

**Available SF** 5,800 SF

**Industrial For Lease**
**Building Size** 51,570 SF

**Address:** 2485 Hunter St, Los Angeles, CA 90021

**Cross Streets:** S Santa Fe Ave/10 Freeway

15' Clear Warehouse in Arts District  
 Many Creative Uses Nearby, M3 Zone  
 DTLA @ Santa Fe Ave & 10 Freeway  
 Walk to Bestia, Stumptown, Maru Coffee, Wine Stop,  
 Warner Music

<b>Lease Rate/Mo:</b>	\$6,786	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	900 SF / 3
<b>Lease Rate/SF:</b>	\$1.17	<b>Clear Height:</b>	15'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	0	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	5,800 SF	<b>DH Doors/Dim:</b>	1 / 8'x10'	<b>Finished Ofc Mezz:</b>	200 SF
<b>Minimum SF:</b>	5,800 SF	<b>A: 100 V: 240 O: 1 W: 1</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Brick	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Yrs w/Annual Increases	<b>Const Status/Year Blt:</b>	Existing / 1939	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 4</b>	<b>/ Ratio: 0.7:1</b>	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$5,776 / 2018	<b>Rail Service:</b>	No	<b>To Show:</b>	Lockbox
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	CBD
<b>Zoning:</b>	M3			<b>APN#:</b>	5168-031-025,5168-027-004

**Listing Company:** Lee & Associates

**Agents:** [Matthew Artukovich 323-767-2033](mailto:martukovich@lee-associates.com)
**Listing #:** 24827985

**Listing Date:** 07/20/2020

**FTCF:** CB250N000S000/A0AA

**Notes:** Dock for only short truck or van. No access to rear. Parking in front of unit. Virtual tour link: <https://youtu.be/CtRaGRSBeok>


**SITE PLAN**  
2449-2485 Hunter St.  
Los Angeles, CA 90021

