

1318  
N SPRING ST | UNIT B

±5,000 SF CREATIVE SPACE  
**FOR LEASE**

LOS ANGELES | CA



1318 N SPRING ST, UNIT B | LOS ANGELES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

FOR MORE INFORMATION, PLEASE CONTACT

## Evan Jurgensen

VP, Principal | LIC ID 01967347

[ejurgensen@lee-associates.com](mailto:ejurgensen@lee-associates.com)

323.767.2032

TEAM-CLINE.COM

## Jack R. Cline, Jr.

Senior VP, Principal | LIC ID 00854279

[jcline@lee-associates.com](mailto:jcline@lee-associates.com)

323.767.2025

TEAM-CLINE.COM

## Doug Cline

Senior VP, Principal | LIC ID 01142005

[dcline@lee-associates.com](mailto:dcline@lee-associates.com)

323.767.2116

TEAM-CLINE.COM



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### LEE & ASSOCIATES - COMMERCE, INC.

CORP ID 01125429

500 Citadel Dr, Suite 140  
Commerce, California 90040

P 323.720.8484 | F 323.720.8474  
[LEE-ASSOCIATES.COM](http://LEE-ASSOCIATES.COM)

Lessee should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Lessee's product weight and product types and use, etc. Lessee should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Lessee in order for Lessee to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Lessee to obtain any required use permits and business licenses prior to lease execution or waiver of Lessee contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

## PROPERTY OVERVIEW



±5,000 SF Free-Standing Building



18' Clear Height



2 Fully Builtout Locker Rooms



Across from Highland Park Brewery



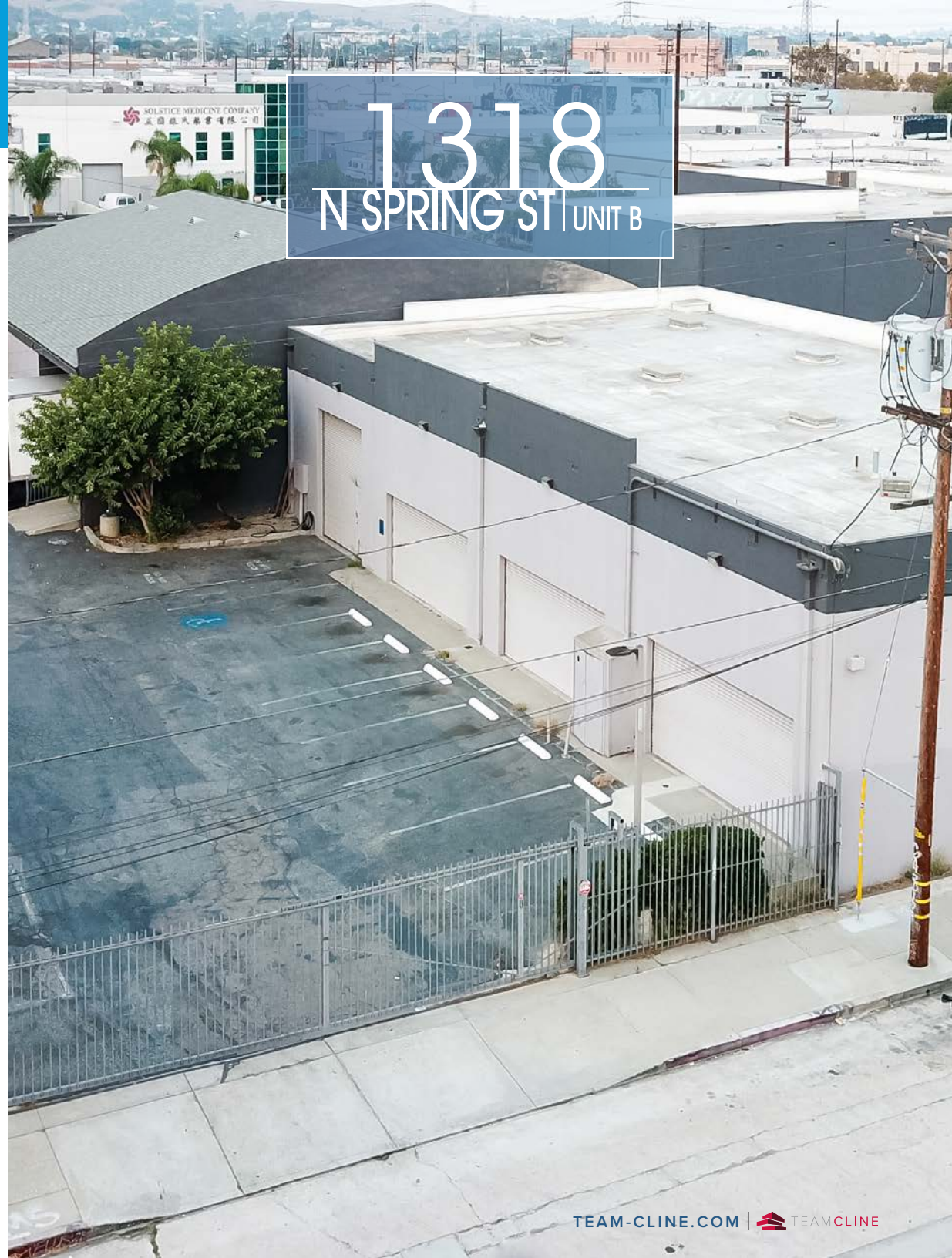
8 Dedicated Parking Spots



Adjacent to LA Historic Park

### LEASE RATE:

\$8,750/Mo NNN (\$1.75 PSF/Mo)







DODGER STADIUM

110

N BROADWAY

LA STATE HISTORIC PARK

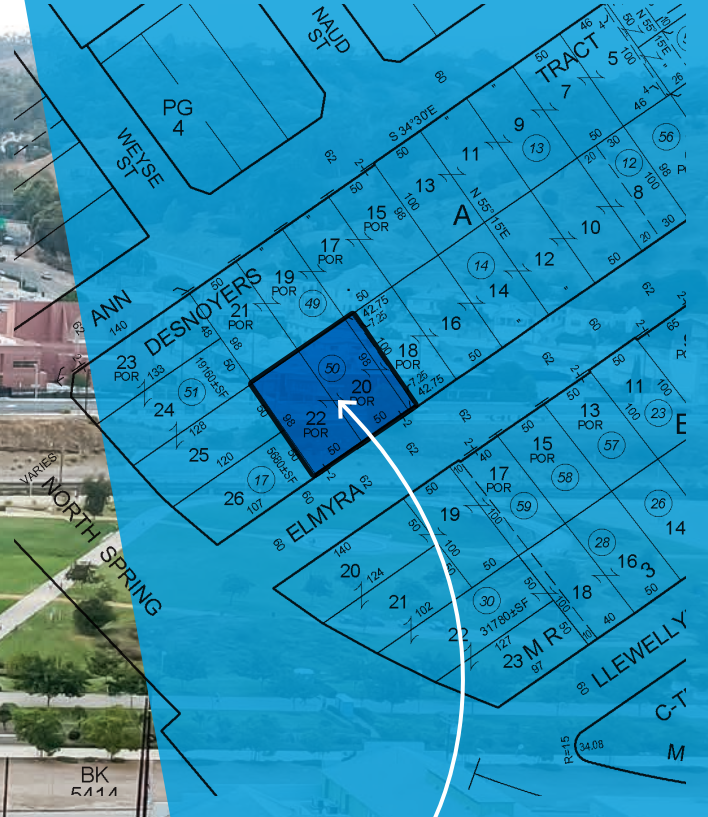
N SPRING ST

W ELMYRA ST

BK 5111

W ANN ST

PARCEL MAP



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PROPERTY AERIALS



1318 N SPRING ST, UNIT B | LOS ANGELES



DTLA

CHINATOWN  
GOLDLINE STATION

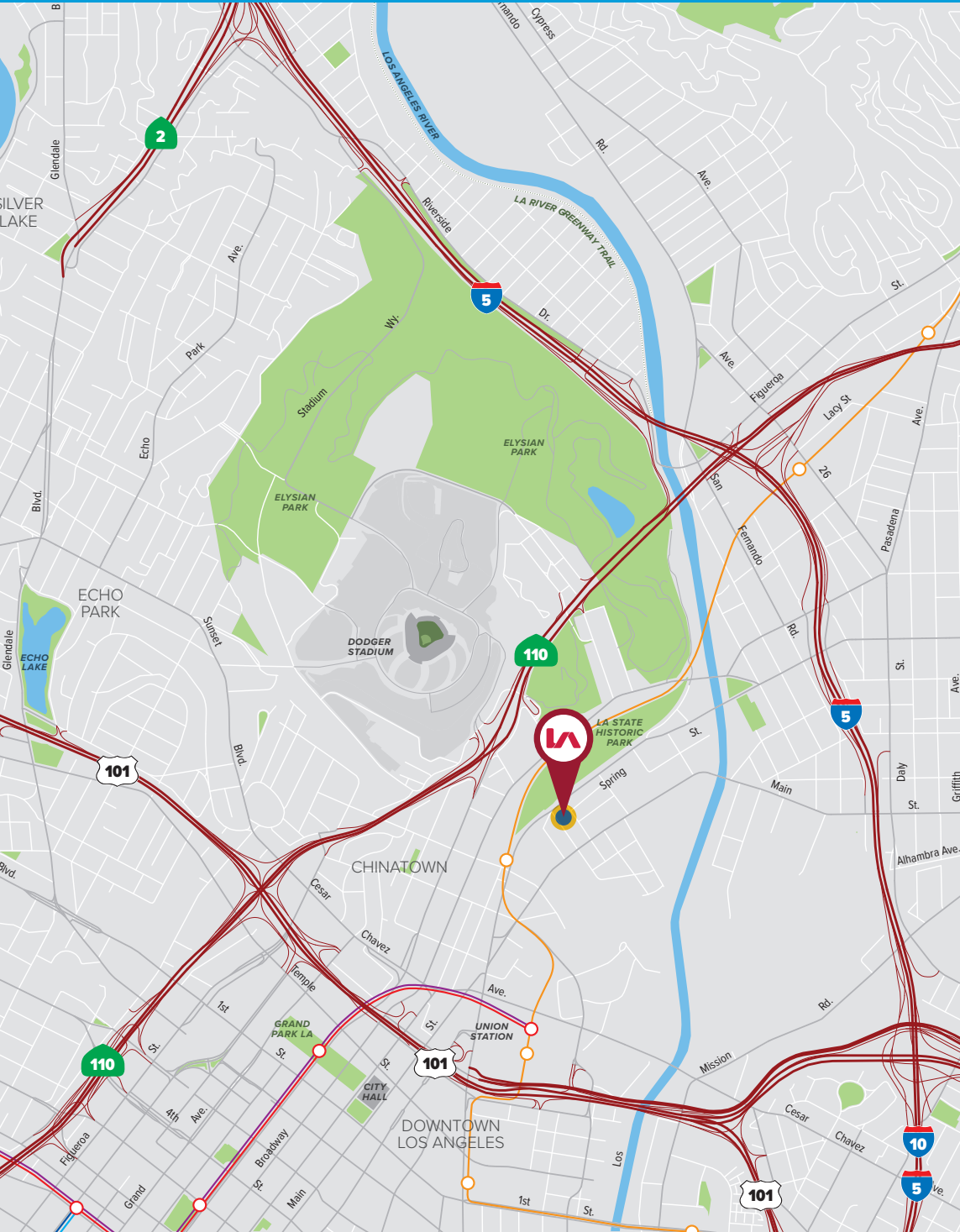
PROPERTY PHOTOS



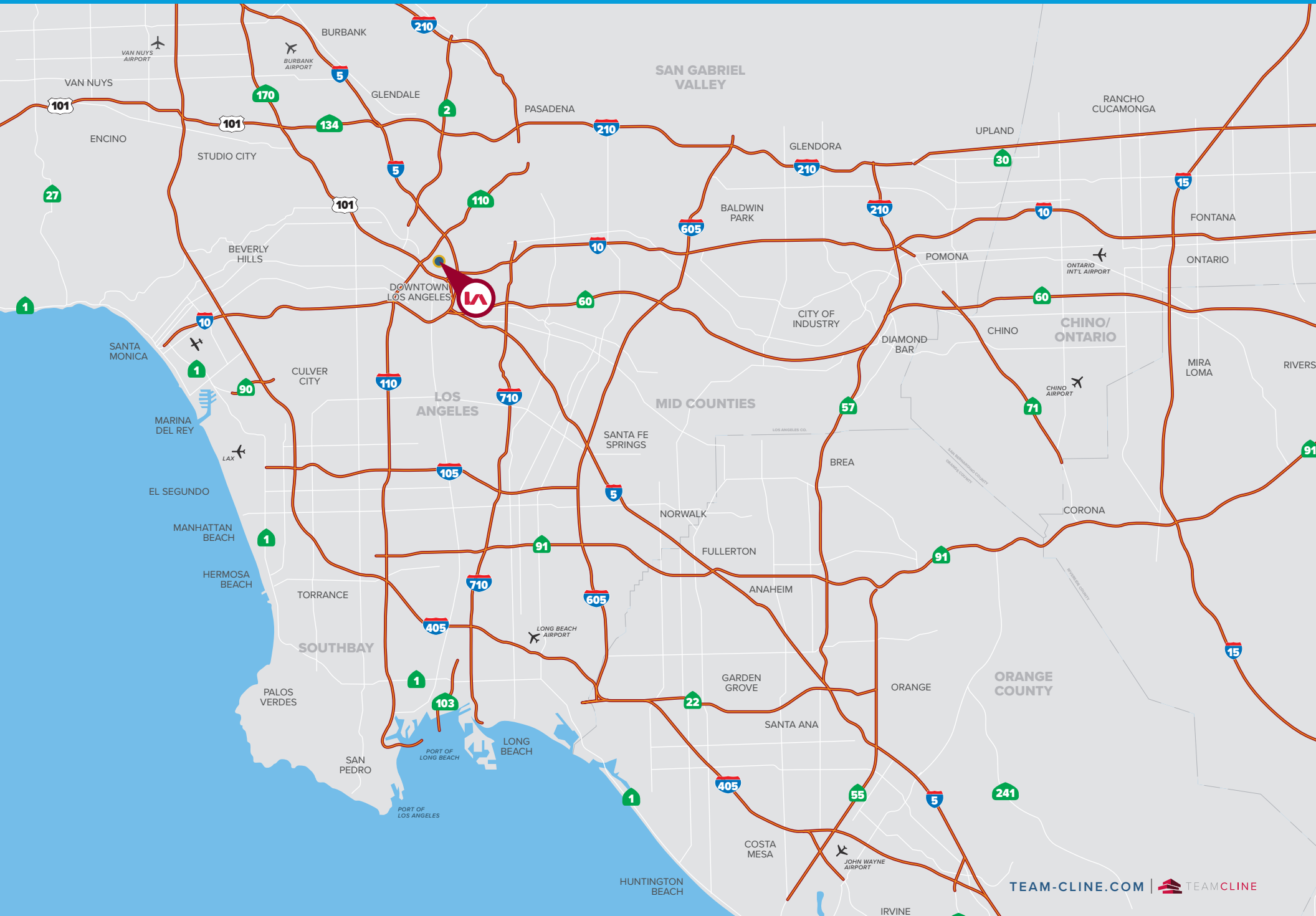
1318 N SPRING ST, UNIT B | LOS ANGELES

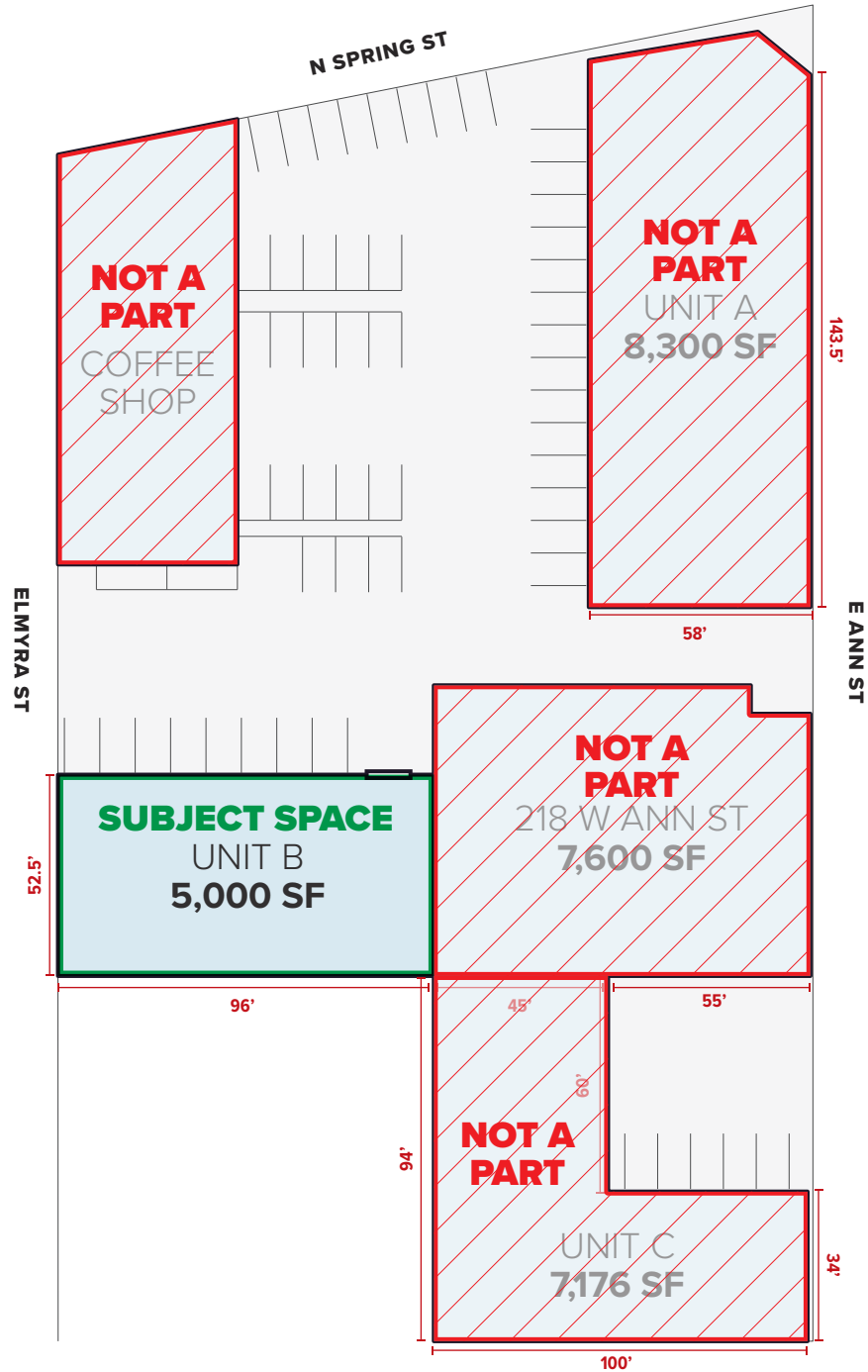


LOCATION MAP



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NOTE: Drawing not to scale. All measurements and sizes are approximate.



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