

1441 *West Temple*



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PROPERTY FEATURES

- Extensive renovation of the entire building featuring a state-of-the-art elevator, brand new HVAC system, energy efficient light fixtures, new plumbing, windows, and skylights
- Countless cafes and eateries within walking distance
- 2.5/1,000 gated onsite parking with three entrances/exits
- Extremely visible building signage opportunity facing the 101 Freeway and Temple St.
- Easily accessible to the 101 and 110 Freeways with the onramp less than half a mile away
- Brand new custom exterior gate, roof, plumbing, electrical, landscaping, entry ramp, and general aesthetic upgrades
- 6 minute leisure walk to Echo Park Lake
- Experienced creative office landlord

GENERAL INFO

- 3,000-30,700 RSF (15,350 RSF Floor Plates)
- \$3.00 PSF NNN (\$0.25 PSF NNN expenses)
- Build-to-suit opportunity with cutting-edge creative finishes
- 5-15 year lease term



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101 FREEWAY

Extremely Visible
Building Signage

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LAVETA TERRACE

W TEMPLE ST

SUITE FEATURES

- Spacious 13-foot ceilings with several skylights (top floor), polished concrete floors, exposed masonry walls and new windows.
- Brand new creative spec suites available consisting of a kitchenette, bathrooms, and expansive open space creating the quintessential collaborative environment.
- Geared for high-speed internet
- Pet friendly

AREA AMENITIES



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For more information,
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