

\$2,050 - 108 2nd Street # 204, Los Angeles

MLS® #25523111

\$2,050

0 Bedroom, 1.00 Bathroom, 790 sqft
Residential Lease on 0 Acres

N/A, Los Angeles,

Tucked inside the Higgins Building--a designated LA Historic-Cultural Monument--this DTLA loft offers privacy, light, and space to exhale. Set on the second floor overlooking the courtyard, it's one of the few units with its own private outdoor patio--a quiet retreat for morning rituals, an evening aperitif, or simply watching your potted garden thrive. Inside: original concrete floors, large double-hung windows, and high ceilings are a minimalist yet warm nod to the building's industrial past, while an updated kitchen with sleek mirrored backsplash, Bosch dishwasher, and a brand-new stove/fridge bring the space into the now. The layout is open yet thoughtful, with a custom California Closets system and abundant storage that make daily life more seamless. The bathroom features a bathtub perfect for unwinding and has been refreshed with a new vanity and medicine cabinet. The entire unit is outfitted with a Nest system to easily control central air and heat. This space has a rare downtown quality: it's quiet. Peaceful. It feels removed, even though you're in the middle of everything. The building has gated entry with front desk personnel, rooftop with skyline views, laundry on every floor, pet friendly with a dog park across the street. You're moments from the buzz of Little Tokyo, the Arts District, and Grand Central Market, but located in a discrete stretch near the Civic Center with nearby access to public transport. The Music Center, Walt Disney Concert Hall, and Grand Park are just blocks away, with



cult-favorite restaurants like Badmaash and Redbird close enough to become part of your routine. Offered at \$2,050/month. One pet allowed (dog or cat). Tenant pays electricity, internet, and cable. Owner covers HOA and water. Nearby parking is available for additional \$180/month. This space is perfect for someone who values design, light, and a bit of stillness in the city. Whether you're working from home, exploring the best of downtown, or simply craving a little solitude without sacrificing location--this one's worth seeing. Available now. Reach out to schedule a private showing. Photos virtually staged.

Built in 1910

Essential Information

MLS® #	25523111
Price	\$2,050
Bathrooms	1.00
Full Baths	1
Square Footage	790
Acres	0.44
Year Built	1910
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Sarah Clark
Listing Office	Real Broker

Community Information

Address	108 2nd Street # 204
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90012

Amenities

Amenities	Picnic Area, Security
Utilities	Trash Collection, Association Dues, Water
Parking	None
Garages	None
View	Courtyard
Pool	None
Security	Gated Community, Security Guard, 24 Hour Security

Interior

Interior Features	Loft
Appliances	Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	10
Stories	One

Additional Information

Date Listed	April 9th, 2025
Days on Market	80
Zoning	LAC4
Short Sale	N
RE / Bank Owned	N

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