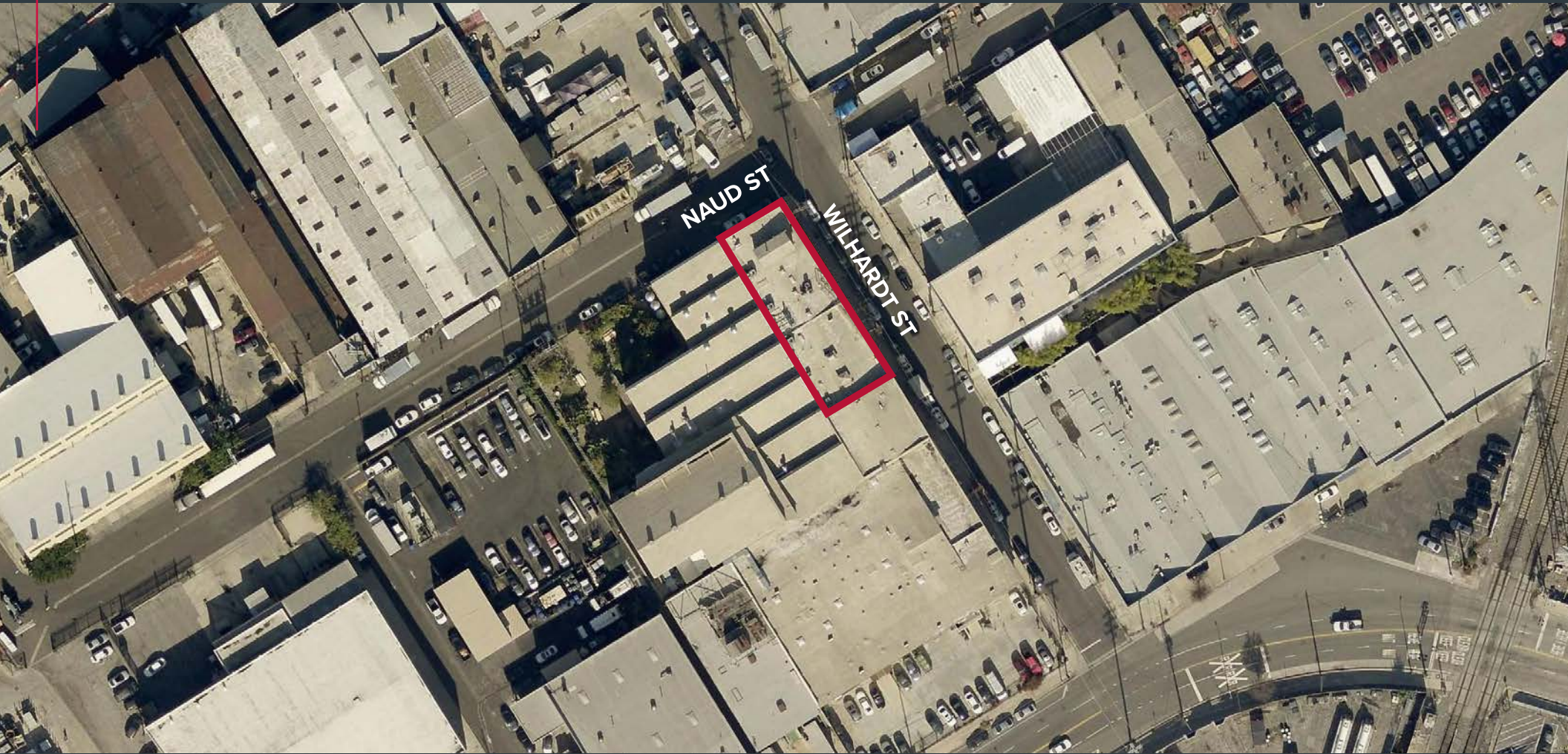


FOR SUBLEASE

±8,850 SF Unit of Turn Key Creative Office Space
1650 Naud St, Los Angeles, CA 90012



Lee & Associates® - Los Angeles, Inc.
1201 N. Main Street
Los Angeles, CA 90012
(323) 922-3832 | team-cline.com
Corp. ID # 02174865

Evan Jurgensen
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Disclaimer

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.



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Property Highlights



Turn Key Creative Office Space



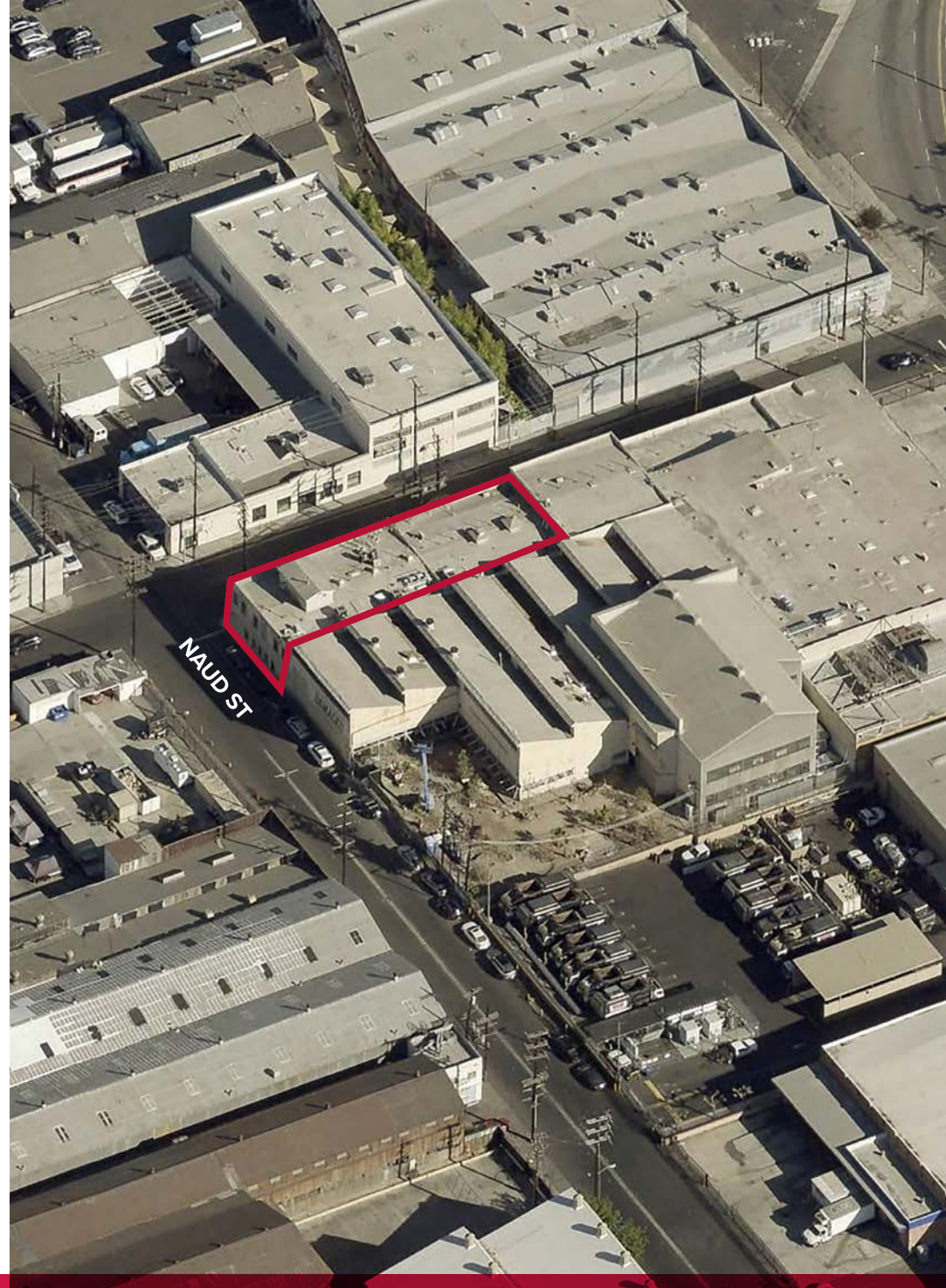
Polished Concrete Floors
and Exposed Wood Beams

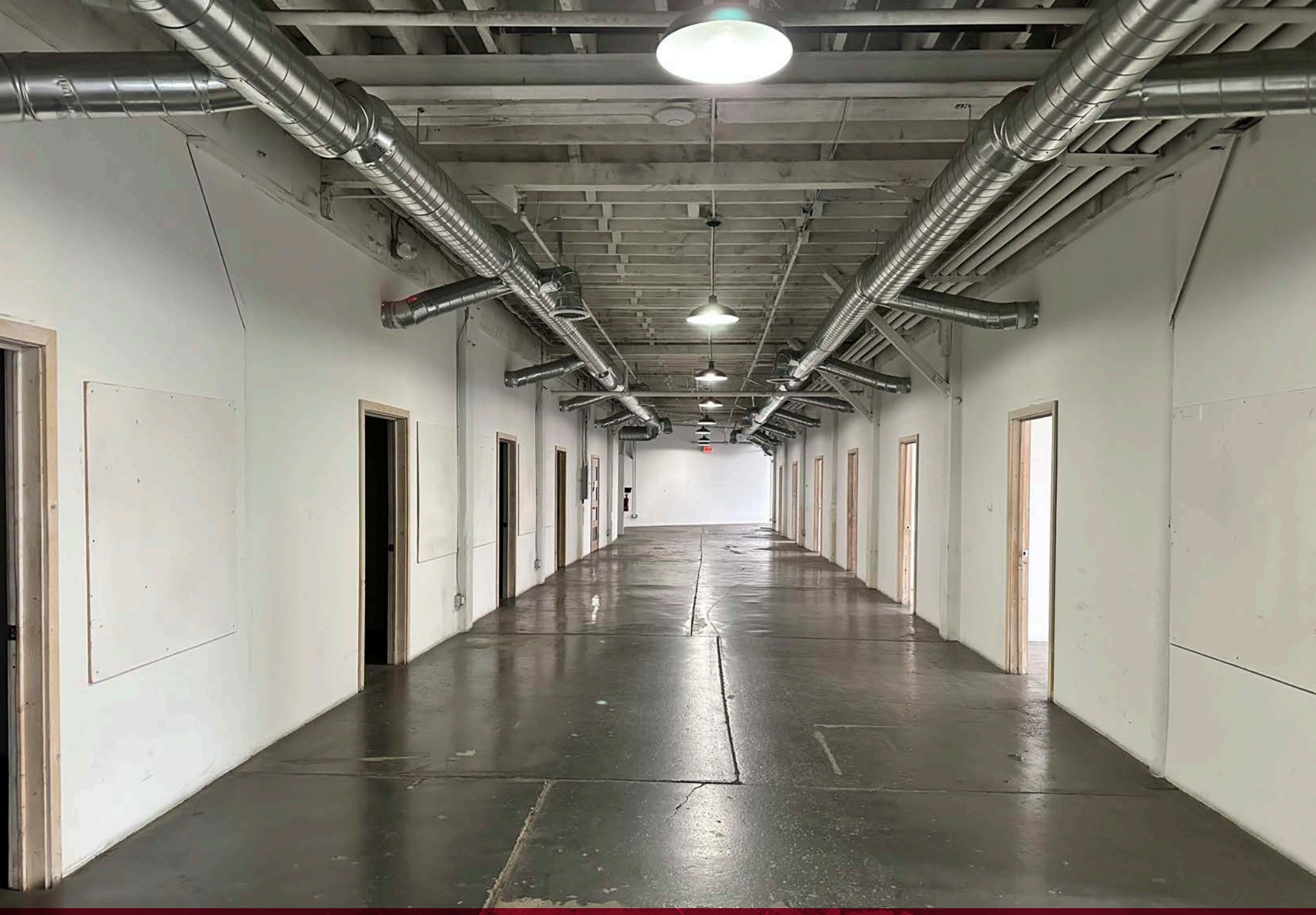


Close to Chinatown, Lincoln
Heights, and Dodger Stadium



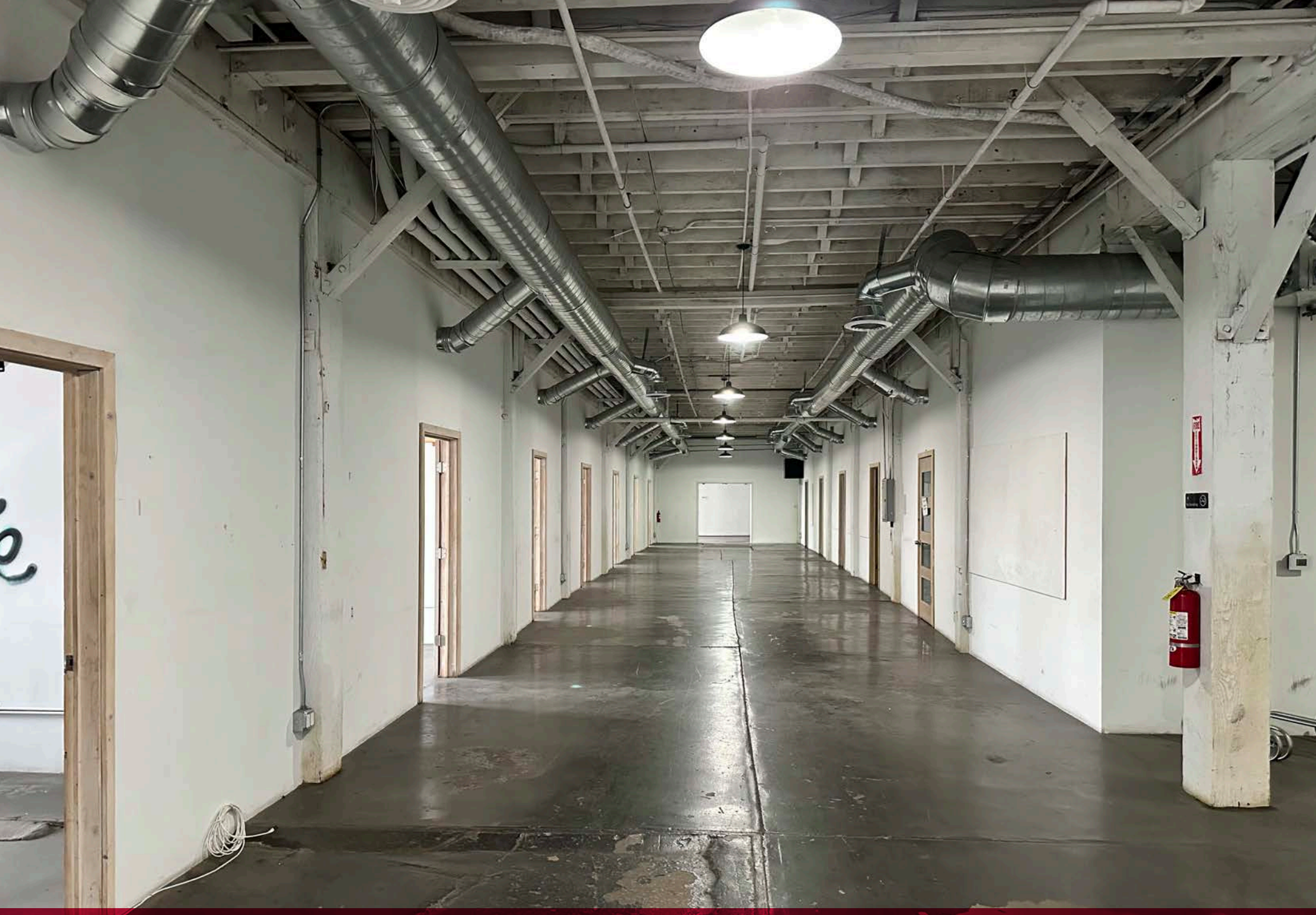
Includes Parking





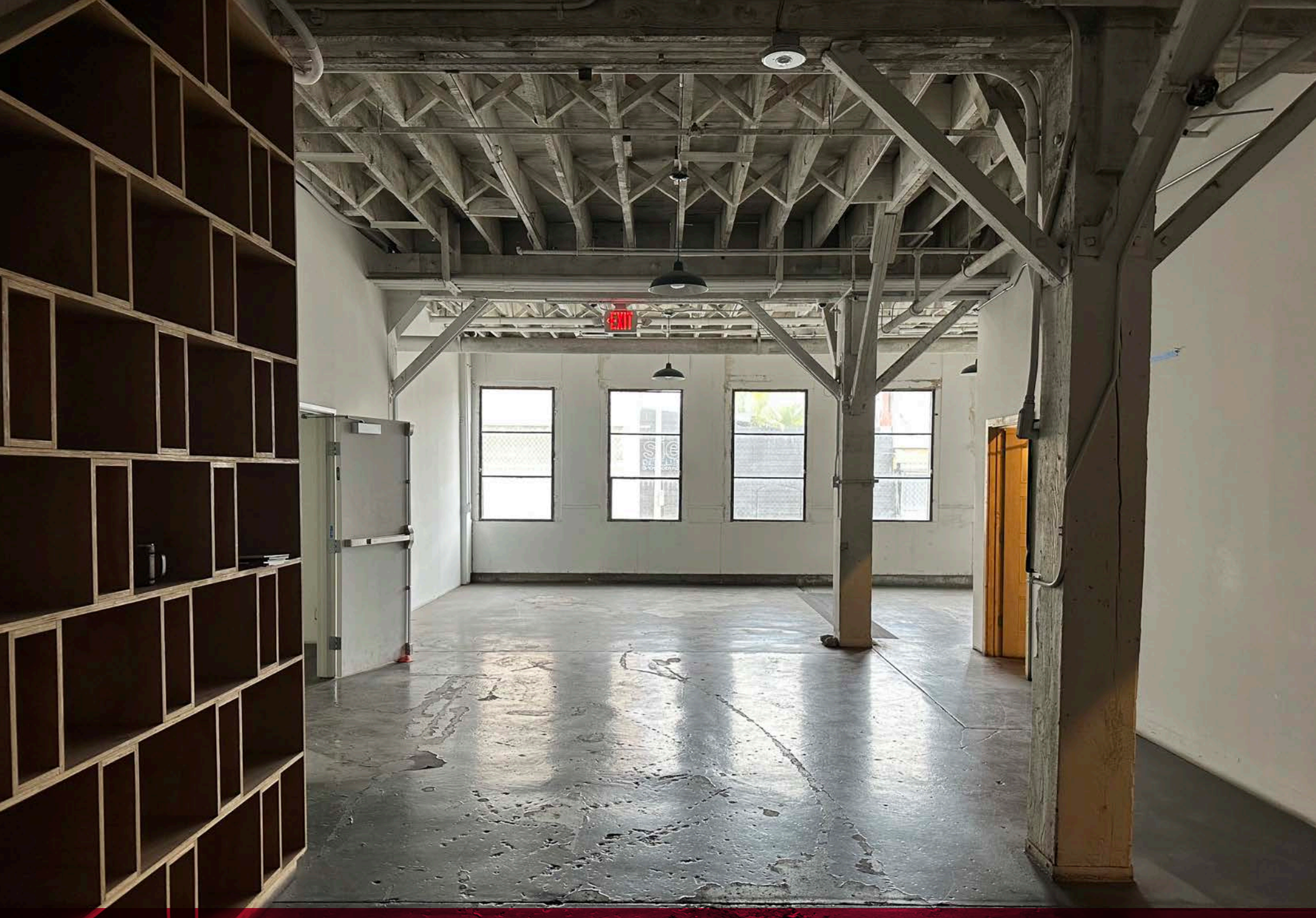
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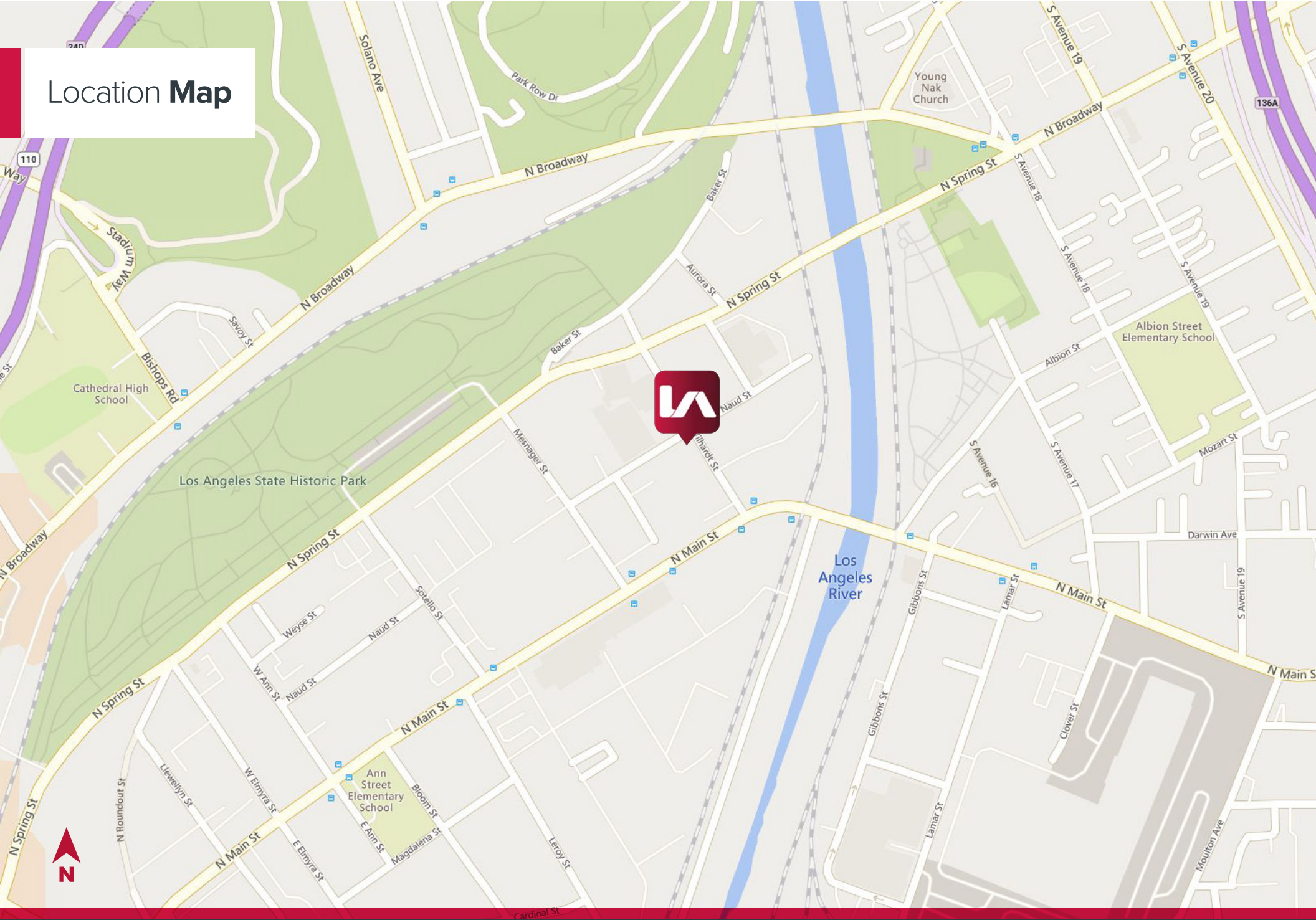
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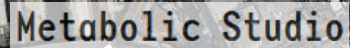
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Location Map



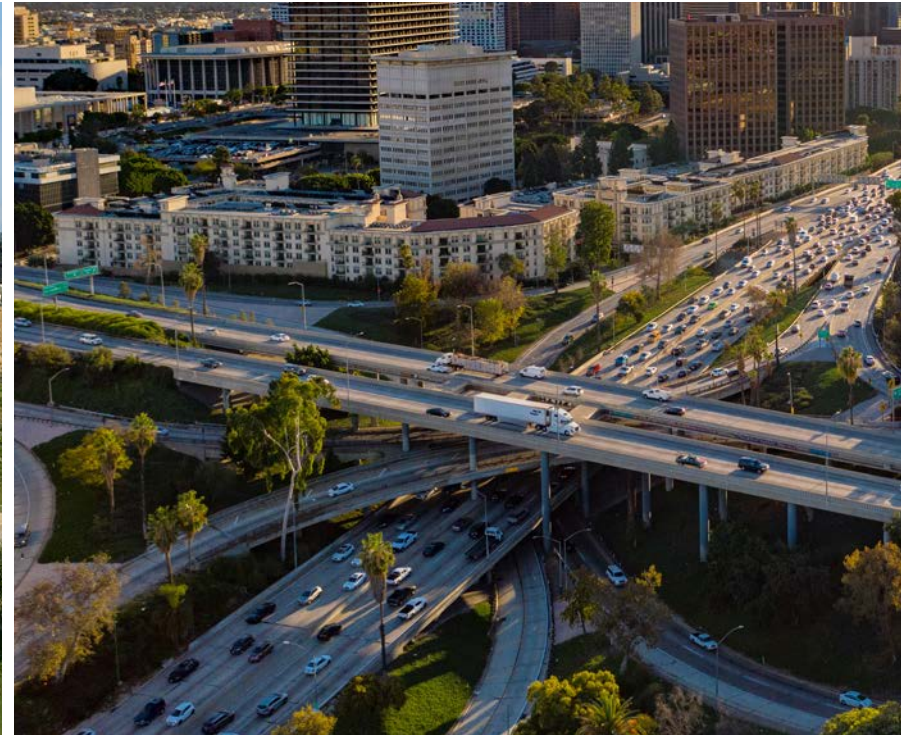
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Los Angeles, CA 90012



1650 Naud St is situated in a vibrant area of Los Angeles, adjacent 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.





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