

1425
W 7TH STREET
LOS ANGELES • CA 90017

FOR LEASE
±2,000 SF OFFICE UNIT

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **TEAMCLINE**

LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



Located just minutes from Downtown LA and steps from the 110 Freeway, 1425 W 7th Street offers ±2,000 SF of recently remodeled creative office space with polished wood floors, exposed brick, glass-fronted offices, and modern restrooms. This street-facing, second-floor unit delivers a unique blend of character and functionality—ideal for startups, production, design firms, or professional services seeking a well-located and inspiring workspace in the heart of LA's urban core.



**Recent Remodeled
Creative Office Space**



**Frontage
on 7th St**



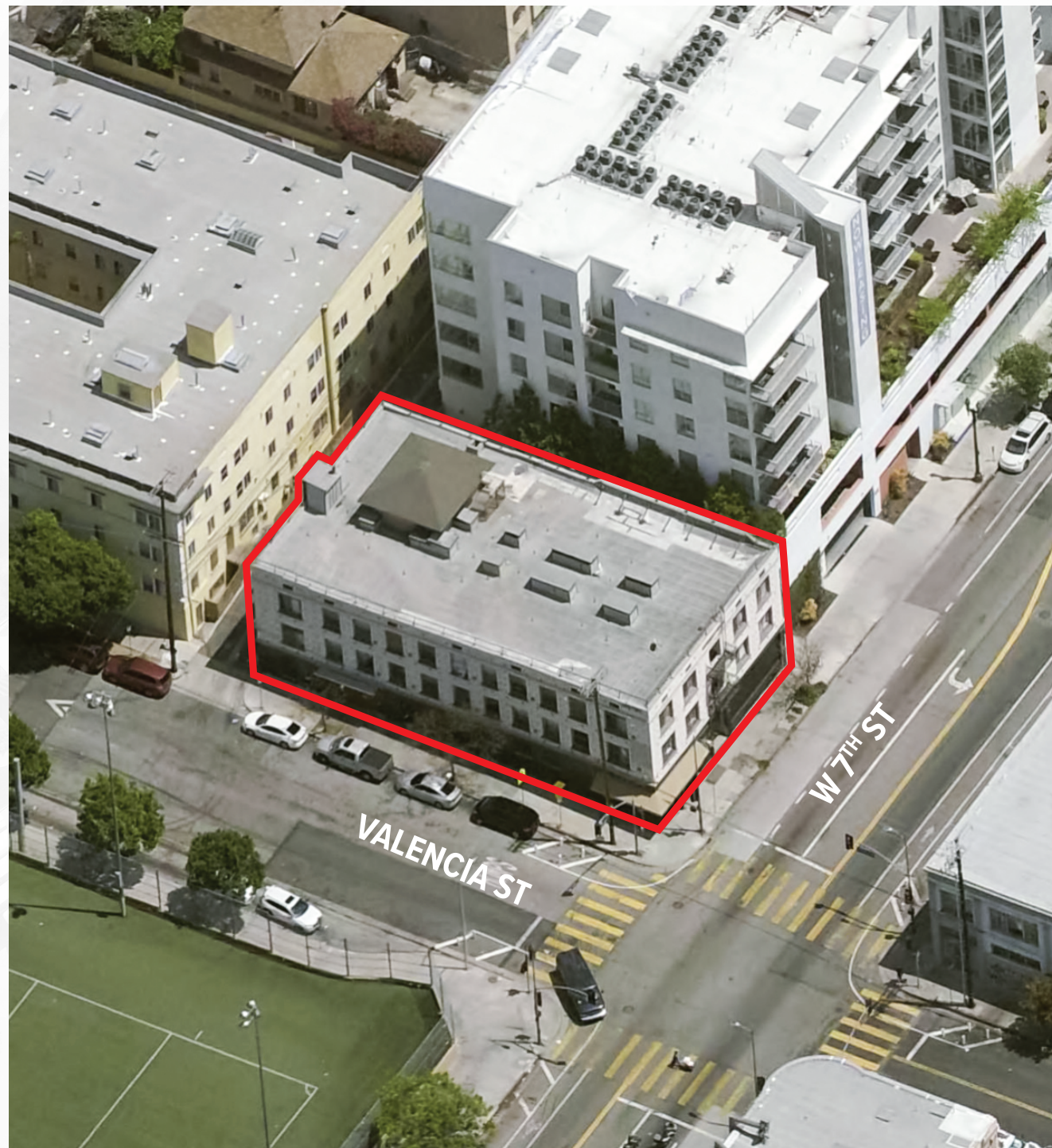
**Well Located Minutes
from Downtown LA**



**Blocks Away from
110 Freeway**

Available SF	±2,000 SF
APN	5143-013-028
Zoning	LACW
Year Built	1910
Construction Type	Tilt-Up
Class	C
Vacant	Yes
Market/Submarket	LA Central

PROPERTY INFORMATION



PROPERTY AERIAL



110 Freeway
0.39 MILES

10 Freeway
1.15 MILES

Downtown Los Angeles
1.17 MILES

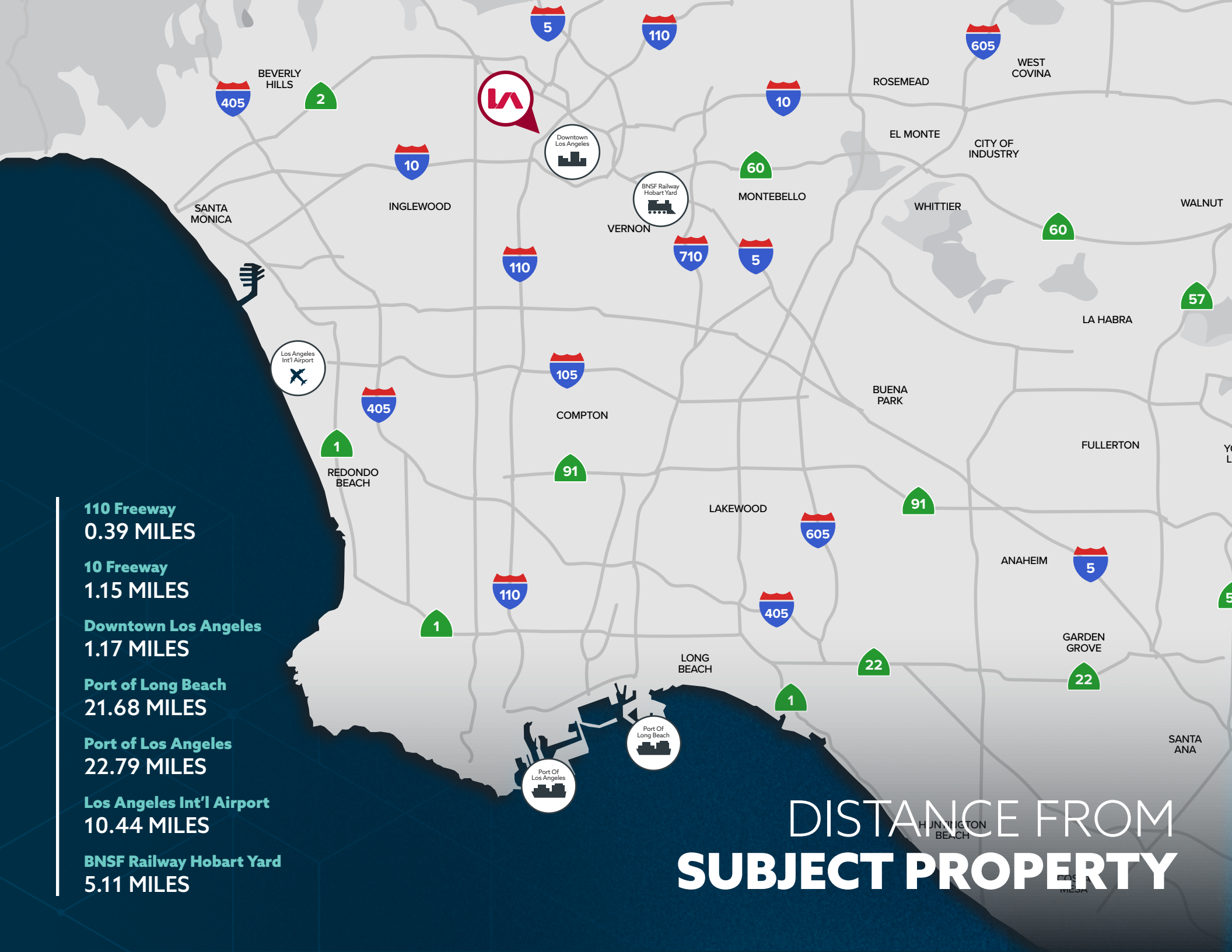
Port of Long Beach
21.68 MILES

Port of Los Angeles
22.79 MILES

Los Angeles Int'l Airport
10.44 MILES

BNSF Railway Hobart Yard
5.11 MILES

DISTANCE FROM
SUBJECT PROPERTY



AMENITIES MAP



For More Information,
Please Contact

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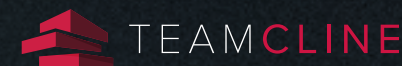
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; 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.