

FOR LEASE

932 Wilson St, Los Angeles CA 90021

Historic Character | Modern Functionality | Downtown LA Arts District



932 Wilson St offers tenants the opportunity to occupy thoughtfully maintained workspace within a professionally operated historic creative office property in Downtown Los Angeles.

Located in the Arts District and near the Fashion District, the property features exposed structural framing, oversized freight elevator access, flexible suite configurations, and a unique creative environment well suited for office, showroom, production, design, media, and entrepreneurial users.

	±1,000-4,600 SF Flexible Suite Sizes		±14-18' CEILINGS Open Workspace
	AUTHENTIC WORKSPACE Historic Character		GATED PARKING Secure Access
	FREIGHT ELEVATOR Production-Friendly		MODIFIED GROSS Tenant-Friendly



CONTACT FOR LEASING INFORMATION:

Flexible Creative Suites
Available for Immediate Occupancy

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AVAILABILITY

Immediate Occupancy Available



PRIVATE PARKING

Gated Parking @ \$150/Stall.



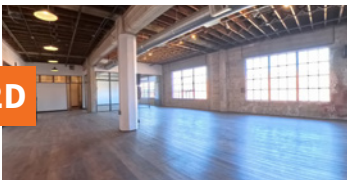

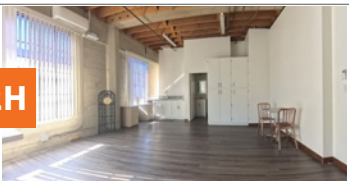
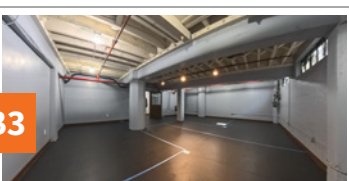
LEASE TERM

Flexible Lease Structures Available



CONNECTIVITY

Creative Office & Media Infrastructure

SUITE	RSF	RATE (MG)	DESCRIPTION
 1A	±4,000 SF	\$2.00/SF/MG	Ground floor creative office suite with direct parking access, ±18' ceilings, abundant natural light, private offices, conference room, kitchen, and storage.
 1D	±1,100 SF	\$2.50/SF/MG	Ground floor creative office suite with street-facing windows, high ceilings, refinished interiors, and private interior access.
 2D	±2,300 SF	\$2.50/SF/MG	Modern creative office featuring exposed elements, open workspace, conference room, kitchenette, private office, natural light, HVAC, and high-speed internet capability.
 2G	±4,600 SF	\$2.00/SF/MG	Large collaborative creative office suite with multiple private offices, conference room, media room, kitchen area, storage, and modern lighting throughout.
 2H	±1,100 SF	\$2.75/SF/MG	Private boutique office suite featuring private restroom, kitchen area, and divided workspace layout within a quiet creative environment.
 B3	±1,000 SF	\$1.80/SF/MG	Creative basement suite with west-facing natural light and authentic industrial character. Ideal for recording, photography, art, storage, or creative production use.
 B4	±1,100 SF	\$1.80/SF/MG	Former professional podcast studio featuring monitoring room, interview room, storage space, and quality production-ready improvements.

Lease rates are quoted on a Modified Gross basis. CAM expenses currently estimated between approximately \$0.20 and \$0.27 PSF/month. Information deemed reliable but not guaranteed.

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932 WILSON ST

Historic Character. Modern Functionality.

PROFESSIONALLY OPERATED CREATIVE OFFICE ENVIRONMENT IN DOWNTOWN LOS ANGELES

✔ Authentic Industrial Architecture

Exposed framing, oversized freight elevator, and historic warehouse detailing create an authentic creative environment.

✔ Professionally Maintained Environment

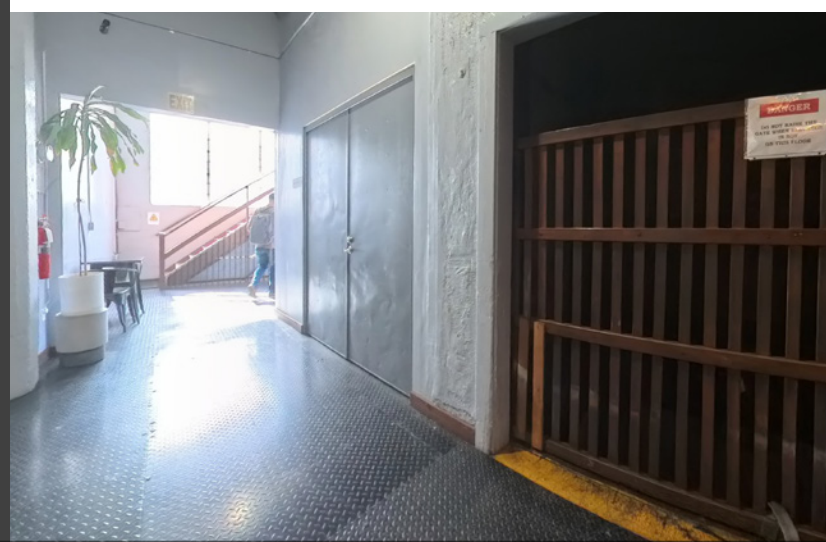
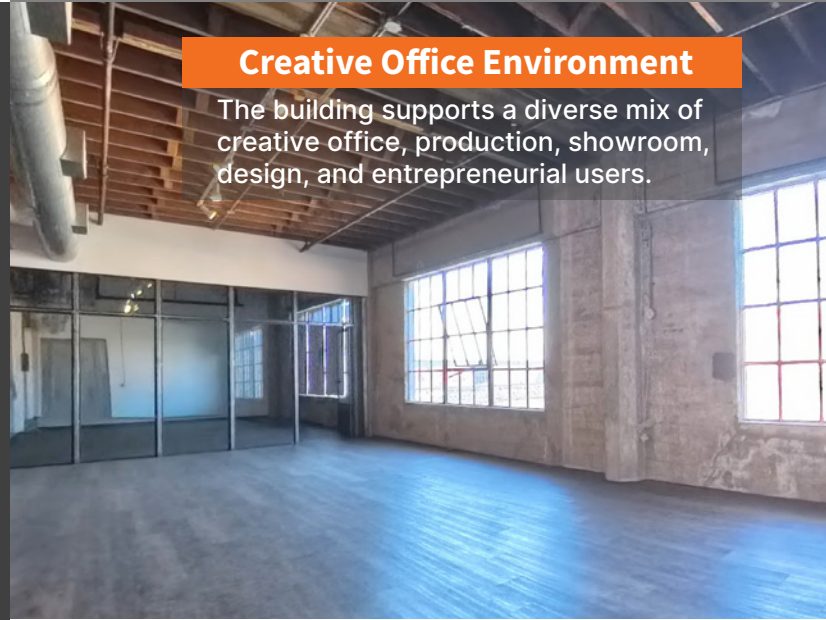
The property is professionally maintained through proactive operational oversight and a curated network of building specialists.

✔ Clean & Secure Access

Gated parking, maintained common areas, and regularly serviced exterior spaces contribute to a clean and functional tenant experience.

Creative Office Environment

The building supports a diverse mix of creative office, production, showroom, design, and entrepreneurial users.



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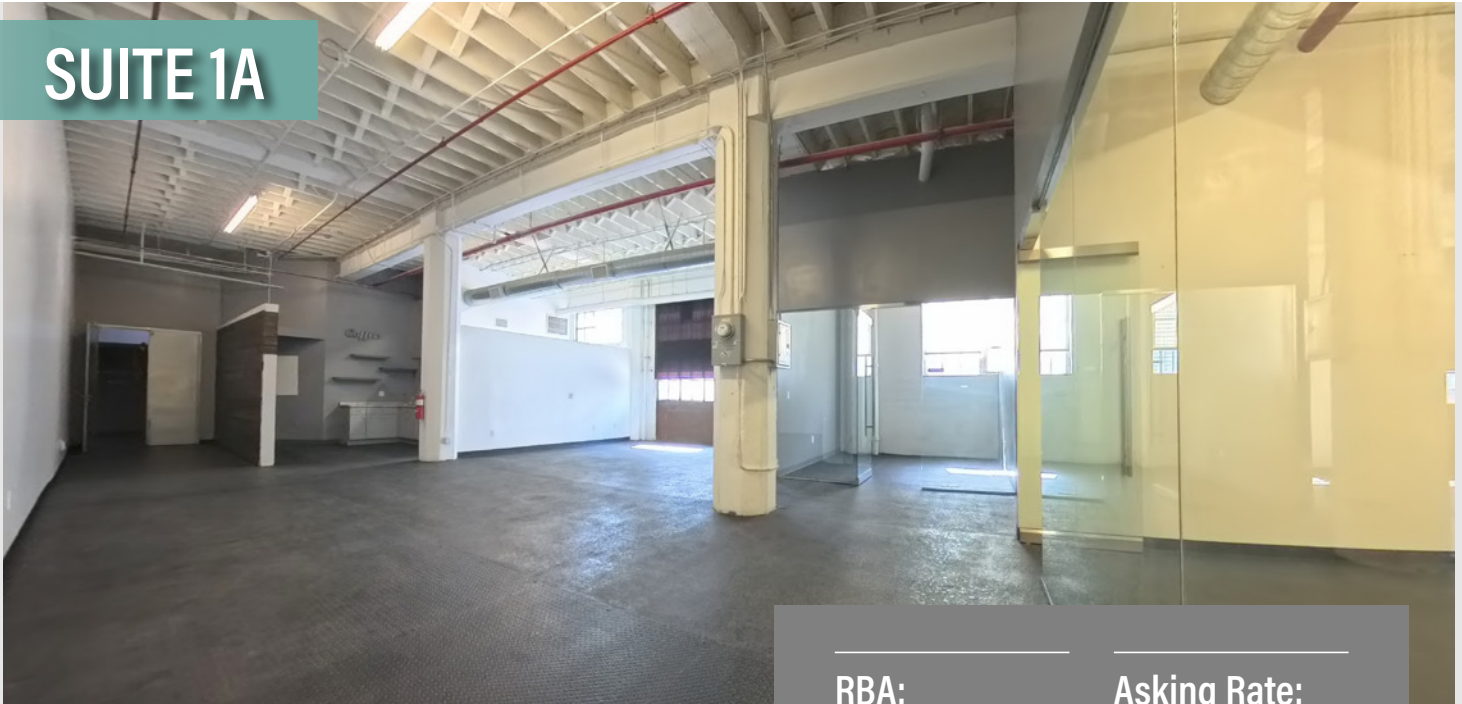
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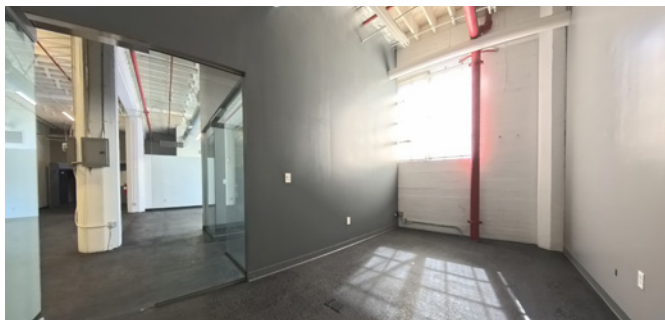
SUITE 1A



Flagship Ground Floor Creative Headquarters Opportunity



Conference & Collaborative Workspace



Private Offices with Creative Elements

RBA:
±4,000 SF

Asking Rate:
\$2.00/SF MG

- ✓ **Expansive ±18' Ceilings**
High open ceilings enhance natural volume and creative flexibility.
- ✓ **Plug-and-Play Improvements**
Existing offices, conference room, kitchen area, storage rooms, and private restrooms support immediate occupancy with minimal additional improvements.
- ✓ **Abundant Natural Light**
Large windows provide bright open workspace throughout the suite.

Floor	Ground Floor
Availability	Immediate
Parking	Available @ \$150/Stall
Restrooms	Private
HVAC	Yes

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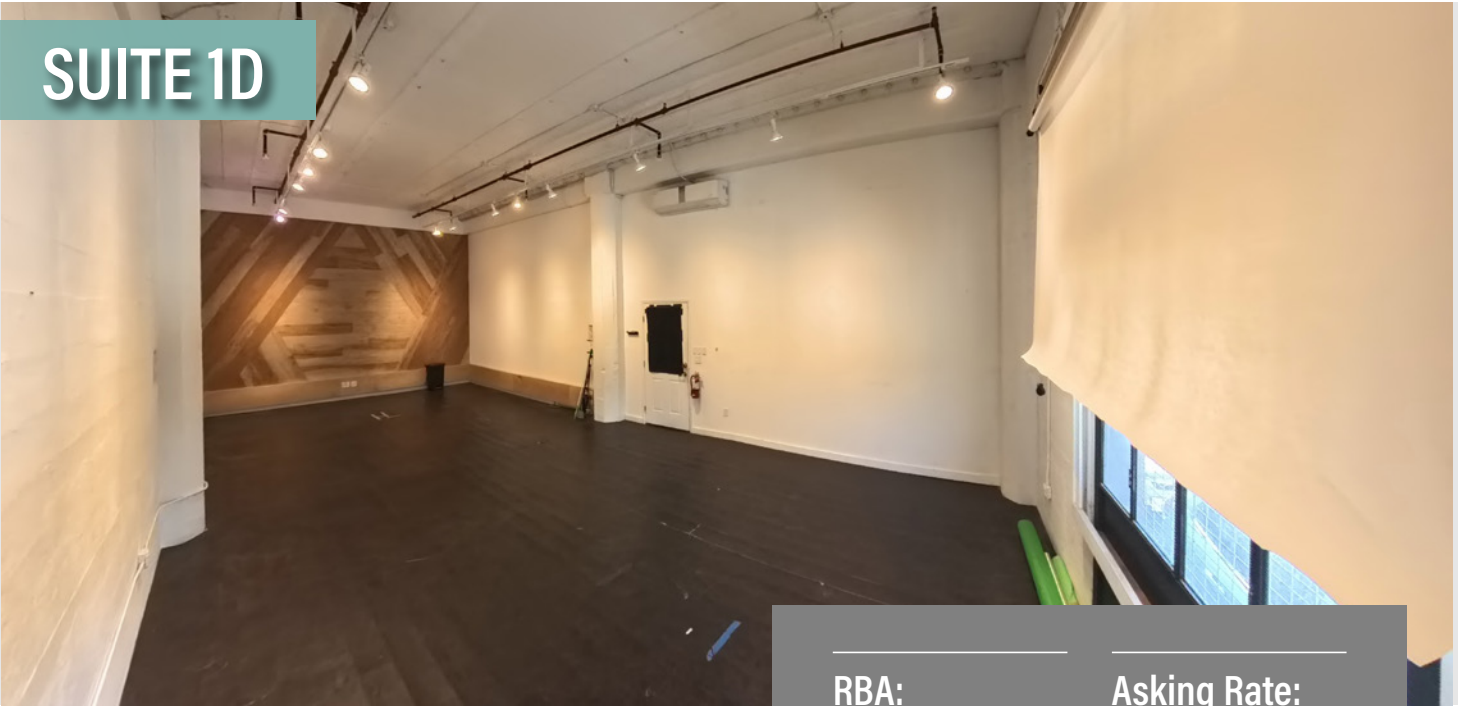
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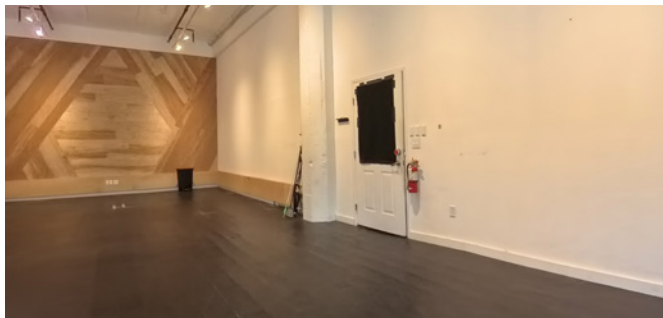
SUITE 1D



Boutique Creative Office or Studio Suite

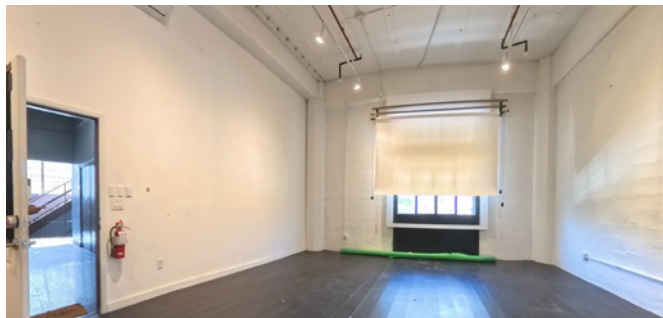
RBA:
±1,100 SF

Asking Rate:
\$2.00/SF MG



Recently Upgraded Interior Elements

- ✓ **Street-Facing Visibility**
Front-facing windows provide natural light and urban presence.
- ✓ **Recently Refinished Interiors**
Custom interior improvements create a polished creative workspace.
- ✓ **Efficient Boutique Layout**
Ideal configuration for small teams, private studio users, or creative professionals.



Efficient Suite for Small Business or Agency

Floor	Ground Floor
Availability	Immediate
Parking	Available @ \$150/Stall
Restrooms	Shared
HVAC	Yes

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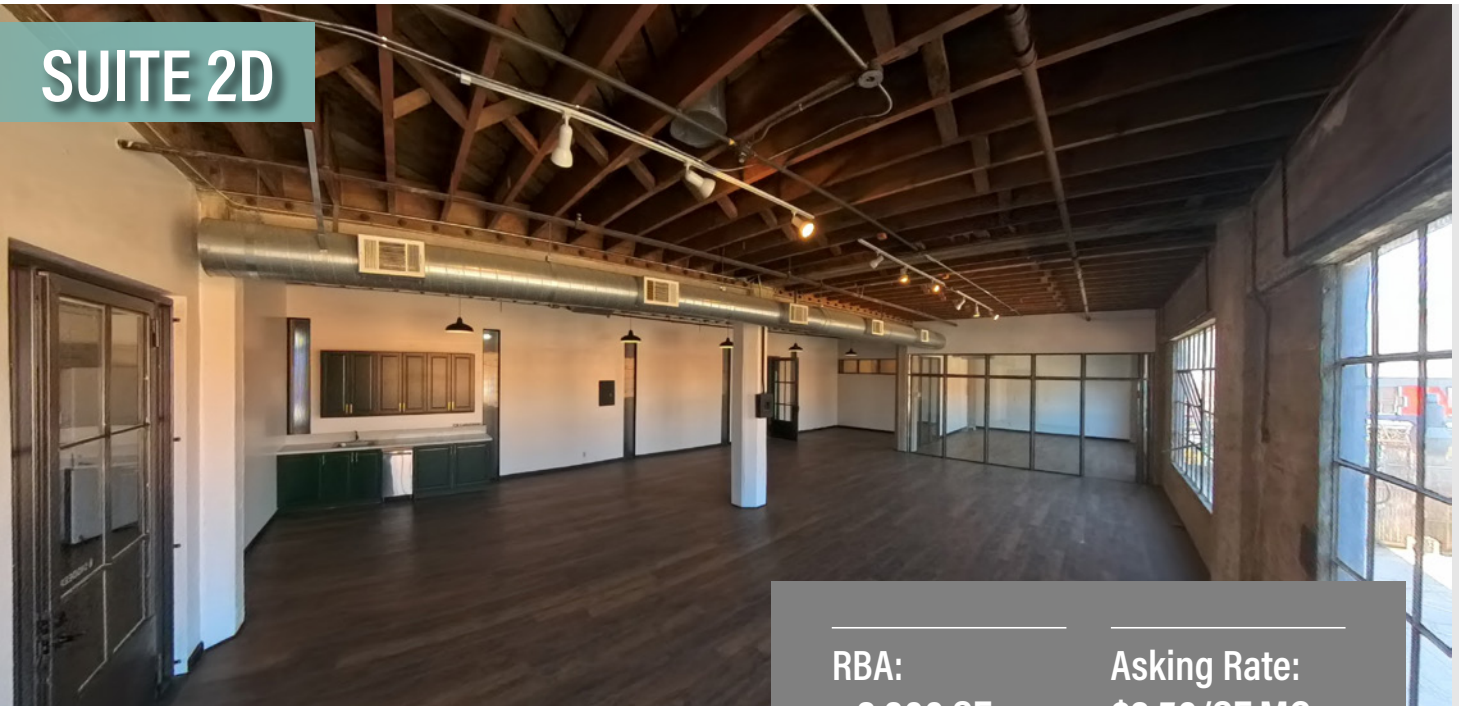
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SUITE 2D



Modern Creative Office with Natural Light and Historic Character



Well Appointed High-End Interior Finishes



Exposed Elements Throughout the Interior

RBA:
±2,300 SF

Asking Rate:
\$2.50/SF MG

- ✓ **Historic Meets Modern Design**
Exposed architectural elements blend industrial character with modern office improvements.
- ✓ **Collaborative Workspace Layout**
Large open workspace supports teams, creative professionals, and growing businesses.
- ✓ **Move-In Ready**
Conference room, kitchenette, HVAC, and private office improvements support immediate occupancy.

Floor	2nd Floor
Availability	Immediate
Parking	Available @ \$150/Stall
Restrooms	Shared
HVAC	Yes

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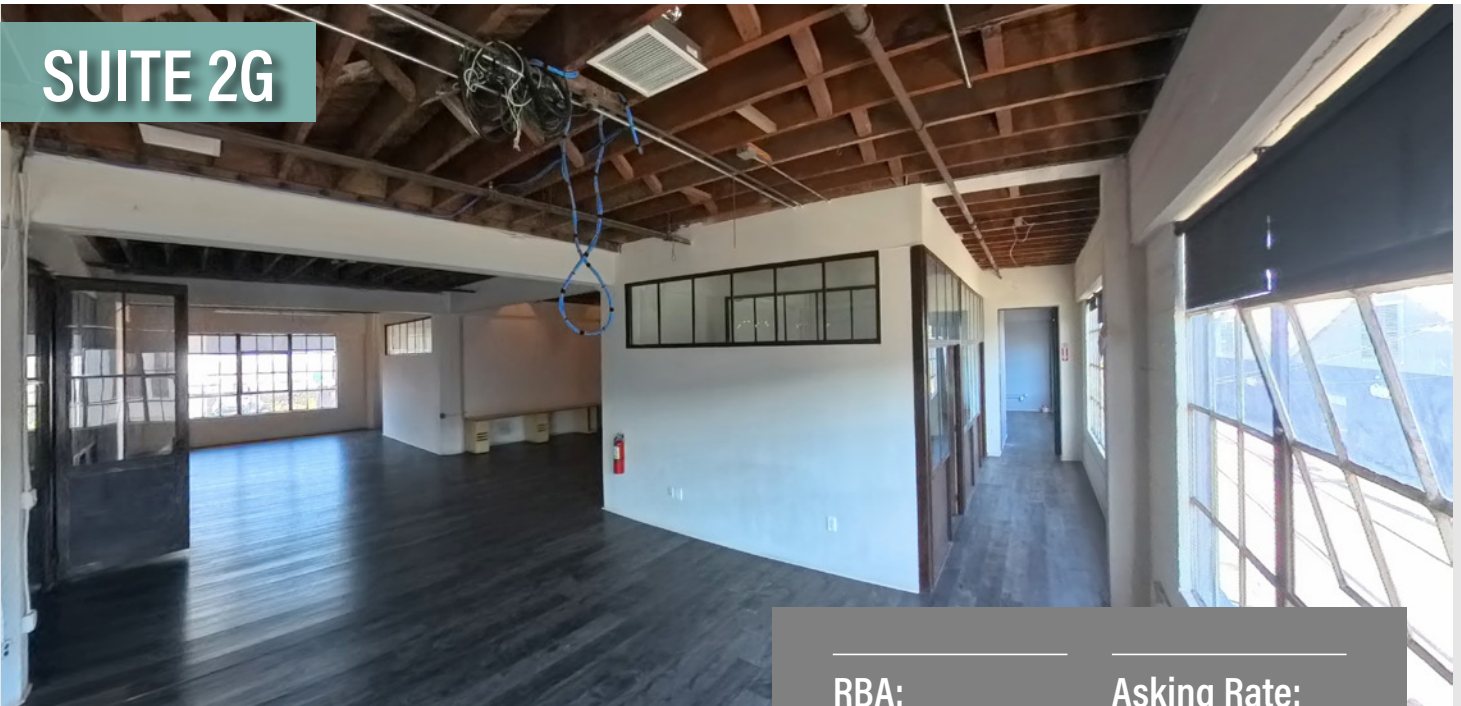
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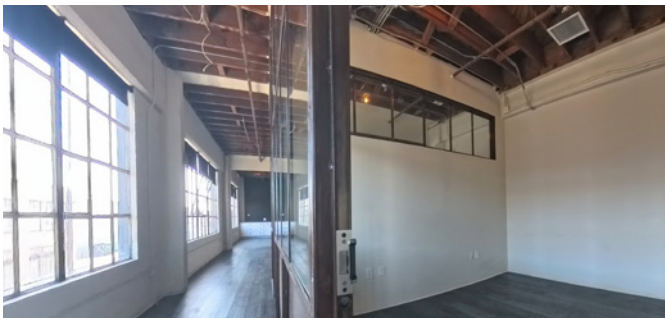
SUITE 2G



Collaborative Creative Office Headquarters Opportunity



Optimal Mix of Public & Private Spaces



Natural Light & Exposed Wood Features

RBA:
±4,600 SF

Asking Rate:
\$2.00/SF MG

- ✓ **Multiple Private Offices**
Efficiently divided layout balances collaboration and privacy.
- ✓ **Designed for Creative Collaboration**
Media room, utility areas, modern lighting, and high-speed internet infrastructure already installed.
- ✓ **Central Kitchen & Gathering Area**
Open gathering area supports team interaction and flexible daily operations.

Floor	2nd Floor
Availability	Immediate
Parking	Available @ \$150/Stall
Restrooms	Shared
HVAC	Yes

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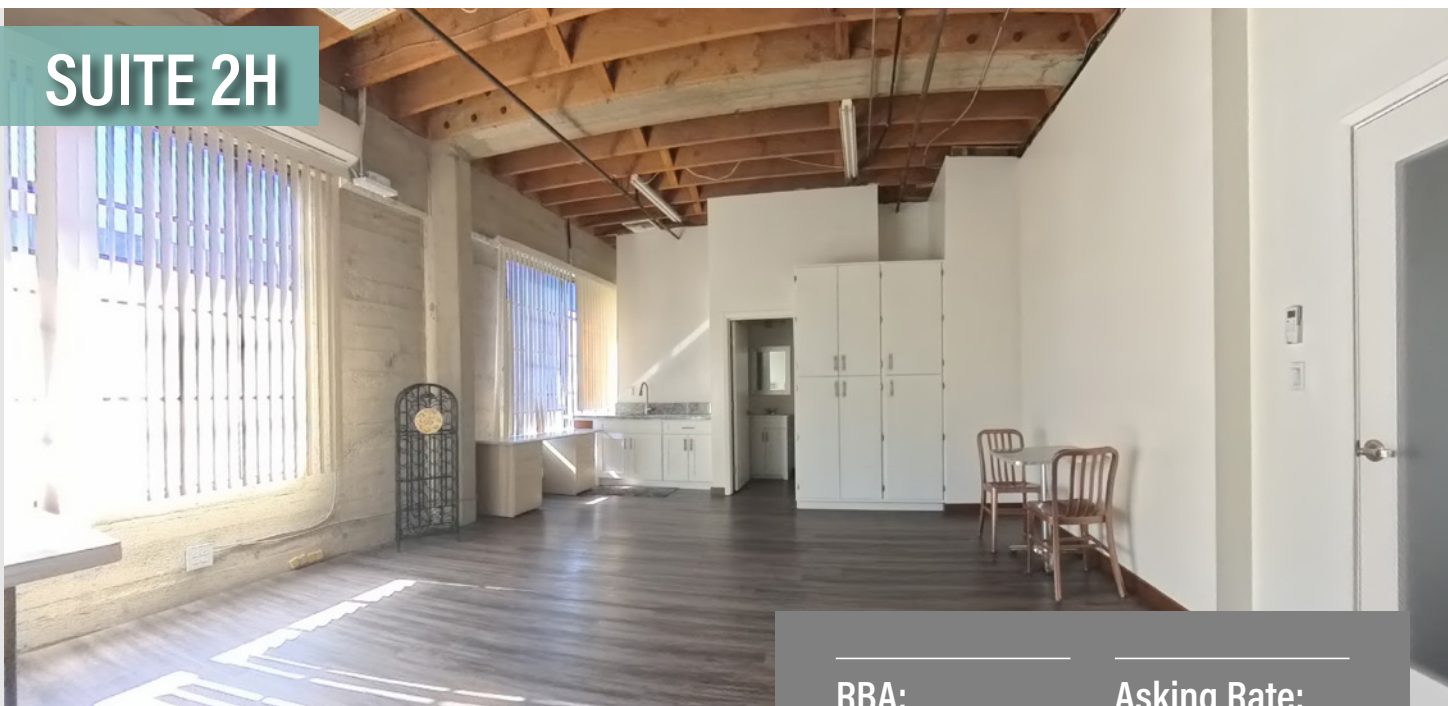
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SUITE 2H



Private Boutique Creative Suite

RBA:
±1,100 SF

Asking Rate:
\$2.75/SF MG



Kitchen Area & Private Restroom

- ✓ **Efficient Private Office Layout**
Efficiently designed private suite featuring thoughtful workspace separation and self-contained amenities.
- ✓ **Private Restroom & Kitchen**
Rare self-contained office functionality within DTLA.
- ✓ **Quiet & Efficient Workspace**
Tucked-away suite ideal for focused workspace needs.



Separate Workspace

Floor	2nd Floor
Availability	Immediate
Parking	Available @ \$150/Stall
Restrooms	Private
HVAC	Yes

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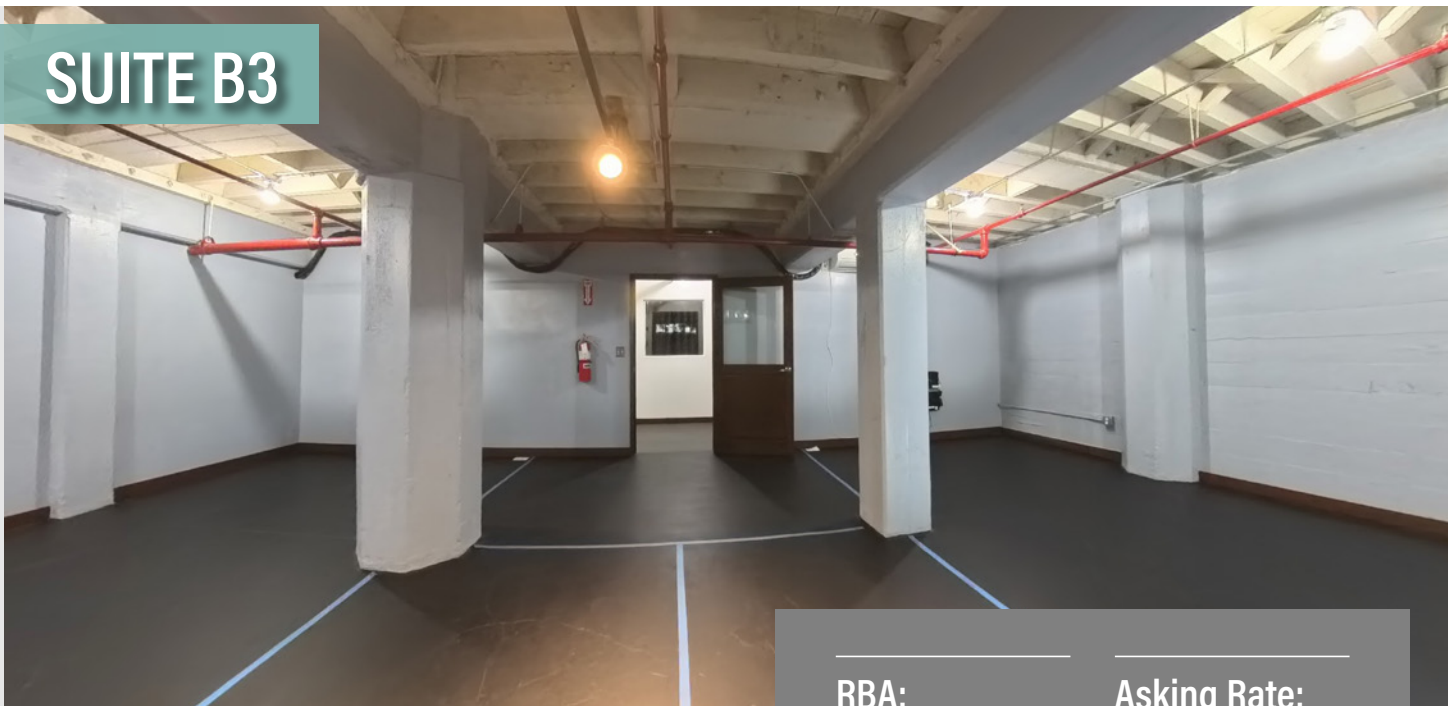
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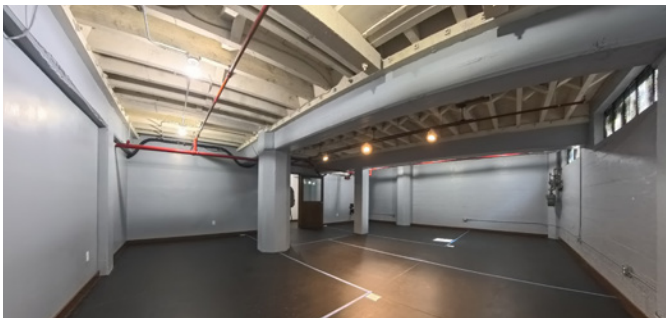
SUITE B3



Flexible Creative Production & Storage Suite



Creative Basement Workspace



Flexible Production or Equipment Room

RBA:
±1,000 SF

Asking Rate:
\$1.80/SF MG

- ✓ **Natural Light Below Grade**
Windows provide natural light rarely found in basement suites.
- ✓ **Production, Photography, Storage**
Ideal for recording, photography, art, storage, or production use.
- ✓ **Authentic Industrial Character**
Exposed structural elements create a raw DTLA creative atmosphere.

Floor	Basement
Availability	Immediate
Parking	Available @ \$150/Stall
Restrooms	Shared
Access	Stairs / Freight Elevator

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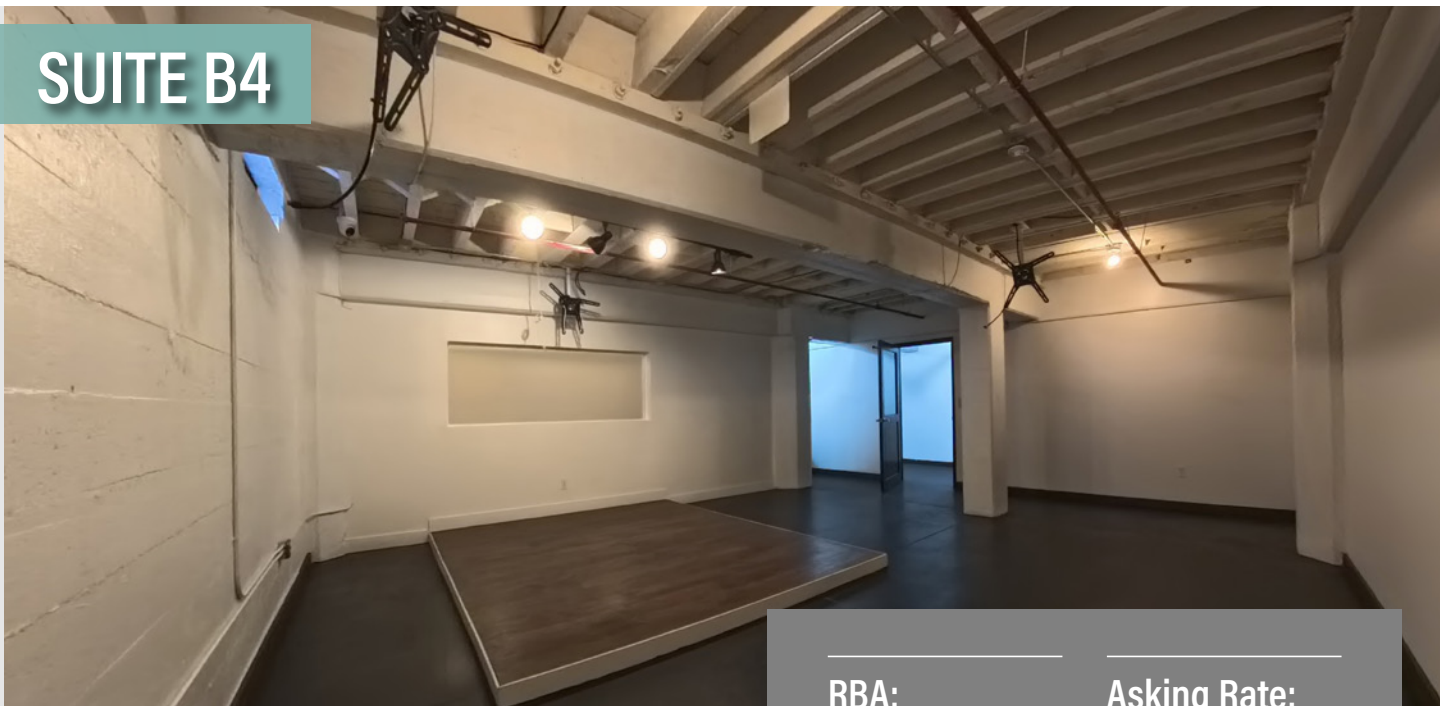
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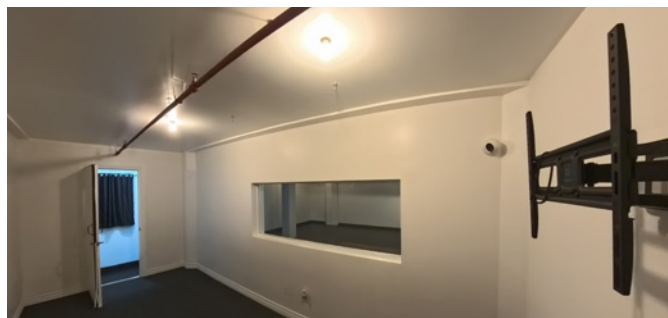
SUITE B4



Built-Out Podcast & Media Production Studio



Customized Media Interior Room with Stage



Enclosed Recording Area

RBA:
±1,100 SF

Asking Rate:
\$1.80/SF MG

- ✓ **Podcast Studio Infrastructure**
Previously built out for professional podcast and media production use.
- ✓ **Dedicated Recording Rooms**
Includes interview room and monitoring/control room.
- ✓ **Existing Media Infrastructure**
Existing improvements reduce upfront buildout costs for podcast, content creation, and media production users.

Floor	Basement
Availability	Immediate
Parking	Available @ \$150/Stall
Restrooms	Shared
Access	Stairs / Freight Elevator

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