

FOR LEASE

1645 N MAIN ST
LOS ANGELES • CA 90012

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



±14,813 SF BUILDING ON ±73,500 SF OF LAND

**CREATIVE BUILDING WITH ±150 CAR PARKING
FORMER FLEET MAINTENANCE FACILITY**

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PROPERTY HIGHLIGHTS

- ±14,813 SF of Buildings (Main Building is ±12,960 SF) on ±73,500 SF of Land
- Former State of California Fleet Maintenance Facility
- Approximately ±4,700 SF of Executive Offices
(Kitchen, Men's & Women's Locker Room with Showers, Conference Room, etc.)
- 2 Ground Level Loading Doors
- 19' Clear, Sprinklered
- 150± Car Parking, Gated and Fully Lit
- 2 Street Access
- CNG Fuel Pump; Unleaded Fuel Pump; Car Wash
(Tenant Must Verify if Equipment is Working and Usable)
- 5,000 Gallon Above Ground Fuel Tank; CNG Above Ground Fuel System
(Tenant Must Verify if Equipment is Working and Usable)

- Built in 2002, Block Construction
- MR2 Zoning
- Excellent Chinatown Location, Near the 5, 110 and 101 Freeways
- Call Broker on Equipment List which will Remain
(Tenant Must Verify if Equipment is Working and Usable)

PRICING SUMMARY

- Lease Rate: \$57,500/Mo GRS (\$0.78 PSF/Mo on the Land)

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

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LEE & ASSOCIATES
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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

LEE-ASSOCIATES.COM

PROPERTY PHOTO

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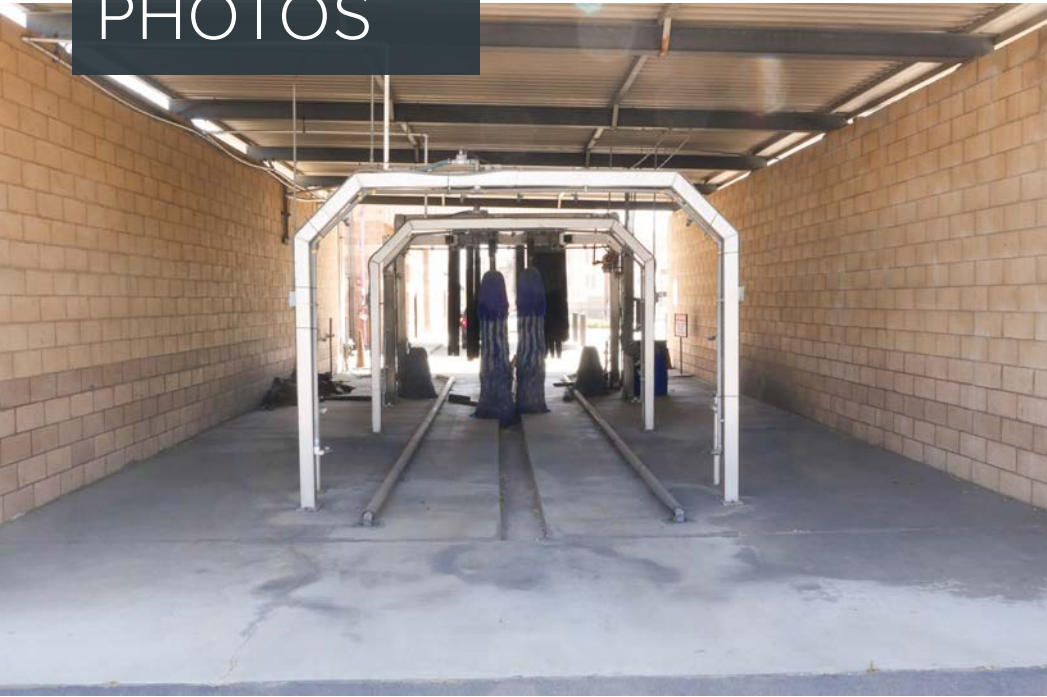
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PROPERTY PHOTOS

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LOCATION AERIAL



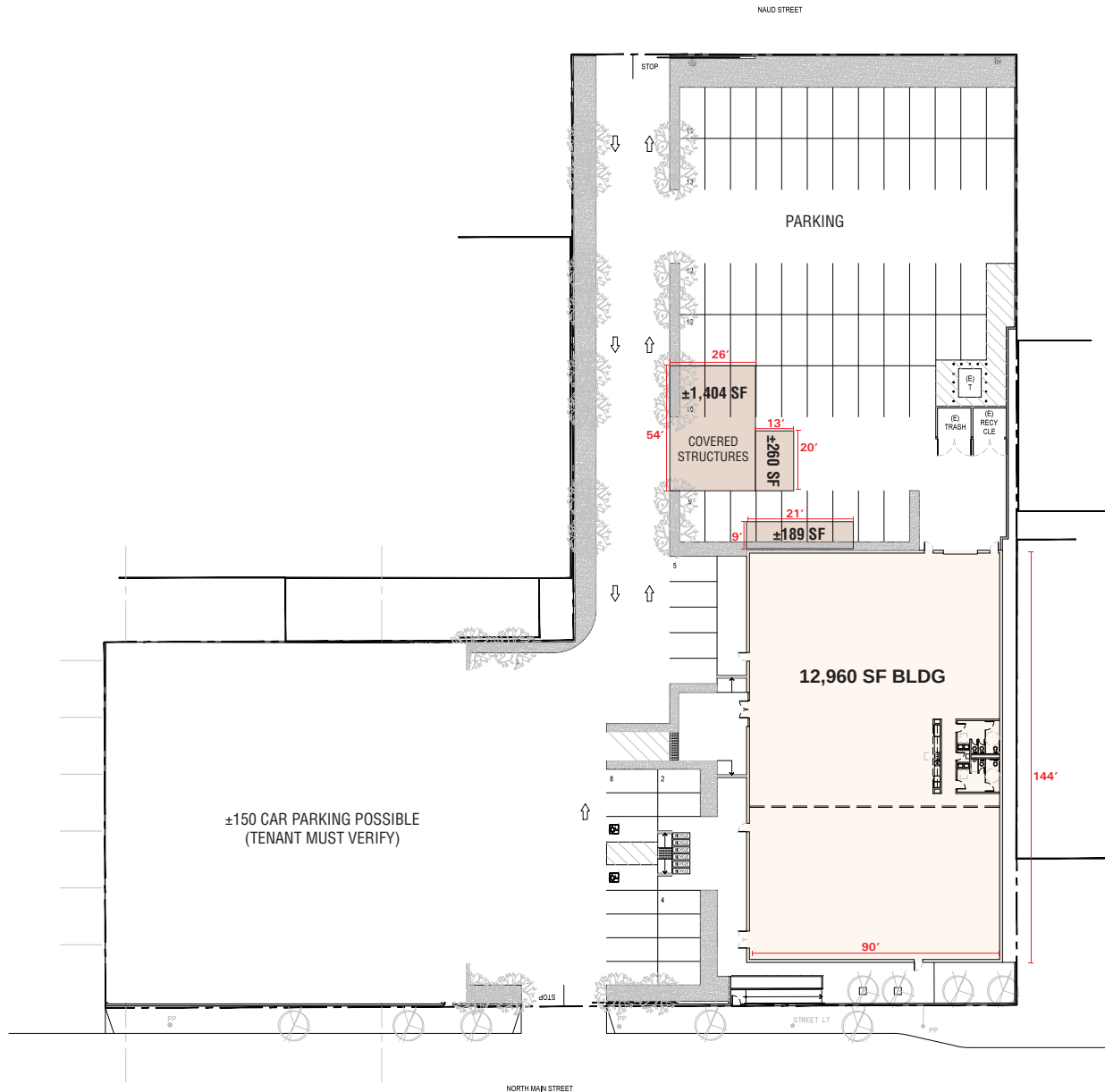
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SITE PLAN - EXISTING
1645 MAIN - concept design

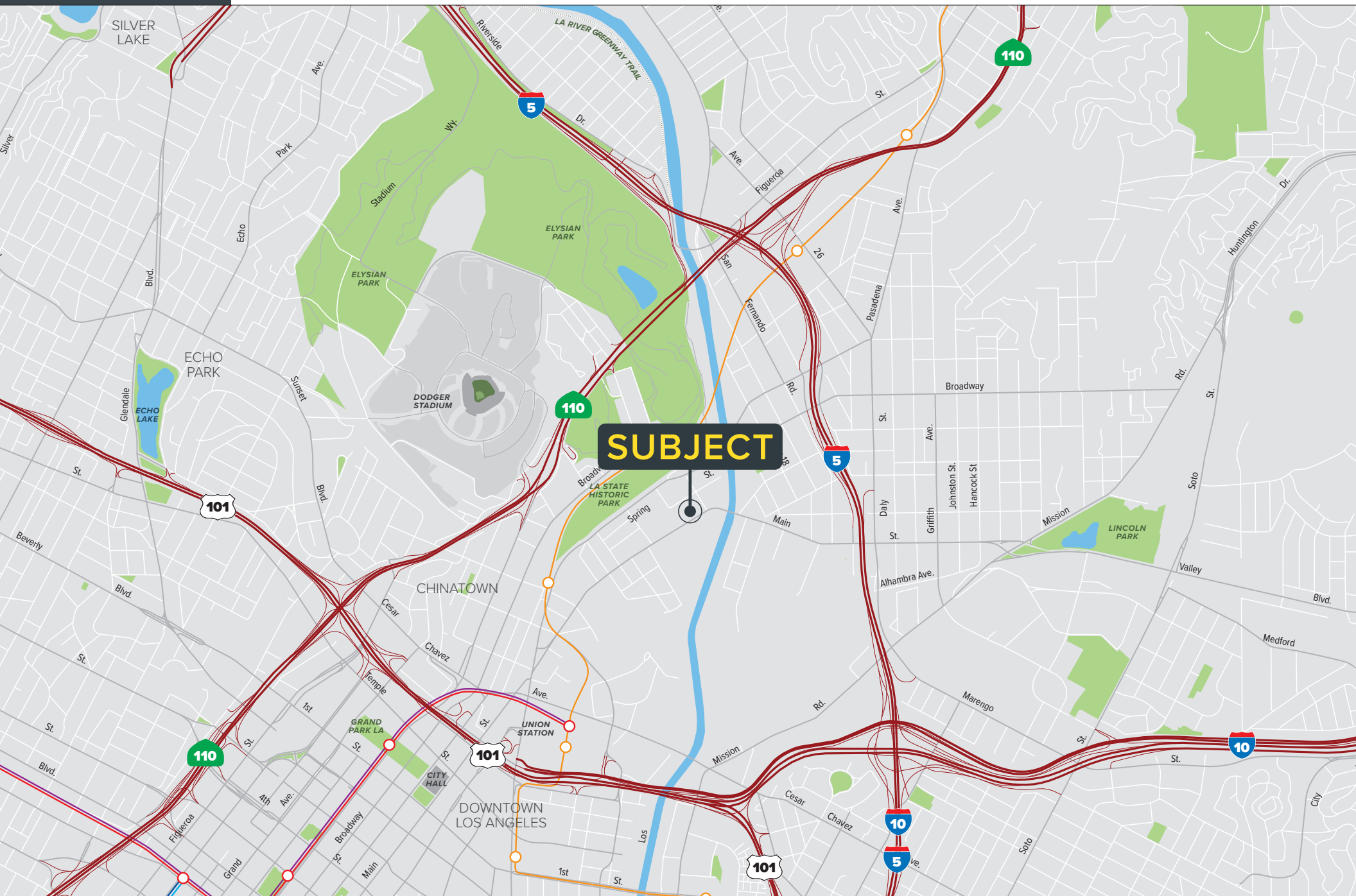
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LOCATOR MAP

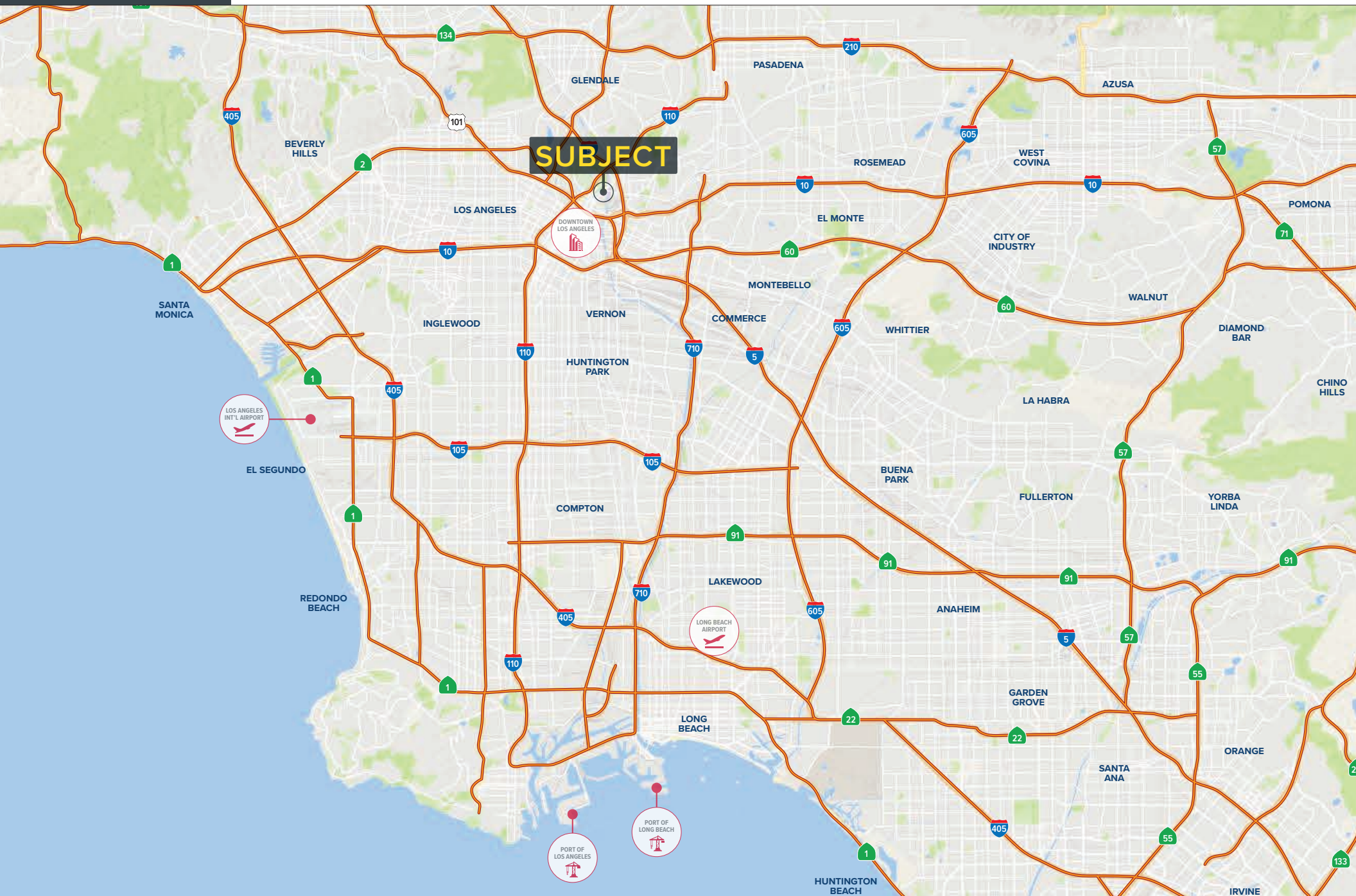


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REGIONAL MAP



5409 3

100'

2001

BK.
5414

NORTH SPRING

53 SOTELLO

NAUL
ST.

5413-14 & 22

TRACT NO 20985 M. B. 672-67-69

CITY LANDS OF LOS ANGELES M.R. 2-504-505

WILHARDT TRACT M. R. 6 - 289

LEAL'S SUBDIVISION OF A PART OF THE YBARRA TRACT
M. R. 7-72

TRACT NO. 51669 M.B. 1221-1-4

APR 02 2001

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