

**MAJOR PRICE REDUCTION  
4% TO CO-OP BROKER  
FLEXIBLE LEASE TERMS**



**10,835 SF AVAILABLE FOR LEASE**

**INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE**

1545 Rio Vista Avenue | Los Angeles, CA 90023



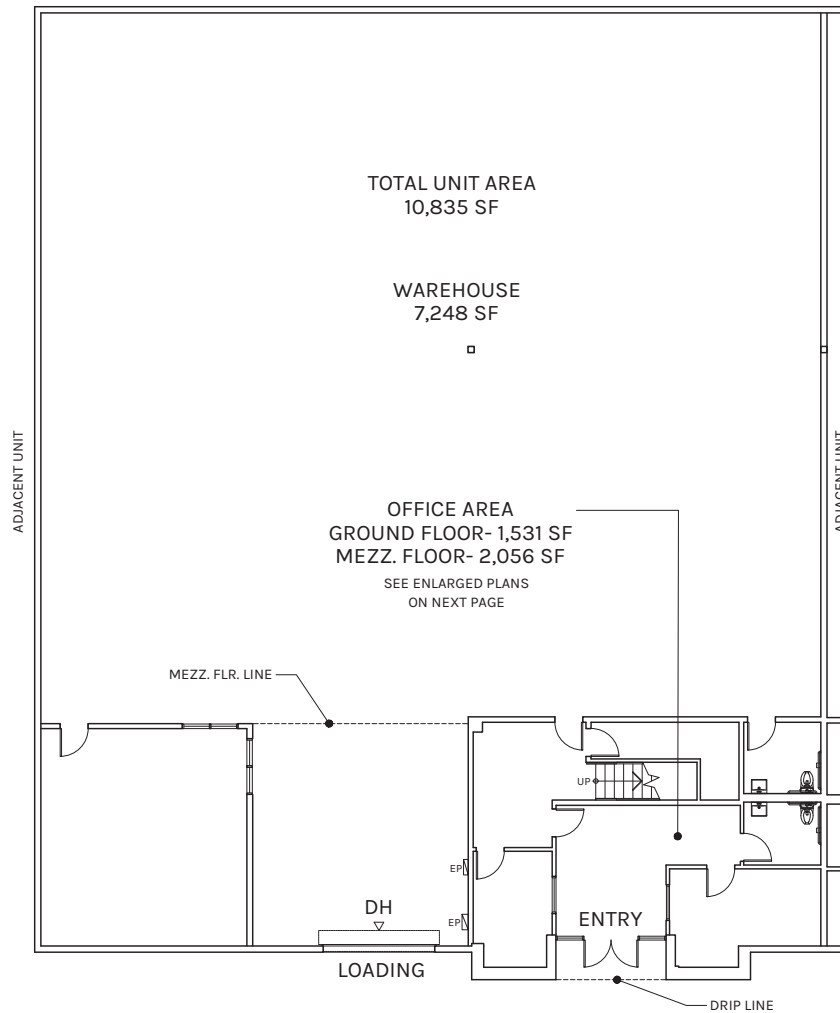
### PROPERTY HIGHLIGHTS

- 28' Clear Height
- One (1) Dock High Loading Door
- 1,531 SF Ground Floor - 2,056 SF Mezzanine Office
- Sprinklered - K-25 ESFR
- Ten (10) Fenced, Secured Concrete Parking Spaces
- Easy Access to 10, 5, 60, 110, 710 & 110 Freeways
- M3 Zoning
- 4% to Co-Op Brokers if Lease Signed Before December 31, 2023
- Lease Rate \$1.95/SF/Month, MG, plus an estimated \$0.13 CAM/SF/Month
- Construction Type: CTU
- Great Office/Design Area
- Three (3) Restrooms - One (1) Located on 2nd Floor Office
- Minutes from Downtown, Vernon and Arts District

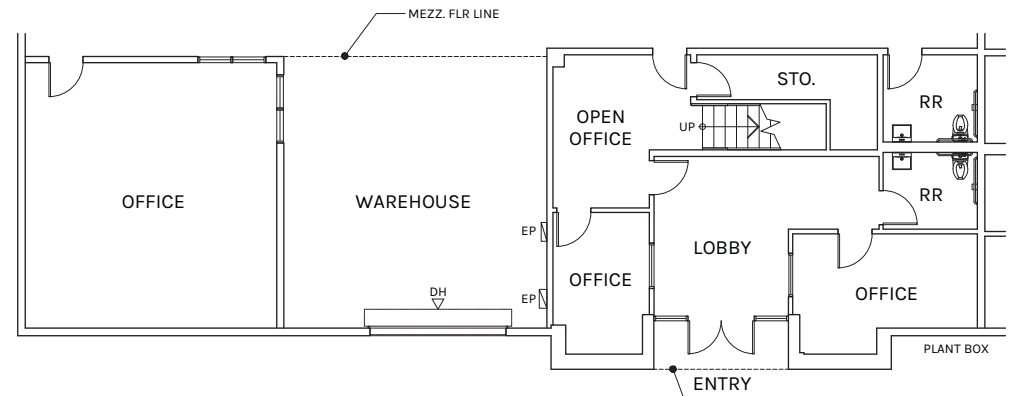




## FLOOR PLAN



## GROUND FLOOR OFFICE : 1,531 SF



## MEZZANINE FLOOR OFFICE : 2,056 SF



**WAREHOUSE**

7,248 SF

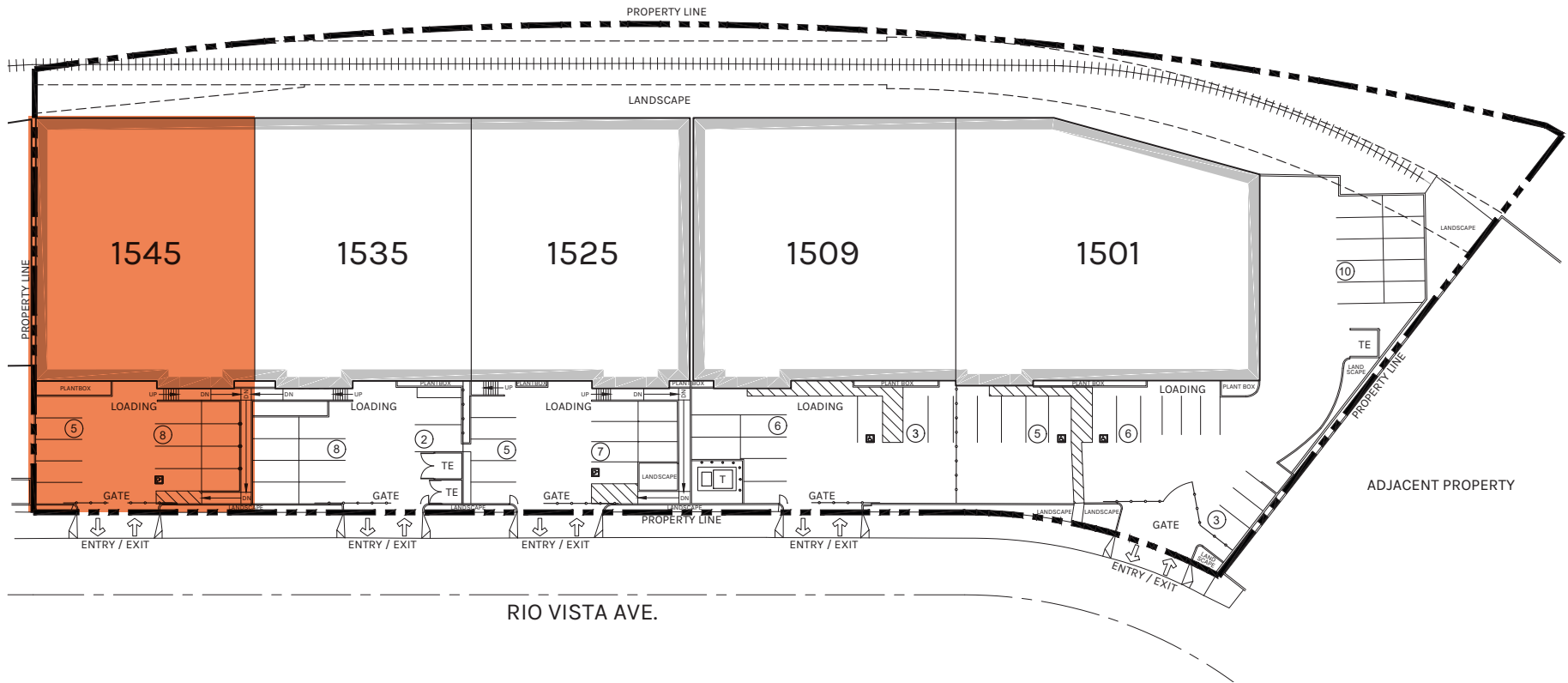
**OFFICE**

3,587 SF

**TOTAL**

10,835 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



**WAREHOUSE**

7,248 SF

**OFFICE**

3,587 SF

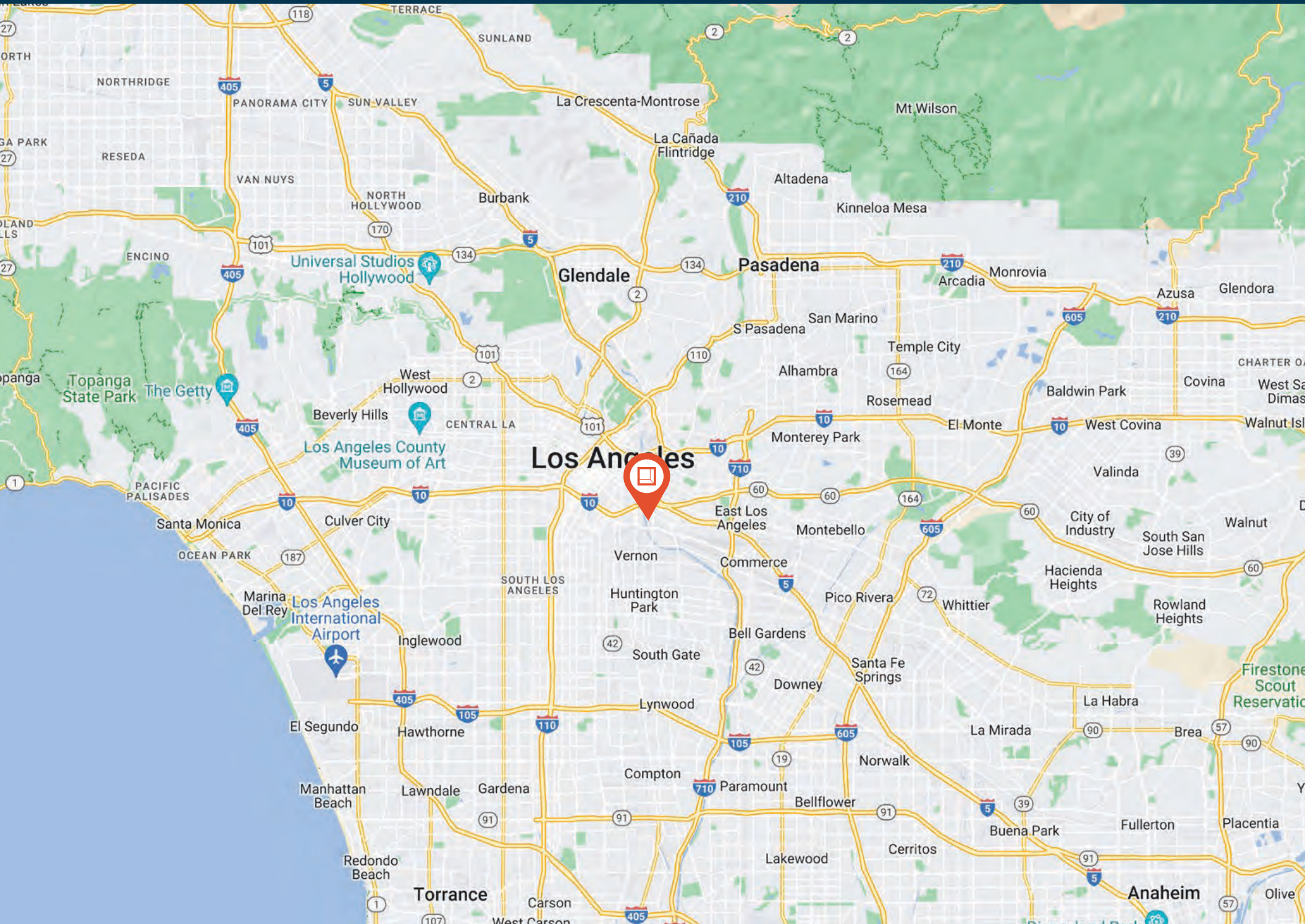
**TOTAL**

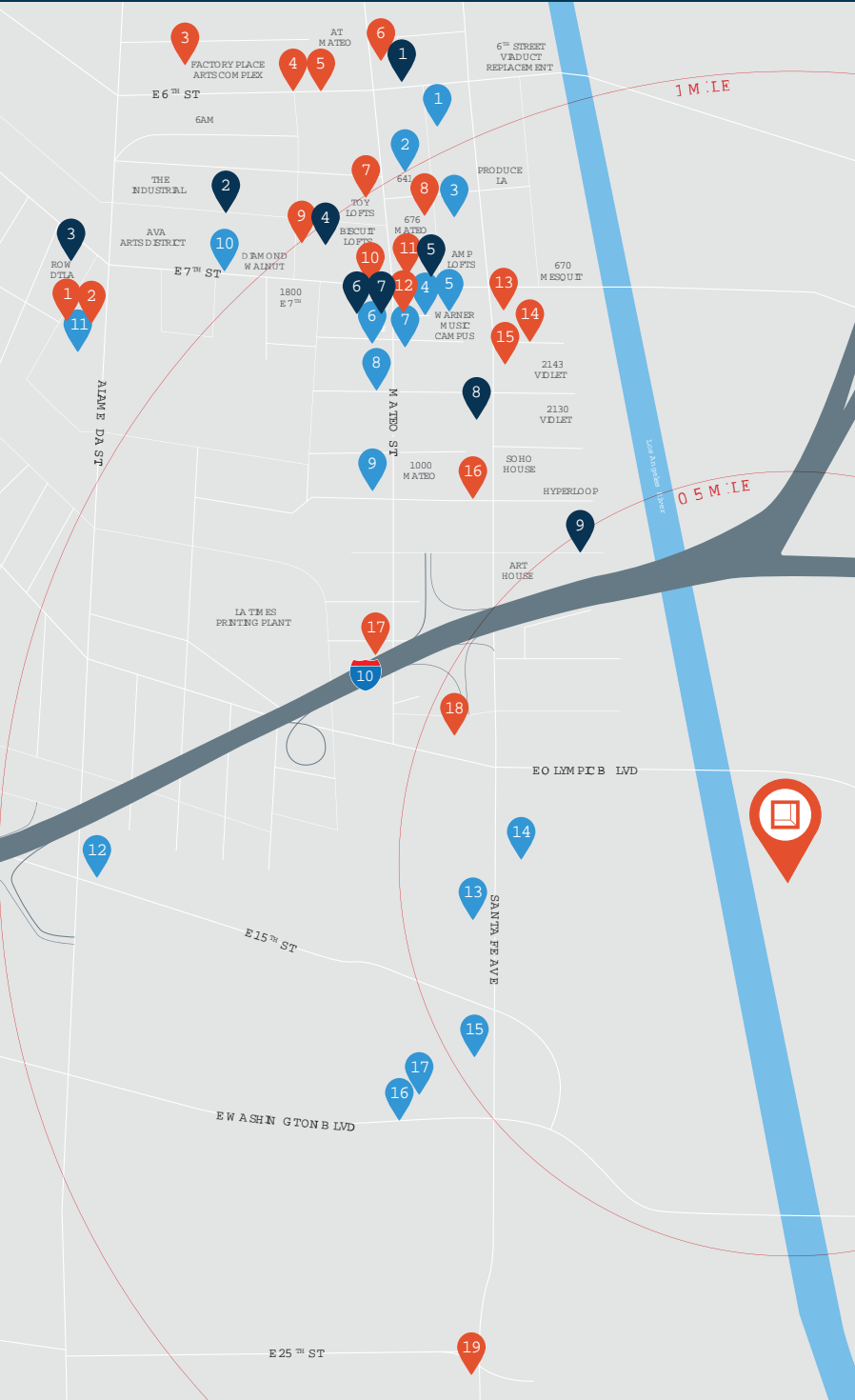
10,835 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

# Property Location

1545 Rio Vista Avenue





## Restaurants

- |                             |                               |
|-----------------------------|-------------------------------|
| 1. Paramount Coffee Project | 11. Pizzanista!               |
| 2. Tartine Bianco           | 12. Guerrilla Tacos           |
| 3. The Factory Kitchen      | 13. Bread Lounge              |
| 4. Officine Brera           | 14. Bestia                    |
| 5. Sixth+Mill               | 15. Stumptown Coffee Roasters |
| 6. Blue Bottle Coffee       | 16. Maru Coffee               |
| 7. Little Bear              | 17. Steven's Deli             |
| 8. Urban Radish             | 18. The Porter Junction Cafe  |
| 9. Café Soci t              | 19. Trattoria 25              |
| 10. Church & State          |                               |

## Bars/Breweries/Distilleries

- |                                  |                          |
|----------------------------------|--------------------------|
| 1. The Spirit Guild              | 6. Everson Royce Bar     |
| 2. Iron Triangle Brewing Company | 7. Silverlake Wine       |
| 3. Flask & Field                 | 8. Our/Los Angeles Vodka |
| 4. Pour Haus Wine Bar            | 9. Greenbar Distillery   |
| 5. Tony's Saloon                 |                          |

## Retail/Misc Entertainment

- |                          |  |
|--------------------------|--|
| 1. Dover Street Market   | 10. ICA LA                                     |
| 2. Two Bit Circus        | 11. Bodega                                     |
| 3. WePlay Live           | 12. Guess Jeans                                |
| 4. Commonwealth          | 13. Knupp Gallery/Simard Bilodeau Contemporary |
| 5. The House of Machines | 14. Susanne Vielmetter Gallery                 |
| 6. Arch The              | 15. Cirrus Gallery                             |
| 7. Base Coat Nail Salon  | 16. Ghebaly Gallery                            |
| 8. Uptown Pup            | 17. Night Gallery                              |
| 9. Rolling Greens        |  |



