



IDEAL SMALL CREATIVE / PRODUCTION FACILITY, LIGHT MANUFACTURING, GENERAL OFFICE

FOR LEASE

744 - 746 N. LA BREA AVENUE
LOS ANGELES | CA 90038



2-1,250 Spaces
AVAILABLE



5 Spaces
GATED LOT



1950
YEAR BUILT



2,500 SF
BUILDING SIZE

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL WURTZEL
ASSOCIATE

P: 805.384.8843 | M: 213.705.6454
michael.wurtzel@daumcommercial.com
CADRE #01916821

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



2,500 SF COMMERCIAL / FLEX

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PROPERTY FEATURES

- 5 On-Site Parking Spaces in Gated Lot
- Centrally Located to Studios, Creative and Production Facilities in Hollywood
- Restroom in Suite
- Open Floor Plan
- Rear Roll Up Door
- Ideal for Creative, Production Facility, Light Manufacturing, General Office
- Close to Melrose Shopping, Beverly Center, The Grove, Hollywood / Highland, Sunset Strip, West Hollywood, Minutes to Studio City, Beverly Hills, and DTLA

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
N La Brea Avenue	La Brea Avenue and Melrose Avenue	52,400/day

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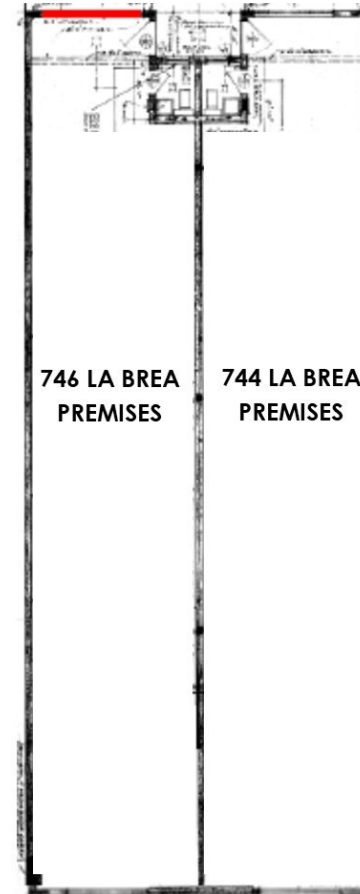
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EXHIBIT A

Floor Plan Layout is Approximate
and does not show non-load bearing
demising walls.



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