

23,000 SF OFFICE & RETAIL AVAILABLE
WITH SIGNAGE OPPORTUNITY

The BROADWAY

950 S. Broadway Ave \ DTLA



HIGH-END CREATIVE OFFICE AWAITS YOU

Fashion Brands flocking to THE BROADWAY

In Downtown's Red Hot South Broadway District

Steps away from Ace, Freehand, Hoxton, and Proper hotels

1 block from the Apple Store

Come join tenants such as:

Apple, Aesop, Mykita, A.P.C., West Elm, Republique, Gentle Monster,
Jumpman, Zinque, Paul Smith, Whole Foods and others

Building Renovation by MOLORI DESIGN

WWW.THEBROADWAY.LA



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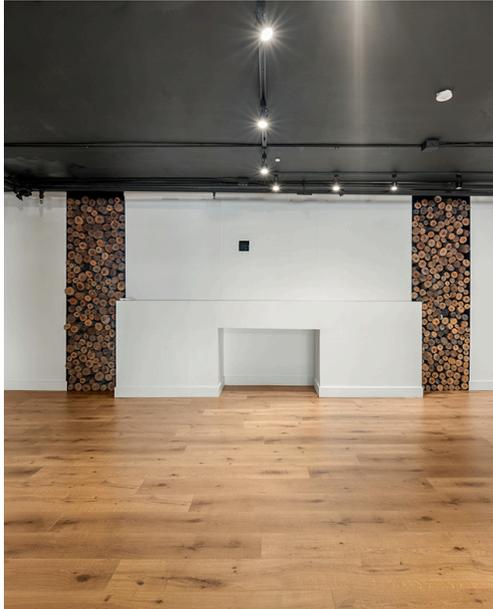
ENGEL & VÖLKERS



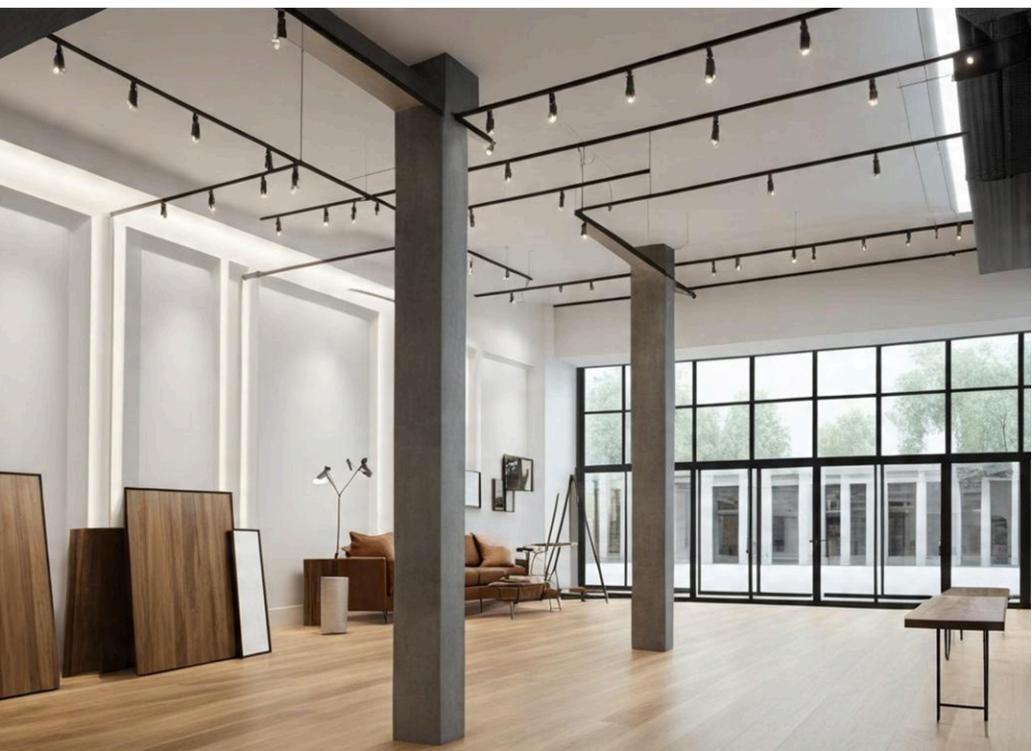
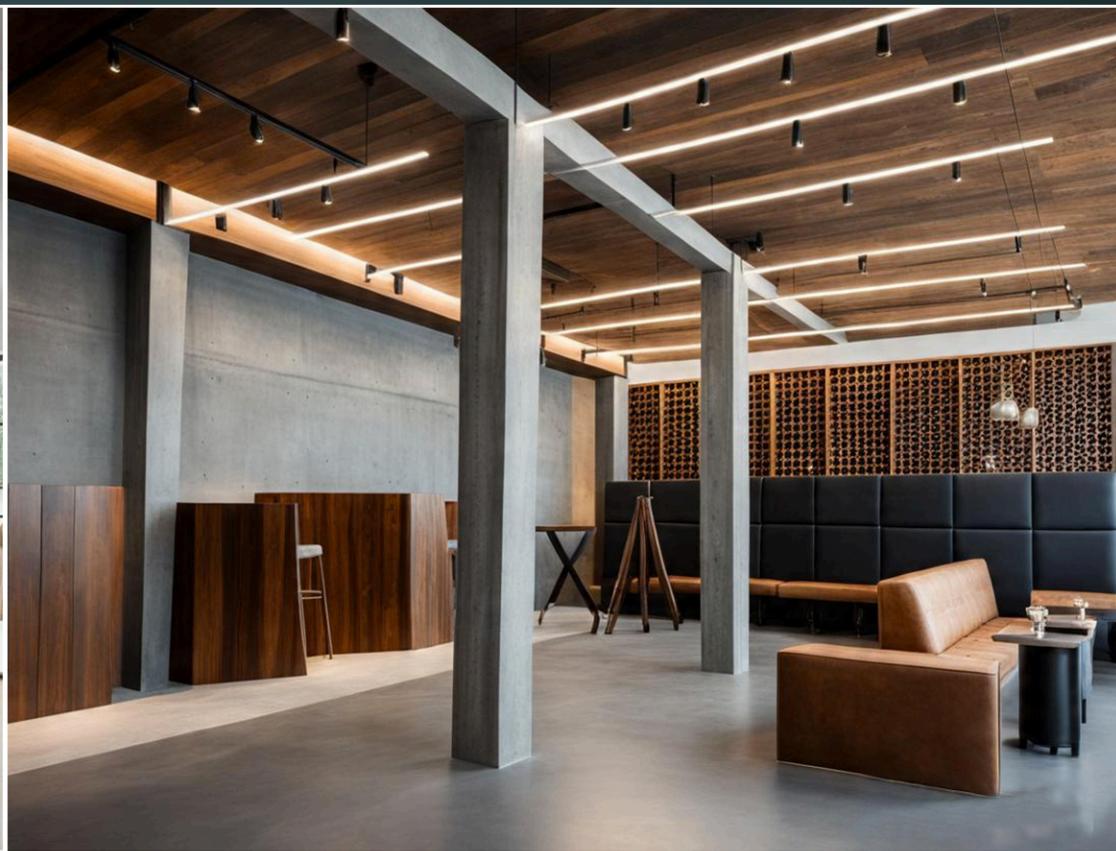
The BROADWAY



 <p>Total Rentable Area: ±31,616 SF</p>	 <p>No of Stories: 7, Plus Basement</p>
 <p>Year Built/Renovated: 1913/2019</p>	 <p>Parking: Parking Available in Adjacent Structure</p>
 <p>Rental Rate: Call for Pricing</p>	 <p>Flexible Lease Terms to Accommodate Need for Agility</p>
 <p>Ground Floor, Mezzanine & Highly Improved Basement now available for Retail or Office Use</p>	



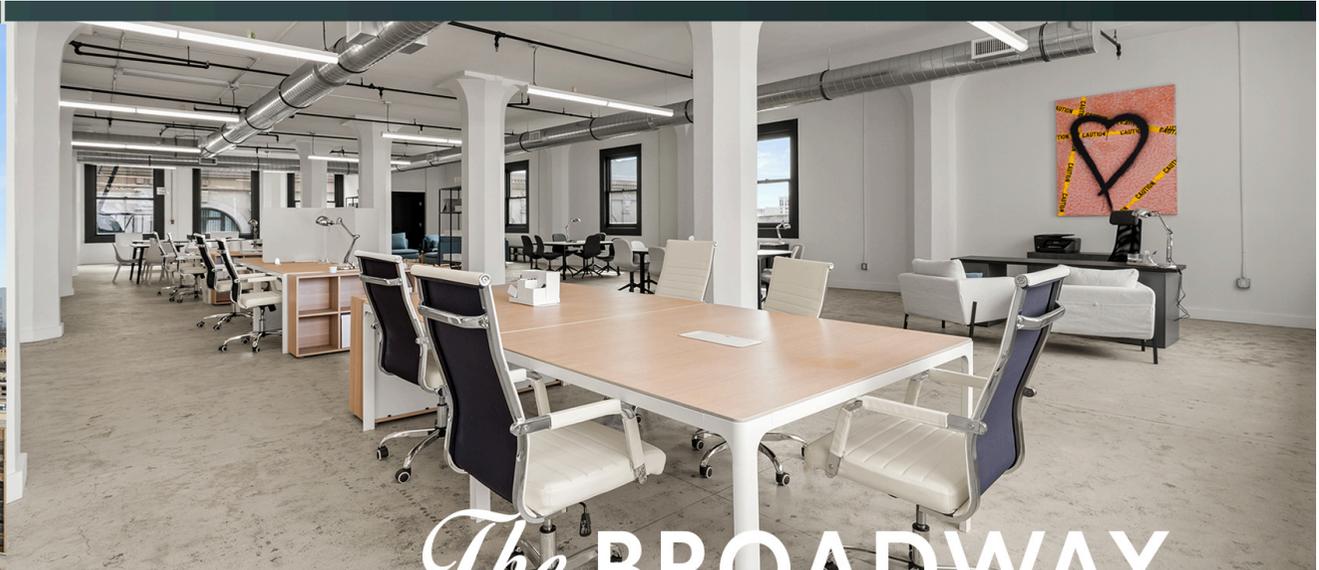
The BROADWAY



The
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FLEX SPACE REINVENTED

RENDERINGS



The BROADWAY



6 Floors of Office Full Floor or Smaller Options



On the Approved Streetcar Route



Across From the Ace Hotel and Adjacent to New Hoxton, Proper Hotel and over 800 new apartments



Full Building Renovation Features Exposed Brick With Concrete Floors, Ceilings and Columns Throughout



Adjacent to Apple's LA Flagship Store, West Elm, and Steps Away From Major Contemporary Brands and Trendy Eateries



Full Floor Furnished & Ready to Plug & Play



On the Broadway Fiber Loop



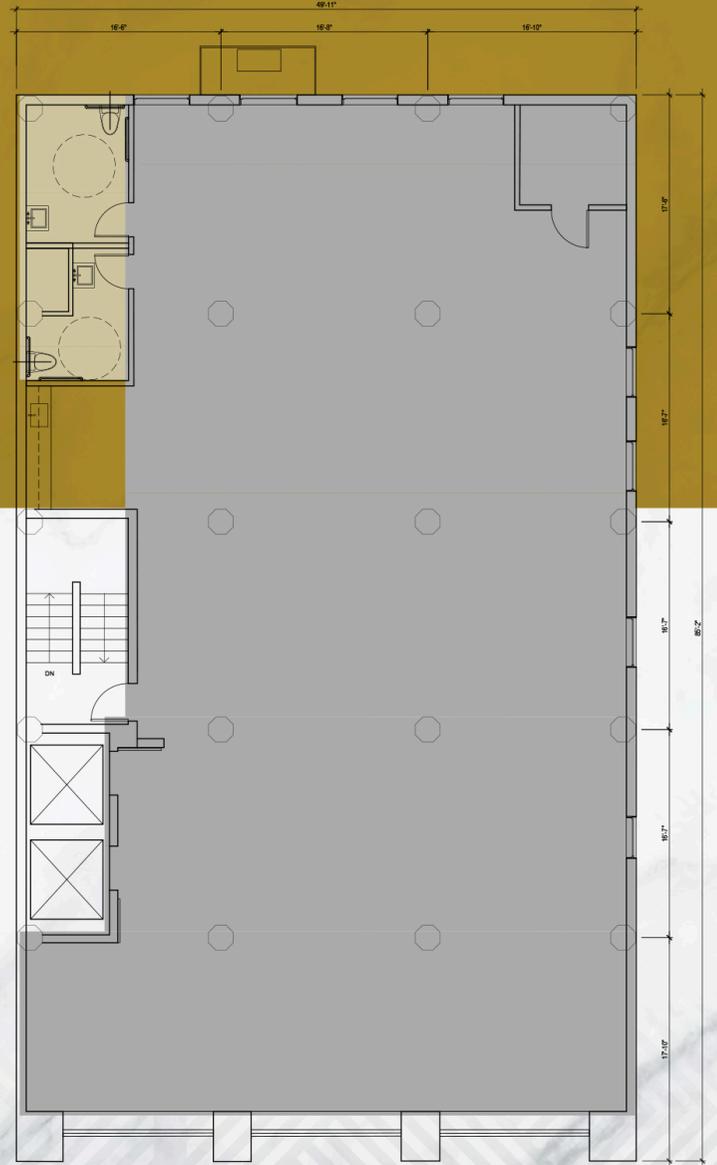
Exceptional visibility for advertising on South Facade

AVAILABILITIES

BASEMENT	1,704 SF	4TH FLOOR	4,174 SF
1ST FLOOR	3,606 SF	5TH FLOOR	4,178 SF
MEZZANINE	1,682 SF	6TH FLOOR	4,176 SF
3RD FLOOR	3,988 SF	7TH FLOOR	4,179 SF

The BROADWAY

FULL FLOOR



POTENTIAL DEMISING PLANS



AMENITY MAP

FIGAT7TH

- Bath & Body Works
- Bespoke Premium Cycling Studio
- California Pizza Kitchen
- Five Guys
- Gentaro Soba
- George's Greek Grill
- Gold's Gym
- Guip South & Ale House
- H&M
- Indus by Saffron
- Jan's Crafters
- L'Occitane
- Lolera Grill
- MAC Cosmetics
- The Matt
- Mendocino Farms
- Morton's The Steakhouse
- New Moon Cafe
- Norstrom Book
- Onana Puka Co.
- Oleaven by Park's BBQ
- Pizza Gioia
- Pizza Studio
- Salata
- Spiralade
- Starbucks Coffee
- Sunglass Hut
- T-Mobile
- Target
- Twist & Grill
- Volera Grill
- Tata Company
- Victoria's Secret
- Victoria's Secret PINK
- Zara

THE BLOC

- Alamo Drafthouse Cinema*
- BrandsWalk
- CoffeeWalk
- Dani's Steakhouse*
- District - Bar | Kitchen
- DRINK Coffee + Tea
- Et & Esu Tote*
- Everytable
- Eyes on the Bloc
- Free Market*
- GNC
- Handcrafted LA
- Hatch Modern Brkary
- Jewelry Pavilion
- *Coming Soon
- Killer Cafe*
- Kodak
- LA Fitness
- Mary's
- Mac's Home
- Mr. C's for Toys
- NICA Cream*
- Popbar*
- QWYNCH Juice Bar
- Starbucks Evenings
- TLT*
- T-Mobile
- US Postal Service
- Urban Oven

GRAND CENTRAL MARKET

- Aria Maria
- Ricamoon Meat Co
- Bento by Japanese Cuisine
- Berlin Currywurst
- Bombay
- Chien Sien
- China Cafe
- Clark Street Bread
- Compass & Craft
- District Market
- DTLA Cheese & Kitchen
- Eggs
- G&B Coffee
- Golden Road
- Howe Travel BBO
- Jow Chiquito
- La Huerta Candy
- La Tostadaria
- Madagascar
- McConna's Fine Ice Cream
- Old GM Wood Fired Pizzeria
- The Oyster Gourmet
- Ramen Hood
- Roast To Go
- Sari Sari Store
- Santitas Popsicles
- Sticky Rice
- Sticky Rice II
- Tacos Tumbos & Tostitos
- Valerie Confections Bakery & Cafe
- Villa Morelana
- Wester's Deli

LA LIVE

- Books at the Congo Room
- Congo Room
- Flamingo's
- LA Live Lobby Bar
- Live by Espinosa
- Madras
- Lawry's Carvery
- Live Bass Pizza
- Live by Shire Street
- Microsoft Theater
- Nest at WP24
- Real Mango
- Regal Cinemas LA LIVE
- Rock 'N Fish
- Rosa Mexicano
- Smashburger
- STAPLES Center
- Starbucks Coffee
- The GRAMMY Museum*
- The Mixing Room
- The View by Microsoft
- The Bliz-Carton Spa
- Tom's Urban
- Yoga & Wellness
- Wolfgang Puck Bar & Grill
- Yard House



The **BROADWAY**

Surrounded by an abundance of retail

THE THEATRE
AT ACE HOTEL

Acne Studios

Aēsop.

A.P.C.

Apple

PROPER
HOTELS

GENTLE MONSTER

THE HOLOTON

ACE HOTEL

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(zin-kæ)

RÉPUBLIQUE

SHAKE SHACK

SOULCYCLE

TANNER
GOODS

UMAMI BURGER

URBAN OUTFITTERS

WHOLE
FOODS
MARKET

Paul Smith

SIBLING
RIVAL

Pilot

west elm