



±12,004 SF office building on 15,717 SF lot



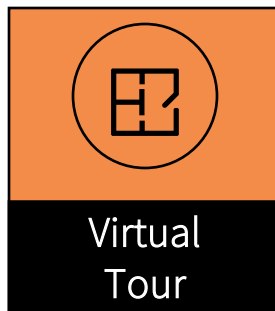
FOR SALE

1301 W. 2nd Street, Los Angeles, CA 90026

Your Eastside Creative Office Island Awaits

Property Specifications

Address	1301 W 2 nd Street Los Angeles, CA 90026
Neighborhood	Historic Filipinotown (HiFi)
Building Size	12,004 SF
Lot Size	15,717 SF
Asking Price	\$4,500,000 (\$375/SF)
Year Built	1960
Tenants	Twenty -Three (23) office tenants One (1) Verizon cell tower tenant All office leases are MTM except two (2) tenants. Latest expiration is 12/2023.*
Total Yearly Income	\$270,165.24 Gross
APN	5152-008-024
Zoning	LACW
Ceiling Heights	Approximately 8-18 feet
Kitchen	One (1) kitchen
Restrooms	1st floor: 4 restrooms with multiple stalls each, one full bath. 2nd floor: 2 restrooms with multiple stalls each
Parking	30 striped spaces (2.5:1,000 ratio), including rooftop parking deck



*Contact Broker for Rent Roll

Property Summary



Welcome to 1301 W 2nd Street – your creative office island awaits!

This free standing, two-story creative office building is on its own lot, creating an opportunity for the potential buyer to truly create their own secured compound with no neighbors on any side of you. The building is located in the trendy HiFi district, with Echo Park to the north and DTLA/Arts District to the south.

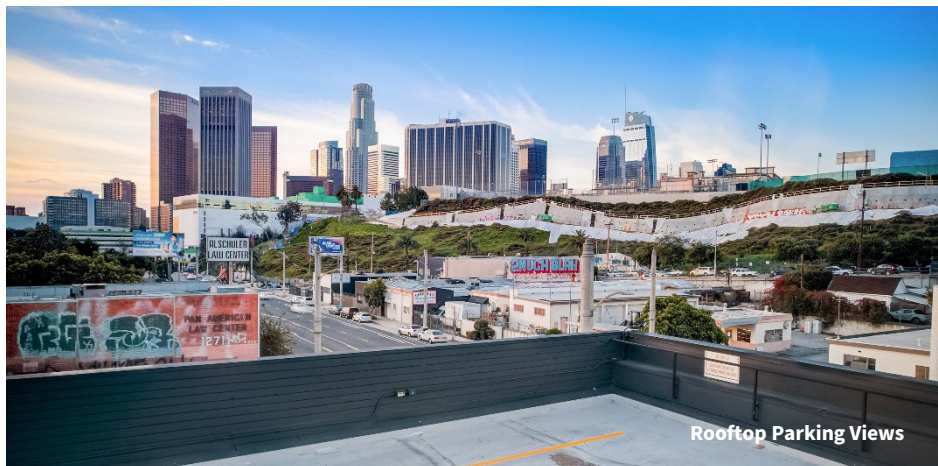
Included in the opportunity is the stunning installation by artist Artur Bordalo, also known as **Bordalo II** (Instagram handle [@b0rdalo_ii](#)), internationally famous for his passion for the environment blended with reused materials creating large scale pieces.

The property is currently occupied by twenty-three (23) existing office tenants bringing in a total monthly income of \$19,700/mo. or \$236,400/yr Gross. Additional income is provided by a long-term cell-tower lease with Verizon, totaling \$2,813.77/mo. or \$33,765.24/yr Gross. The longest-term office lease in the property expires 12/2023 and all other offices leases in the property are month to month. The total existing income on the property is \$270,165.24/yr Gross.

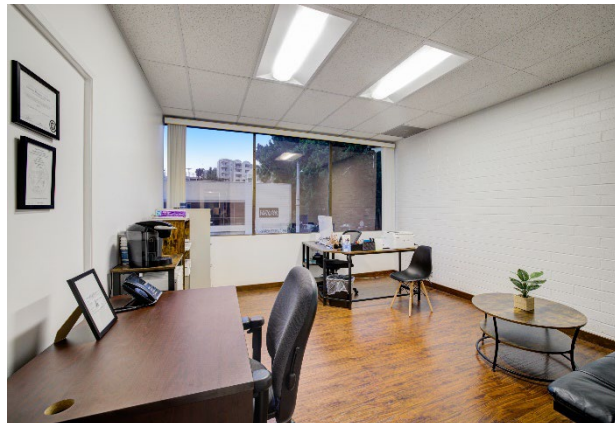
The existing income can provide a potential investor cash flow while making plans for the future of the property. Additionally, the short-term leases and income provide an opportunity for a potential owner/user buyer to occupy at least 51% of the property while concurrently receiving cash flow. *

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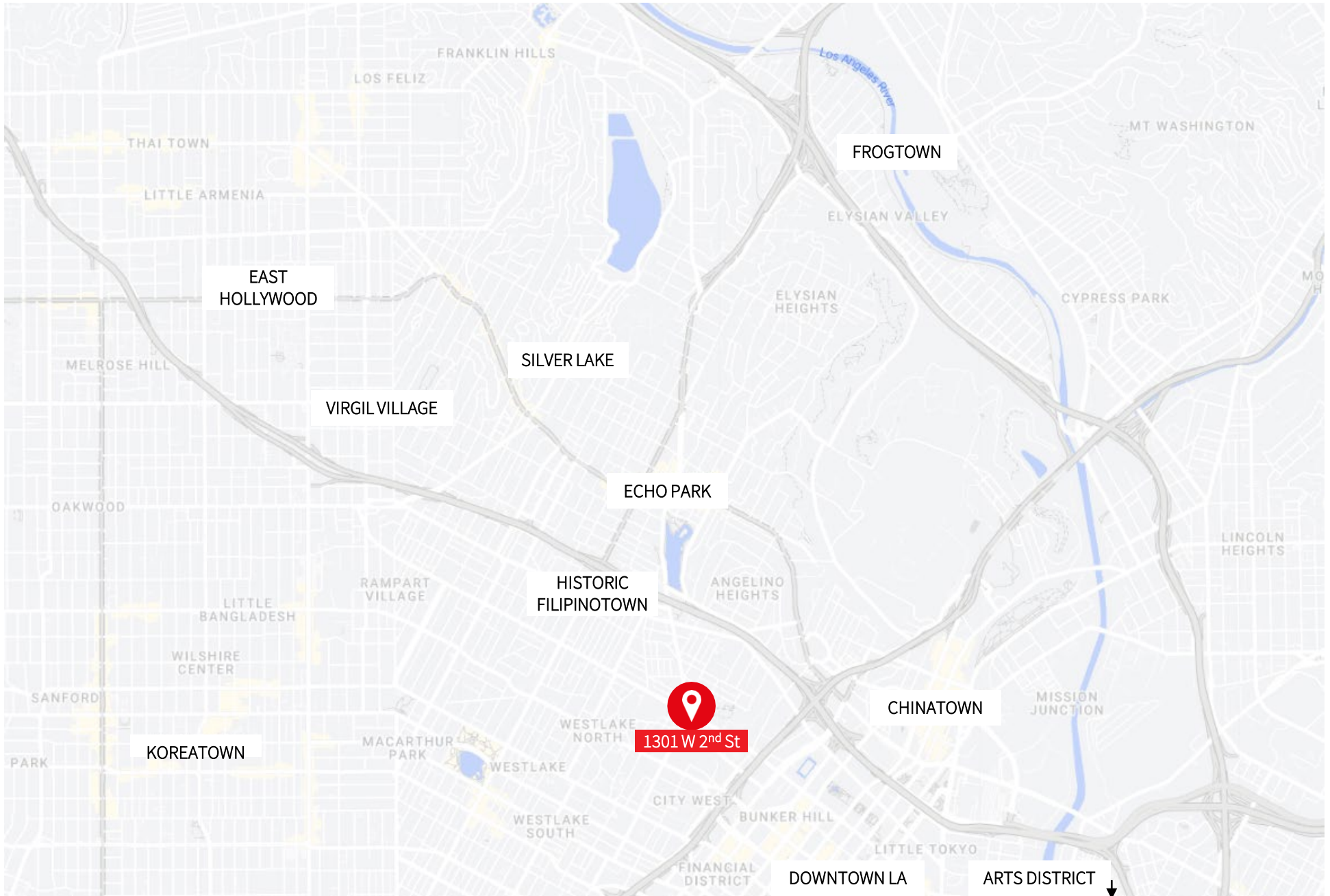
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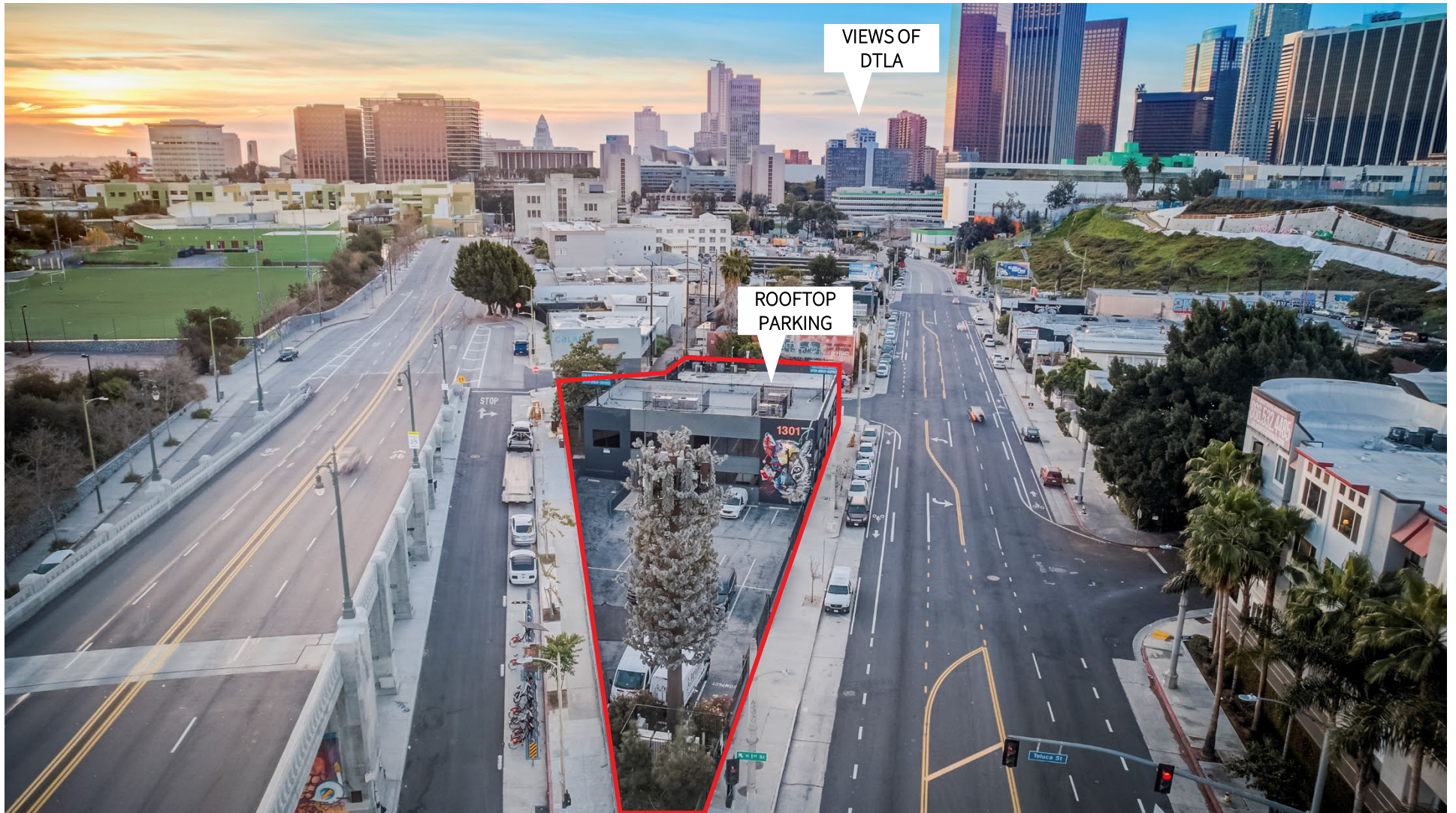
Property Location



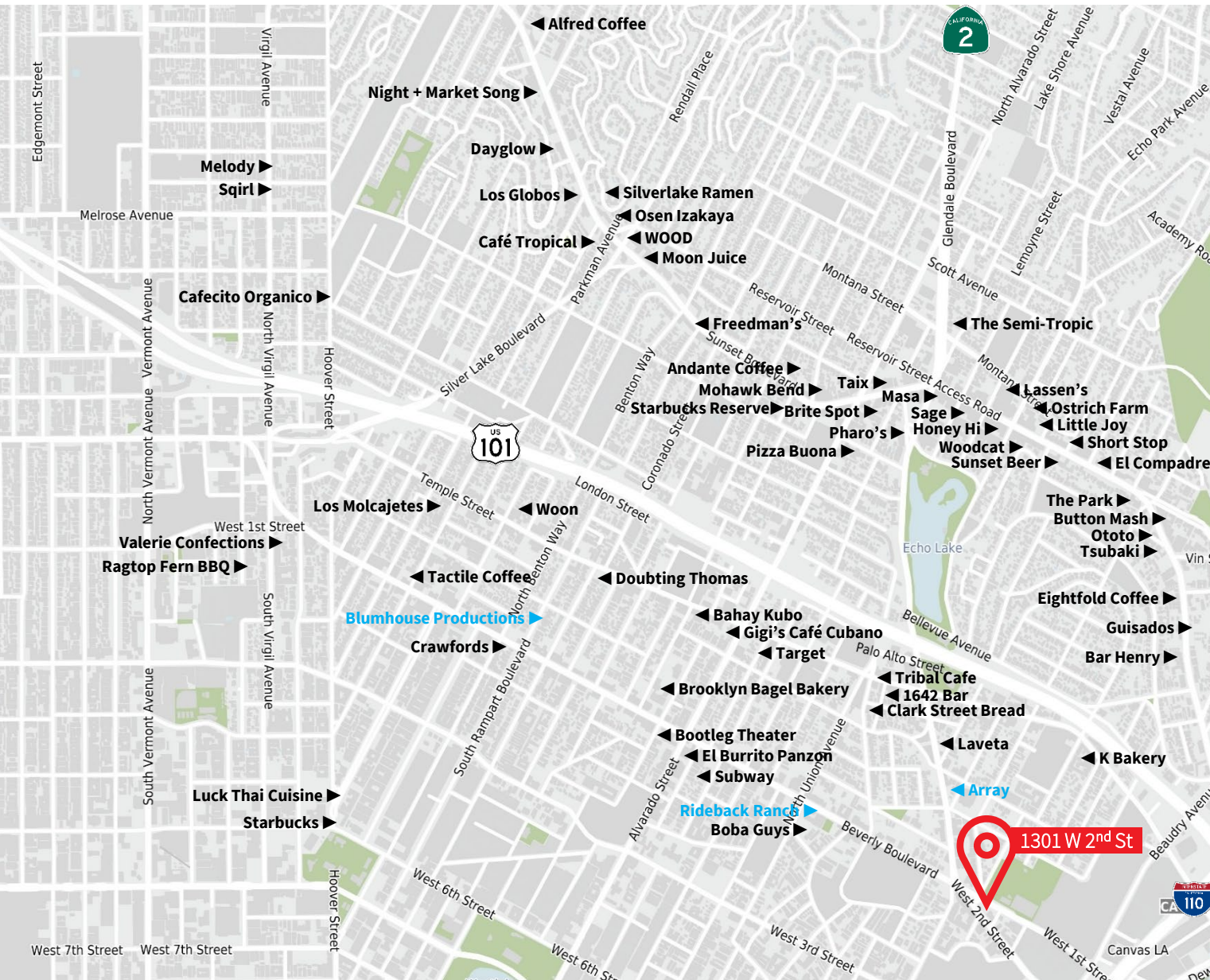
Property Location



Property Location



Nearby Amenities





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