LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

304 W 14TH STREET

LOS ANGELES • CA 90015



FOR LEASE

±6,000 SF COMMERCIAL BUILDING

ON ±12,014 SF OF LAND

EVAN JURGENSEN
Senior Vice President
ejurgensen@lee-associates.com
323.922.3733
LIC NO 01967347

Lee & Associates | Downtown Los Angeles
CORP ID 02174865
1201 N Main St
Los Angeles, CA 90012

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PROPERTY HIGHLIGHTS

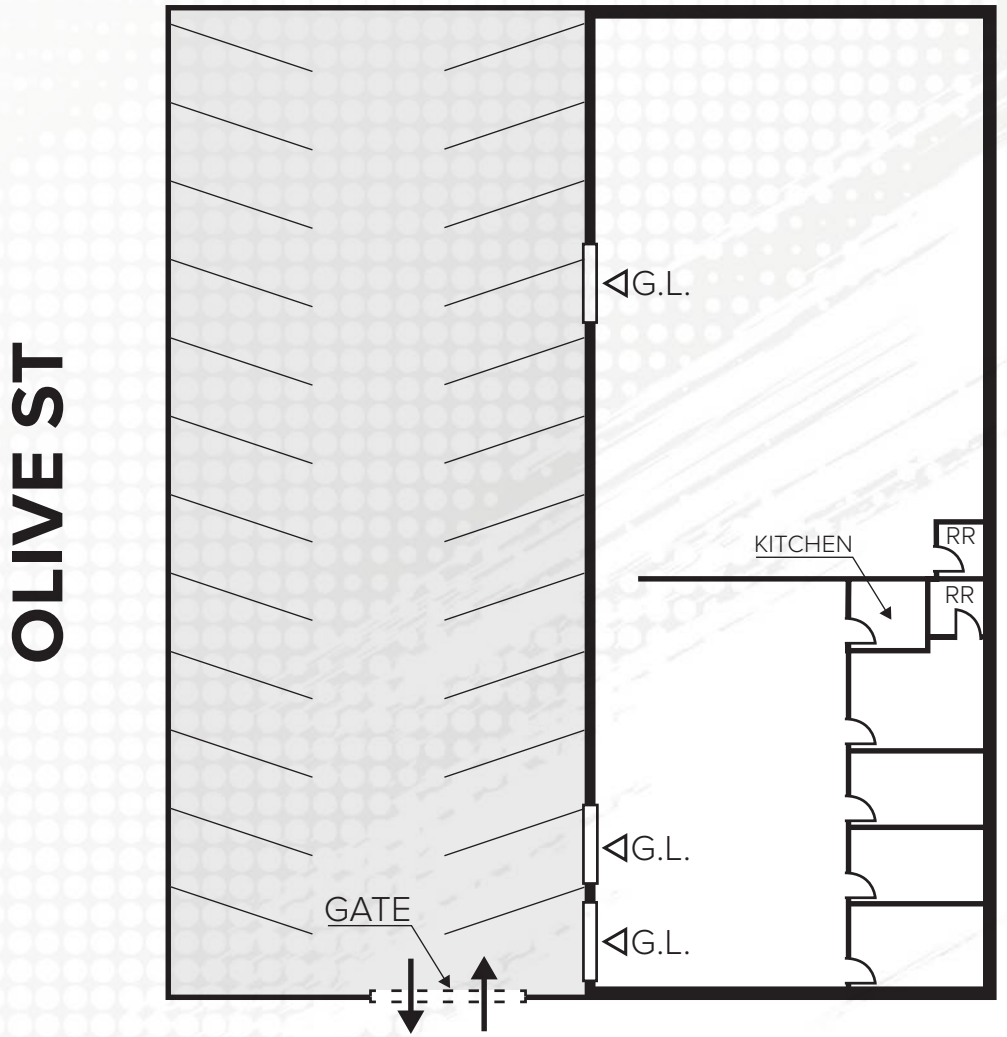
- Free Standing Building
- Large Fenced Parking Lot
- Brick Building with Bow Truss Roof
- Minutes to Crypto Arena & LA Live

308 W 14th Street, Los Angeles, CA is a 6,000 SF freestanding warehouse/ office building available for $12,000/month ($2.00/SF, IG). Built in 1928, this brick structure features a bow truss roof, fenced and paved lot with 22 parking spaces, and 200A/120–240V power. Ideally located near Olive St & 14th St, just minutes from Crypto Arena and LA Live, the property suits a variety of commercial or creative uses.

PROPERTY INFORMATION

Available SF	±6,000 SF
Prop Lot Size	±12,014 SF
Office Size	±1,500 SF
APN	5134-020-004, 002
Zoning	CX2
Year Built	1928
Construction Type	Brick
Yard	Fenced / Paved
Restrooms	2
Clear Height	12'
DH/GL Doors	0 DH / 1 GL
Sprinklered	No
Power	A: 200 V: 120/240 Ø: 3 W: 3
Term	Acceptable to Owner
Possession Date	Now
Vacant	No
Market/Submarket	CBD

PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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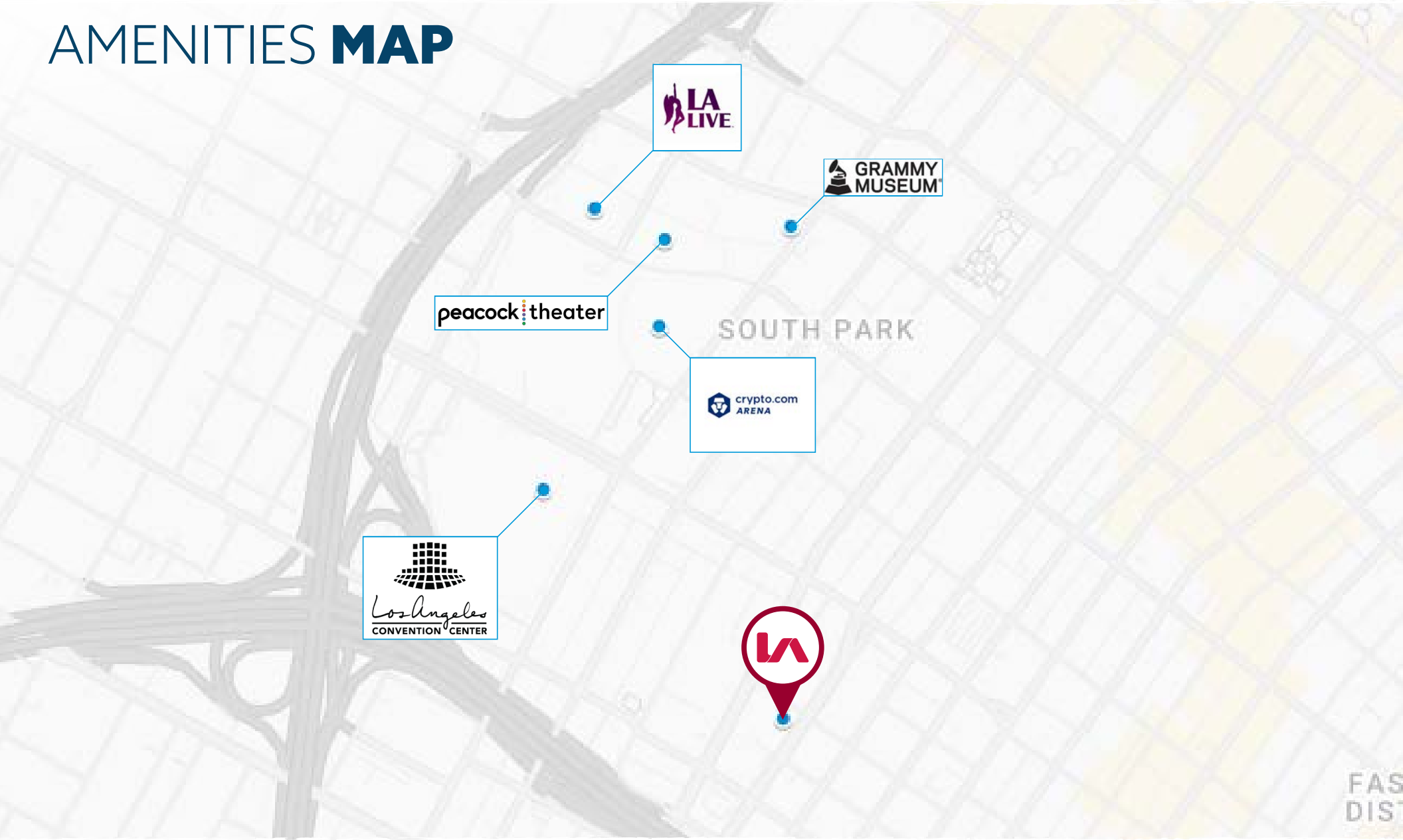
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AMENITIES **MAP**



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For More Information, Please Contact ▸

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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, unpermitted improvements 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.