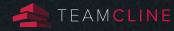


±4,700 RSF TURN KEY
OFFICE SPACE FOR LEASE







Located in the heart of Chinatown just minutes from Downtown Los Angeles and Dodger Stadium, 990 N Hill Street offers a rare opportunity to lease turnkey office space in a prime central location. This two-story, ±11,641 SF building has complete design forward renovation and provides a professional, functional layout ideal for a variety of general office uses. Tenants will enjoy gated underground parking for 20 vehicles, immediate access to an array of restaurants and coffee shops, and excellent connectivity to major freeways. With contiguous suites available up to ±4,700 RSF and flexible options for occupancy, 990 N Hill Street combines convenience, visibility, and a dynamic urban setting to support your business success.







Numerous Restaurants and Coffee Shops in the Area



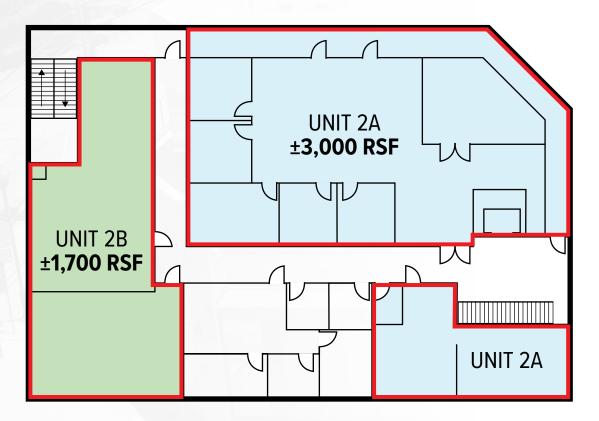
Gated Underground
Parking



Freeway Visible Signage

## **2<sup>ND</sup> FLOOR PLAN**

## **N HILL ST**



**BERNARD ST** 



















For More Information, Please Contact **Evan Jurgensen** Senior Vice President ejurgensen@lee-associates.com 323.922.3733 N HILL STREE

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermits, unpermits unprovements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.