

Voit

REAL ESTATE SERVICES

AVAILABLE FOR LEASE



718 GLADYS AVENUE
LOS ANGELES, CA 90021



**High Image Building in the
Heart of Fashion District**



**Free Secured Parking and
Seperate Entrance**



**Easy Access to the 10, 110,
& 101 Freeways**



**Open Floor Plan for Multiple
uses, Ideal for Photography or
Fashion Related Business**



**Proximity Restaurants, Cafes,
and Shops**



**Multiple Outlet Throughout
and Freight Elevator**



SECOND FLOOR

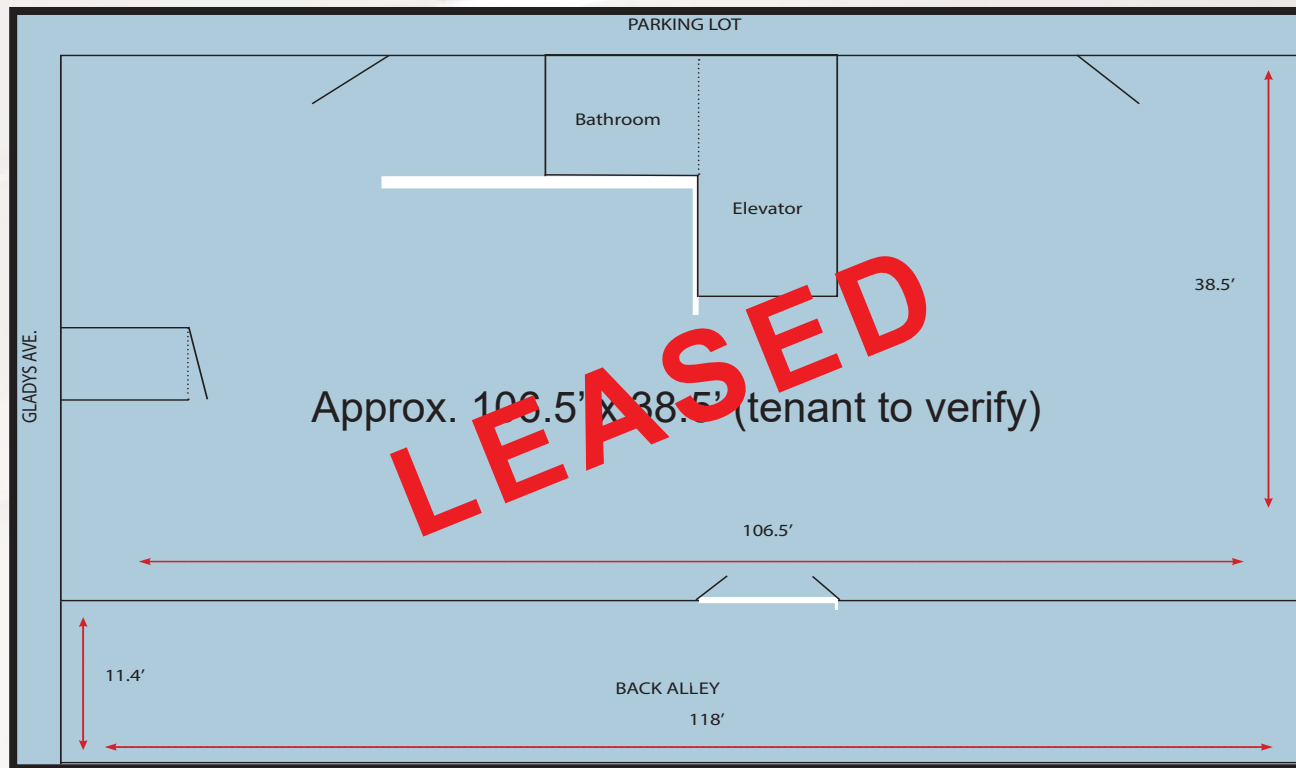




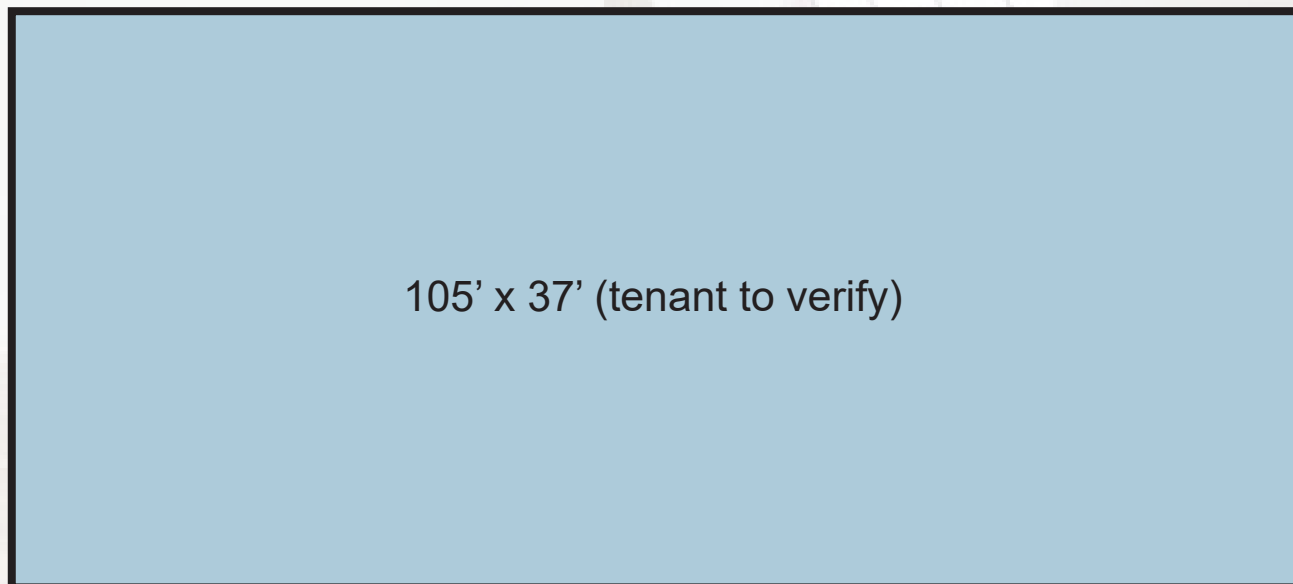
LEASED

Rentable SF	Suite	Availability	Description	Rate
±4,100 SF	1st Floor	December 1, 2019	Large Open Area, 1 Restroom, Natural Lighting, Gated Parking, Freight Elevator, Approx. 106.5' x 38.5' (tenant to verify)	\$1.40 NNN
Nets Estimated @ \$0.09/SF				
3,885 SF	Basement	Immediately	Large Open Area, 2 Restrooms, Gated Parking, Freight Elevator, Approx. 105' x 37' (tenant to verify)	\$1.80 NNN
Nets Estimated @ \$0.09/SF				

FIRST FLOOR



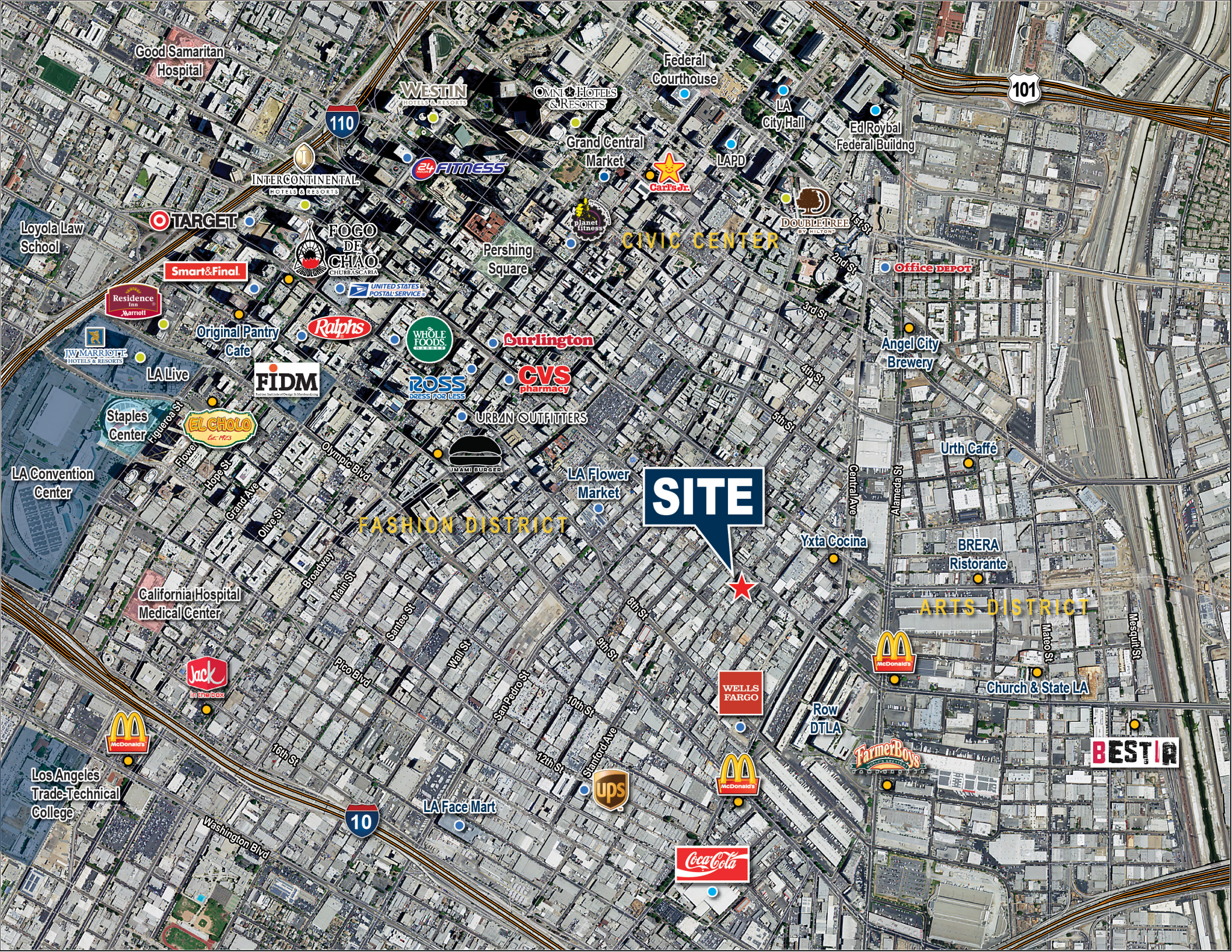
BASEMENT





BASEMENT





SITE

NEARBY AMENITIES

RESTAURANTS

- 1 Yxta Cocina
- 2 McDonald's
- 3 Row DTLA
- 4 BRERA Ristorante
- 5 Farmerboys
- 6 Church & State LA
- 7 Urtha Caff'e
- 8 Angel City Brewery
- 9 Umami Burger
- 10 El Cholo
- 11 Original Pantry Cafe
- 12 FOGO DE CHAO CHURRASCARIA
- 13 Jack in the box
- 14 Bestia
- 15 Carls Jr.

RETAIL

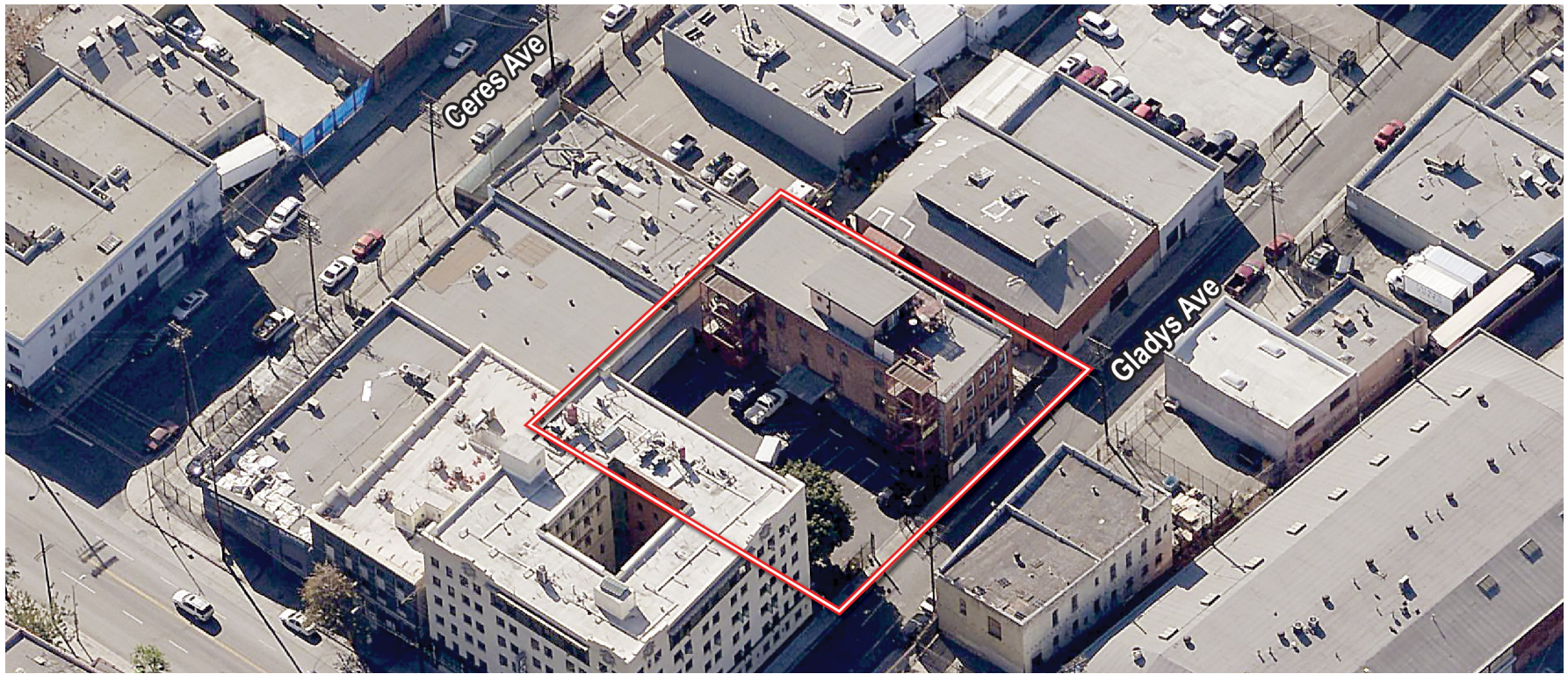
- 1 LA Flower Market
- 2 Urban Outfitters
- 3 CVS Pharmacy
- 4 Ross Dress For Less
- 5 Burlington
- 6 Whole Foods
- 7 Ralphs
- 8 United Postal Service
- 9 Smart & Final
- 10 Target
- 11 UPS
- 12 LA Face Mart
- 13 Office Depot
- 14 Planet Fitness
- 15 24 Hour Fitness
- 16 Grand Central Market

HOTELS & ENTERTAINMENT

- 1 DoubleTree by Hilltop
- 2 Arts District
- 3 LA Live
- 4 Staples Center
- 5 Residence Inn Marriott
- 6 JW Marriott Hotels & Resorts
- 7 LA Convention Center
- 8 Fashion District
- 9 Civic Center
- 10 Intercontinental Hotels & Resorts
- 11 WESTIN Hotels & Resorts
- 12 OMNI Hotels & Resorts







Voit

REAL ESTATE SERVICES

CHRIS DRYZGA

Vice President

Lic. #01926212

949.263.5303

ChrisD@voitco.com

