

FOR LEASE | 1403-1409 Santee St. Los Angeles, CA 90015



PROPERTY HIGHLIGHTS

- Well located in the heart of the Fashion District
- Ground floor wholesale showroom or creative space
- Adjacent to NOELL
- **Two Units ± 5,330 SF to ± 10,660 SF**
- ± 0 SF Office Area with Two (2) Existing Restrooms in each unit
- Exceptional access to 10, 110 and 101 Freeways
- Fully Air Conditioned - HVAC Unit(s)
- Roof in Good Condition
- Secured Parking Six (6) Spaces in the rear (Metal Gated)
- **Year Built 2017 (Never been occupied)**
- Mixed Construction with Exposed Brick
- **Min Clear 22' to 26'**
- 400 AMPS Main Panel (100 AMPS Subpanel)
- Sprinklered
- Skylight(s)
- **Los Angeles State Enterprise Zone**
- **Industrial Zoning | M2 D2 (Light Manufacturing)**

WWW.THEPHRONESISGROUP.COM

For leasing information,
please contact:

Jamie H. Kim | Executive Director
D: 714.329.5650

Jamie.Kim@thePhronesisGroup.com

Lic. # 01423006

GROUND FLOOR

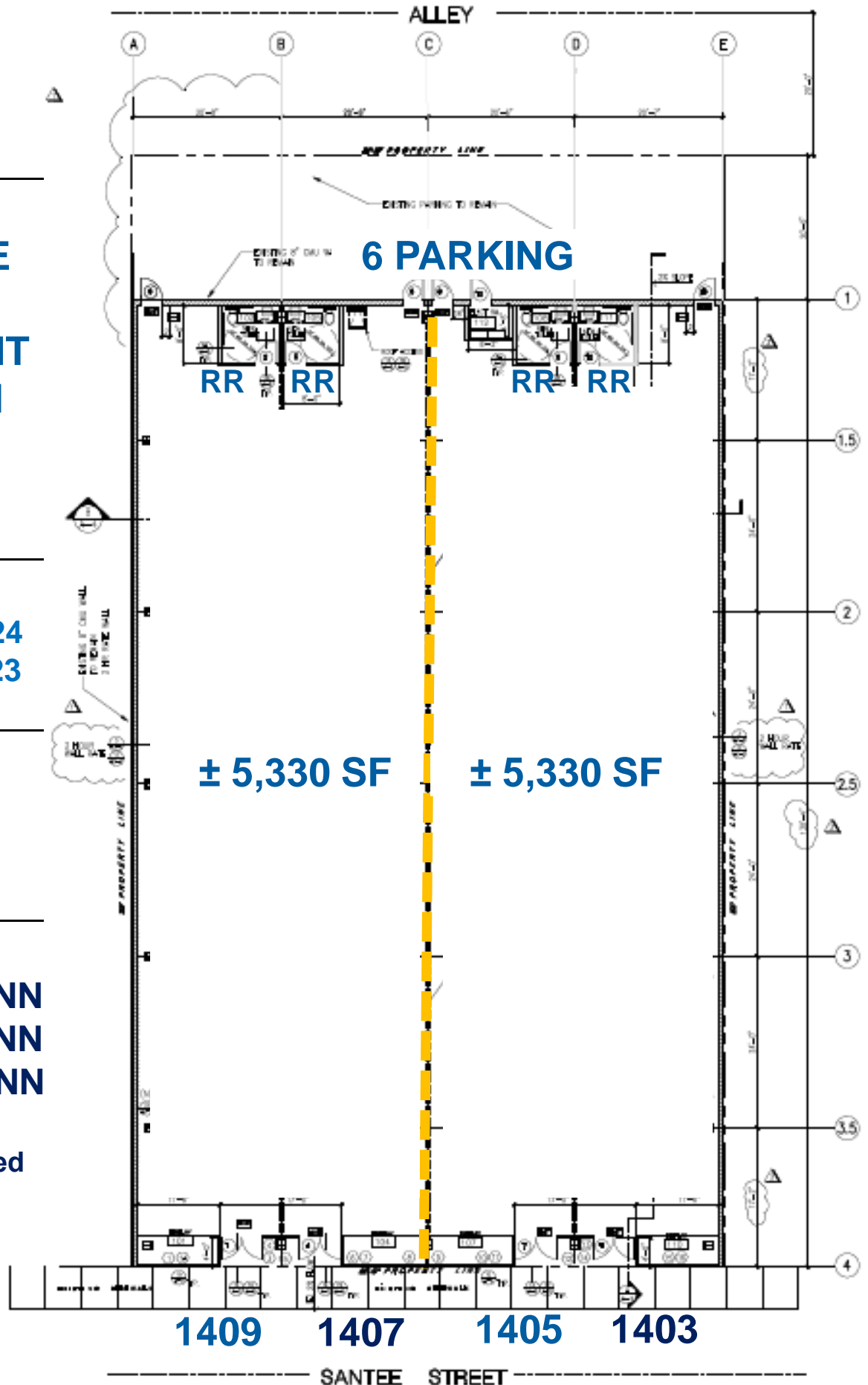
**WHOLESALE OR RETAIL
STOREFRONT
SHOWROOM
CREATIVE SPACE**

1403 – Avail 05/24
1407 – Avail 11/23

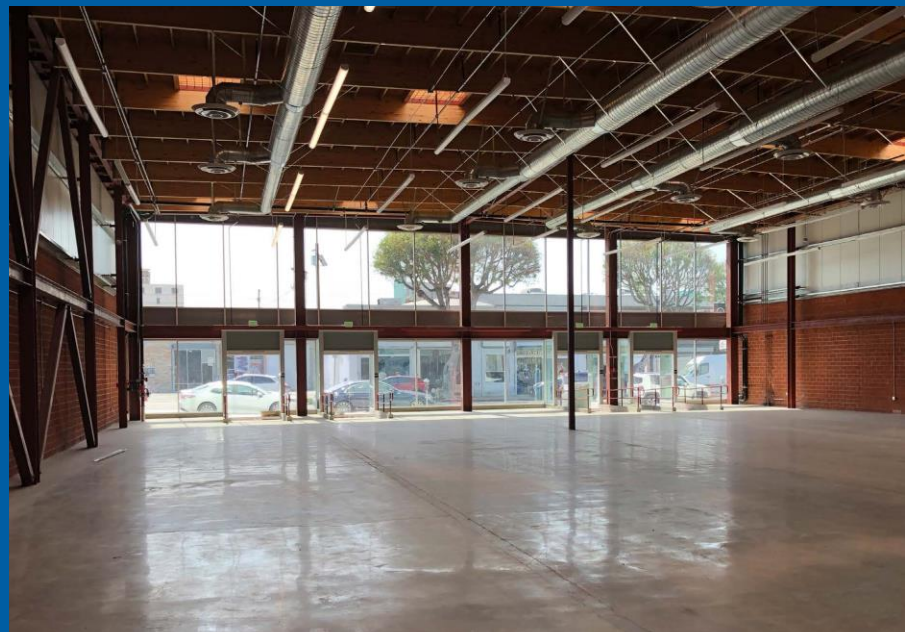
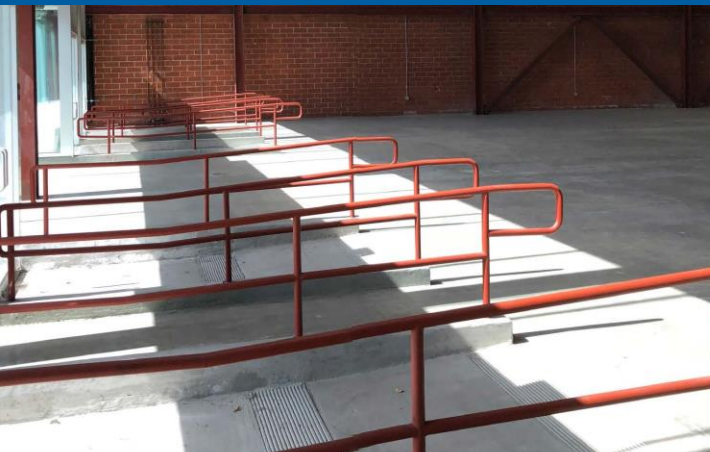
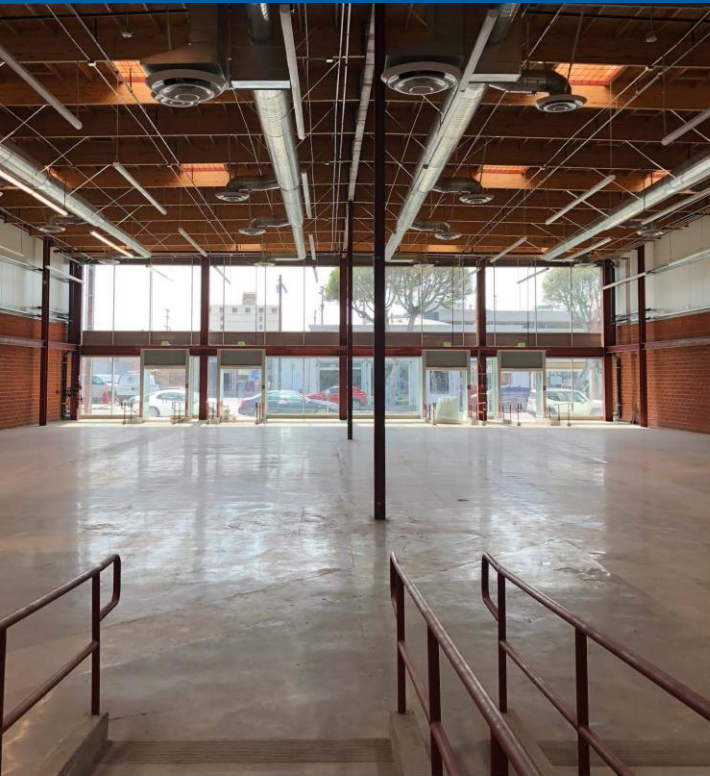
± 5,330 SF to
± 10,660 SF

1403 - \$3.35 NNN
1407 - \$3.25 NNN
Both - \$3.00 NNN

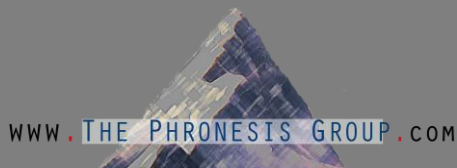
NNN's are estimated
at \$.77 psf



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**Currently demised into two units ± 5,330 sf (each)
2017 Construction | 22' to 26' Ceilings | Skylights
4 ADA Restrooms | Floor to Ceiling Store Front Windows**



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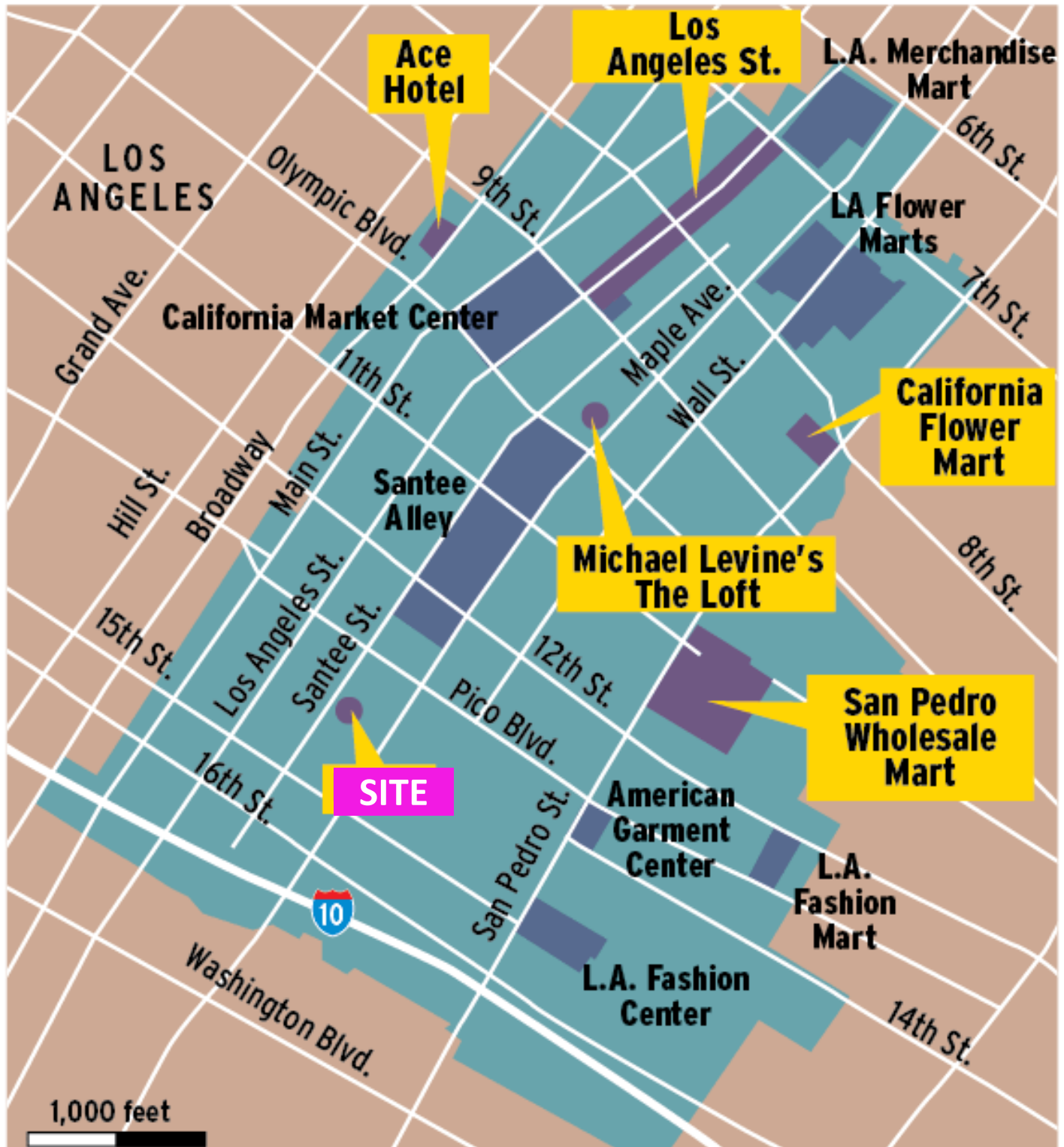
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