

# FOR LEASE

## Industrial Property

AVAILABLE SQ.FT.: 10,610  
DIVISIBLE SQ.FT.: 5,000 & 5,610  
LAND SQ.FT.: 12,000



1355-1359 E WASHINGTON BLVD, LOS ANGELES, CA 90021

### PROPERTY HIGHLIGHTS

- Two adjacent buildings available for lease
- Take one or both! Available separately or together
- Many possible uses! Warehouse, showroom, retail/wholesale, creative use, etc.
- Fenced and paved parking for 8± vehicles
- Ground level loading door
- Zoned LA M2
- Located one-half block east of Central Avenue on Metro Blue light rail line
- Adjacent to Downtown Los Angeles Fashion District
- Lease rental: \$1.10 per sq.ft. gross
- Term: Submit

### PROPERTY DETAILS

Total Building Area \_\_\_\_\_ 10,610 Sq.Ft.  
1355 E Washington \_\_\_\_\_ 5,610 Sq.Ft.  
1359 E Washington \_\_\_\_\_ 5,000 Sq.Ft.  
Land Area \_\_\_\_\_ 12,000 Sq.Ft.  
Zone \_\_\_\_\_ LA M2  
Year Built \_\_\_\_\_ 1905-1935-1965  
Construction \_\_\_\_\_ Mixed  
Office Area \_\_\_\_\_ TBD  
Restrooms \_\_\_\_\_ 2  
Parking \_\_\_\_\_ 8±  
Ground Level Loading Doors \_\_\_\_\_ 1: 8x10  
Dock High Loading \_\_\_\_\_ None  
Sprinklered \_\_\_\_\_ No  
Power \_\_\_\_\_ TBD

For More Information, Please Contact

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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