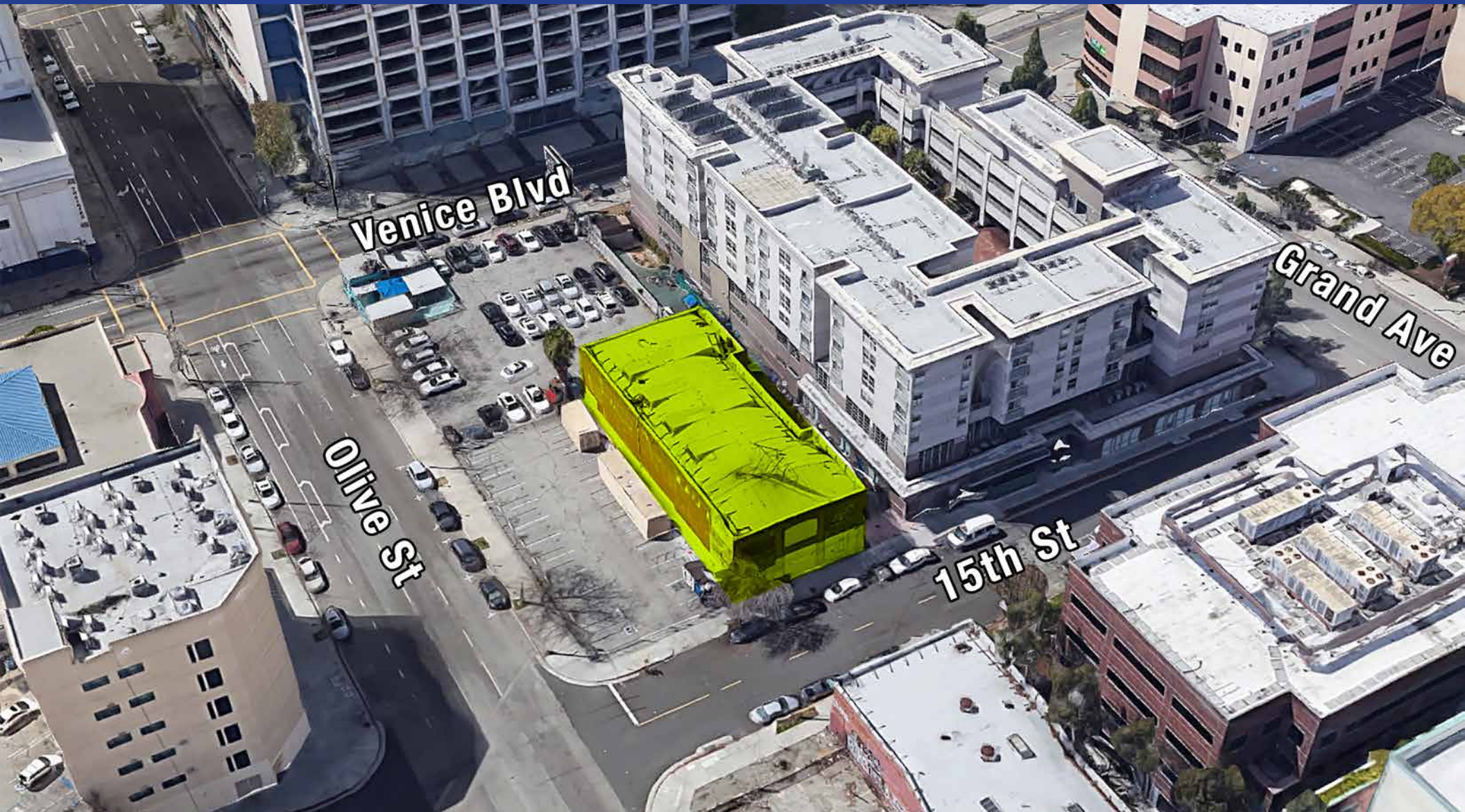


2-STORY DTLA CREATIVE/WAREHOUSE FOR LEASE

Close to Convention Center, Crypto.com Arena & LA LIVE

236-238 W 15TH STREET, LOS ANGELES, CA 90015



Total of 11,000 SF Available

**236-238 W 15TH STREET
LOS ANGELES, CA 90015**

Property Details

Total Building Area:	11,000± SF
Ground Floor Area:	5,500± SF
Second Floor Area:	5,500± SF
Restrooms:	5
Construction:	Red Brick
Ceiling Height:	14'
Power:	240V/3-Phase
Parking:	Street and Contract
Zone:	LA C2-2D
APN:	5134-021-003

Property Highlights

- 11,000± SF 2-story building available for lease
- Many possible uses!
- Great for warehouse, garment use, office, studio, or creative applications
- Authentic character with red brick walls
- Exposed wood bow truss with 14' ceiling height
- Concrete floors, skylights and large windows
- Abundant nearby street and contract parking
- Fantastic DTLA South Park location
- Just blocks from Convention Center, Crypto.com Arena, Microsoft Theater, and LA LIVE
- 2 blocks north of Santa Monica (I-10) Freeway
- 5 minute walk to Expo/Blue Line Pico station

** Note: No loading docks and no HVAC.*

Non-functional elevator between the first and second floors (will remain non-functional).

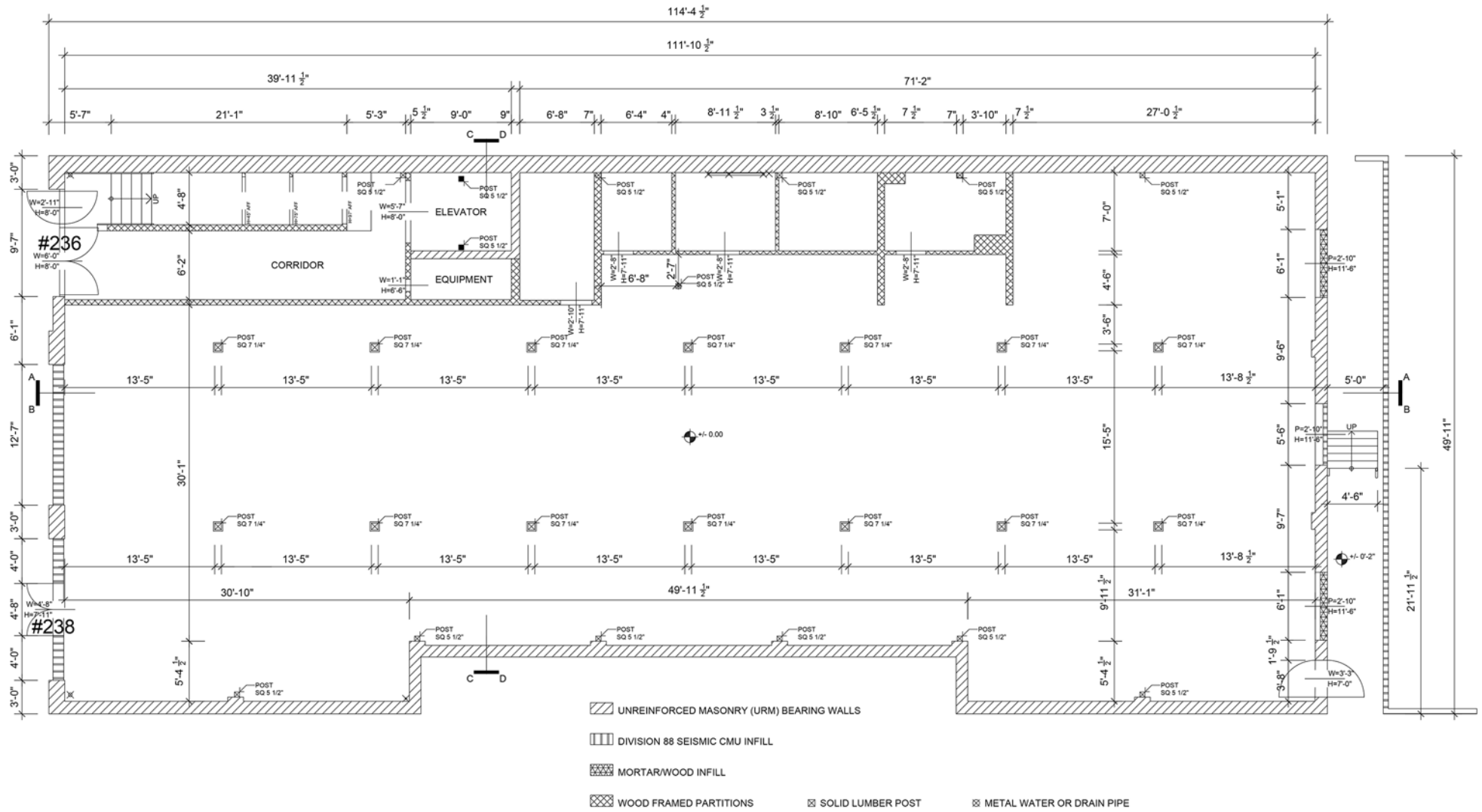
Property must be leased in "as is" condition.

**Lease Rental: \$11,000 Per Month
(\$1.00 Per SF Gross) — Term: 3 Years**

Property Photos



Ground Floor Site Plan

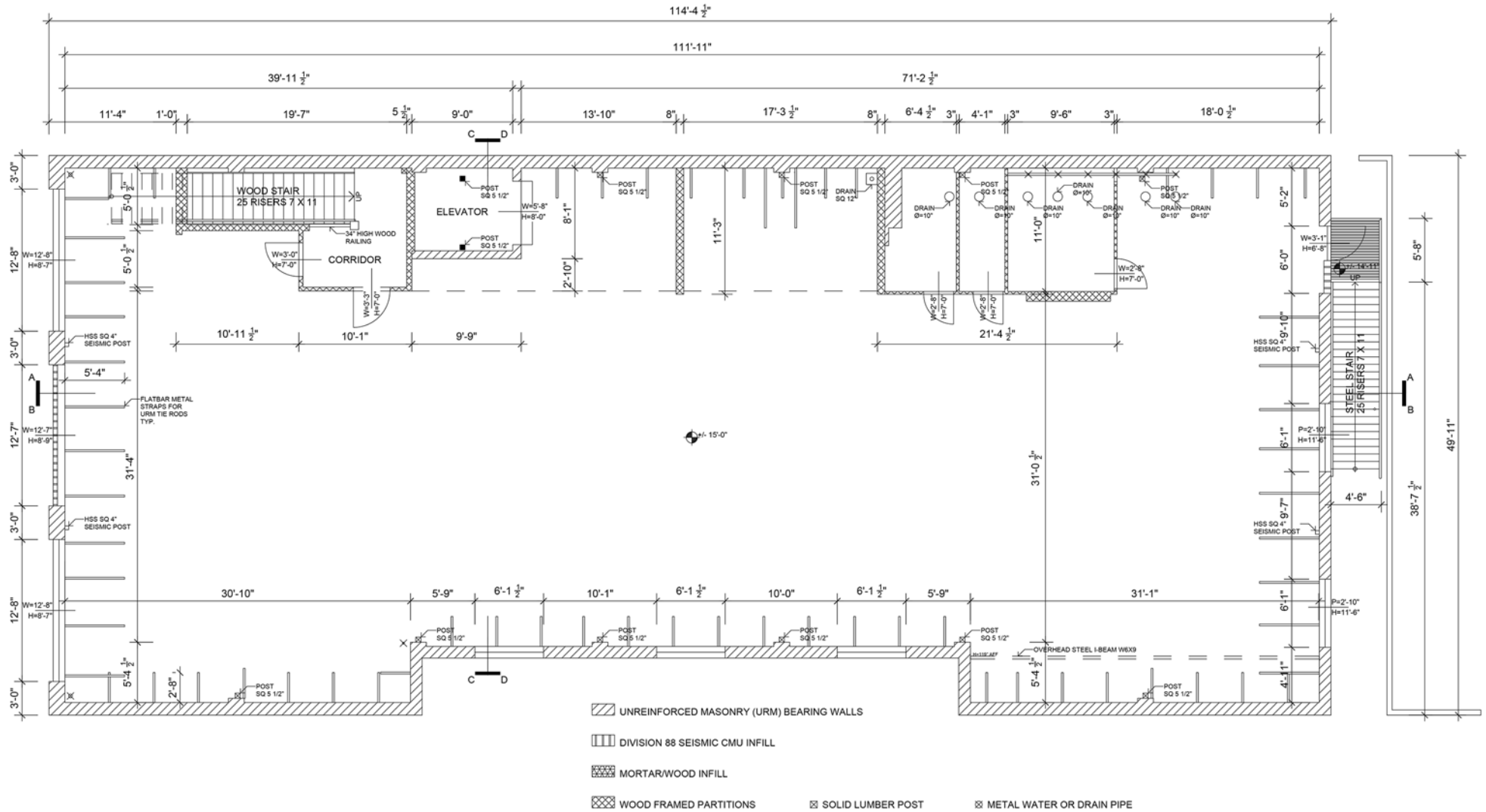


#236 AND #238 WEST 15TH STREET, LOS ANGELES, CA 90015

MEASURED: 2/26/2022
DRAWN: 3/6/2022

FIRST FLOOR PLAN

Second Floor Site Plan



#236 AND #238 WEST 15TH STREET, LOS ANGELES, CA 90015

MEASURED: 2/26/2022

DRAWN: 3/6/2022

SECOND FLOOR PLAN



Area Map

