

INDUSTRIAL FOR LEASE

AVAIL SF: 1,325

TOTAL BLDG SF: 12,275



ADDRESS 1435 W PICO BL, LOS ANGELES CA ZIP 90015

Warehouse – Retail – Office – Wholesale
Corner Location - Pico Bl. & Valencia
Close To Convention Center – Staples Center – L.A. Live
High Ceiling – Skylight – New Central A/C
Immediate Possession

LEASE RENTAL \$ 2,200 /mo Gross _____ Net 1.660 Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 306.00 Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 1,325 Dim IRR X IRR Power A 100 V 120-240 Ø 3 W 4
 Min. SF 1,000 Dim IRR X IRR Lighting VERIFY Heat TBD Cooling TBD PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 0 # TBD Rest Rms: M TBD W TBD
 Pkg _____ Yard No Yr Blt 1921R08 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 634-C5 Zone CM To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1212286
 FIRMS S.D. Herman Company 04/03/09
 FTFC AP250N000S000/AOAA Notes Lease Terms: 1-3 Years With COLA'S. Grd. Lev. Drs: 1 @ 3X7. All measurements are approximate. Lessee to verify all information. Lic # 01001356.

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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