

# 2234 W TEMPLE ST

LOS ANGELES • CA 90026

±5,000 SF CREATIVE/INDUSTRIAL BUILDING ON  
±5,201 SF OF LAND FOR LEASE







Located at 2234 W Temple St in Los Angeles, CA 90026, this creative industrial/production studio is ideally positioned in Historic Filipinotown, near Echo Park and Downtown LA. The property is currently utilized as a production space and features an open layout with a dedicated green room, bow truss ceilings, and polished concrete floors. Additional amenities include a kitchenette, two restrooms, a full warehouse HVAC system for climate control, and a convenient ground-level loading door for easy access. This centrally located property is perfect for creative, industrial, or studio use, offering excellent functionality in a vibrant and accessible neighborhood.



**Creative  
Industrial /  
Production Studio  
Near Echo Park &  
DTLA**



**Currently Used  
For Production  
with Open  
Production Space  
+ Green Room**



**Centrally Located  
in Historic  
Filipinotown**



**1 Ground-Level  
Loading Door**



**Bow Truss Ceiling**



**Concrete Floors**



**Full Warehouse HVAC**

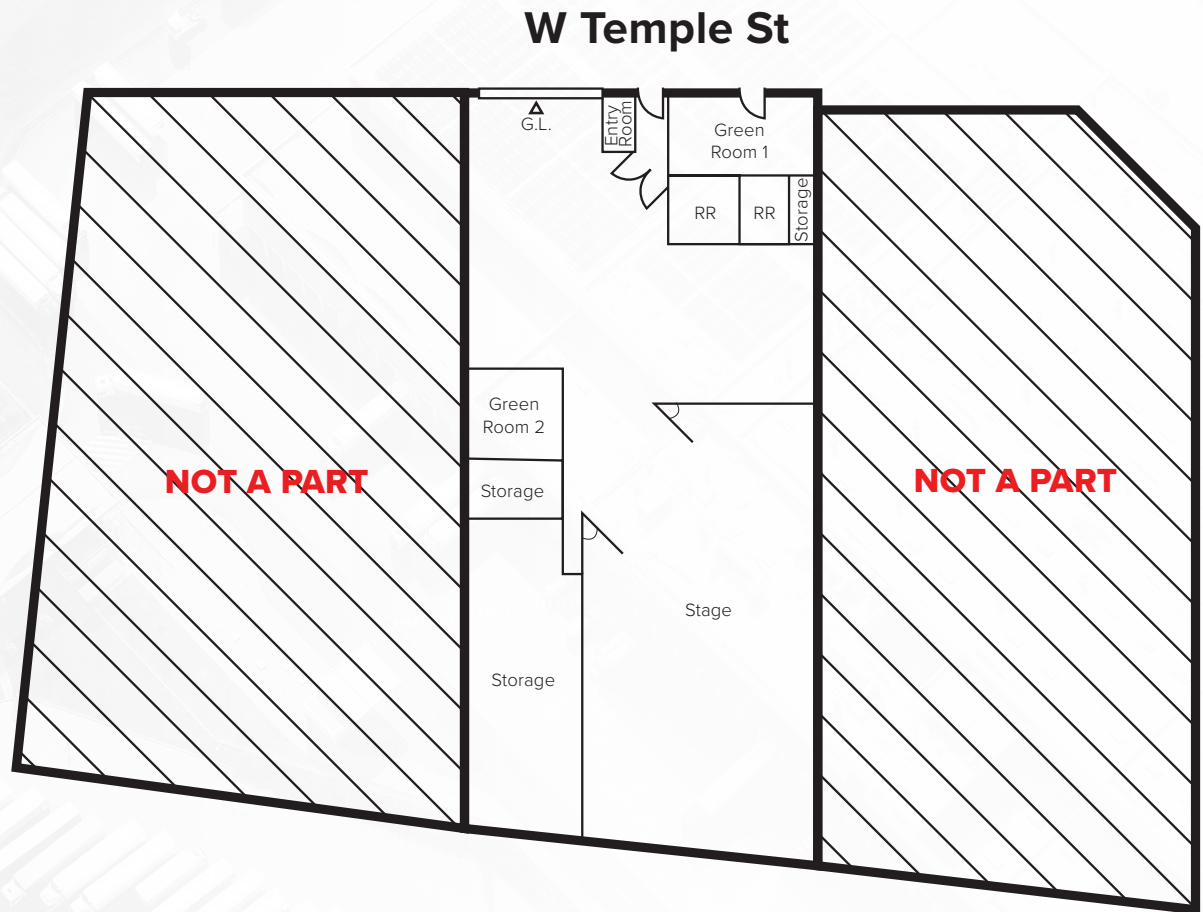




|                       |                                |
|-----------------------|--------------------------------|
| Available SF          | ±5,000                         |
| Lease Rate/Mo         | \$10,000                       |
| Lease Rate/SF         | \$2.00                         |
| Lease Type            | Gross                          |
| Clear Height          | 11'                            |
| Sprinklered           | No                             |
| Prop Lot Size         | 0.12 AC / ±5,201               |
| Term                  | Acceptable To Owner            |
| Yard                  | No                             |
| Office SF             | ±800                           |
| Possession Date       | Now                            |
| Const Status/Year Blt | Existing / 1950                |
| For Sale              | NFS                            |
| Parking Spaces        | 0                              |
| Rail Service          | No                             |
| GL Doors              | 1                              |
| DH Doors              | 0                              |
| Construction Type     | Concrete                       |
| Warehouse AC          | Yes                            |
| Zoning                | LAC2                           |
| Market/Submarket      | LA Central                     |
| APN                   | 5157-018-002                   |
| Power                 | A: 200 V: 120/480<br>Ø: 3 W: 3 |

PROPERTY INFORMATION

Rosemont Ave



Roselake Ave

PROPERTY SITE PLAN



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

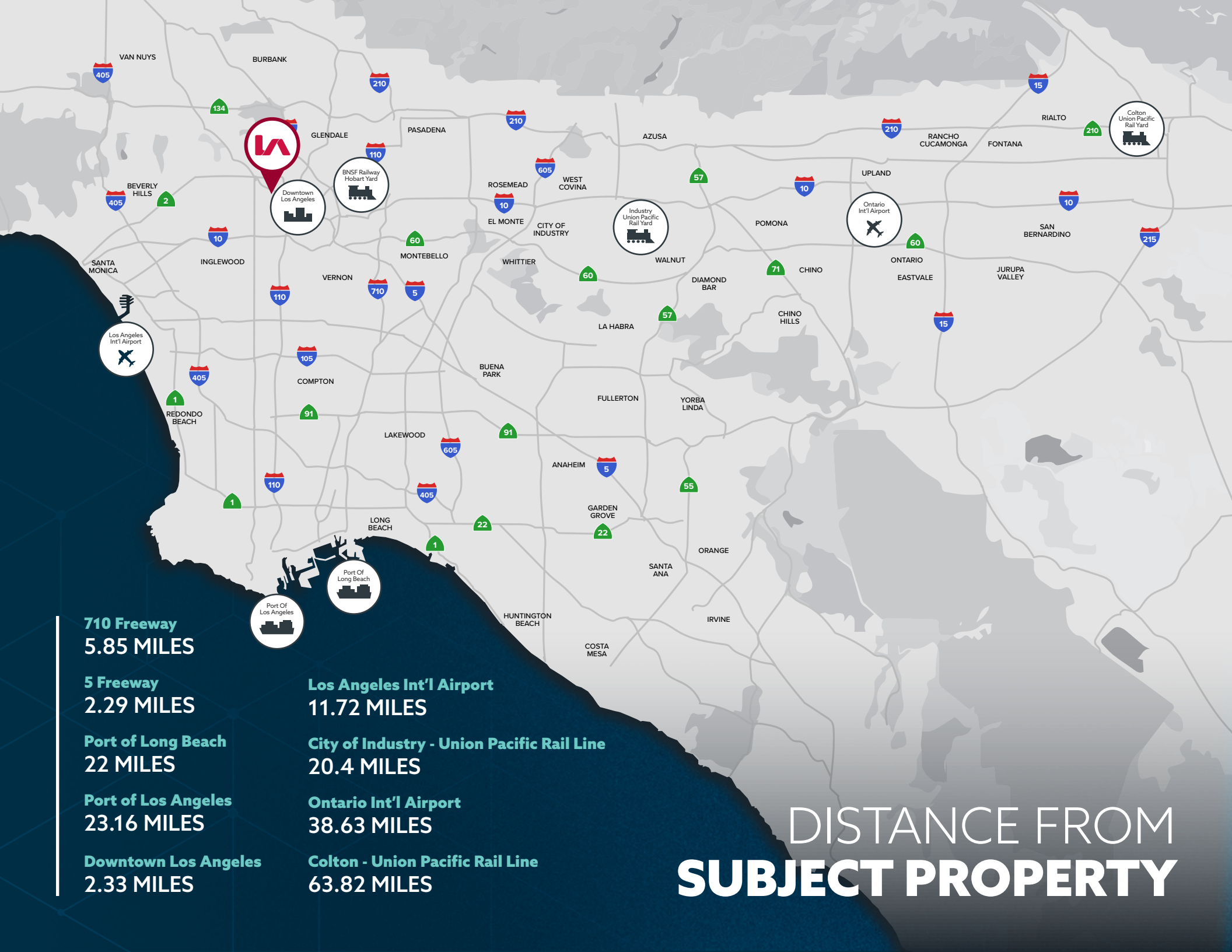












**710 Freeway**  
**5.85 MILES**

**5 Freeway**  
**2.29 MILES**

**Port of Long Beach**  
**22 MILES**

**Port of Los Angeles**  
**23.16 MILES**

**Downtown Los Angeles**  
**2.33 MILES**

**Los Angeles Int'l Airport**  
**11.72 MILES**

**City of Industry - Union Pacific Rail Line**  
**20.4 MILES**

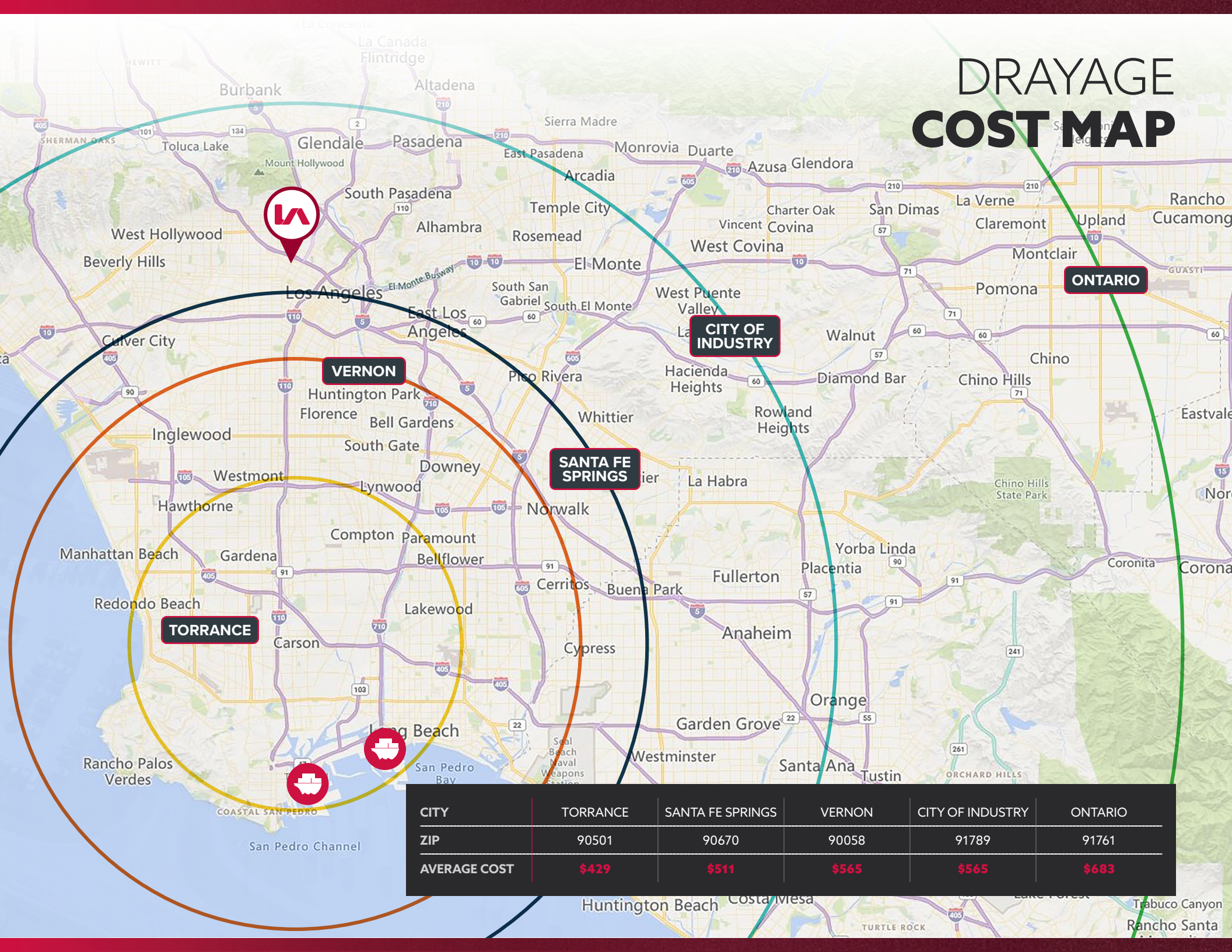
**Ontario Int'l Airport**  
**38.63 MILES**

**Colton - Union Pacific Rail Line**  
**63.82 MILES**

DISTANCE FROM  
**SUBJECT PROPERTY**



# DRAYAGE COST MAP



| CITY         | TORRANCE | SANTA FE SPRINGS | VERNON | CITY OF INDUSTRY | ONTARIO |
|--------------|----------|------------------|--------|------------------|---------|
| ZIP          | 90501    | 90670            | 90058  | 91789            | 91761   |
| AVERAGE COST | \$429    | \$511            | \$565  | \$565            | \$683   |





2234  
**W TEMPLE ST**  
LOS ANGELES • CA 90026

For More Information,  
Please Contact

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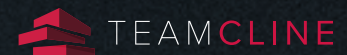
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[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA)

[TEAM-CLINE.COM](http://TEAM-CLINE.COM)

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.