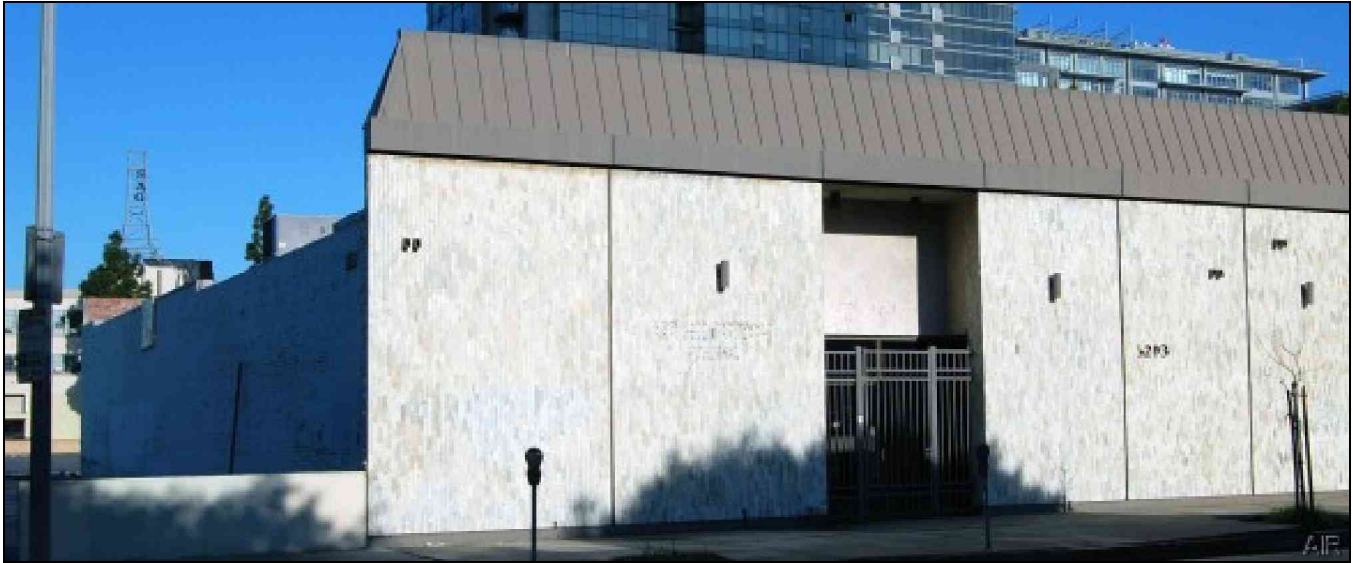


INDUSTRIAL FOR LEASE

AVAIL SF: 4,350

TOTAL BLDG SF: 5,150



ADDRESS 1203 S OLIVE ST, LOS ANGELES CA ZIP 90015

**Located In South Park Across From AT&T Center
Olive Street Frontage Just South Of 12th Street
100% Air Conditioned And Heated Building
On Site Parking \ Ground Level Loading
Fluorescent Lighting**

LEASE RENTAL \$ 4,785 /mo Gross 1.100 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 3,531.00 Yr 2009-2010
 Terms _____ Possession D-04/01/10
 Avail SF 4,350 Dim IRR X IRR Power A 400 V 120-240 Ø 3 W 4
 Min. SF 4,350 Dim IRR X IRR Lighting VERIFY Heat HVAC Cooling HVAC PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const BRK Roof VERIFY Grd Lev Drs 1 Dim 9X9 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 9 OFFICE DATA Ofc SF 2,565 # 5 Rest Rms: M TBD W TBD
 Pkg 6 Yard No Yr Blt 1928 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 634-D5 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Gary J Herman, Jr. (213)747-6531 x318, Gary J Herman, Sr. Region C Listing # 1227170
(213)747-6531 x314 FIRMS.D. Herman Company 02/19/10
 FTCF AP250N000S000/AOAA Notes Occupied. Lease Terms: Submit. Heating/Cooling: A/C.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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