

# 759 N SPRING ST CHINATOWN, LA

**FOR LEASE**

**±17,203 RSF**

CREATIVE OFFICE | BEST IN CLASS RENOVATION



**redcar**  
development

# INDUSTRY

**INDUSTRYPARTNERS.COM**

310 395 5151  
CA BRE No. 01900833

**CARLE PIEROSE**

cp@industrypartners.com  
CA BRE No. 01464318

**RICH MALOOF**

rm@industrypartners.com  
CA BRE No. 02009527

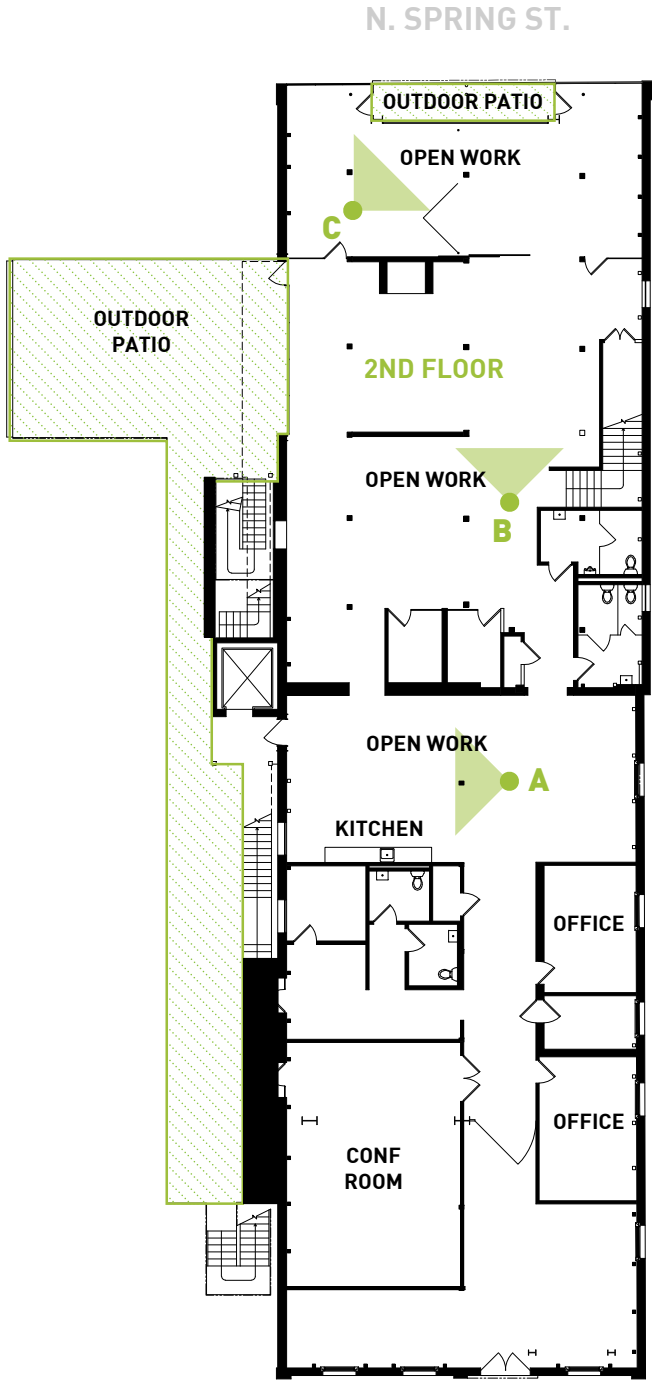


CREATIVE OFFICE

DETAILS

BUILDING DETAILS		WHAT'S DIFFERENT
2ND + 3RD FLOORS	±17,203 RSF	<b>Custom:</b> <ul style="list-style-type: none"><li>· Fully built out office space with custom steel offices and conference rooms</li><li>· Historic brick &amp; timber construction</li><li>· Rare diamond-shaped (lamella) exposed ceilings</li><li>· Steel framed doors and &amp; windows fabricated in Los Angeles</li><li>· Signage opportunities on both Spring and New High Streets</li></ul>
LEASE TERMS		
RATE	\$4.75/SF per Mo. MG	
TERM	3-10 Years	<b>Location:</b> Walking distance to Union Station and Metro Gold Line. Near perfect [94/100] walkscore. Close to Arts District, Silver Lake and Little Tokyo. Easy access to Sunset Blvd, and the 101 & 110 Freeways
TIMING	January 1, 2026	
		<b>Convenience:</b> Ample street parking and public parking lots available nearby
		<b>Security:</b> Latch keyless entry with smart personalized access. Entrances on both Spring and New High Streets
PARKING		
1/1000 on site Ample parking adjacent lot \$150/pass per month		<b>Materials:</b> Exposed wood ceilings and brick walls with marble kitchen countertops and bathrooms

2ND FLOOR ±17,203 RSF — Including 3rd Floor



A— KITCHEN/BREAK AREA



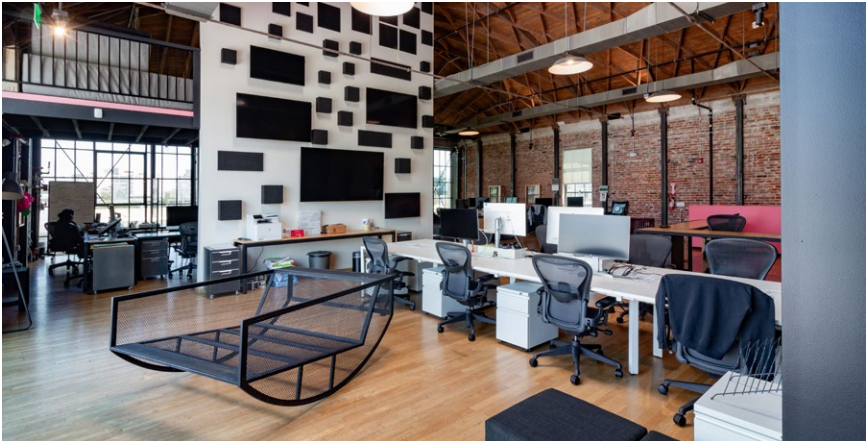
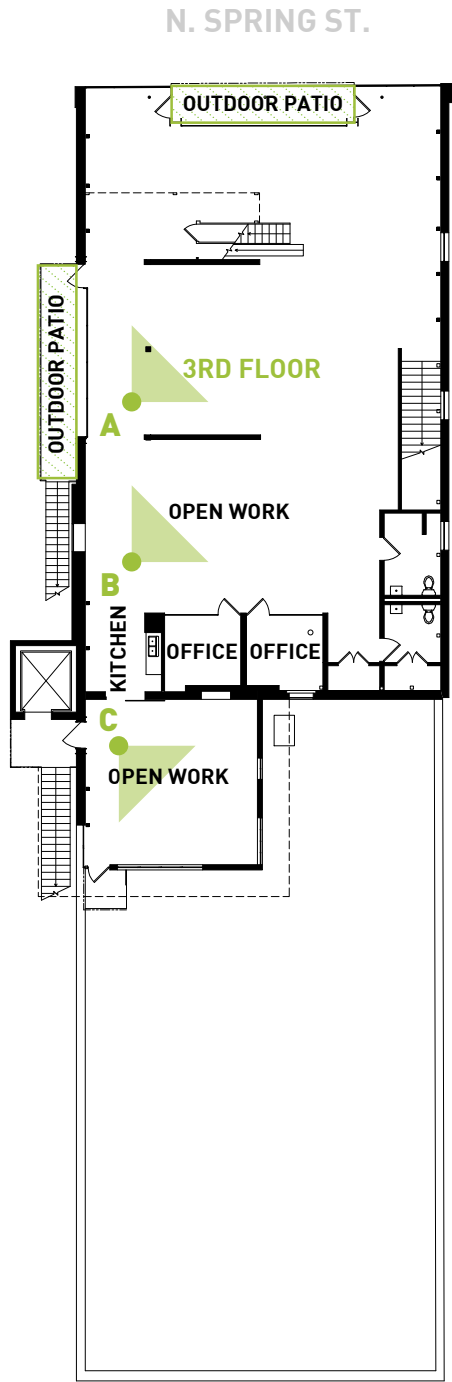
B— OPEN WORKSPACE



C— OPEN WORKSPACE

FLOOR PLAN | 2ND FLOOR

3RD FLOOR ±17,203 RSF — Including 2nd Floor



A— OPEN WORK SPACE

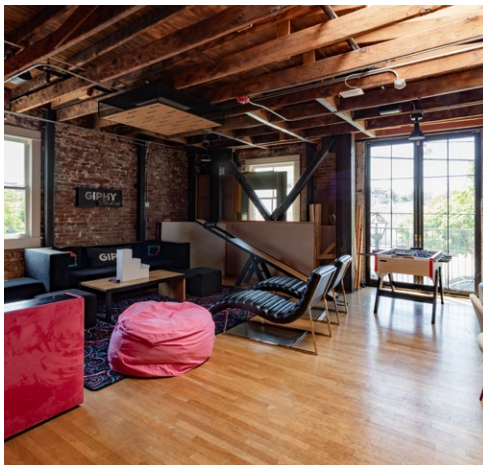
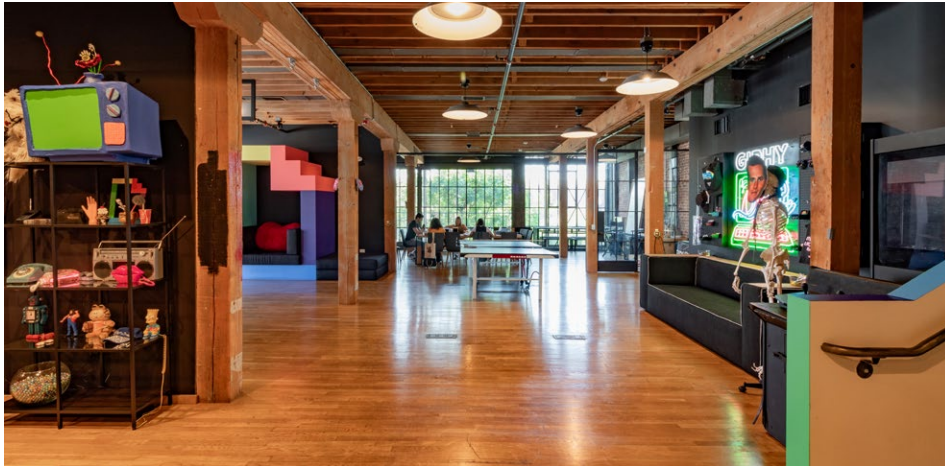


B— OPEN WORK SPACE



C— OPEN WORK AREA

FLOOR PLAN | 3RD FLOOR



INTERIOR PHOTOS

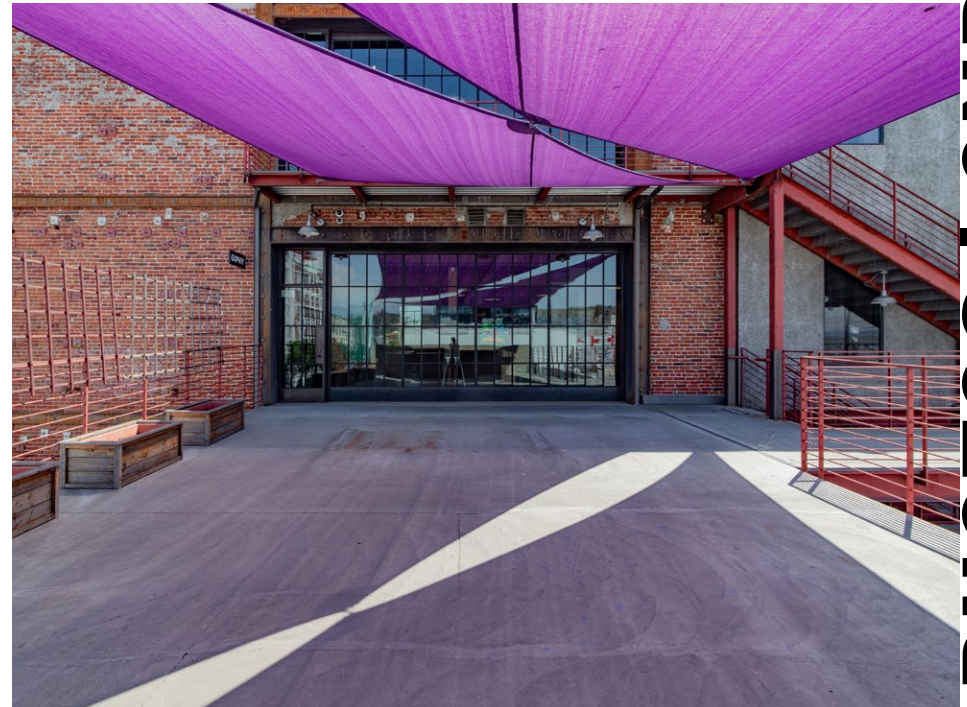
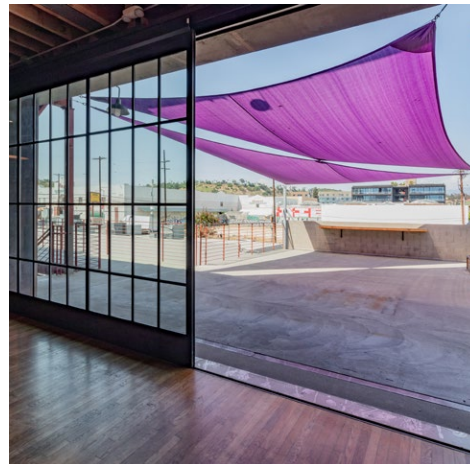
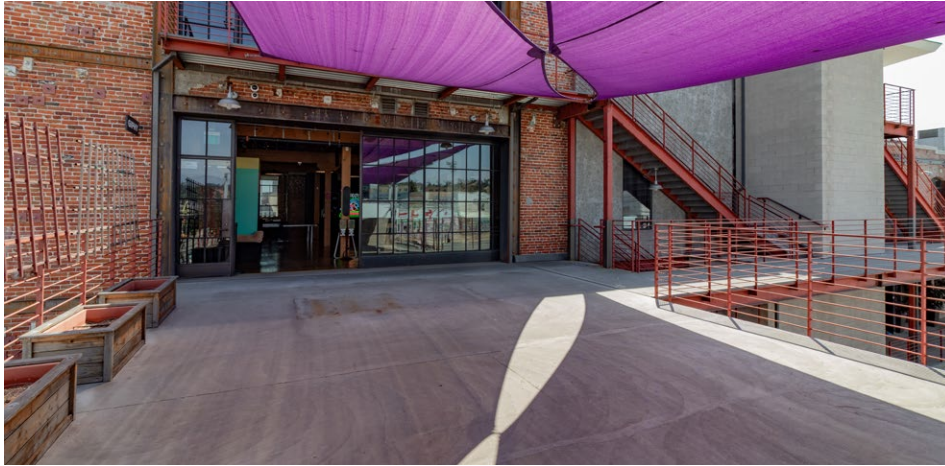
PHOTOS | 2ND FLOOR

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EXTERIOR PHOTOS

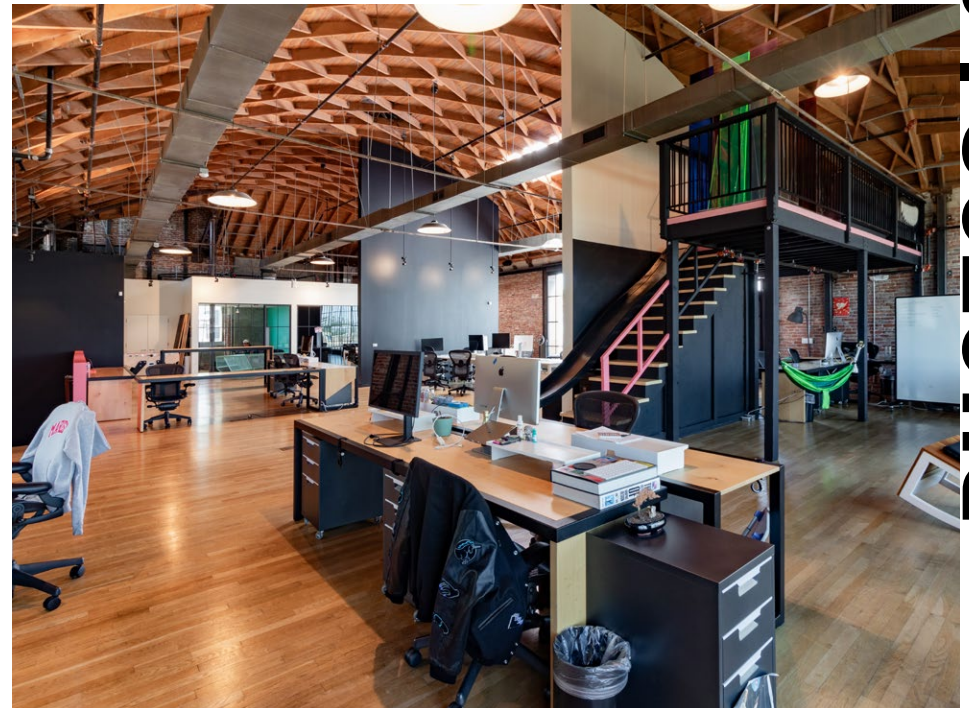
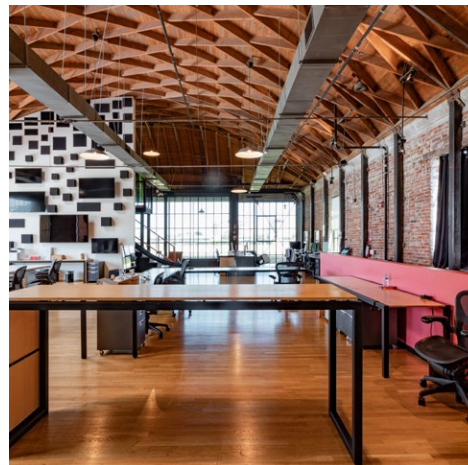
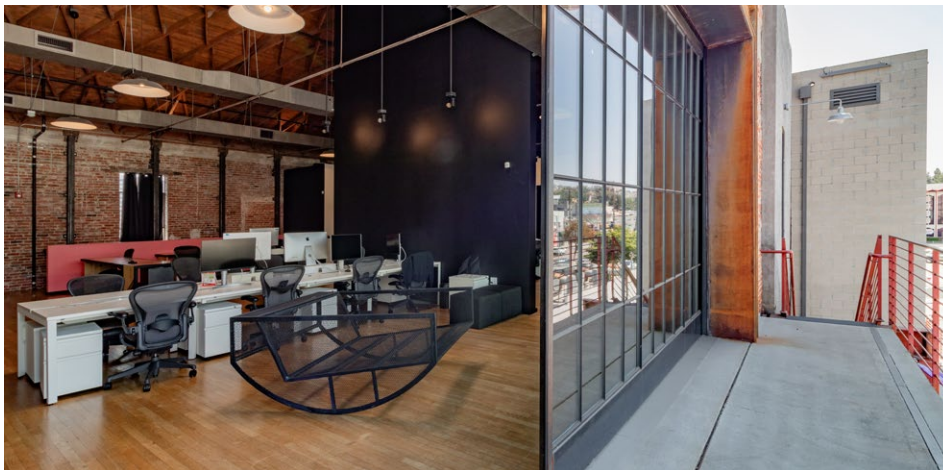
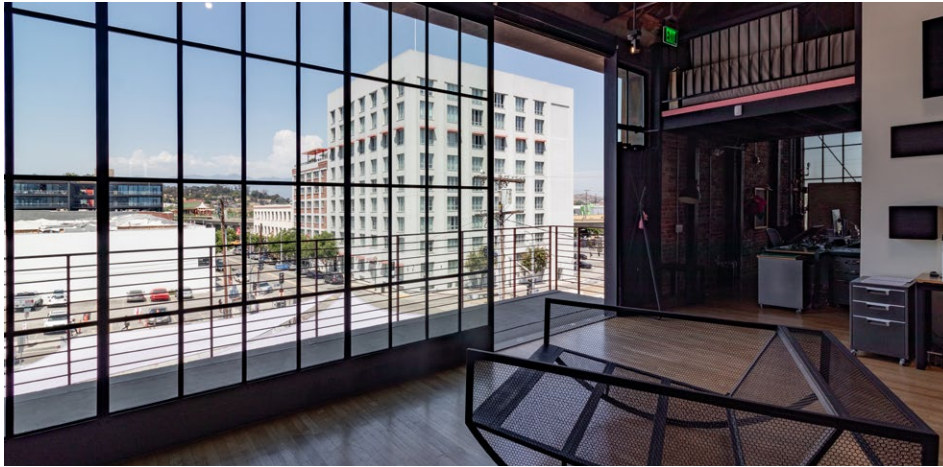
PHOTOS | 2ND FLOOR PATIO

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INTERIOR PHOTOS

PHOTOS | 3RD FLOOR

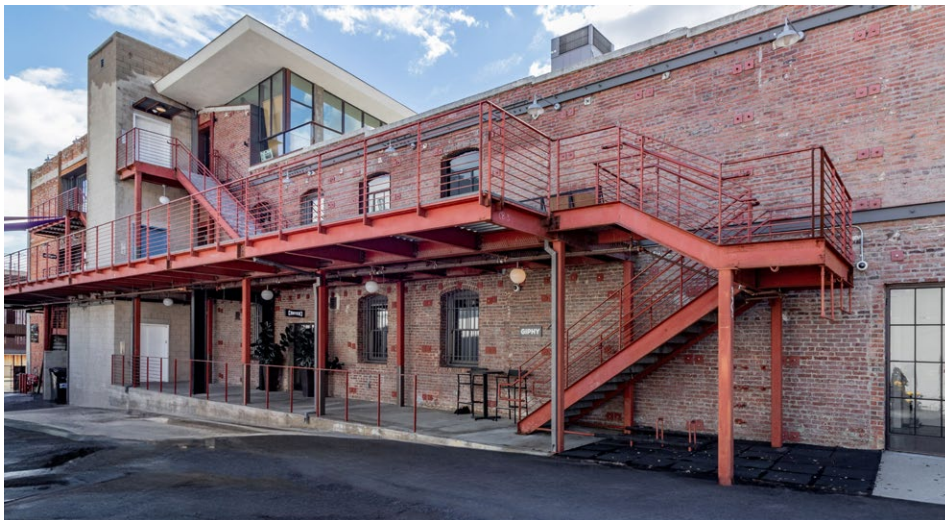
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EXTERIOR PHOTOS



PHOTOS | EXTERIOR



**Portuguese artist Alexandre Farto** has been interacting visually with the urban environment under the name of Vhils since his days as a prolific graffiti writer in the early 2000s. His groundbreaking carving technique has been described as brutal and complex, yet imbued with a simplicity that speaks to the core of human emotions.

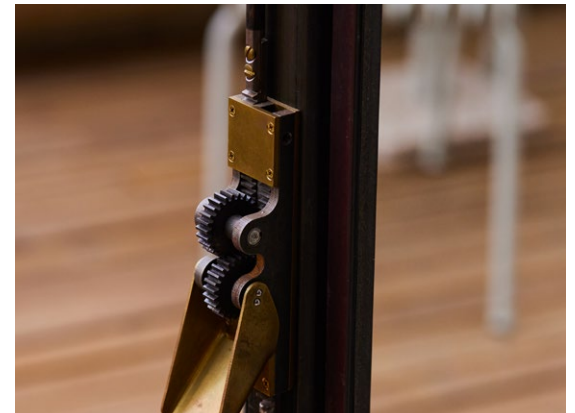
Vhils created a piece at 759 North Spring, as part of the Contrast Series with LeBasse Projects. The mural captures the joyful and bright expression of a Chinatown elderly resident, linking the image to the neighborhood's deep Chinese immigrants roots.

EXTERIOR



MURAL BY VHILS

**Redcar Properties** - the developer of 759 N Spring St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT