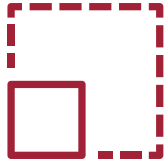


*3128*  
**ALAMEDA ST.**

LOS ANGELES, CA 90013

**DRONE VIDEO** 

**CBRE**



Ground Floor  
Single Story Corner  
Property Available  
Prime Art's District  
Location



Trendy Restaurant and  
Bar on Property



All Major Freeways  
within vicinity



High Walkable Score to  
Many Food, Retail, and  
Beverage Amenities



*Building*  
**HIGHLIGHTS**

**RATE:**

\$2.75 / RSF / NNN

NNN'S ARE \$1.00/SF

**AVAILABLE SPACE:**

5,555, 7,070 OR COMBINED 12,625 RSF

**TERM:**

FLEXIBLE

**OCCUPANCY:**

IMMEDIATE

**CONSTRUCTION:**

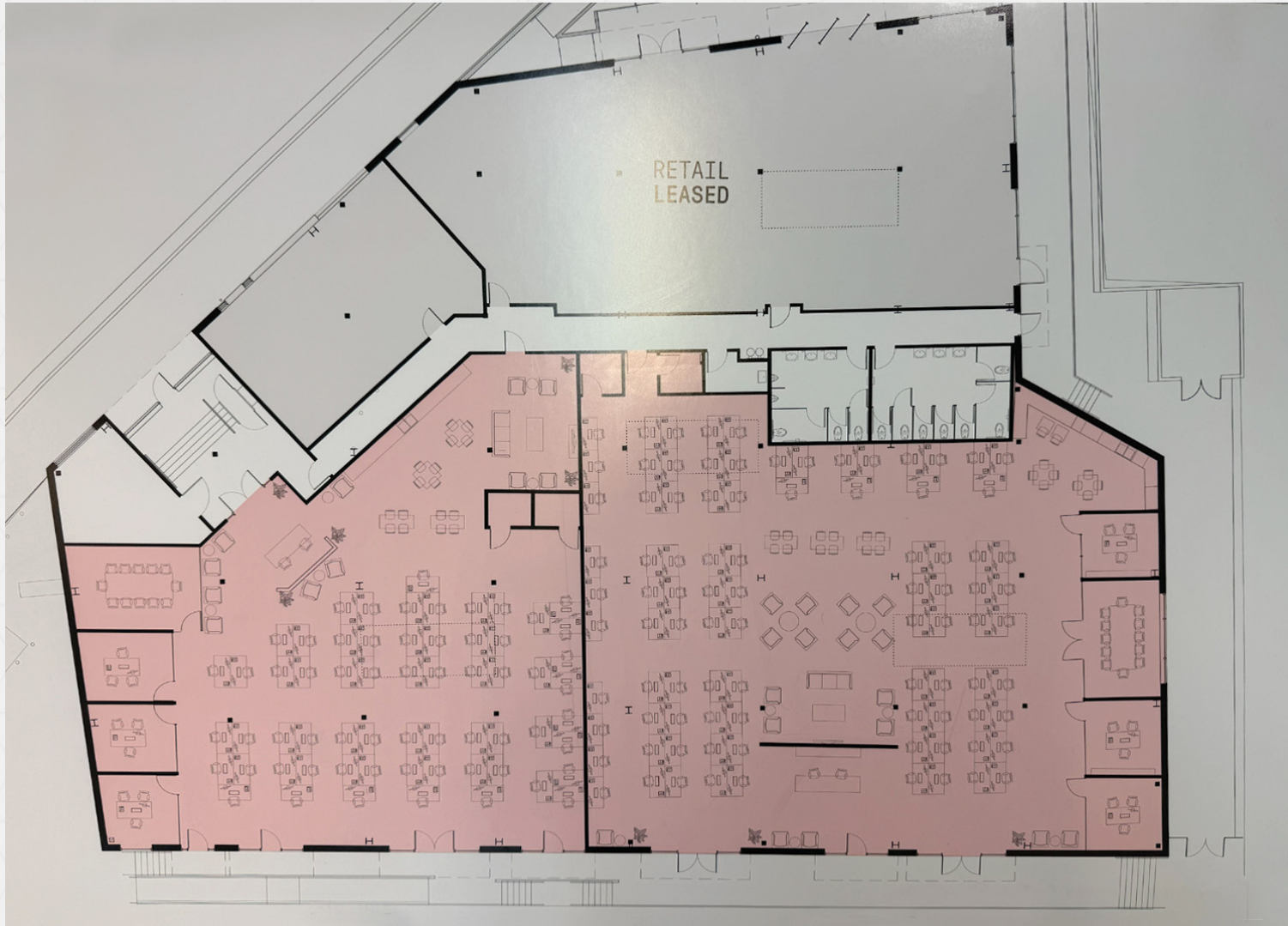
- » Recently repositioned creative office project
- » Exposed brick throughout and polished concrete flooring
- » High Ceilings (15 foot) with Exposed HVAC
- » Glass Offices, Glass Conference rooms,
- » Furniture may be included
- » 2 kitchens 2 conference rooms, 7 private offices, ample open space for creativity or T.I.'s

# Space

# HIGHLIGHTS



# FLOORPLANS



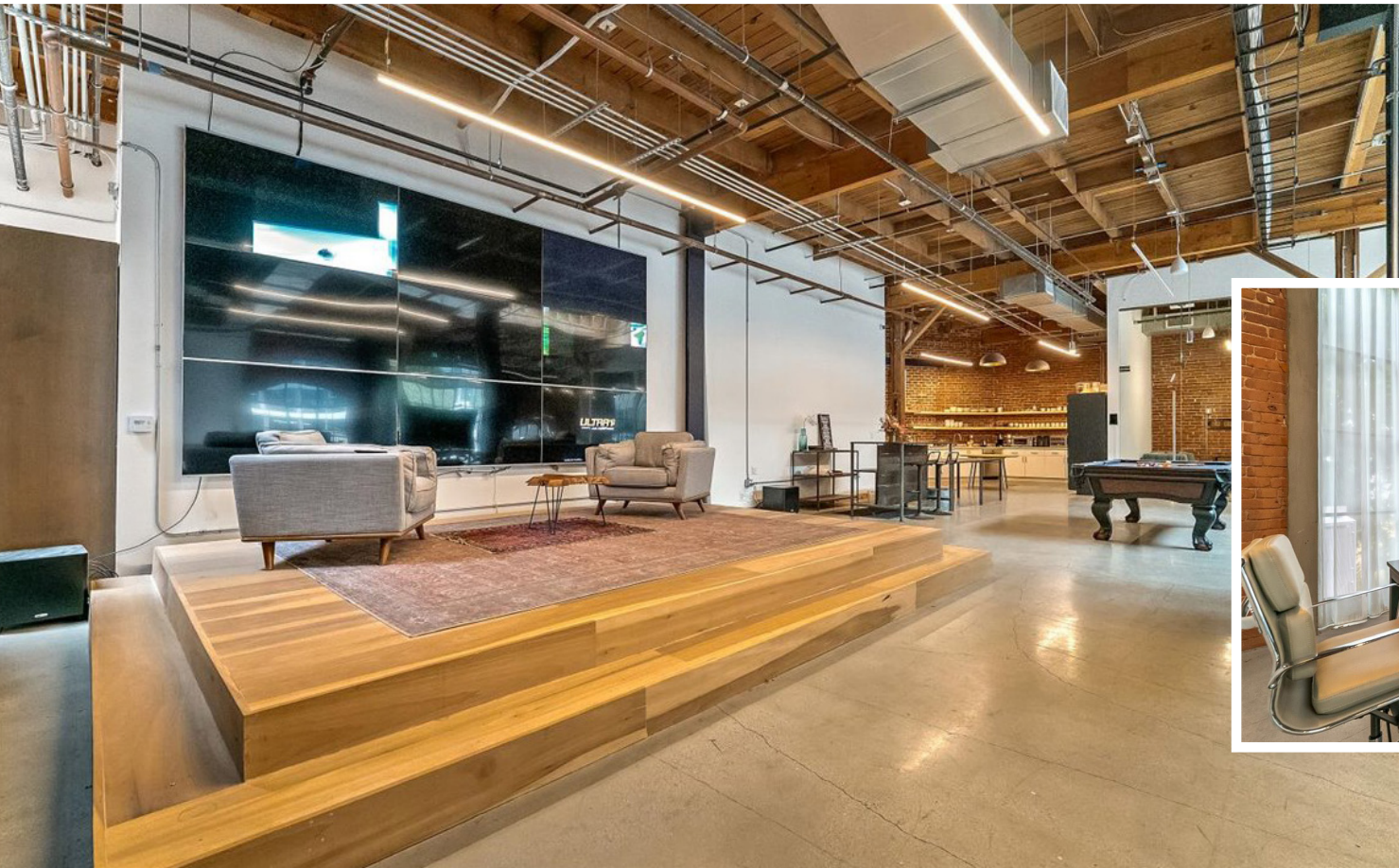
**SUITE 1**  
**5,555 RSF**

**SUITE I1**  
**7,070 RSF**

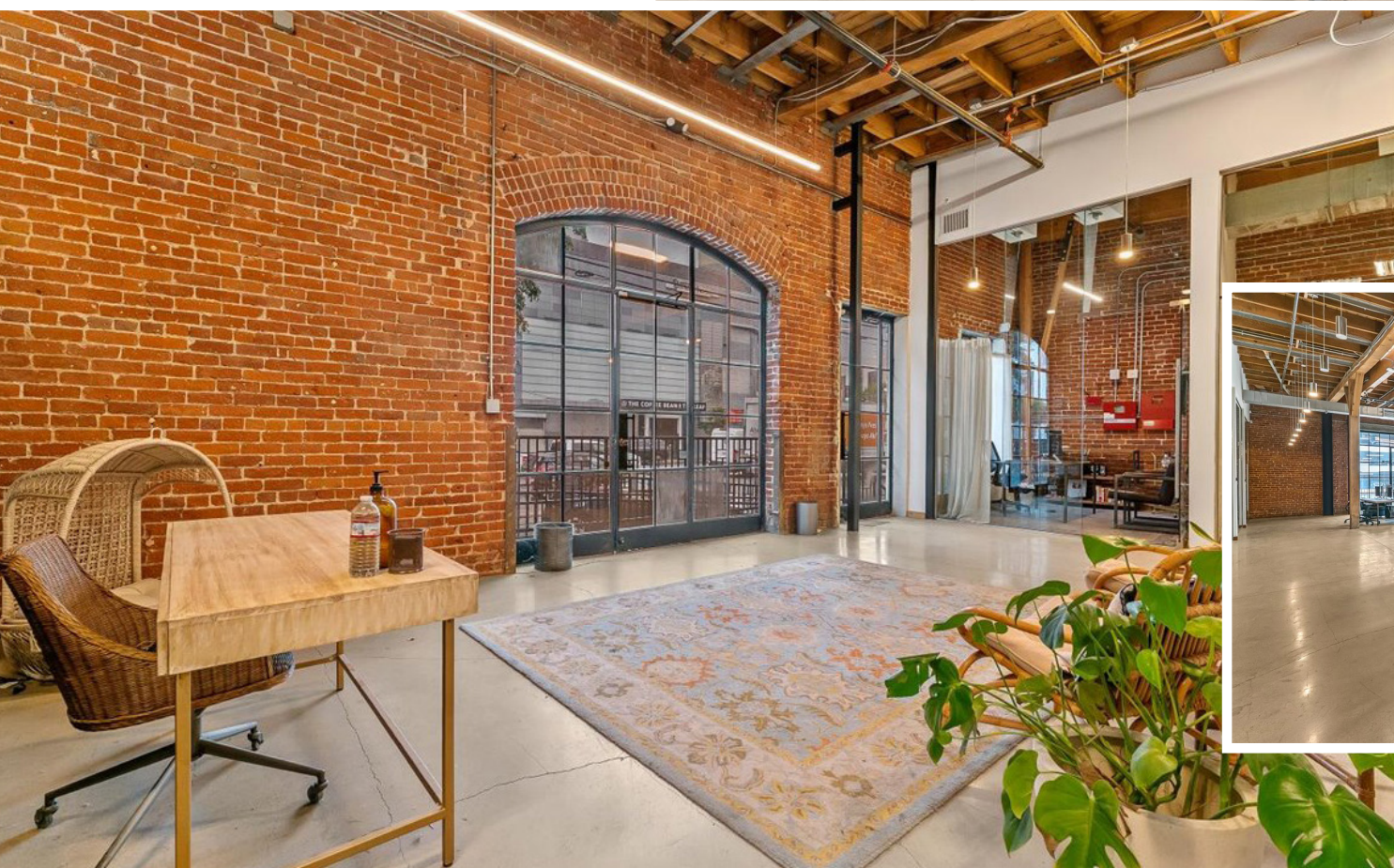
## **AVAILABLE SPACE**

5,555, 7,070 OR COMBINED 12,625 RSF

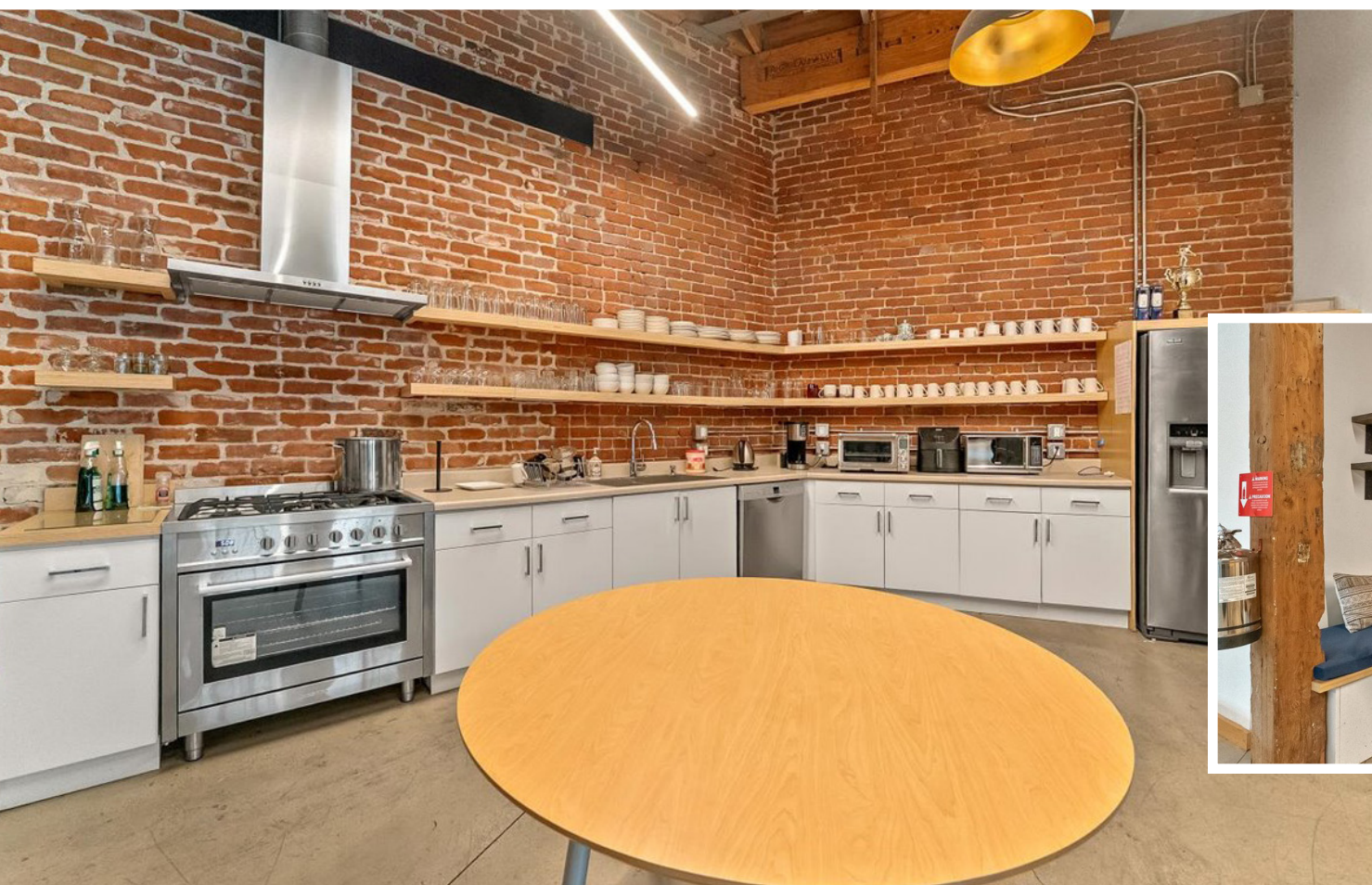
# INTERIOR



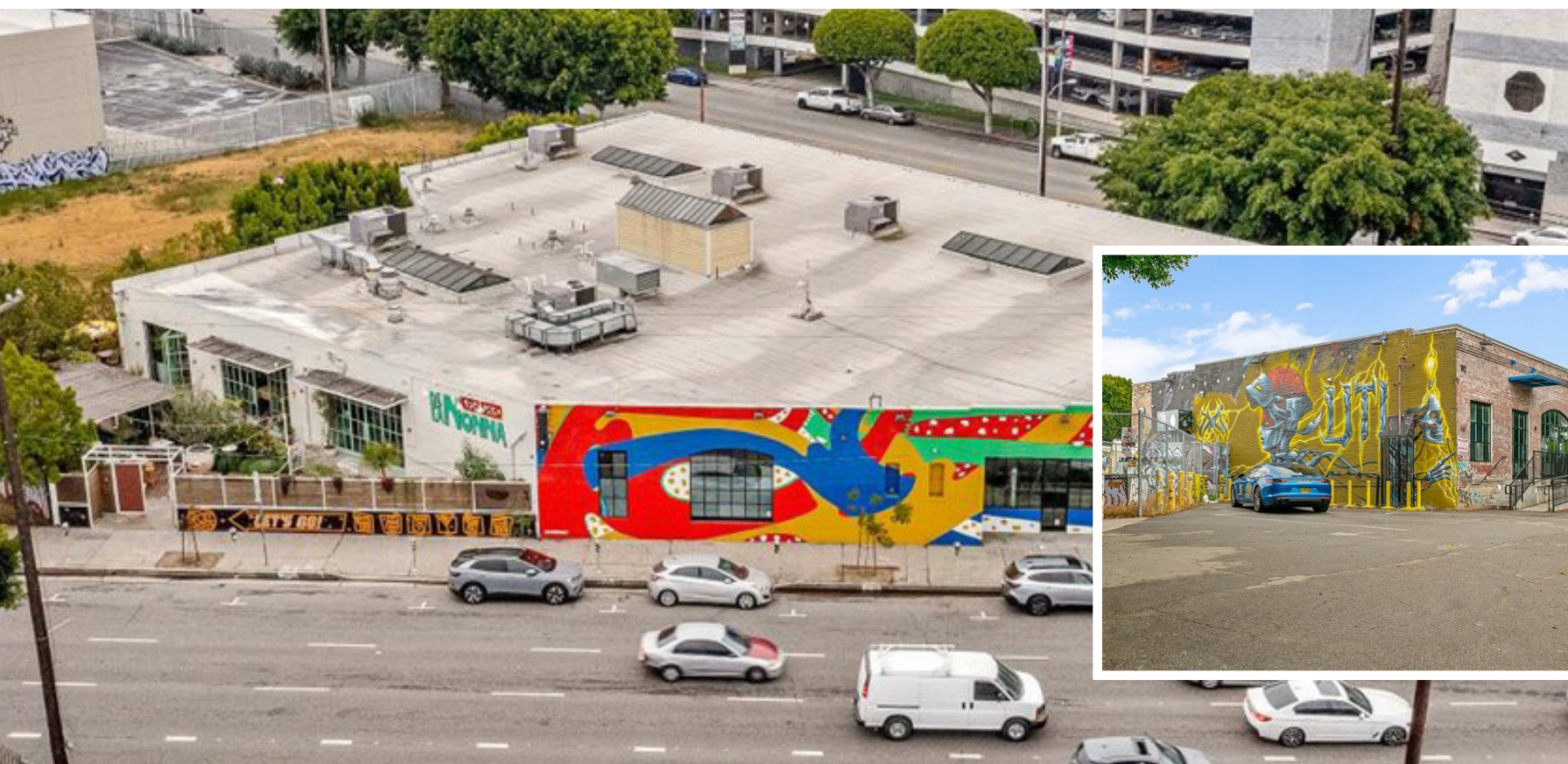
# INTERIOR



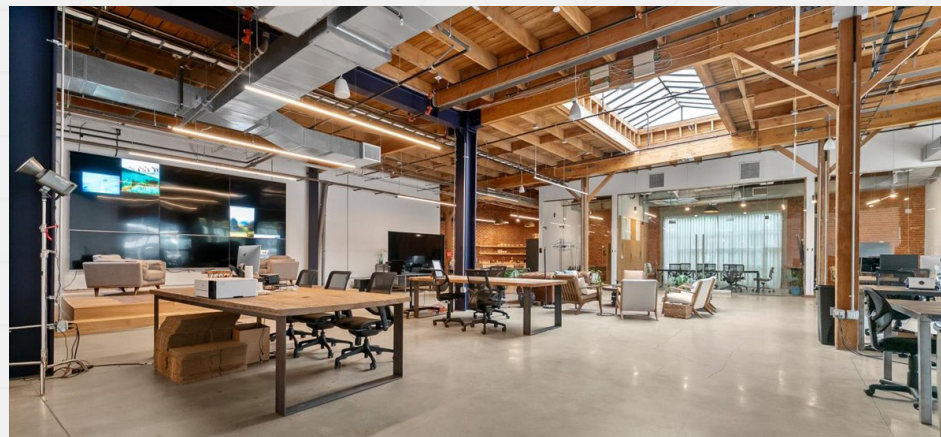
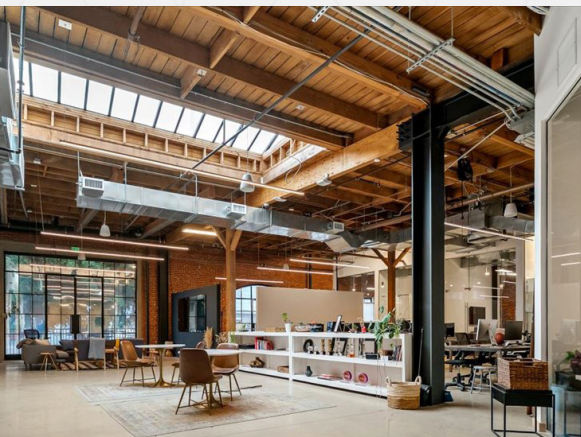
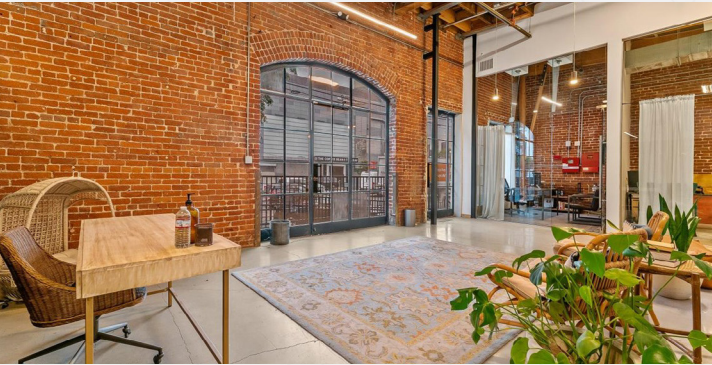
# INTERIOR



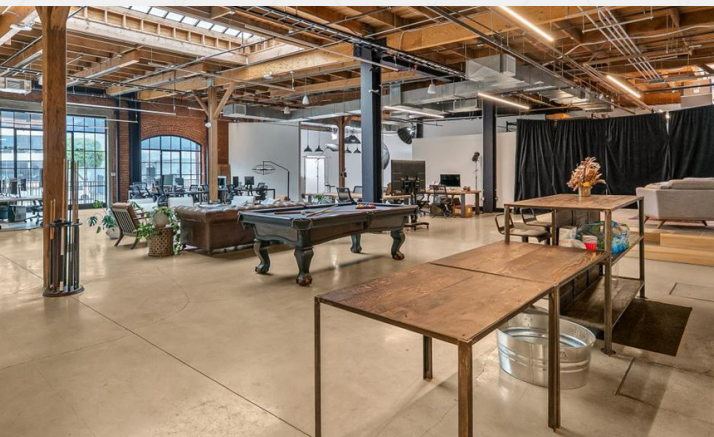
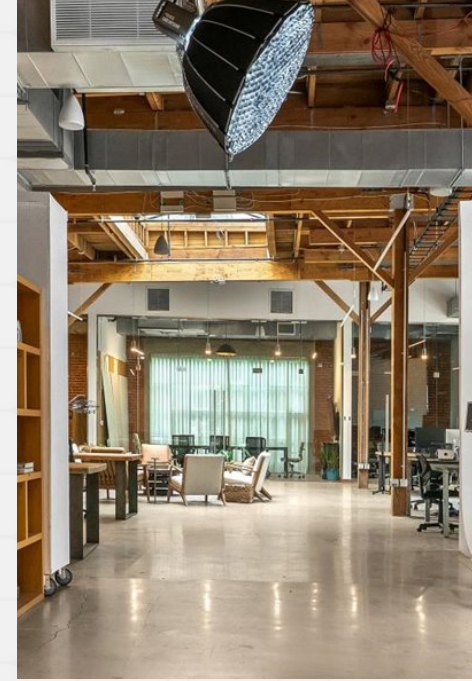
# EXTERIOR



# GALLERY



# GALLERY



312 S

ALAMEDA ST.

LOS ANGELES, CA 90013

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**CBRE**

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