
For Lease | Single Story Creative Flex Campus

UP TO 12,430 SF AVAILABLE

3641-3645 10TH AVENUE, LOS ANGELES, CA



POTENTIAL FOR OFFICE/INDUSTRIAL/STUDIO/RETAIL USERS

EXPO CROSSING | 3645 10TH AVENUE, LOS ANGELES



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Property Highlights

3645 10th Avenue is a renovated flex building with high visibility located at the intersection of 10th Avenue & Exposition Boulevard. This gated compound features a 12,430 SF creative building with a private and secure yard.

The flex building is separated into three high-end, built out suites:

3641 10th Avenue

- **5,900 SF** fully-finished creative suite with open ceilings, roll-up door, renovated kitchen, restrooms and storage.
- **560 SF** Patio Space.

3645 10th Avenue

- **3,730 SF** fully-finished creative suite with open ceilings, renovated kitchen and restrooms.
- **2,800 SF** high-clear industrial creative suite with 14.5-18' ceiling heights, polished concrete floors and a roll-up door.
- **300 SF** Patio Space.



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Property Details

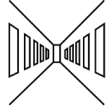
	12,430 SF
BUILDING SIZE:	3641 10th Ave: 5,900 SF + 560 SF Patio Space 3645 10th Ave: 3,730 SF + 2,800 SF + 300 SF Patio Space
STORIES:	One (1) + Mezzanine
LEASE TERM:	Negotiable
RENTAL RATE:	3641 10th Ave: \$3.50/SF NNN 3645 10th Ave: \$3.25/SF NNN
EST. NETS:	\$0.80
CEILING HEIGHTS:	14.5' - 18'
FIBER PROVIDER:	TBD
PARKING:	±28 Spaces



Advantages of a Private Campus



Flexible Spaces



No Common Corridors



No Delays to Access



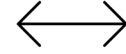
Dedicated Parking



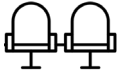
Direct Tenant Access



Private Outdoor Patio



Horizontal Campus



Private Lobby

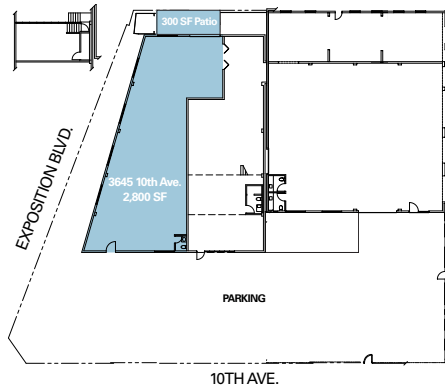


Floorplan



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2,800 Square Feet

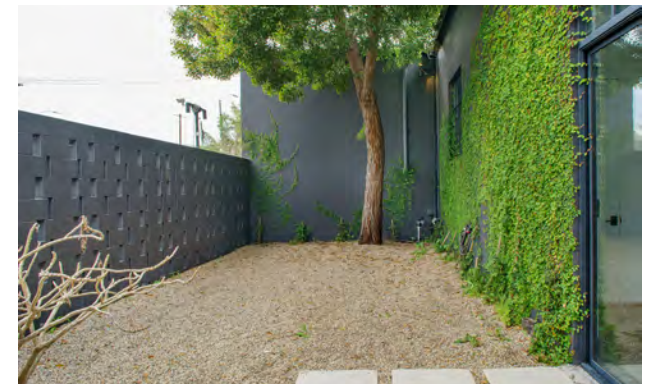
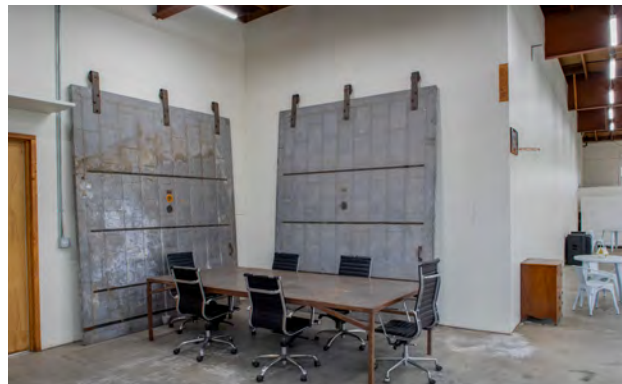


SUITE: 2,800 SF
+ 300 SF Patio Space

LEASE TERM: Negotiable

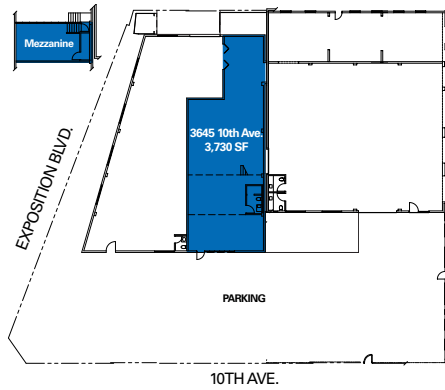
RENTAL RATE: \$3.25/SF NNN

EST. NETS: \$0.80



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3,730 Square Feet

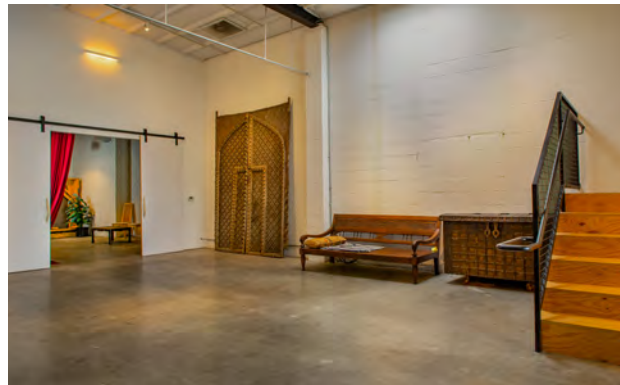


SUITE: 3,730 SF
+ 300 SF Patio Space

LEASE TERM: Negotiable

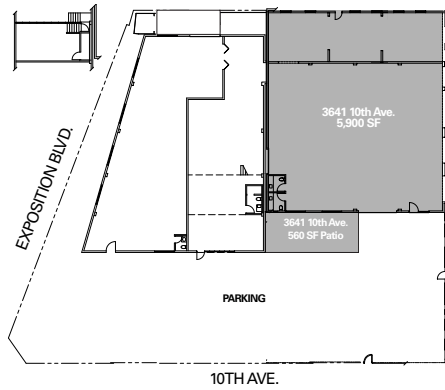
RENTAL RATE: \$3.50/SF NNN

EST. NETS: \$0.80



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5,600 Square Feet

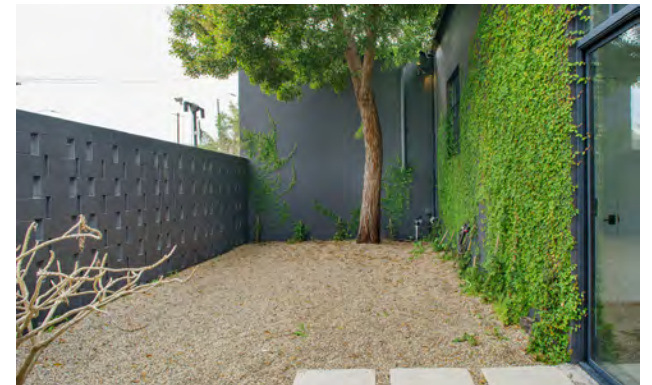


SUITE: 5,900 SF
+ 560 SF Patio Space

LEASE TERM: Negotiable

RENTAL RATE: \$3.50/SF NNN

EST. NETS: \$0.80



Expo Corridor



UP-AND-COMING

A surge of companies and highly skilled young professionals are expected to enter the Expo Place Neighborhood in anticipation of the proposed high-profile developments.



TRANSPORTATION

The LA Metro 1,433-square-mile service area covers nearly one-third of California's residents.



CLOSE TO EVERYTHING

With the expected growth of the Metro Line, commuting to Downtown, the Westside, K-Town, Hollywood, Santa Monica, Silicon Beach and LAX will become increasingly simple due to this pivotal location within the center of Los Angeles.

Easy access to the I-10 Freeway.

Expo Corridor



Points of Interest

- RIOS CLEMENTI HALE**

The world renowned architectural firm relocated its Corporate Headquarters from Hollywood to Exposition Place (steps away from the subject property). They wanted to take full advantage of the direct access to multiple transit lines, the exciting new developments in around the immediate area in addition to building ownership.
- CRENSHAW CROSSING**

Located on the Southeast Corner of Crenshaw and Exposition (steps from the subject property) the 401 unit mixed-use residential project will also be comprised of nearly 40,000 sf of shops and restaurants. The project's design team includes Belzberg Architects, SVA Architects and the landscape architecture firm RELM.
- OLSON HOMES - EXPO WALK**

The residential developer has constructed 78 residential town homes and condominiums near Exposition Place. The multi street development also includes onsite parking.
- 3518 CRENSHAW**

This TOC Project is led by RSE Capital Partners and will include 81 residential units with ground floor retail. Plans are in the final stages of City approval.



Points of Interest

DISTRICT SQUARE
District Square is a Transit-Oriented Mixed Use Multi-Family Development project at the southeast corner of Crenshaw Boulevard and Rodeo Road (one block from the Subject Site). The 6.5-acre site will include 573 residential units in addition to grocery, restaurants, and retail amenities. The project is currently being evaluated to include a "significant" number of affordable units.

BALDWIN HILLS CRENSHAW PLAZA REDEVELOPMENT
The 40 acre property is currently on the market and is planned to be redeveloped into a state-of-the-art experience with a mix of high-end stores restaurants and creative office space.

4242 CRENSHAW
A development is planned for 124 residential units and 6,000 square feet for retail. The project is working through city approval's currently.

3600 STOCKER STREET
Axiom Real Estate Investments has proposed a 5-story mixed-use apartment project. The project would include 69 apartments.



Metro Rail Lines

EXPO LINE

The Expo Line is one of the Metro's most ridden transit routes and has a daily ridership of over 60,000+.

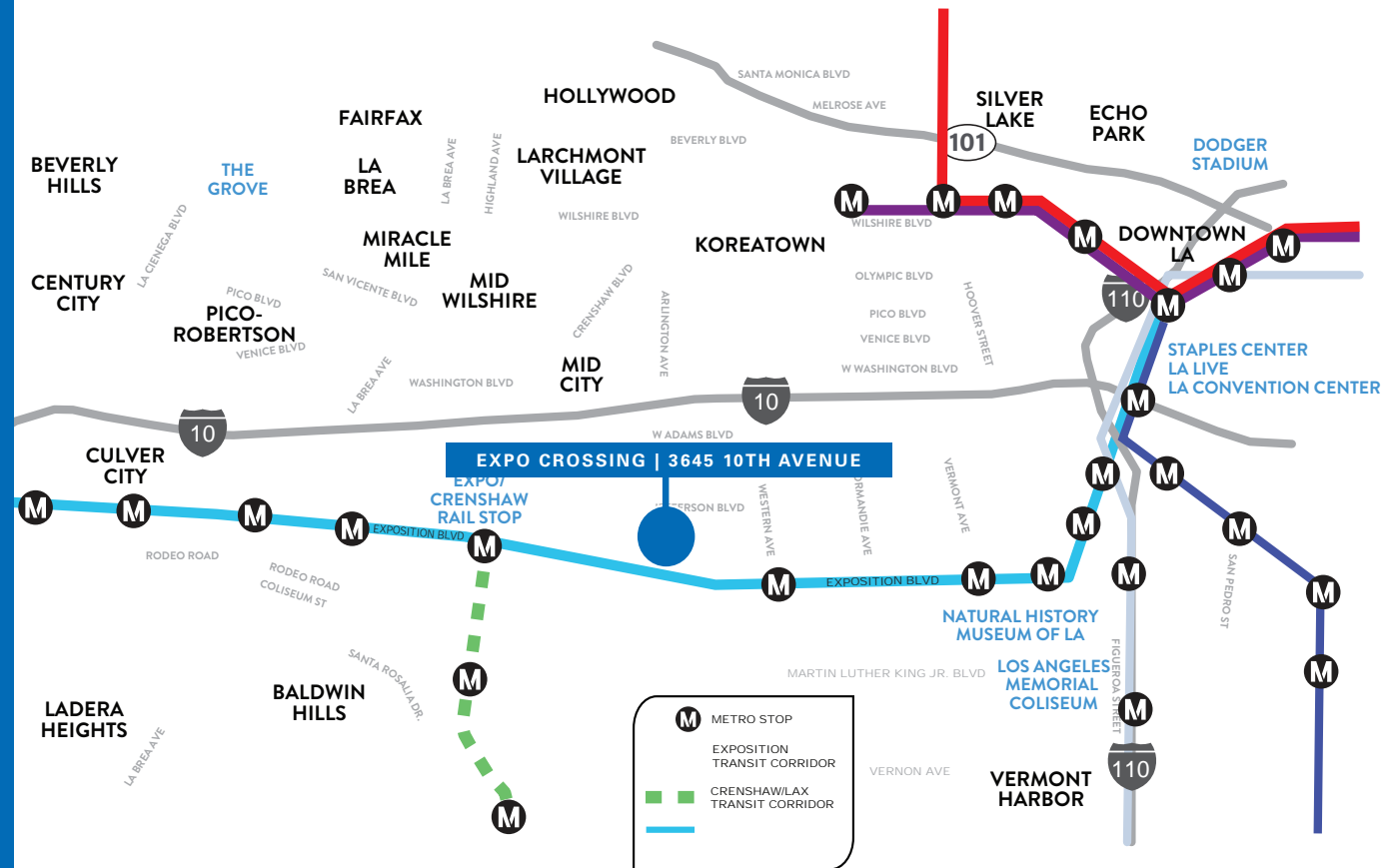
The Expo Line Travels 15.1 miles from DTLA to Downtown Santa Monica in only 46 minutes. That's 20-40 minutes less than driving during rush hour

The Expo Line Extension was completed in 2016 (6.6 miles/7 new stations) with a \$1.5 billion investment.

CRENSHAW LINE

One of Los Angeles's most anticipated transit projects, an 8.5-mile light rail line connecting the Expo line to the South Bay, will be coming soon.

Once complete, the train line will link the existing Expo) and Green lines, and will bring riders to LA International Airport's people mover system.



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