FOR LEASE

FLEX/LIGHT INDUSTRIAL
POTENTIAL OFFICE CONVERSION

LWLA

1375 W Washington Boulevard
Los Angeles, CA 90007

Total Building	± 17,601SF
Total Land	± 27,246SF
Building One	± 10,086 SF ± 7,972 SF Warehouse ± 2,114 SF Mezzanine
Building Two	± 7,515 SF ± 6,505 SF Warehouse ± 1,010 SF Mezzanine
Rent	$2.00 MG
Potential Office Conversion	See Page 4
Availability	Building One: July 1, 2022 Building Two: May 1, 2022
Parking	2/1000 SF, No Charge
Features	• Concrete Floors • High Ceilings | 24.5'-25.5' • Roll Up Doors • Ample Parking • Kitchens • Bathrooms • Offices

Contact

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LWLA
A DIVISION OF LEE & ASSOCIATES
1508 17th Street, Santa Monica, CA | 310.899.2700
WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

1375 W. WASHINGTON BOULEVARD
LOS ANGELES, CA 90016

Current Property Photos

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Potential Office Renderings

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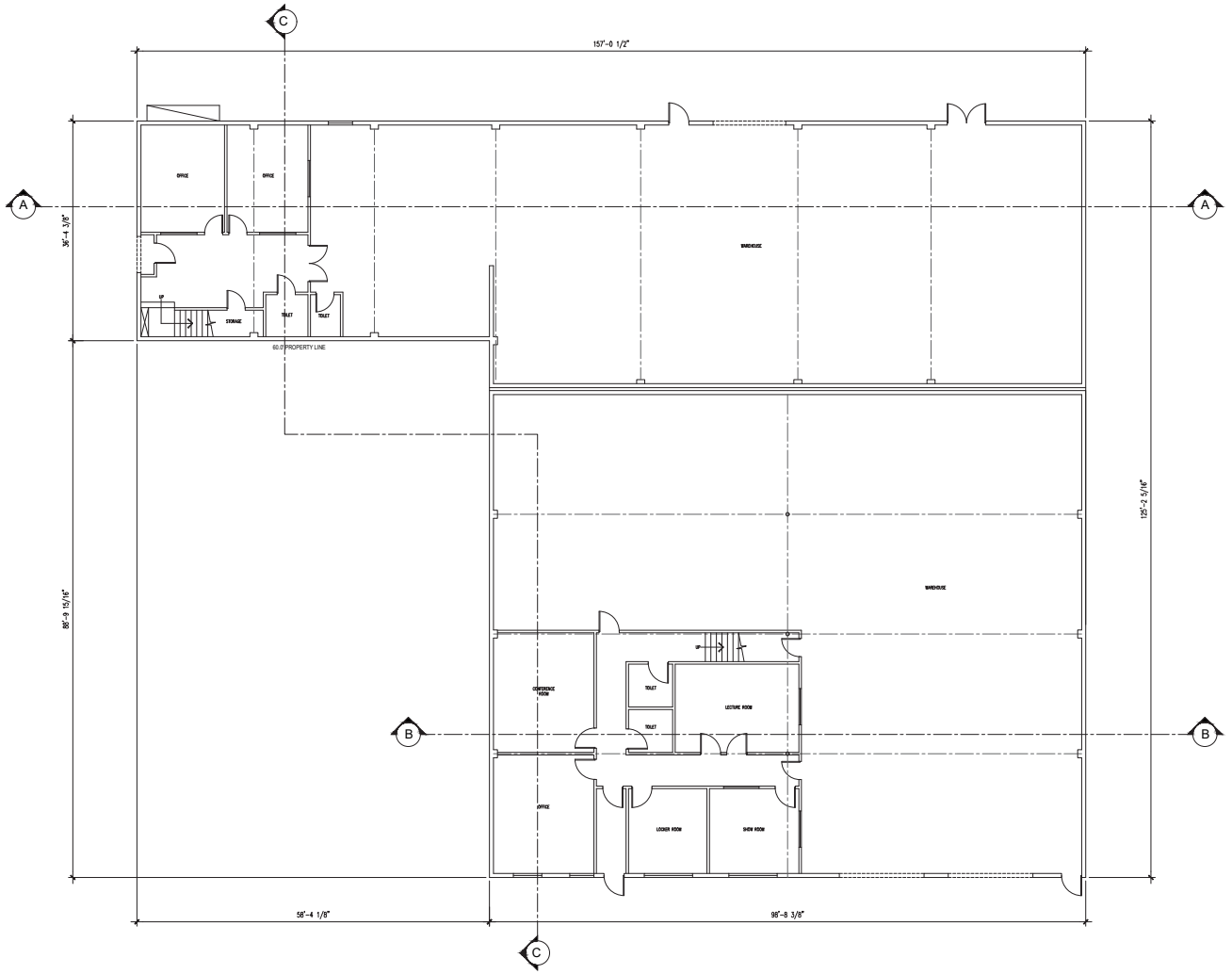
Office Conversion Rent & Availability: Call Broker

GROUND FLOOR



1 FIRST FLOOR PLAN (EXISTING)
Scale: 1/8" = 1'-0"

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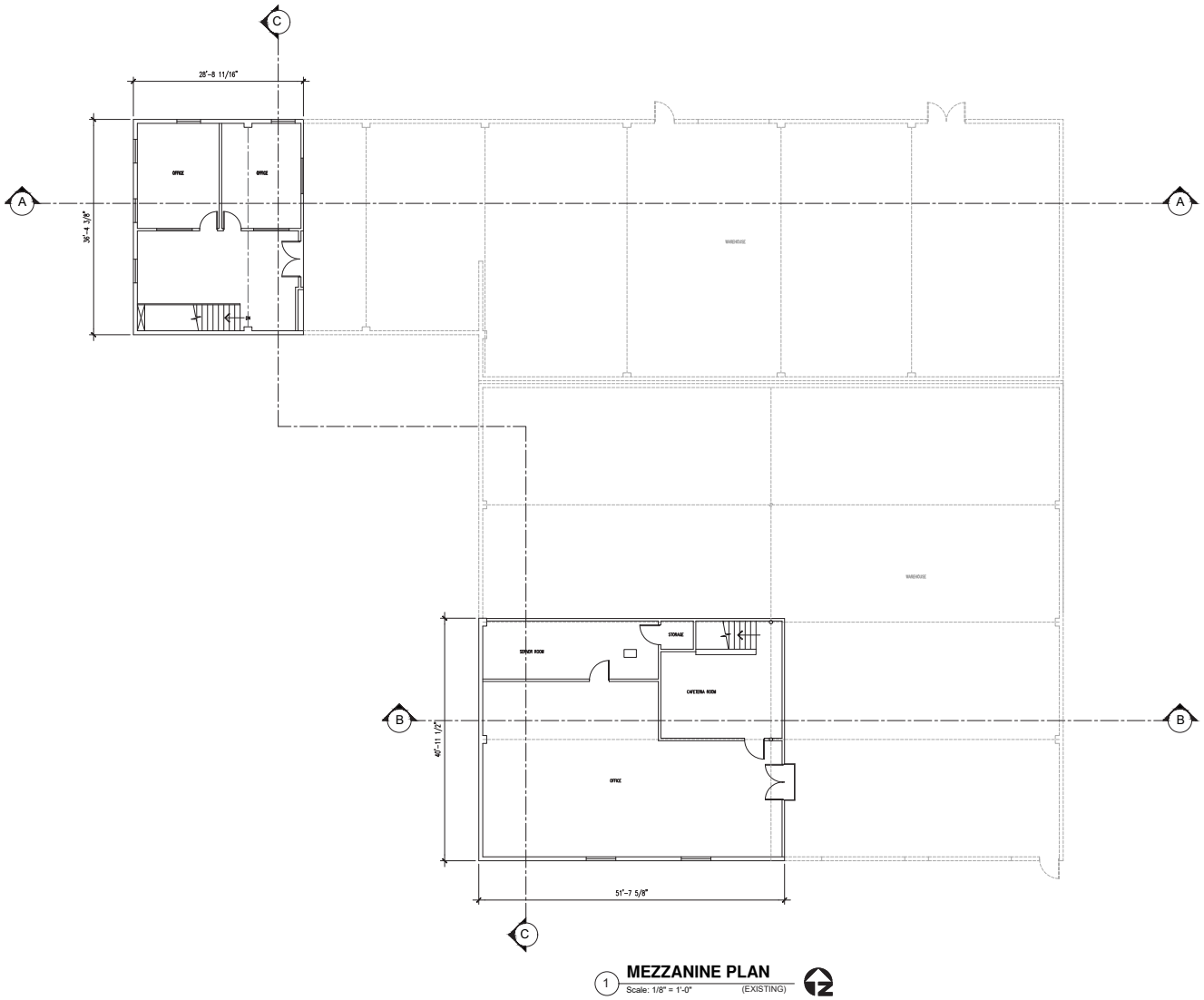
MEZZANINE



1 MEZZANINE PLAN
Scale: 1/8" = 1'-0" (EXISTING)

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AREA MAP

LWLA

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DRIVE TIME:15 minutes or less

- Santa Monica
- Culver City
- Vernon
- DTLA
- Hollywood

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