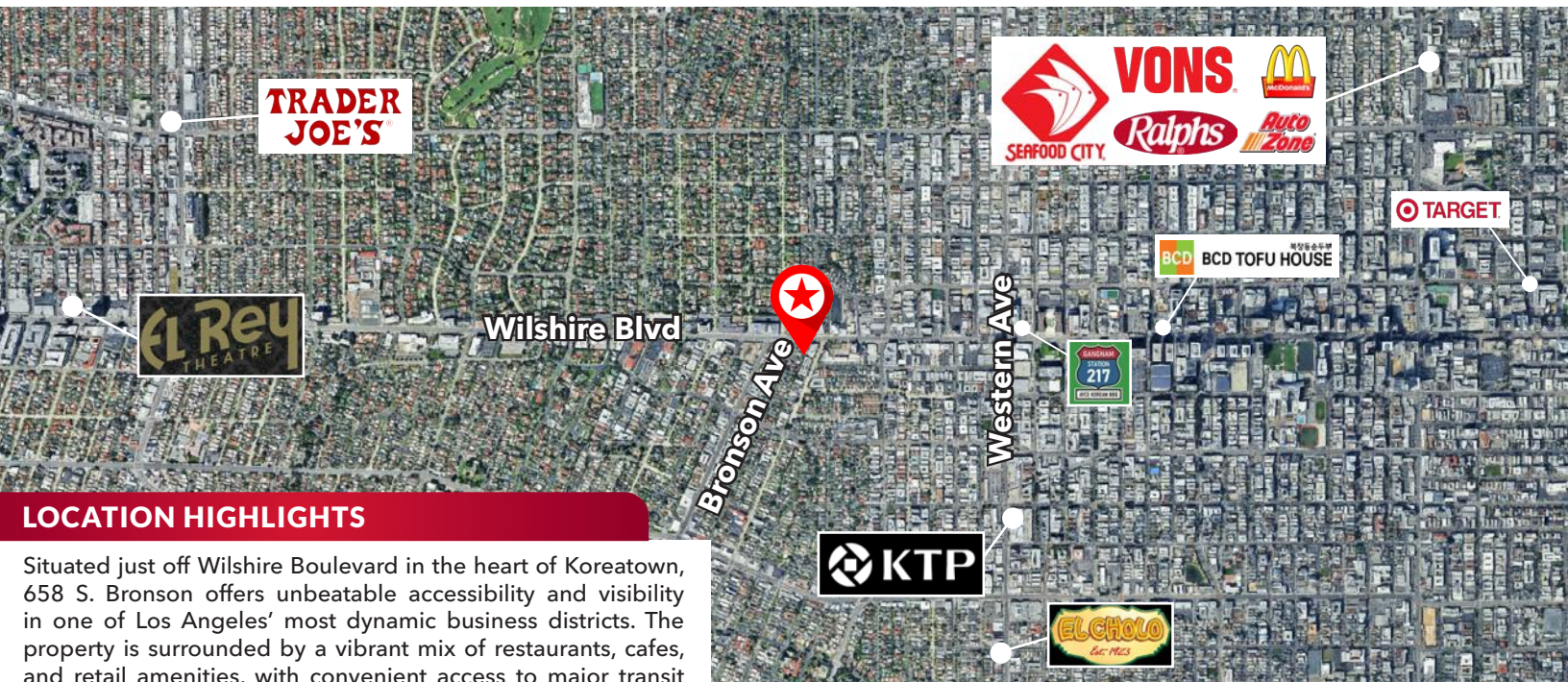
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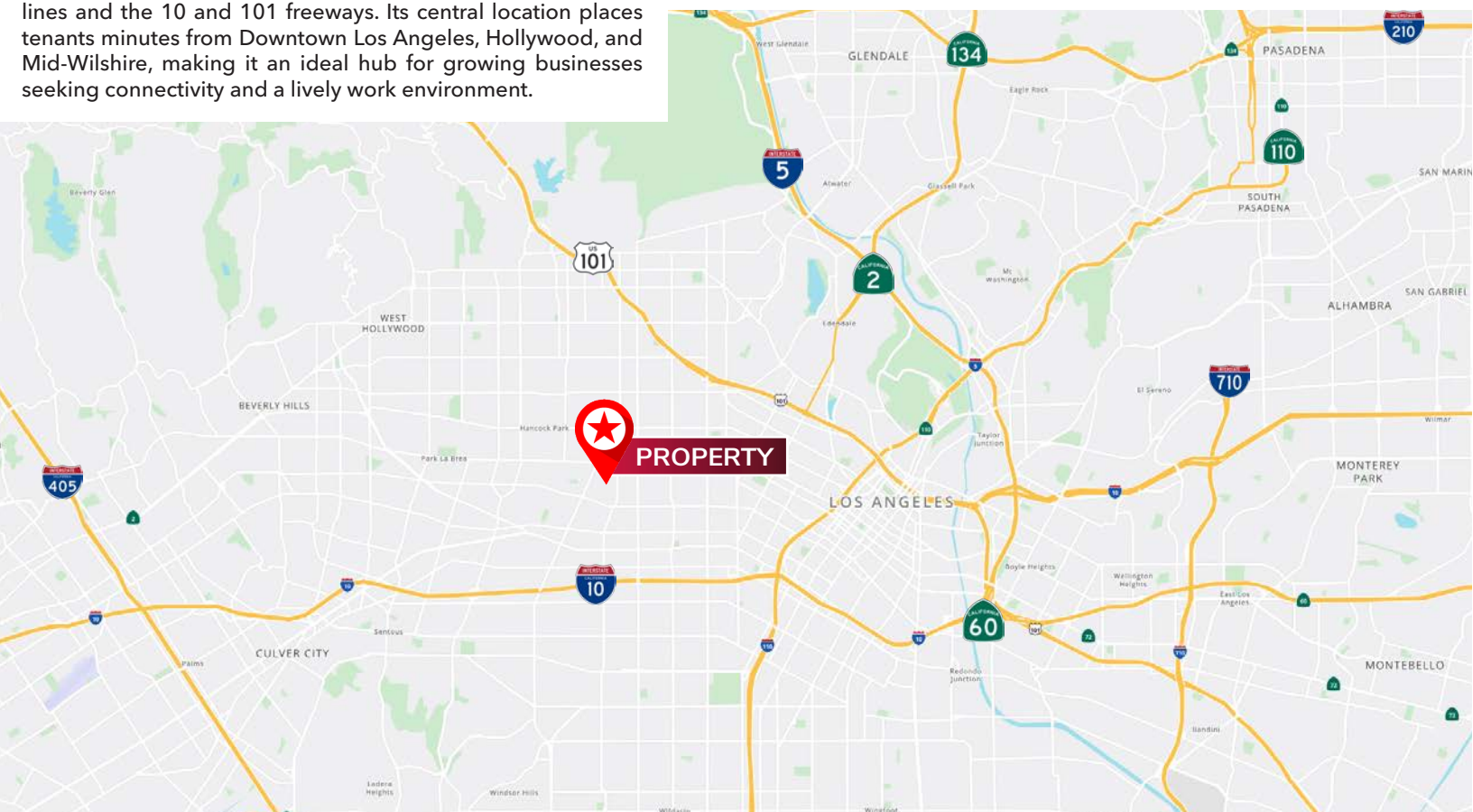
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LOCATION HIGHLIGHTS

Situated just off Wilshire Boulevard in the heart of Koreatown, 658 S. Bronson offers unbeatable accessibility and visibility in one of Los Angeles' most dynamic business districts. The property is surrounded by a vibrant mix of restaurants, cafes, and retail amenities, with convenient access to major transit lines and the 10 and 101 freeways. Its central location places tenants minutes from Downtown Los Angeles, Hollywood, and Mid-Wilshire, making it an ideal hub for growing businesses seeking connectivity and a lively work environment.



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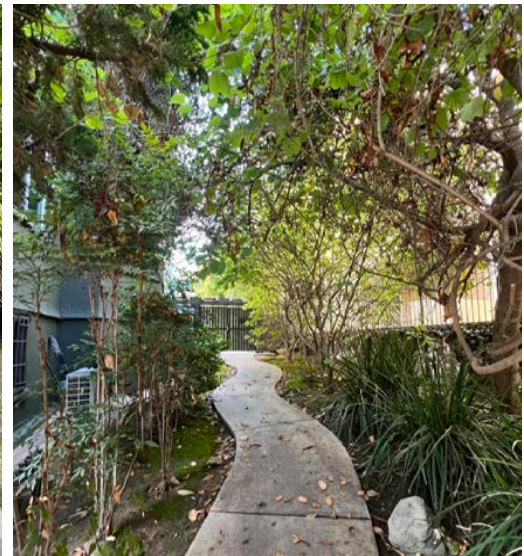


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