

# For Lease

## 2800 Newell Street Los Angeles | CA

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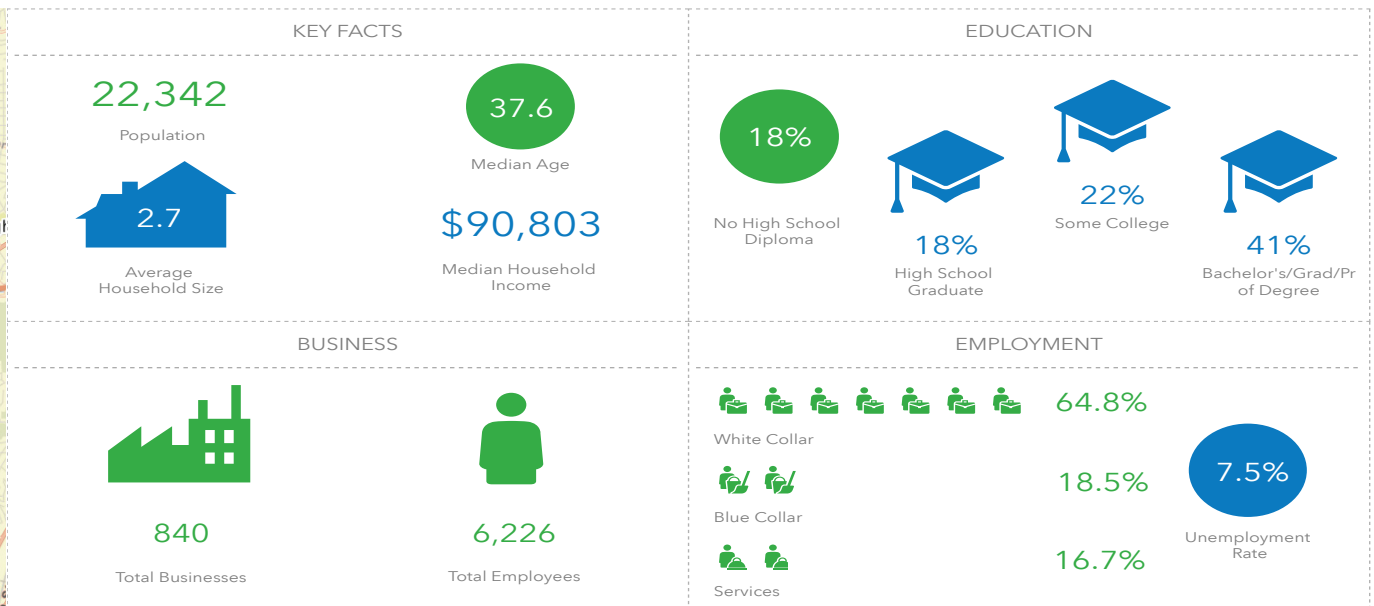
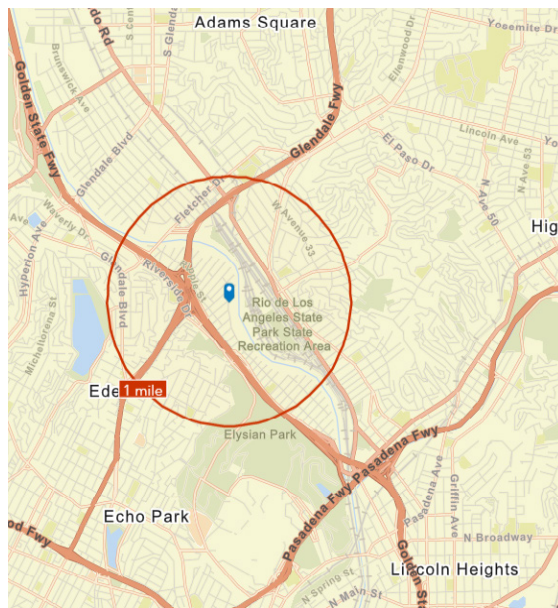
scott@pacwestonline.com

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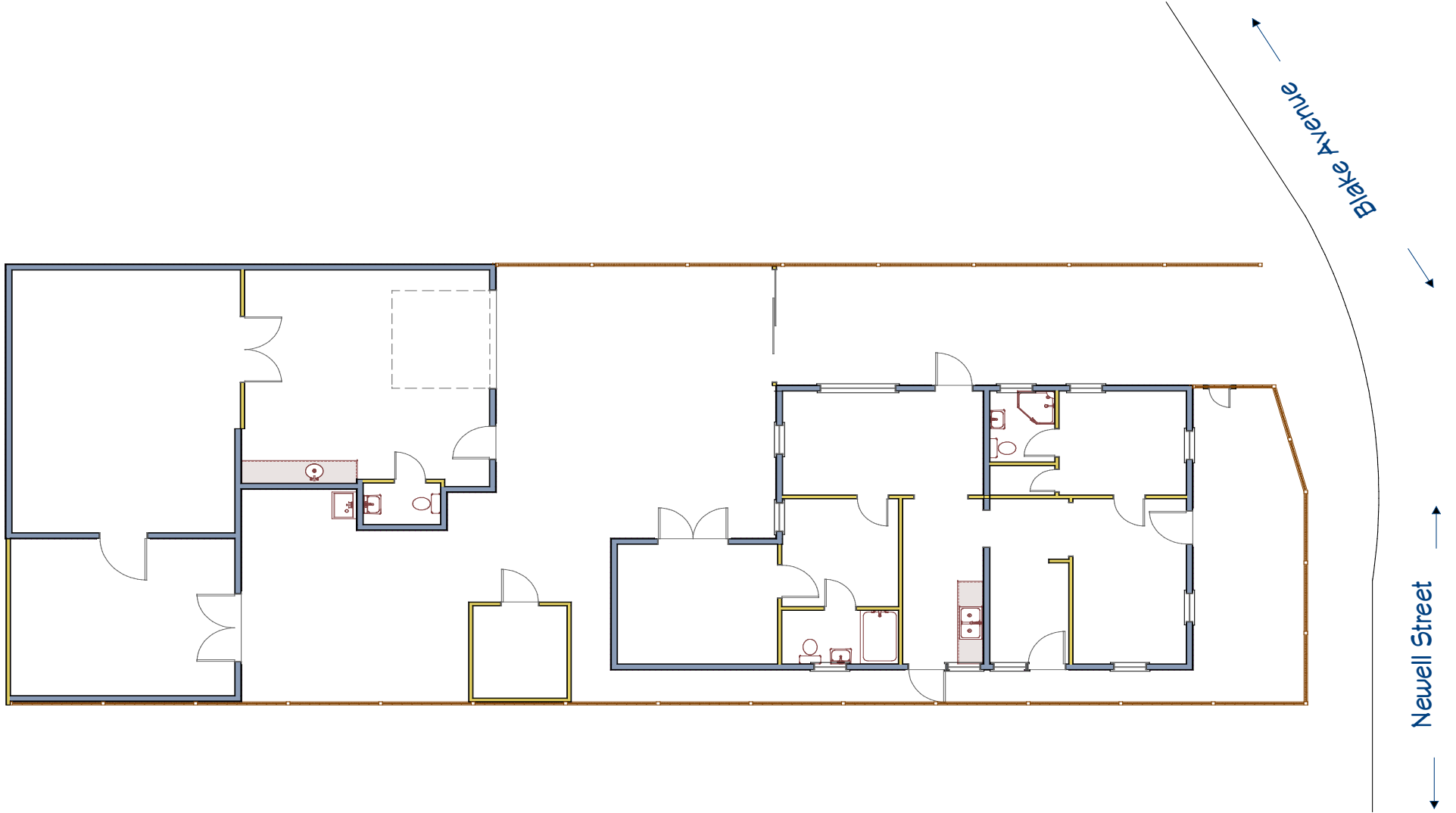
# Property Information

|               |                     |                                  |
|---------------|---------------------|----------------------------------|
| Available SF: | 1,932 Square Feet   | › Renovated in 2019              |
| Asking Price: | \$6,279 (\$3.25/sf) | › Live Work Opportunity          |
| Land SF:      | 4,314               | › Approx. 1,000 SF Workshop      |
| Zoning:       | CM                  | › 2 Bedroom House / Office       |
| Parking:      | 2 +                 | › Great Frogtown Location        |
| Year Built:   | 1925                | › Sky Lights                     |
| Power:        | 200 A; 220 V; 1 Ph  | › Glass Aluminum Door: 10' x 10' |



The facts contained herein, while not guaranteed as to accuracy, are accurate to the best of our knowledge and belief.

# Floor Plan





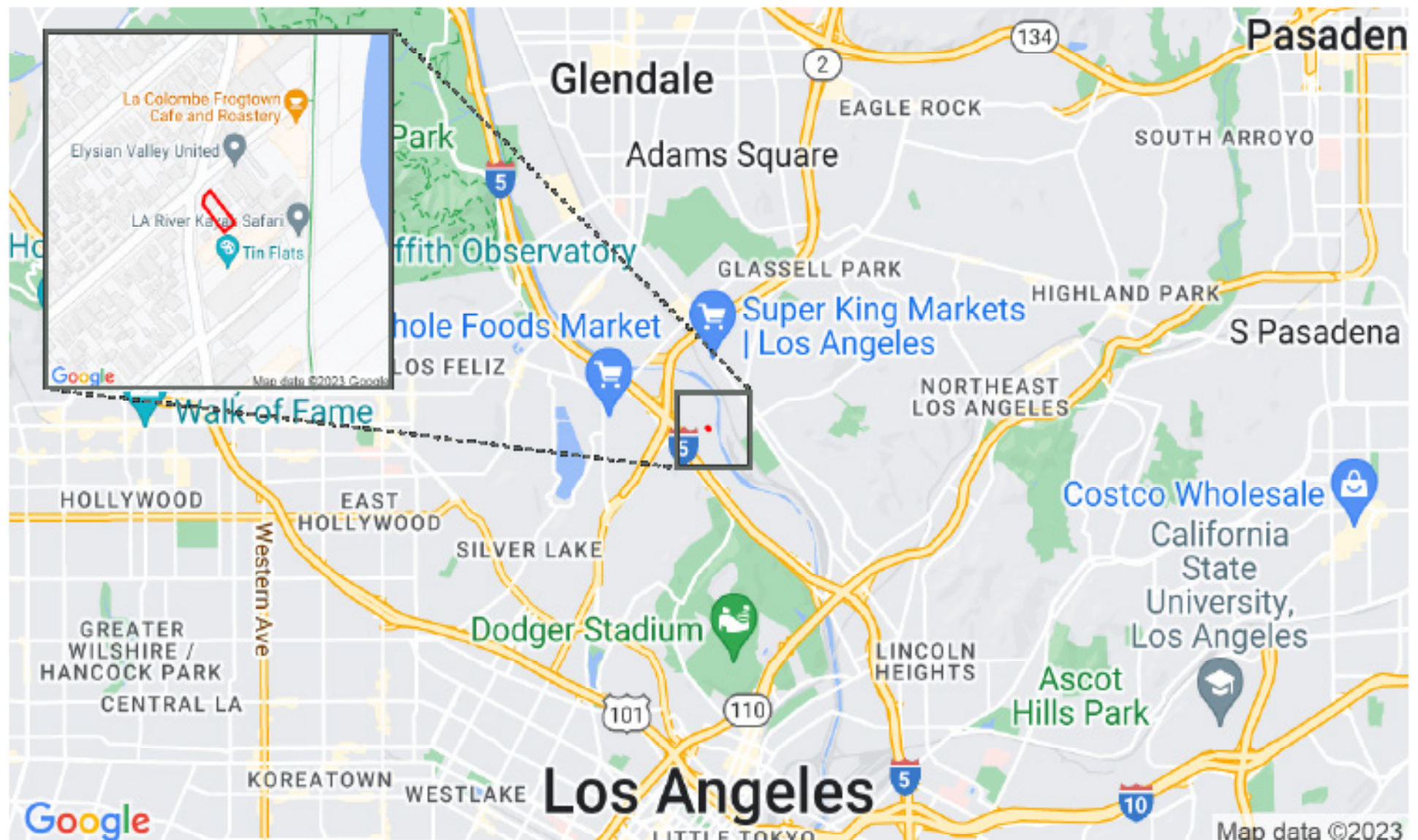
# Map Location

## 2800 Newell St



Pacific West Business Properties, Inc.

6624 San Fernando Road Glendale, CA 91201 | 818-244-3000





# Pictures





# Neighborhood



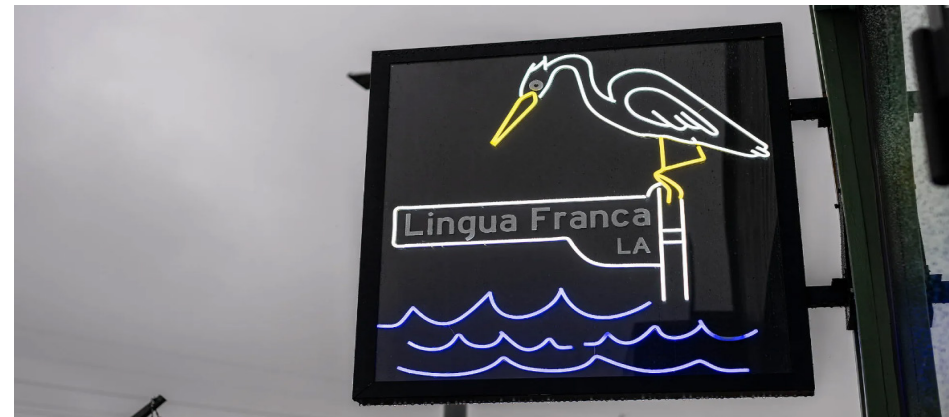
Spoke Cafe



Salazar



Frogtown Brewery



Lingua Franca LA



La Colombe Coffee Roaster



Loreto