

**MAJOR PRICE REDUCTION  
4% TO CO-OP BROKER  
FLEXIBLE LEASE TERMS**



# 19,316 SF AVAILABLE FOR LEASE

**INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE**

**1525-1535 Rio Vista Avenue | Los Angeles, CA 90023**

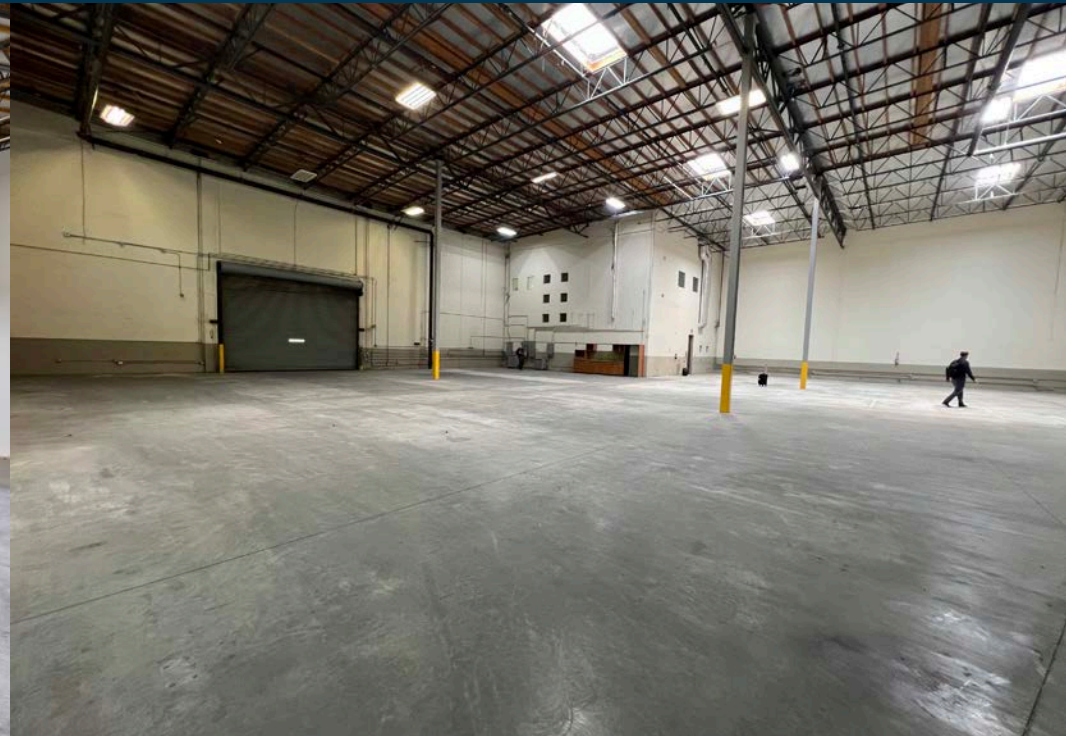




## PROPERTY HIGHLIGHTS

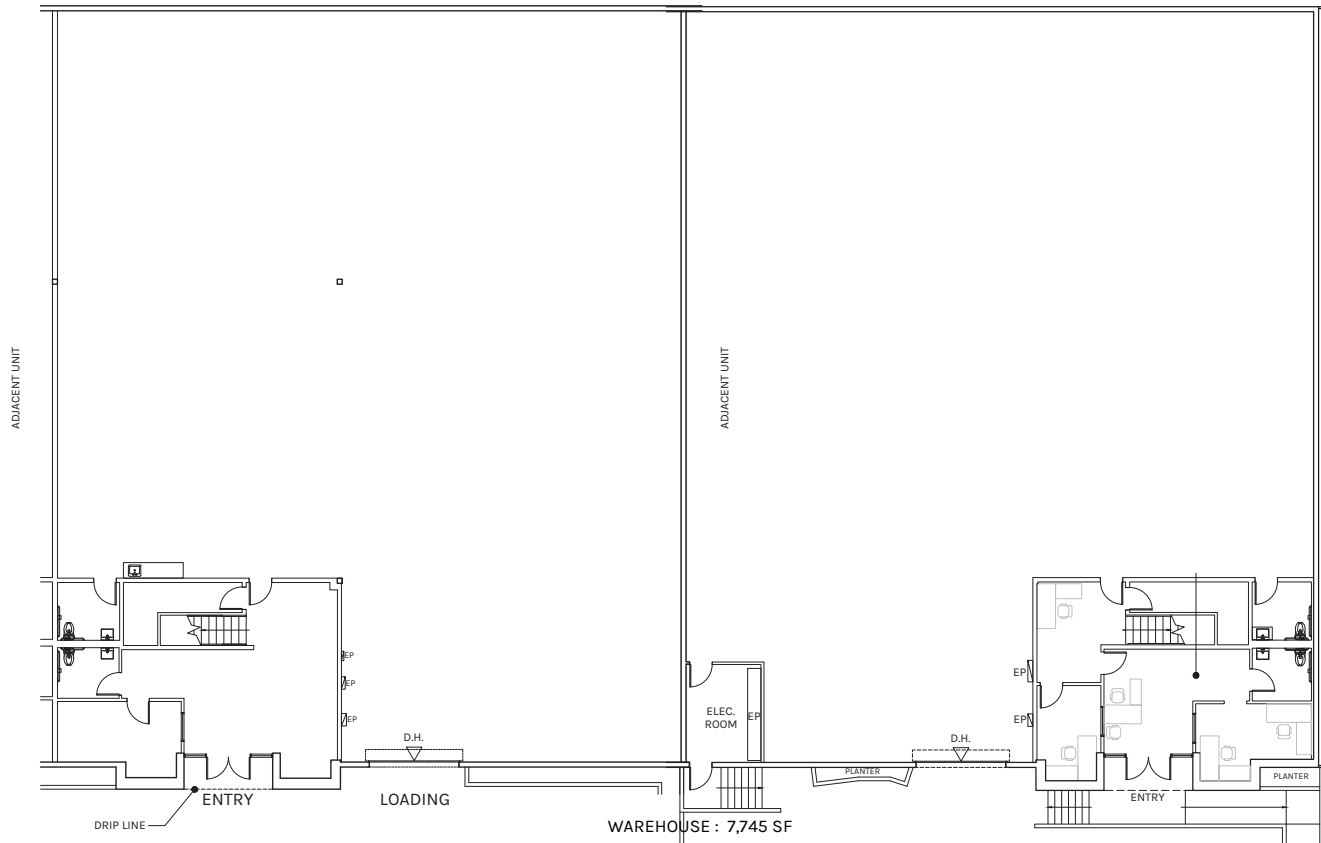
- Premier Industrial Park - Low CAM
- 28' Clear Height
- Two (2) Dock High Loading Doors
- 3,710 SF of Office/Design Space
- 20 Fenced, Secure, Concrete Parking
- K-25 ESFR Sprinklers
- Easy Access to 10, 5, 60, 110, 710 & 101 Fwys
- Minutes from Downtown, Vernon, and Arts District
- 4% to Co-op Brokers if Lease Signed Before June 30, 2024
- Flex Lease Terms
- Lease Rate \$1.60/SF/Month, MG, plus an estimated \$0.13 CAM/SF/Month
- Ideal Distribution Facility







1525- 1535 OVERALL FLOOR PLAN 19,316 SF

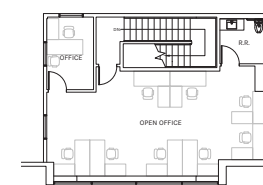
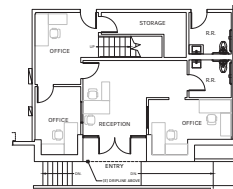
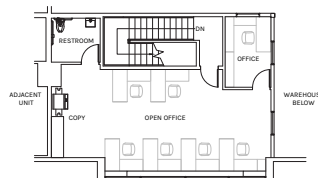
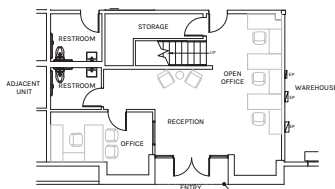


**FIRST FLOOR  
OFFICE PLAN  
963 SF**

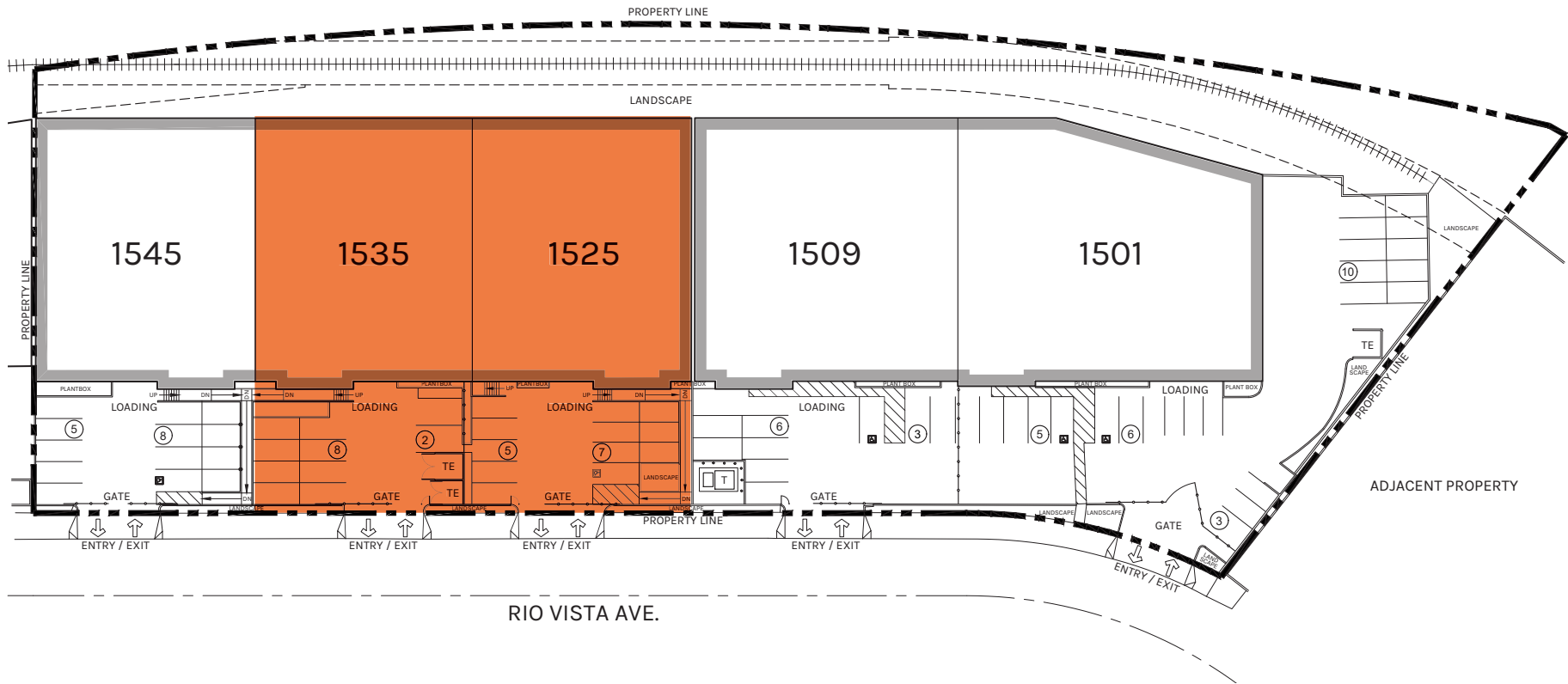
**MEZZANINE  
OFFICE PLAN  
899 SF**

**FIRST FLOOR  
OFFICE PLAN  
915 SF**

**SECOND FLOOR  
OFFICE PLAN  
933 SF**



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



**TOTAL**  
19,316 SF

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**Rexford  
Industrial**

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