FORMER RESTAURANT / CAFÉ SPACE FOR LEASE

DOWNTOWN LOS ANGELES | FASHION DISTRICT





FOR LEASE

1109 E 12TH ST.

LOS ANGELES | CA 90021

FOR MORE INFORMATION, CONTACT:

BRYAN ABAYAN
ASSOCIATE VICE PRESIDENT
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DRE License: #02005294

PROPERTY HIGHLIGHTS

- **±925 SF** Available
- **Five (5)** Gated Private Parking Spaces
- **Former** Michelin Guide Restaurant
- **Existing** Kitchen Build-Out
- **Existing** Kitchen Hood/Gas
- **Located in** Fashion District

Although all information is furnished regarding for sale, rental or financing 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. D/AQ Corp. # 01129558

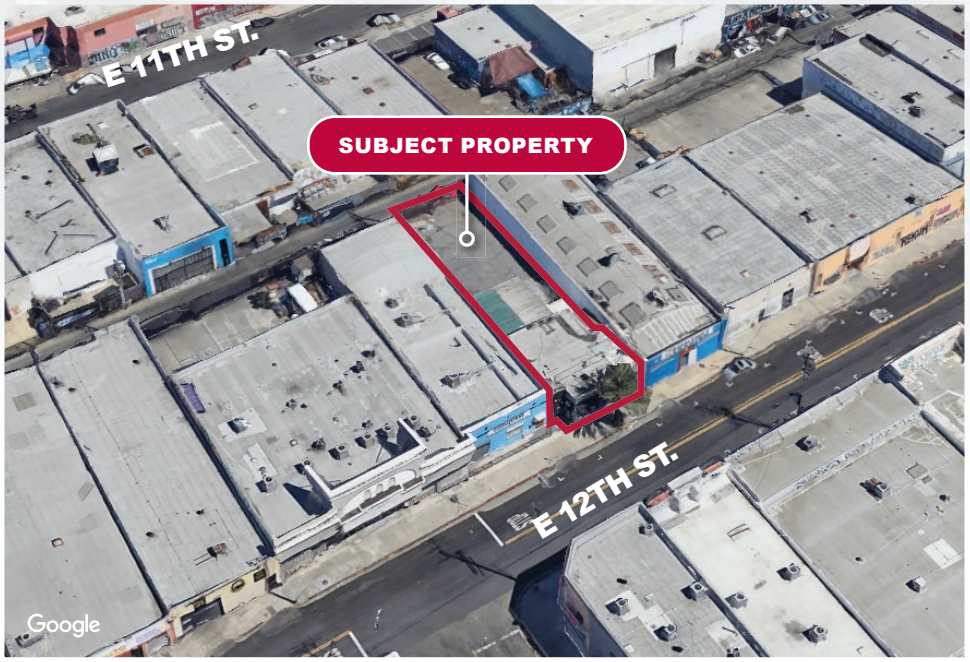
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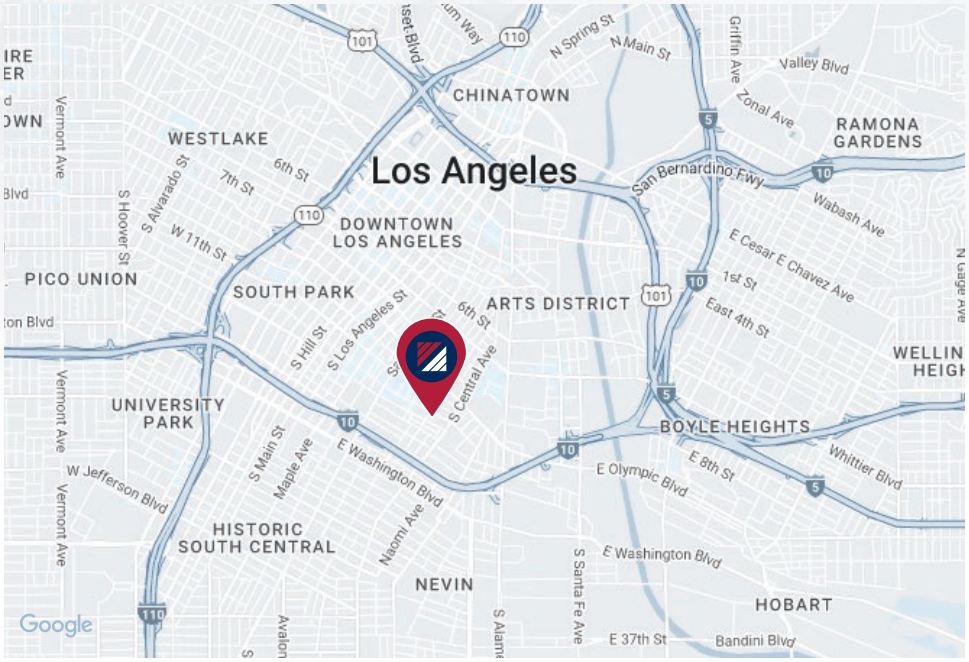
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PROPERTY HIGHLIGHTS

- Asking Rent: $4,162/Month Gross
- ±925 SF Available
- Former Restaurant / Café Space
- Existing Kitchen Build-Out with Separate Seating Area
- Minimum 3–5 Year Lease Term
- LA M2 Industrial Zoning
- Former Michelin Guide Restaurant
- Excellent Natural Light
- Five (5) Private Gated Parking Spaces
- Existing Kitchen Hood and Gas Service
- 400 Amps, 277/480V, 3-Phase Power (Subject to Verification)
- One Restroom / HVAC
- Potential for Café, Catering or Other Food Service Uses
- Located in the Fashion District / Minutes from Arts District
- Easy Access to I-10 Freeway





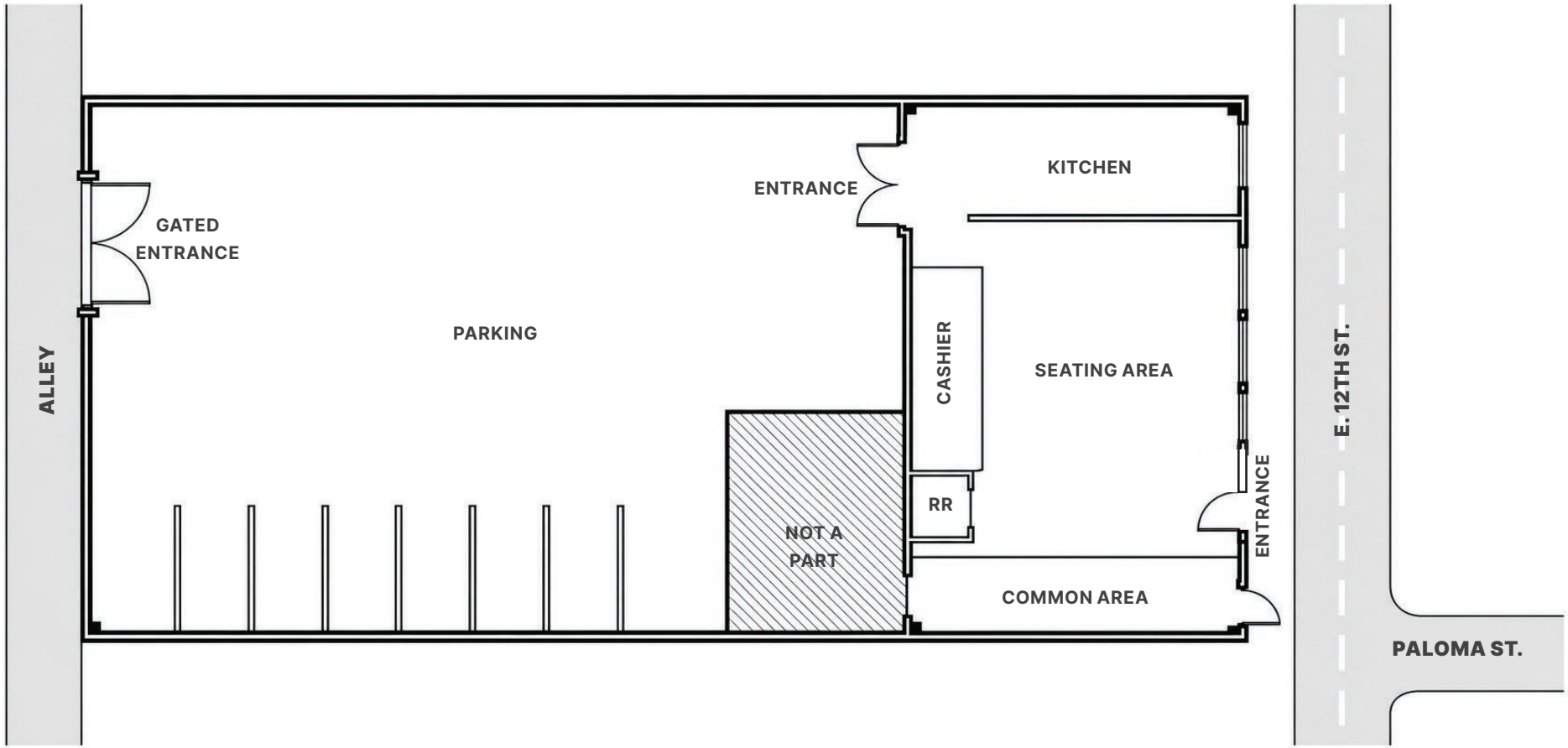
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SITE PLAN



*NOT TO SCALE

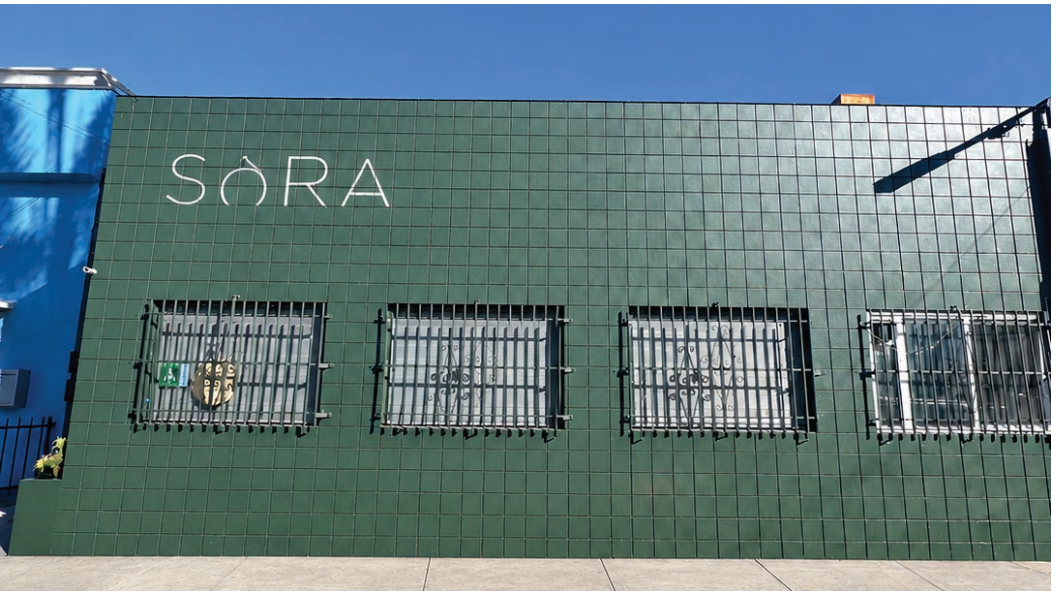
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PHOTOS









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