




# FOR LEASE

1140 SOUTH HOPE STREET  
LOS ANGELES | CA 90015



±7,570 SF  
SQUARE FEET



±2,000 SF  
OFFICE SF



14 ft  
CLEAR HEIGHT



1  
GL DOOR

FOR MORE INFORMATION PLEASE CONTACT:

**DAVID MUIR**  
**EXECUTIVE VICE PRESIDENT**

P: 213.270.2244  
dmuir@daumcre.com  
CADRE #01210653

**BRYAN ABAYAN**  
**ASSOCIATE VICE PRESIDENT**

P: 310.883.8476  
babayan@daumcre.com  
CADRE #02005294

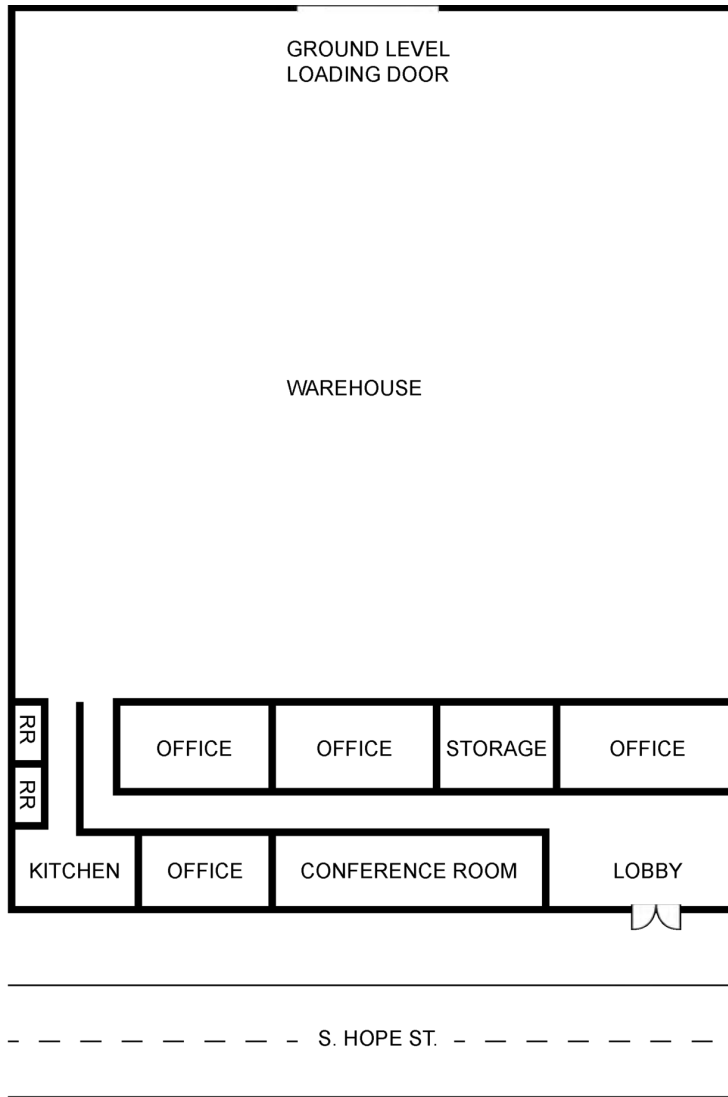
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of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

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

±7,570 SF INDUSTRIAL

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\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

**PROPERTY HIGHLIGHTS**

- \$1.75/SF/Month/Net
- Available SF: ±7,570 SF
- Lot Size: ±0.18 Ac / ±7,710 SF
- Free Standing Creative Warehouse in South Park
- Next To Over ±4,000+ New Residential Units
- Executive Conf. Room, Lobby, & Offices Fully Remodeled In 2023
- Clear Span Warehouse With High Ceilings & Sandblasted Interior
- Polished Floors Throughout
- Rear Loading, Electric Roll-Up Door
- HVAC In Offices | 5 Offices, Totaling ±2,000 SF
- New Kitchenette & Updated Fixtures
- Prominent Signage
- Few blocks from LA Live, LA Convention Center, Crypto.com Arena
- Zoning: R5 | Clear Height: 14'
- Masonry Construction
- 2 Restrooms
- Not Vacant | Possession in 30 Days
- APN#: 5139021020

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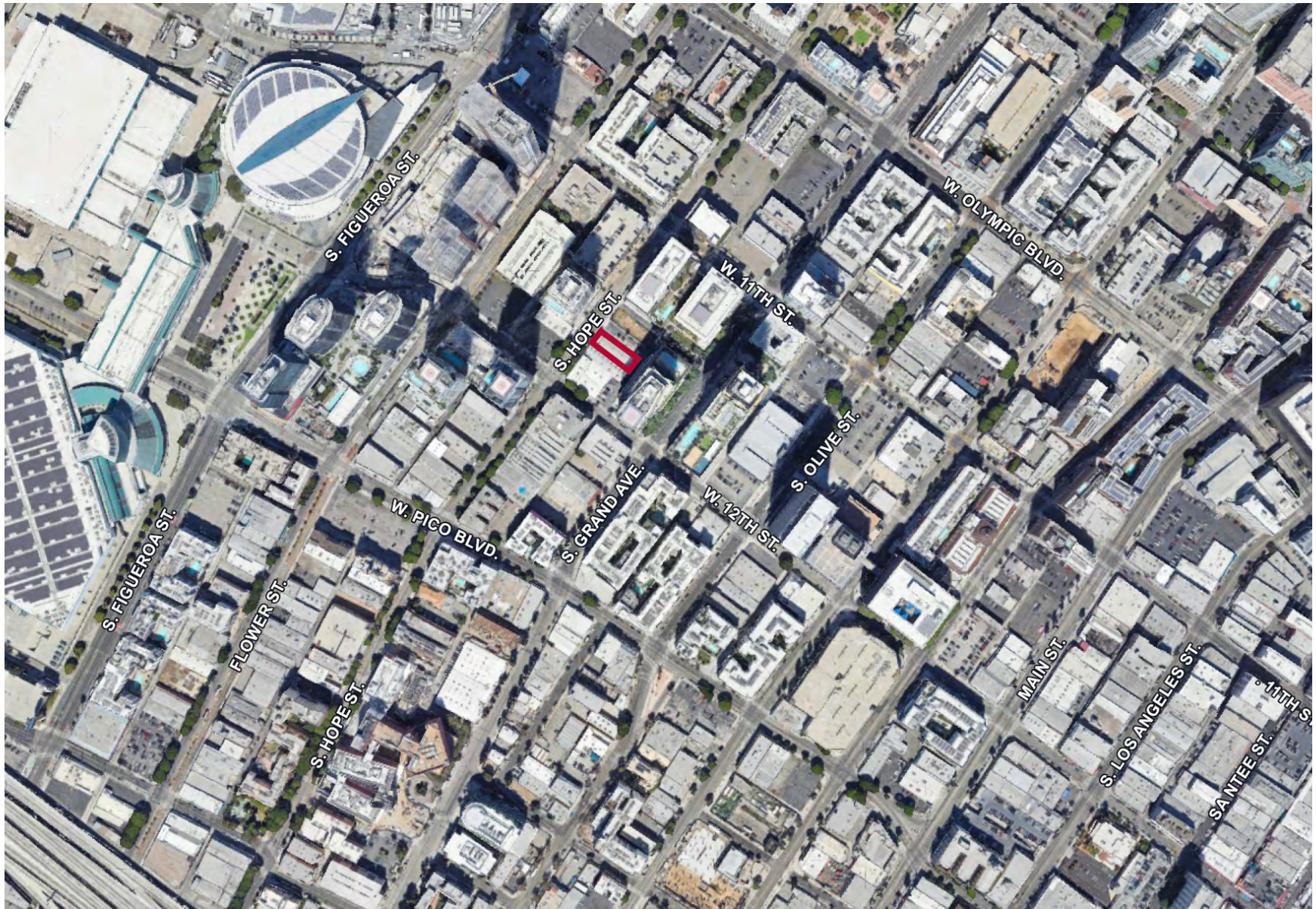
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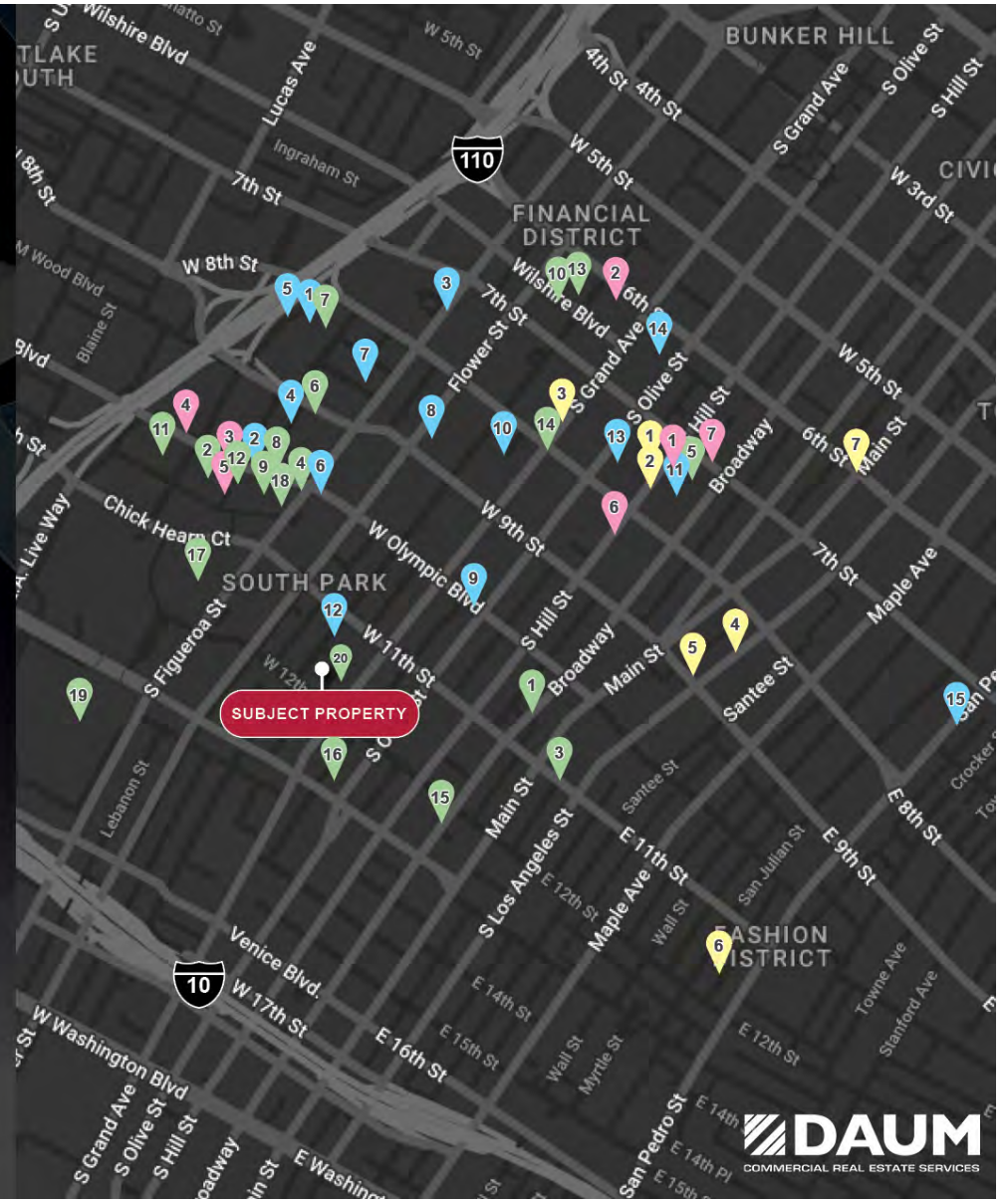


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|--|--|--|--|--|
| RESTAURANTS  | <ol style="list-style-type: none"> <li>1. 18 Social Lounge</li> <li>2. Fleming's Prime Steakhouse &amp; Wine Bar</li> <li>3. Fogo de Chao</li> <li>4. La Casita</li> <li>5. Metropole Bar + Kitchen</li> <li>6. Nixo Patio Lounge</li> <li>7. Original Pantry Cafe</li> <li>8. Panini Kabob Grill</li> <li>9. Genwa Korean BBQ</li> <li>10. Susie Cakes</li> <li>11. Sweetgreen</li> <li>12. The Palm</li> <li>13. Tocaya Modern Mexican</li> <li>14. Bottega Louie</li> <li>15. Poppy + Rose</li> </ol>   |  |  |  |
| COFFEE   | <ol style="list-style-type: none"> <li>1. Andante Coffee Roasters</li> <li>2. Paris Baguette</li> <li>3. Philz Coffee</li> <li>4. Verve Coffee Roasters</li> <li>5. PLUMA Cafe</li> <li>6. Cognoscenti Coffee Roasters</li> <li>7. Tierra Mia Coffee</li> </ol>  |  |  |  |
| BARS & BREWERIES   | <ol style="list-style-type: none"> <li>1. Broken Shaker</li> <li>2. The Burrow</li> <li>3. Conga Room</li> <li>4. The Mixing Room</li> <li>5. Tom's Watch Bar</li> <li>6. Good Clean Fun</li> <li>7. Golden Gopher</li> </ol>  |  |  |  |
| RETAIL / HOTELS/ MISC  | <table border="0"> <tr> <td> <ol style="list-style-type: none"> <li>1. The Belasco Theater</li> <li>2. Courtyard Los Angeles L.A. Live</li> <li>3. Downtown LA Proper Hotel</li> <li>4. E-Central Hotel</li> <li>5. Freehand Los Angeles</li> <li>6. Hotel Figueroa</li> <li>7. Hotel Indigo</li> </ol> </td> <td> <ol style="list-style-type: none"> <li>8. L.A. LIVE</li> <li>9. The Novo</li> <li>10. O Hotel</li> <li>11. The Ritz-Carlton Los Angeles</li> <li>12. Lucky Strike Lanes at L.A. LIVE</li> <li>13. The Wayfarer</li> <li>14. CorePower Yoga</li> <li>15. John Reed Fitness</li> </ol> </td> <td> <ol style="list-style-type: none"> <li>16. F45 Training Downtown LA</li> <li>17. Crypto Arena</li> <li>18. The GRAMMY Museum</li> <li>19. Los Angeles Convention Center</li> <li>20. bellaTec</li> </ol> </td> </tr> </table> | <ol style="list-style-type: none"> <li>1. The Belasco Theater</li> <li>2. Courtyard Los Angeles L.A. Live</li> <li>3. Downtown LA Proper Hotel</li> <li>4. E-Central Hotel</li> <li>5. Freehand Los Angeles</li> <li>6. Hotel Figueroa</li> <li>7. Hotel Indigo</li> </ol> | <ol style="list-style-type: none"> <li>8. L.A. LIVE</li> <li>9. The Novo</li> <li>10. O Hotel</li> <li>11. The Ritz-Carlton Los Angeles</li> <li>12. Lucky Strike Lanes at L.A. LIVE</li> <li>13. The Wayfarer</li> <li>14. CorePower Yoga</li> <li>15. John Reed Fitness</li> </ol> | <ol style="list-style-type: none"> <li>16. F45 Training Downtown LA</li> <li>17. Crypto Arena</li> <li>18. The GRAMMY Museum</li> <li>19. Los Angeles Convention Center</li> <li>20. bellaTec</li> </ol> |
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