

**FOR
LEASE**

Don Norwood Yoko Andrian
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FOR LEASE

731 S. BROADWAY, LOS ANGELES

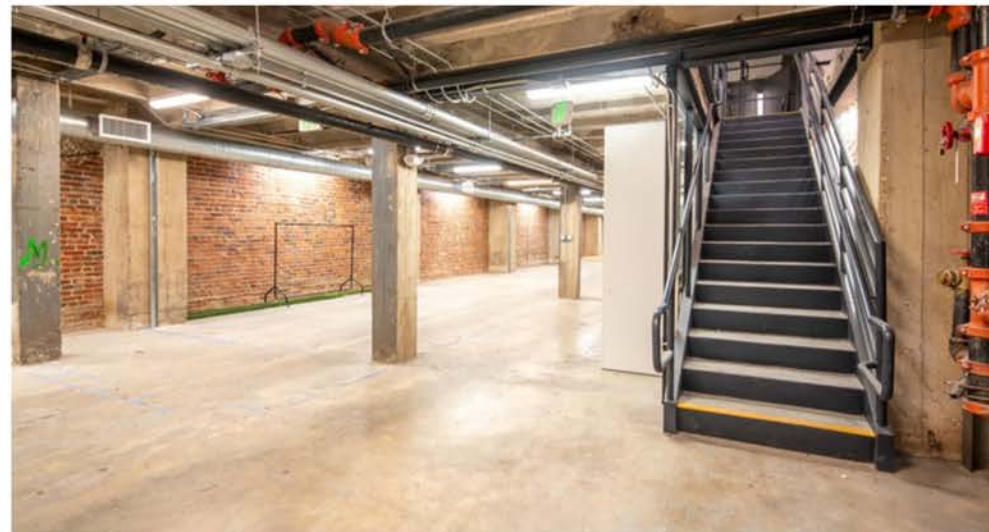
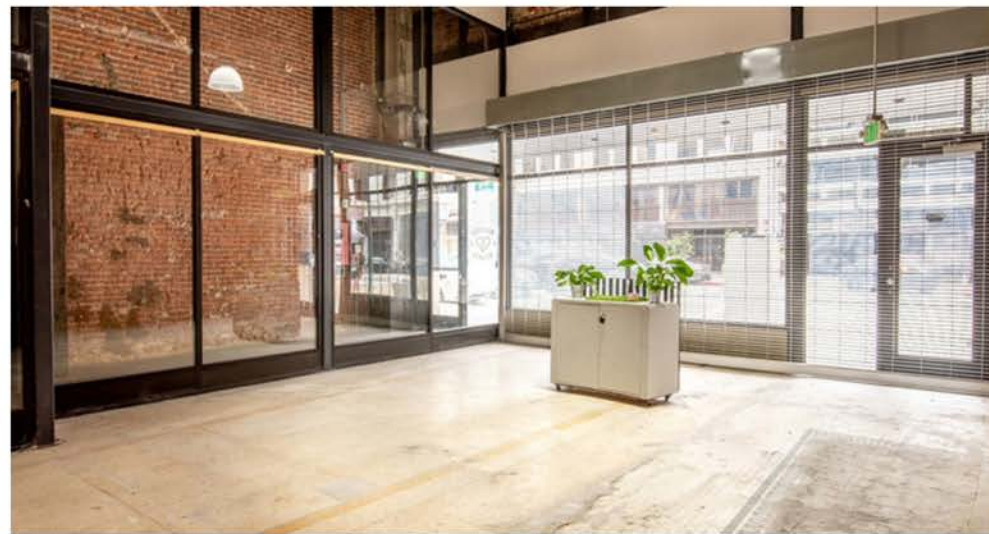
Details

Property

- **Age:** Built in 1913, Fully Renovated in 2018 / 2019
- **Building Size:** Approximately 23,061 sq ft
- **Lot Size:** 0.12 acres / 5,227 sq ft
- **APN:** 5144-014-032
- **Available Floors:**
 - **Basement:** 4,400 sq ft, \$1.15 / month, NNN
 - **Ground:** 3,000 sq ft, \$3.50 / month, NNN
 - **#402,** 2,000 sq ft, \$2.00 / month, MG

Location Advantages

- Centrally located in the heart of Downtown Los Angeles
- Epicenter of the Historic Broadway District close to world class museums, restaurants, bars, Crypto.com, LA Live, Convention Center, Grand Central Market & more
- Surrounded by thousands of residential units
- < 0.5 miles from 7th street & Pershing sq. metro stations
- Ample parking nearby
- Walk Score - 98 / Transit Score - 100 / Bike Score - 91



Highlights

- Fully Renovated in 2018 / 2019
- Newer elevator
- Each floor has its own restrooms
- Separate HVAC to each floor
- Sprinklered throughout
- Newer electrical, plumbing & HVAC systems
- High ceilings



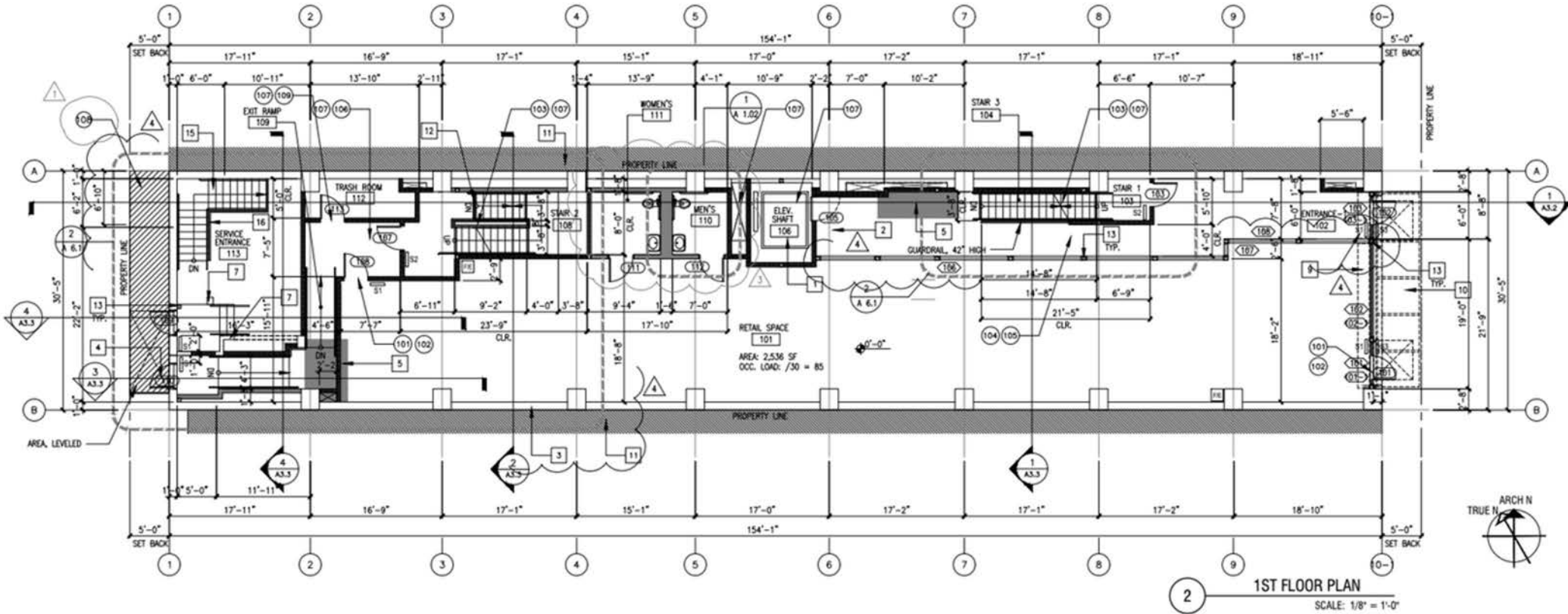
Basement Plan

SCALE: 1/8" = 1'-0"

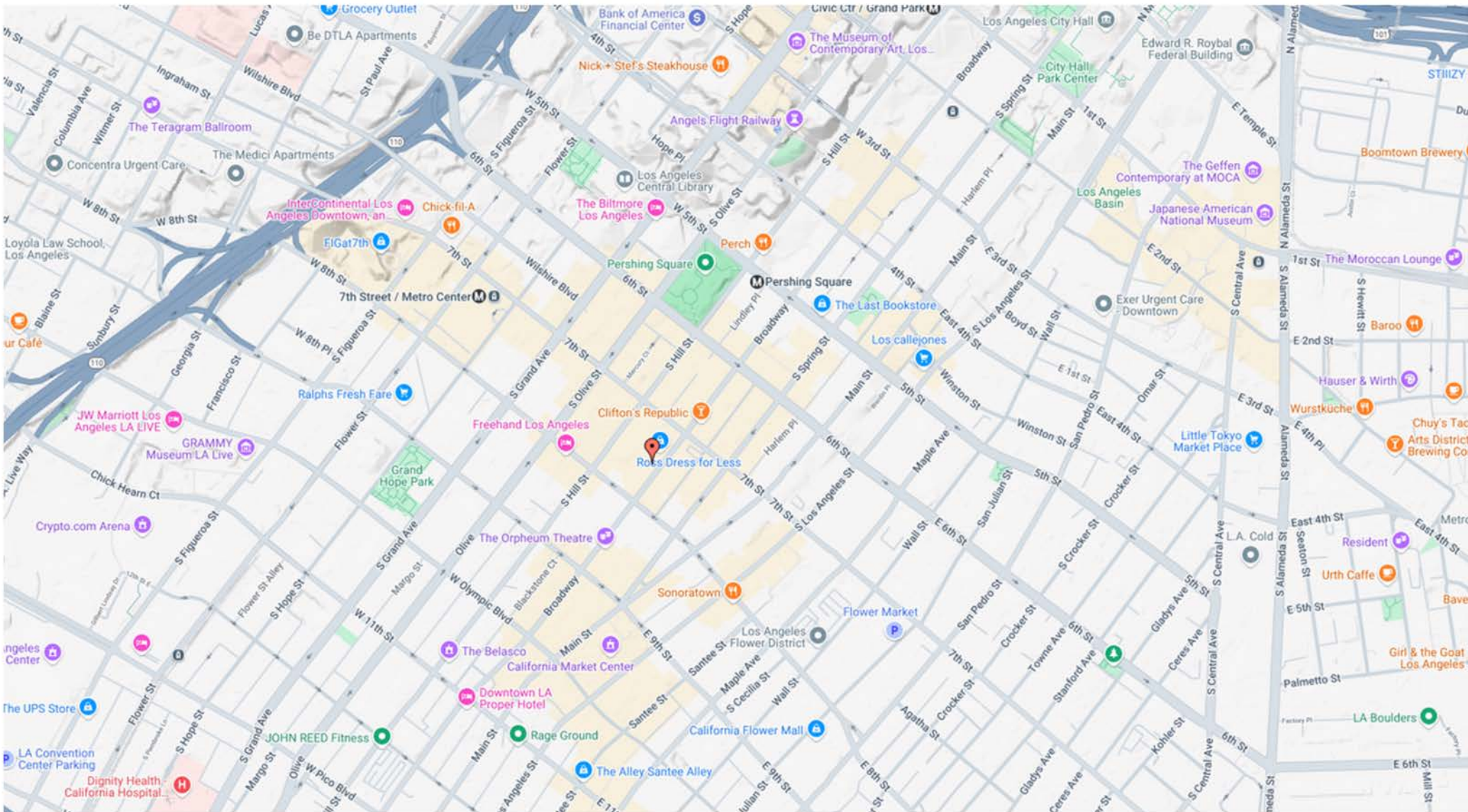
The plan shows a basement layout with a grid system (1-11 horizontally, A-B vertically). Key features include:

- Control Room (B06)**: Located near the center-left.
- Elev. Shaft (B05)**: Located near the center.
- Retail Space (B01)**: A large area with an area of 3,669 SF and an occupancy load of 123.
- ELEC. ROOM (B03)**: Located near the center-right.
- F/S RISER ROOM (B02)**: Located near the right edge.
- WOMEN'S (B07)** and **MEN'S (B08)**: Restrooms located near the bottom right.
- Stair 2 (B07)**: Located near the center-left.
- Room 15**: Located near the top left.
- Room 17**: Located near the top right.
- Room 13**: Located near the center-left.
- Room 14**: Located near the center-right.
- Room 16**: Located near the center-right.
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- Room 100**: Located near the center-right.

Floorplan - Retail



Location



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