

1652 S MATEO ST LOS ANGELES, CA 90023

FOR LEASE
ONLY 1,849 SQ FT OF PART OF THE
WAREHOUSE WILL BE LEASED

FOR LEASE | ASKING \$3.25 NNN | NNN FEES: \$0.37 CENTS | DOWNTOWN L.A.



PROPERTY OVERVIEW

An oasis of creativity nestled in a premier area of Downtown LA, 1652 Mateo St is surrounded by muses and inspiration. It has a leasable office area of 1,849 sq ft, a brainstorming space, and a relaxed area, beautiful floors, glass, and high-end finishes. Besides the building's main tenant, the building's owner is a recognized cannabis company.

The Landlord is looking for a three-year term to begin, and is offering two parking spaces. Triple Net Fees \$0.37 cents.

Please contact the broker to show.

LEASE PRICE:	\$3.25 NNN
NNN FEES:	\$0.37 cents
BUILDING SIZE:	23,748 SF
LEASABLE OFFICE SPACE:	1,849 SF
LOT SIZE:	0.73 AC
YEAR BUILT:	1986
CONSTRUCTION:	MASONRY
SPRINKLER SYSTEM:	ESFR
POWER SUPPLY:	Amps: 800 Volts: 240 Phase: 3 Wire: 4
ZONING:	LAM3



YAN R. TKACH

(213) 699-2055
BROKER LICENSE: 02049736
YAN@TKACHVENTURES.COM



NATALY MAKABI

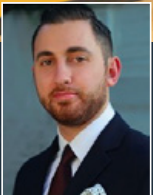
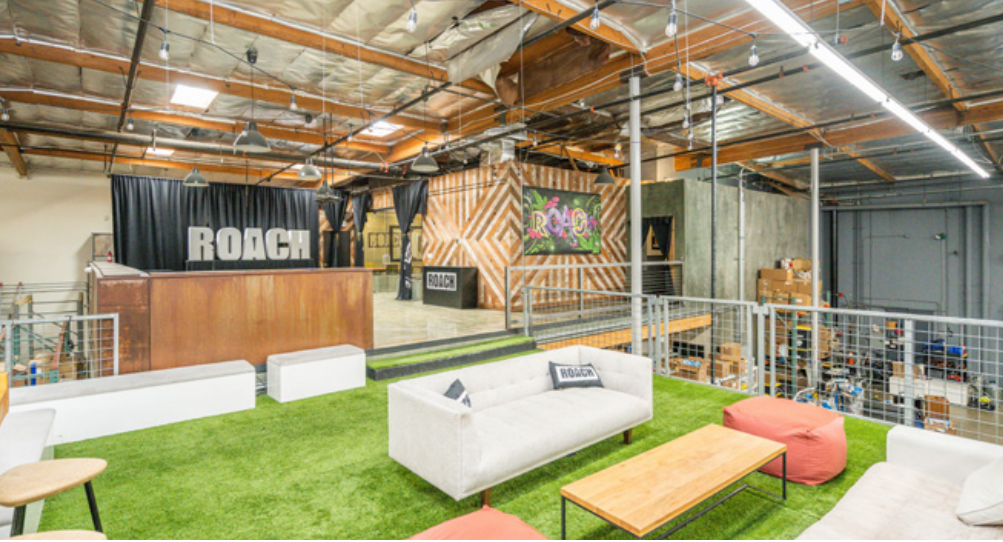
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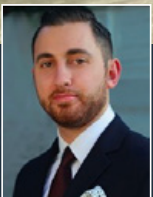
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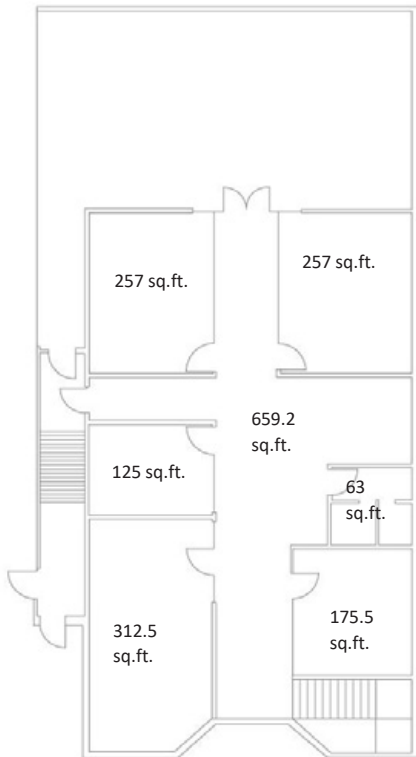
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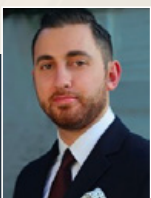
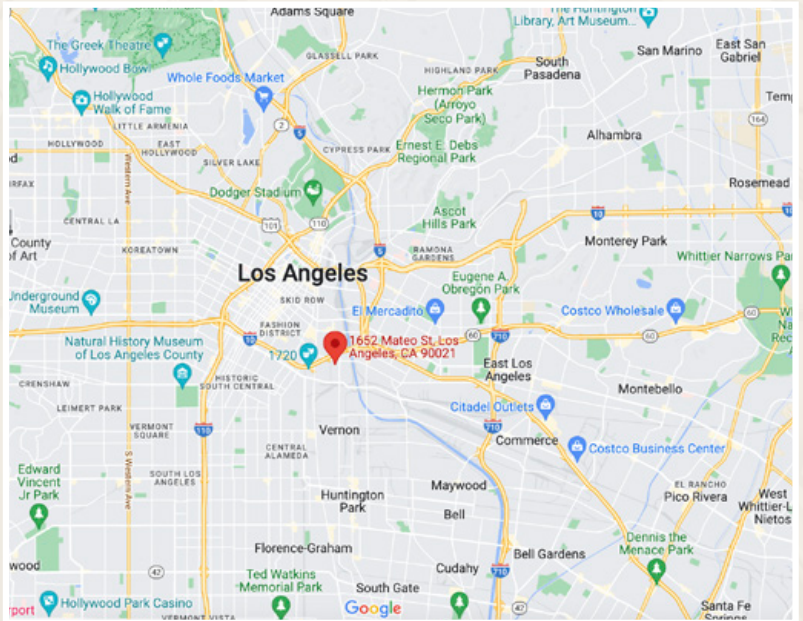
PROPERTY FLOOR PLAN



1849.2
sq ft
total

**1652 MATEO ST
LOS ANGELES CA
MEZZANINE / OFFICE
SUITE C**

PROPERTY LOCATION MAP



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