

# OFFICE

# FOR LEASE

MAXIMUM  
 CONTIGUOUS SF: 1,718  
 TOTAL AVAIL SF: 1,718  
 TOTAL BLDG SF: 1,718



ADDRESS 3439 S MAIN ST, LOS ANGELES CA ZIP 90007

**NEAR THE CORNER OF JEFFERSON + MAIN ¼ E. OF 110 FWY  
 1,718' OF GROUND FLOOR OFFC SPACE IN A MODERN BUILDING  
 SECURE, RESERVED PARKING, CENTRAL AIR, EXPOSED DUCTING  
 CLEAN UNIT READY FOR IMMEDIATE OCCUPANCY**

LEASE RENTAL \$ 2,200 Rate/SF \$ 1.280 FSG  Rentable  Usable  Load % \_\_\_\_\_

Lease Terms 2-3 YEARS Tenant Improvement Allowance/SF NONE

SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession VERFY

Sale Terms \_\_\_\_\_

Maximum Contig. SF 1,718 Building Name \_\_\_\_\_

Minimum Available SF 1,718 Current Building \_\_\_\_\_ Landlord \_\_\_\_\_ Tenant \_\_\_\_\_

Total Available SF 1,718 Land SF POL Taxes 08-09 3,183

# Floors Total 1 # Floors Available 1 Typical Floor Size \_\_\_\_\_ Insurance

Existing Improvements HVAC Utilities

Janitorial

Air Conditioning

Pkg. Spaces 1.75 / 1000 Rate 0.00 Year Built 1988 Sprkd Y Elevators 0 Const CTU

Thomas Bk Pg# 674-C1 Zone M1 To Show Call Broker - APPOINTMENT Sp. Feat. PARK

AGENT Paul Herman (213)747-6531x321 Region C Listing # 2559

FIRM S.D. Herman Company

FTCF AP250N000S000/AOAA Notes ALL MEASUREMENTS ARE APPROXIMATE. BROKER DOES NOT

GURANTEE THE INFORMATION CONTAINED HEREIN. TENANT TO VERIFY.