



# 818

WEST 7TH

**LIMITED TIME PROMOTIONAL RATE: \$2.95 FSG**  
\$3 BROKER BONUS FOR DEALS CLOSED IN 2023 WITH 3+ YEAR TERM

**URBANGROUP** | **CBRE**

# 818 WEST 7TH

## A STORIED AND RICH HISTORY...

*Erected in 1925 for just over \$4,000,000, 818 W 7th Street was one of the largest furniture stores in America upon opening. Designed by then up-and-coming firm Curlett & Beelman and developed by Sun Realty Company, it was initially fully occupied by Barker Brothers as home to their fourth location. The Renaissance Revival style structure has most recently seen tremendous success as creative space for office and retail tenants.*



SCOFIELD ENGINEER IN CHARGE CONSTRUCTION  
BARKER BLDG. SUN REALTY CO. OWN  
CURLETT & BEELMAN ARCHITECTS

# BUILDING SPECIFICATIONS



Building Size: **±380,000 SF**



No of Stories: **12**



Class: **A**



Parking Ratio: **1/1,000**



Monthly Parking Rate: **\$225 Covered Valet**



Year Built/Renov.: **1925/2018**



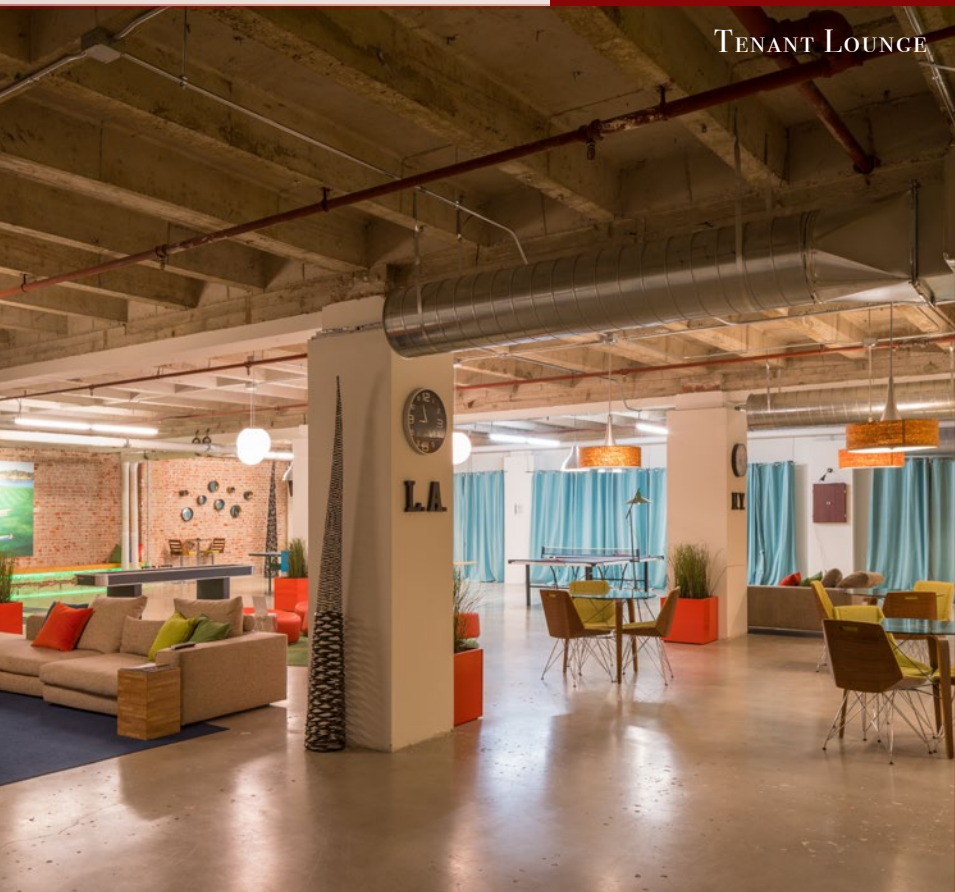
Asking Rate: **\$3.50/FSG**



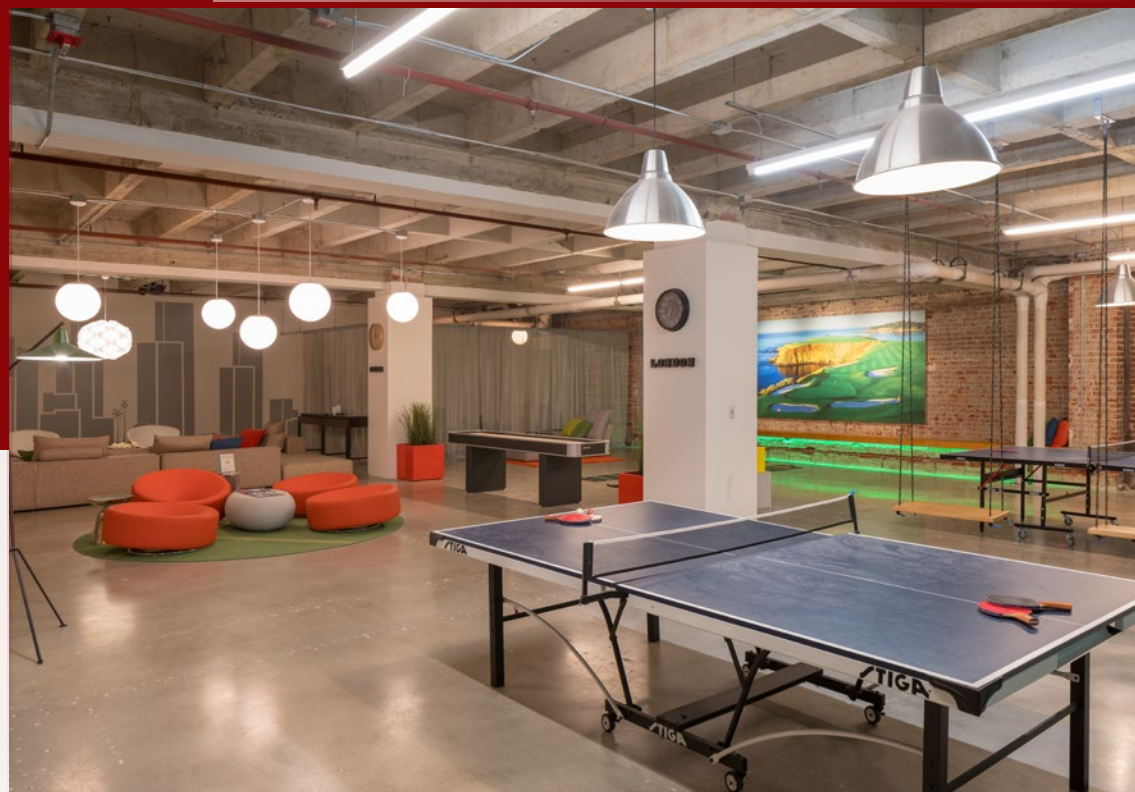


## BUILDING HIGHLIGHTS

- Tenant-exclusive building lounge and lobby just completed!
- New tenant-exclusive bicycle storage room with showers
- Historic BOMA Building of the Year award winner
- On multiple fiber loops, providing some of the fastest speeds in Los Angeles
- Exposed brick with concrete floors, ceilings, and columns
- Creative, plug-n-play build-to-suits available
- On-site banking
- 24-hour manned building security
- Directly across the street from the 7th St Metro Rail Station
- Adjacent to FigAt7th, The BLOC, and the brand-new Wilshire Grand
- On-site restaurants include Wokcano, Sea Salt Fish Grill, and 3rd Generation Sake Bar



TENANT LOUNGE





## DIGITAL INFRASTRUCTURE SERVICES

- 818 W 7th is now a major switch site and telecommunications hub for several carriers that offer the highest quality Internet and data services at preferred pricing
- Above-standard, Tier-3 digital infrastructure services available for tenants
- 24/7 on-site staffing and fully redundant systems
- 818 Tenants can easily connect from office suites to in-house data centers with Layer 1 redundant connections
- Proximity to the data center provides tenants with demanding data center requirements convenient access without the expense and responsibility of supporting the infrastructure
- On-net unlimited connectivity and Hybrid Cloud: Dark and lit fiber-optic network operators with POPS (Points-of-Presence) at 818 can provide connections to virtually any other data center environment located in the Los Angeles market and connect to third-party service providers, customers, and customized private networks



# 818 WEST 7TH

## AVAILABILITIES



### CREATIVE SPEC SUITES

ASKING RATE	SUITE	SIZE	COMMENTS
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 200	15,000	Raw condition, features exposed brick and concrete
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 410	12,600	Built out w/creative exposed ceilings. Move-in ready
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 440	4,963	Fully built-out creative space
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 450	7,311	Second generation traditional space. Move-in ready
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 480	1,500	Raw condition, features exposed brick and concrete
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 520	20,000	Raw condition, features exposed brick and concrete
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 700	15,893	Move-in ready.
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 702	4,839	Move-in ready, open layout
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 720	2,048	Move-in ready creative space.
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 730	1,600	Existing Telcom space and/or potential office conversion
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 740	2,458	Move-in ready.
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 830	7,100	Brand new creative buildout with open floor plan
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 880	4,000	Second generation space
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 900	4,500	Planned for creative spec suite (currently in creative shell condition)
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 902	1,921	Raw condition, features exposed brick and concrete
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 905	2,100	Second generation space
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 910	3,276	Second generation traditional space. Move-in ready
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 930	5,501	Move-in ready creative office.
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 980	7,900	Brand new creative buildout with open floor plan
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 1105	2,400	Raw condition, features exposed brick and concrete
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 1250*	5,472	Raw condition, features exposed brick and concrete
<del>\$0.50/FSG</del> \$2.95/FSG	Suite 1270*	1,620	Raw condition, features exposed brick and concrete

\*Suites 1250 & 1270 can be combined for a total of 7,092 RSF



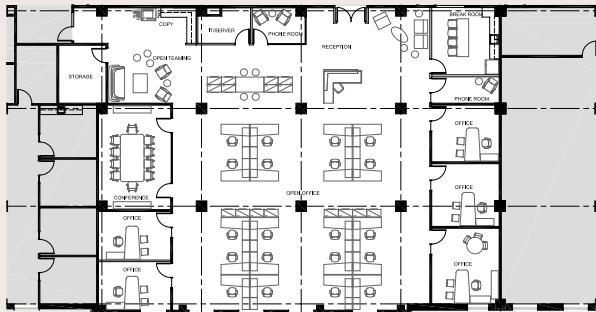
# SPEC SUITES



## FLOOR PLANS

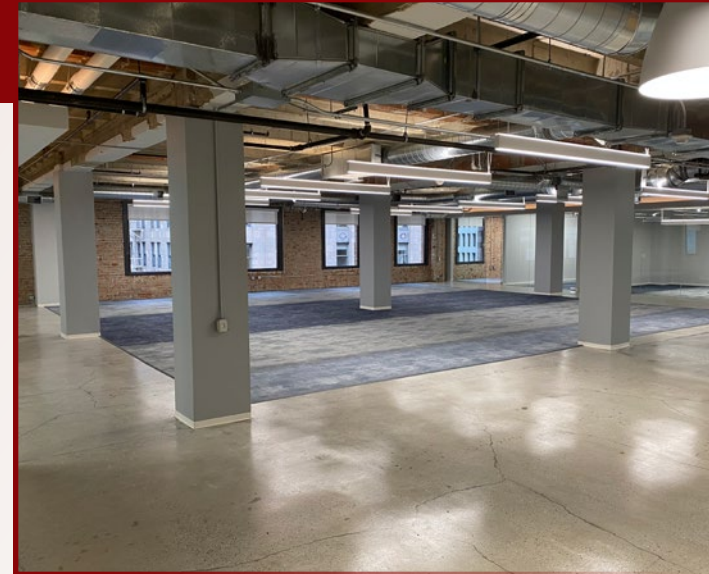
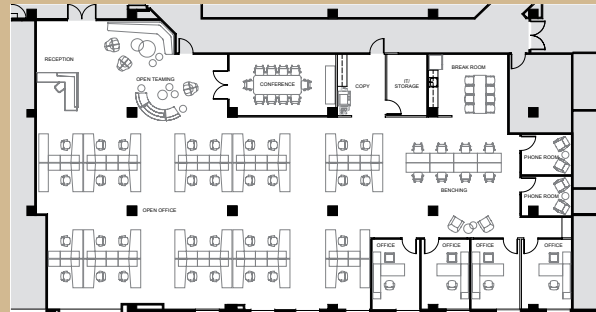
### SUITE 830 - 7,100 RSF

- Conference Room
- 5 Private Offices
- Open Floor Plan
- Reception Area
- Kitchen and Break Area



### SUITE 980 - 7,900 RSF

- Move-in Ready, Fully built out space
- Conference Room
- 4 Private Offices
- Open Floor Plan
- Reception Area
- Kitchen and Break Area



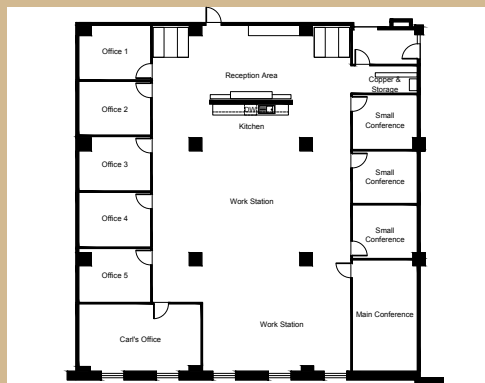
# NEW AVAILABILITIES



## FLOOR PLANS

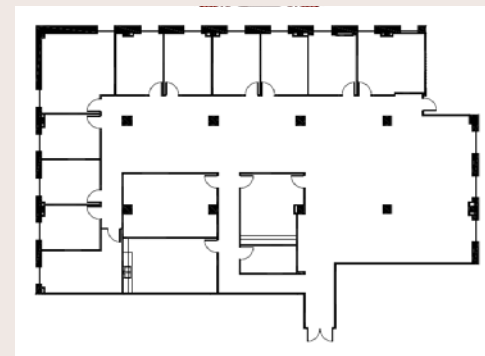
### SUITE 440 - 4,826 RSF

- Move-in Ready
- Fully Furnished
- Open Floor Plan with Private Offices and Conference Rooms



### SUITE 450 - 7,311 RSF

- Move-in Ready
- Corner Suite
- Double-door entry with perimeter office, conference rooms, open work area and large kitchen area
- Abundance of natural light





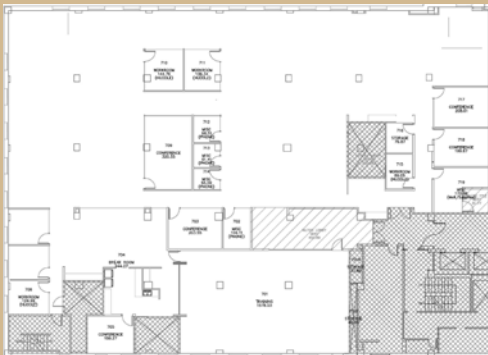
# NEW AVAILABILITIES



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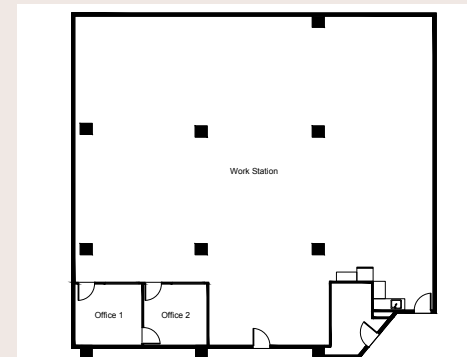
### SUITE 700 - 15,893 RSF

- Move-in ready
- 4 Conference Rooms
- 8 Private Offices
- Open Floor Plan
- Abundance of Natural Light



### SUITE 702 - 4,839 RSF

- Move-in Ready
- Open Floor Plan with Private Office and Meeting Area
- Large windows with Natural Light



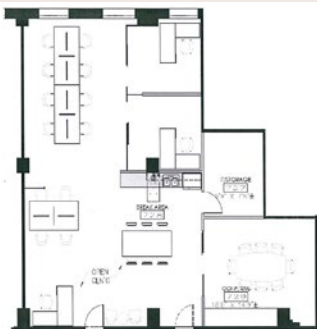
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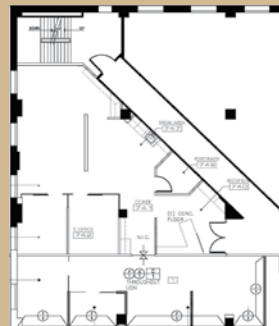
### SUITE 720 - 2,048 RSF

- Move-in ready creative space
- Conference Room
- Mix of private offices and open work area
- Kitchen
- Abundance of Natural Light



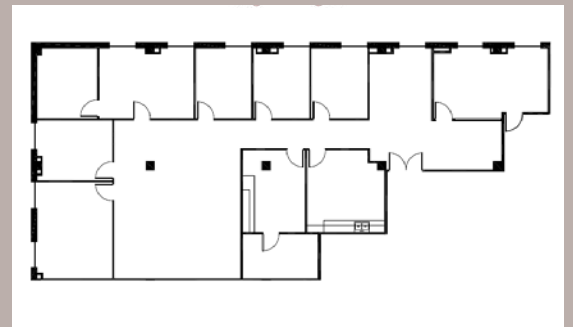
### SUITE 740 - 2,458 RSF

- Move-in ready
- Mix of private offices and open work area
- Kitchen
- Large windows with an abundance of natural light



### SUITE 880 - 4,000 RSF

- Move-in ready, second generation traditional space
- Conference room and 8 private offices



CLICK TO VIEW  
VIRTUAL TOUR



VIEW  
360 TOUR

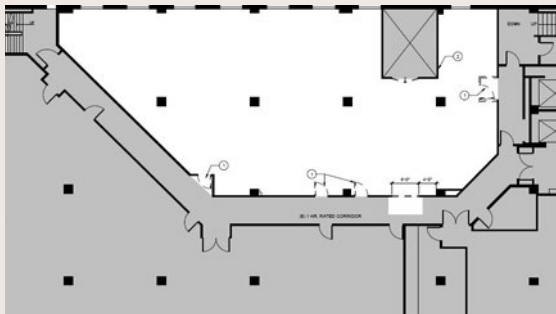
# NEW AVAILABILITIES



## FLOOR PLANS

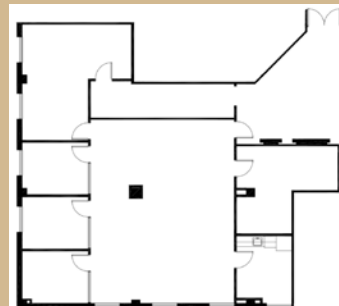
### SUITE 902 - 1,921 RSF

- Raw/creative shell space
- Exposed brick, concrete floors and ceiling
- Ready for build-out
- Features an abundance of natural light



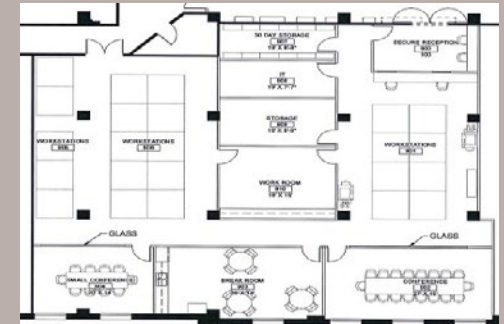
### SUITE 910 - 3,276 RSF

- Move-in ready
- 2 Conference Rooms
- 4 Private Offices
- Storage
- Second generation traditional space in good condition
- Abundance of Natural Light



### SUITE 930 - 5,501 RSF

- Move-in ready creative office
- 2 conference rooms
- Private offices
- Kitchen / Break Area
- Mostly Open Floor Plan



# NEW AVAILABILITIES



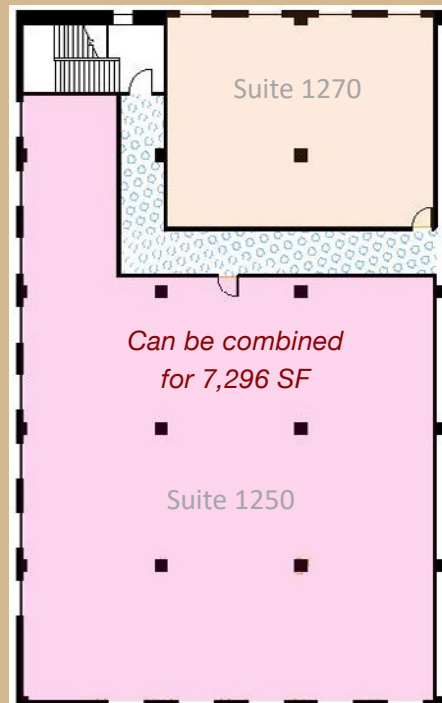
## FLOOR PLANS

### SUITE 1250 - 5,472 RSF

- Raw/Creative Shell Space with exposed brick and exposed concrete floors.
- Ready for build-out
- High Ceilings
- Large windows with beautiful views

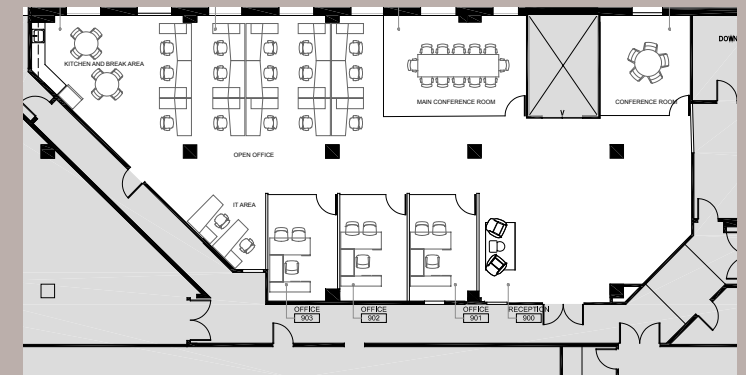
### SUITE 1270 - 1,620 RSF

- Raw/Creative Shell Space with exposed brick and exposed concrete floors.
- Ready for build-out
- Abundance of Natural light



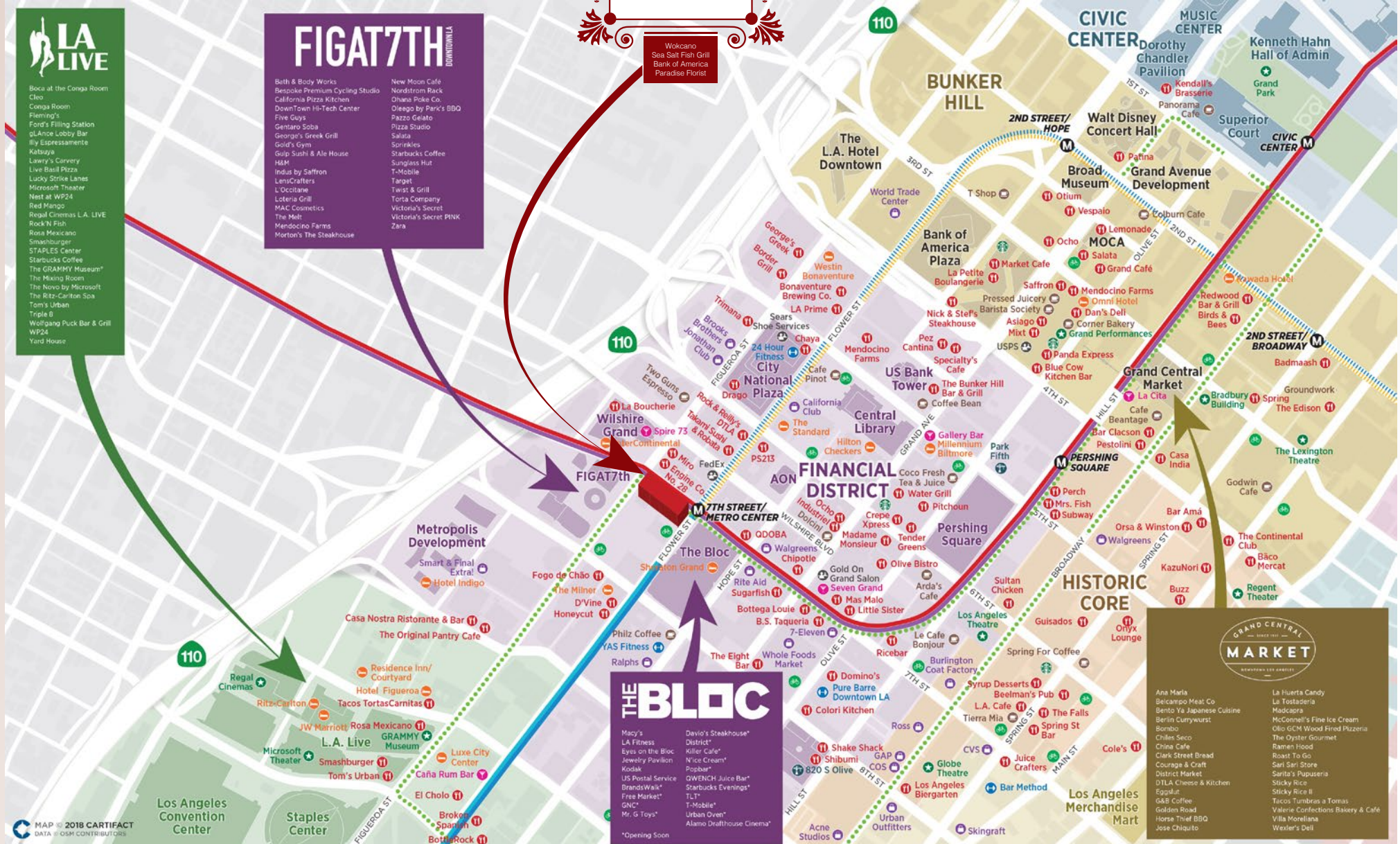
### SUITE 900 - 4,500 RSF

- 2 Conference Rooms
- 3 Private Offices
- Open Floor Plan
- Reception Area
- Kitchen and Break Area



# AMENITIES MAP

## 818 WEST 7TH



- ### LA LIVE
- Boca at the Conga Room
  - Choo
  - Conga Room
  - Fleming's
  - Ford's Filling Station
  - gLAnce Lobby Bar
  - illy Espresso
  - Katsuya
  - Lawry's Curvery
  - Live Basil Pizza
  - Lucky Strike Lanes
  - Microsoft Theater
  - Nest at WP24
  - Red Mango
  - Regal Cinemas L.A. LIVE
  - Rock 'N Fish
  - Rosa Mexicano
  - Smashburger
  - STAPLES Center
  - Starbucks Coffee
  - The GRAMMY Museum™
  - The Mixing Room
  - The Novo by Microsoft
  - The Ritz-Carlton Spa
  - Tom's Urban
  - Triple 6
  - Wolfgang Puck Bar & Grill
  - WP24
  - Yard House

- ### FIGAT7TH
- Bath & Body Works
  - Bespoke Premium Cycling Studio
  - California Pizza Kitchen
  - Downtown Hi-Tech Center
  - Five Guys
  - Genaro Soba
  - George's Greek Grill
  - Gold's Gym
  - Gulp Sushi & Ale House
  - H&M
  - Indus by Saffron
  - LensCrafters
  - L'Occitane
  - Lolena Grill
  - MAC Cosmetics
  - The Melt
  - Mendocino Farms
  - Morton's The Steakhouse
  - New Moon Café
  - Nordstrom Rack
  - Olivera Pique Co.
  - Orange by Park's BBQ
  - Pazzo Gelato
  - Pizza Studio
  - Salata
  - Sprinkles
  - Starbucks Coffee
  - Sunglass Hut
  - T-Mobile
  - Target
  - Twist & Grill
  - Torco Company
  - Victoria's Secret
  - Victoria's Secret PINK
  - Zara

- ### THE BLOC
- Macy's
  - LA Fitness
  - Eyes on the Block
  - Jewelry Pavilion
  - Kodak
  - US Postal Service
  - BrandsWalk™
  - Free Market™
  - GNC®
  - Mr. G Toys\*
  - David's Steakhouse\*
  - Killer Cafe\*
  - Nice Cream\*
  - Popbar\*
  - QWENCH Juice Bar\*
  - Starbucks Evenings\*
  - TLT\*
  - T-Mobile\*
  - Urban Oven\*
  - Alamo Drafthouse Cinema\*
- \*Opening Soon

- ### GRAND CENTRAL MARKET
- Ana Maria
  - Belcampo Meat Co
  - Bento Ya Japanese Cuisine
  - Berlin Currywurst
  - Bombis
  - Chiles Seco
  - China Cafe
  - Clerk Street Bread
  - Courage & Craft
  - District Market
  - DTLA Cheese & Kitchen
  - Eggslut
  - G&B Coffee
  - Golden Road
  - Horse Thief BBQ
  - Jose Chiliquito
  - La Huerta Candy
  - La Tostaderia
  - MadCajun
  - McDonald's Fine Ice Cream
  - Olio GCM Wood Fired Pizzeria
  - The Oyster Gourmet
  - Ramen Hood
  - Roast To Go
  - Sari Sari Store
  - Serita's Pizzeria
  - Sticky Rice
  - Sticky Rice II
  - Tacos Tumbrias a Tomas
  - Valerie Confections Bakery & Cafe
  - Villa Morellana
  - Wester's Deli



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WEST 7TH



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