

PRIME DTLA OFFICE BUILDING FOR SALE OR LEASE



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

74,400 SF 6-STORY BUILDING
Divisible For Lease From 868 SF to 3,736 SF

Property Details

- 74,400± SF 6-story office building with a full usable basement on 12,400± SF of land
- Historic brick and board-formed concrete construction built in 1914
- Completely renovated in 2014: Must see!
- Creative design with exposed interior walls and ceilings
- Polished concrete floors
- Light and bright from large windows
- Features a courtyard with open air seating
- Abundant contract parking in adjacent lots
- Located in the DTLA Fashion District at the corner of 8th Street and Santee Street
- Surrounded by numerous restaurants, bars, and trendy retail stores
- Assessor’s parcel number 5145-003-009
- Zoned [HM1-CHC1-5] [CX3-FA] [CPIO]
- Designated Opportunity Zone (tax benefits)

ASKING PRICE: \$11,904,000
(\$160 PER SF)

309 EAST 8TH STREET, LOS ANGELES, CA 90014

Lease Details

SUITE	AREA	TERM	RENTAL RATE	CAM
2nd Floor, Ste 200A	2,823 SF	1-10 Years	\$1.00/SF	\$0.57
2nd Floor, Ste 201	2,227 SF	1-10 Years	\$1.00/SF	\$0.57
2nd Floor, Ste 202	2,741 SF	1-10 Years	\$1.00/SF	\$0.57
3rd Floor, Ste 300	868 SF	1-10 Years	\$1.00/SF	\$0.57
3rd Floor, Ste 302	3,377 SF	1-10 Years	\$1.00/SF	\$0.57
3rd Floor, Ste 307	2,139 SF	1-10 Years	\$1.00/SF	\$0.57
4th Floor, Ste 405	2,511 SF	1-10 Years	\$1.00/SF	\$0.57
6th Floor, Ste 601	2,314 SF	1-10 Years	\$1.00/SF	\$0.57
6th Floor, Ste 603	3,736 SF	1-10 Years	\$1.00/SF	\$0.57
6th Floor, Ste 607	1,722 SF	1-10 Years	\$1.00/SF	\$0.57

Total of 24,458± SF available for lease. Spaces may be combined into larger units.

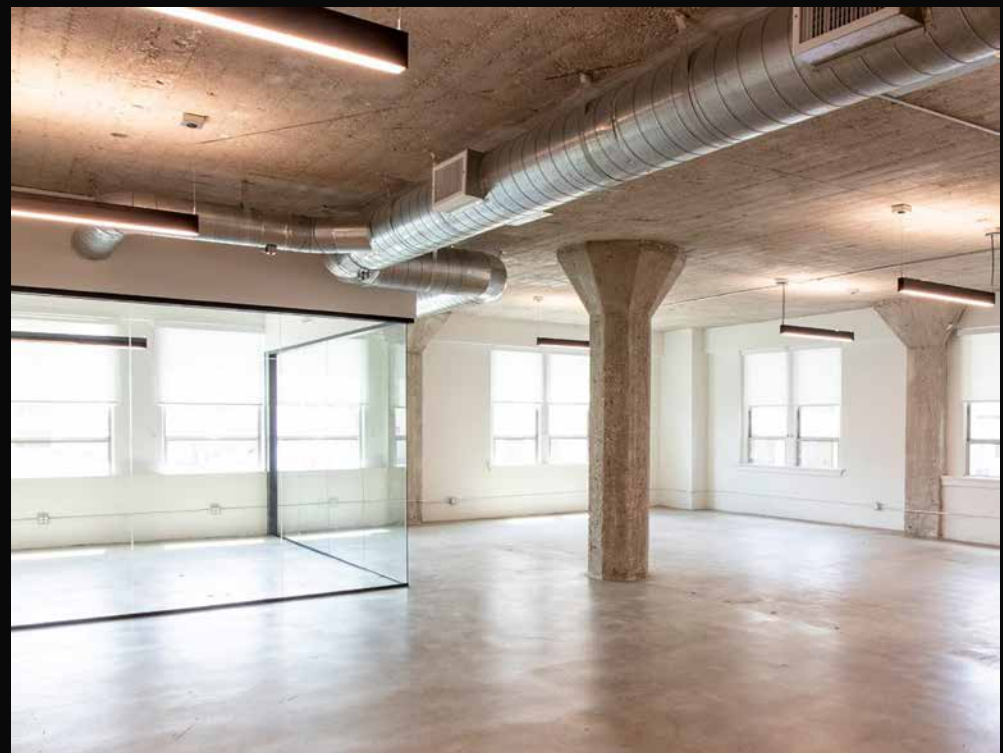
Features

- 24 hour access
- Atrium
- Air conditioning
- Bus line
- Abundant contract parking in adjacent lots
- Controlled access
- High ceilings
- Central heating
- Metro/Subway

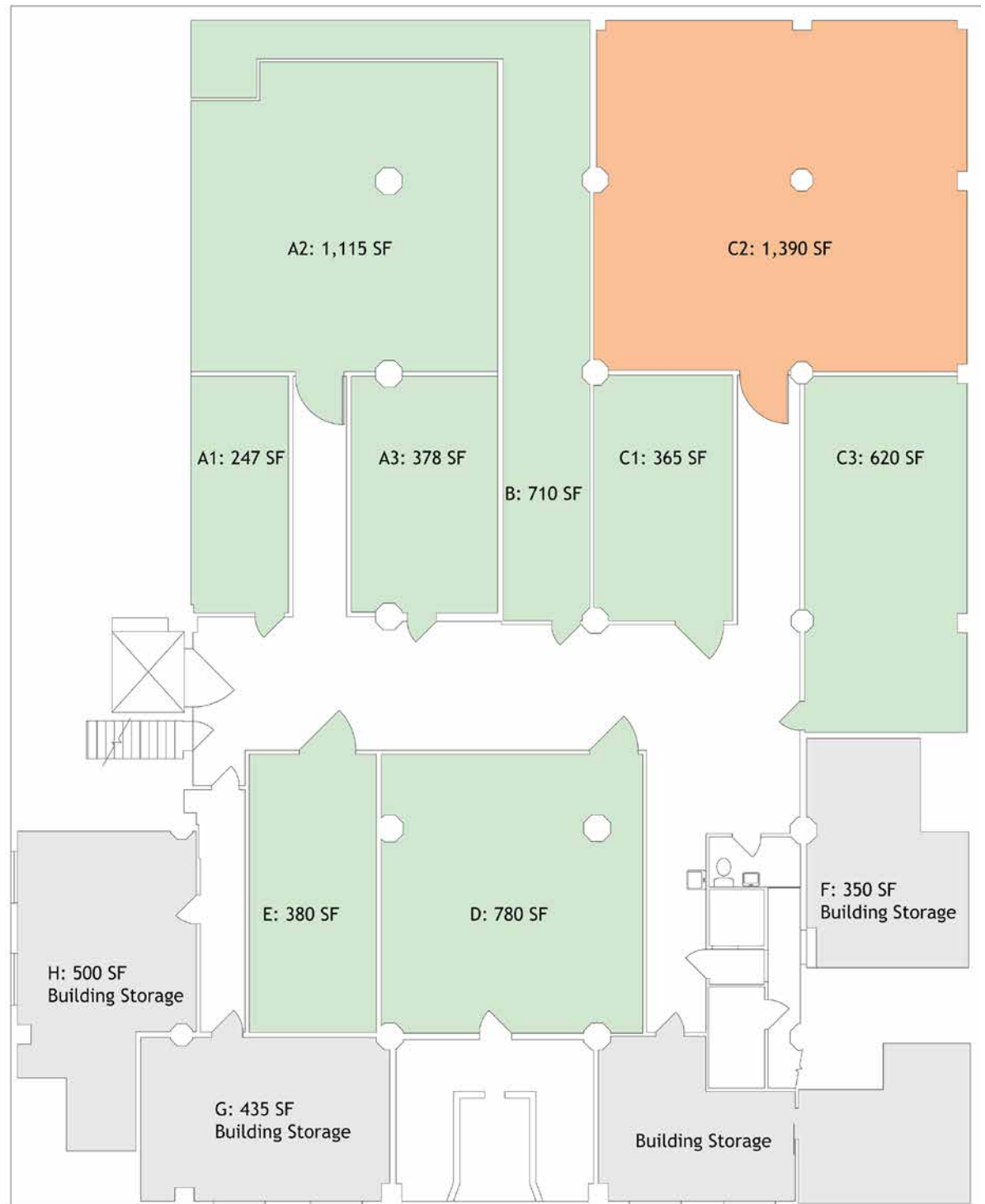




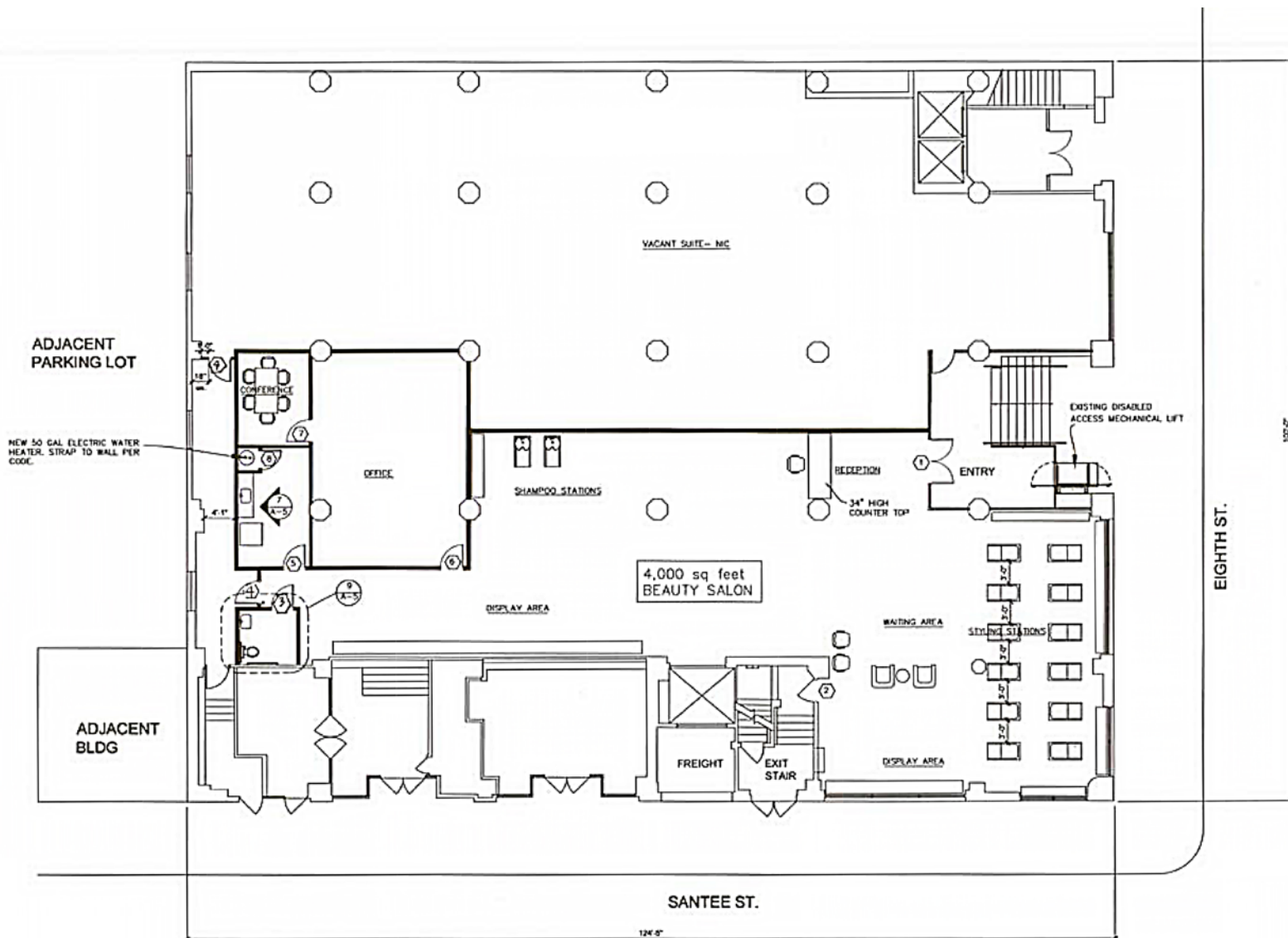




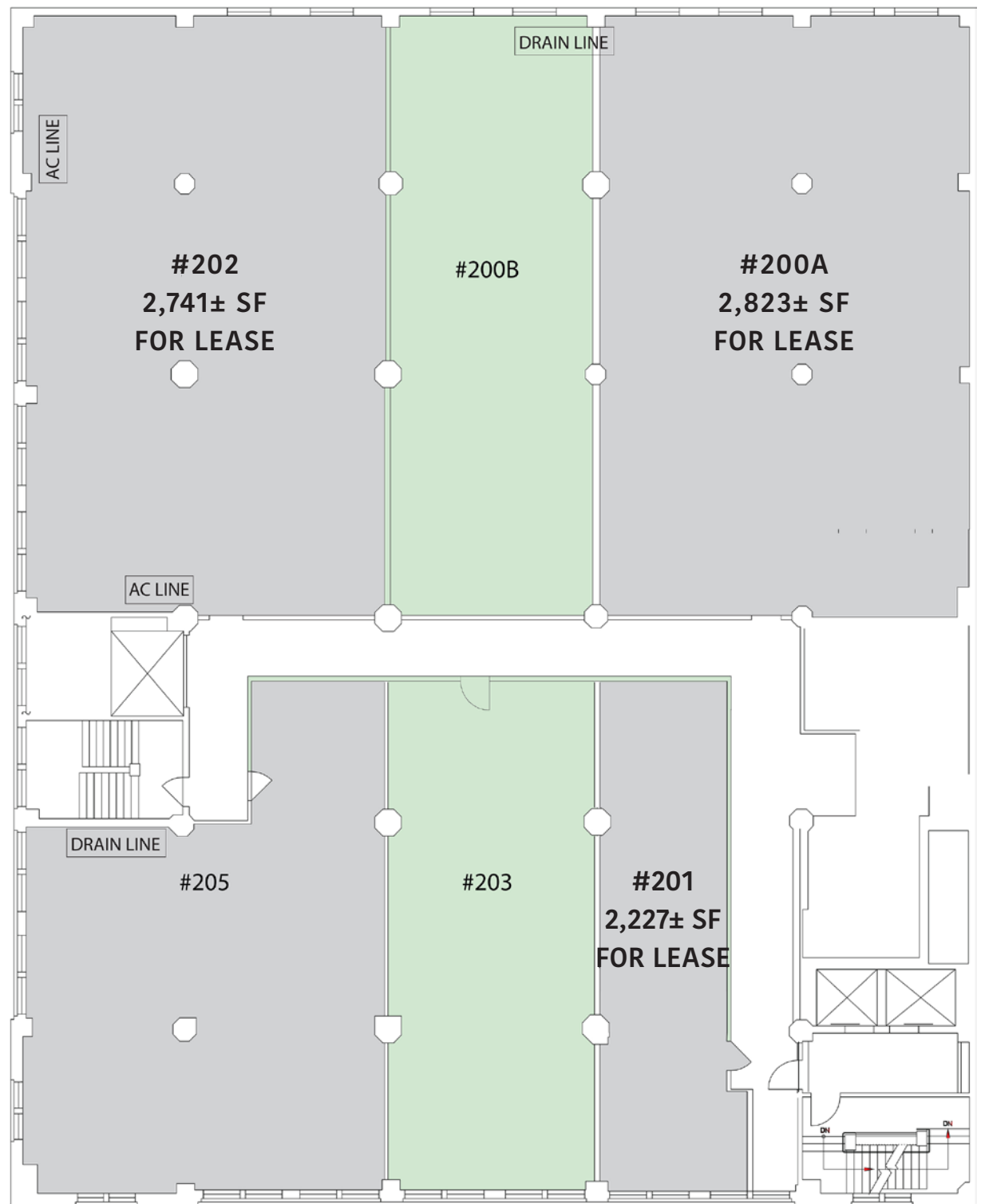
BASEMENT SITE PLAN



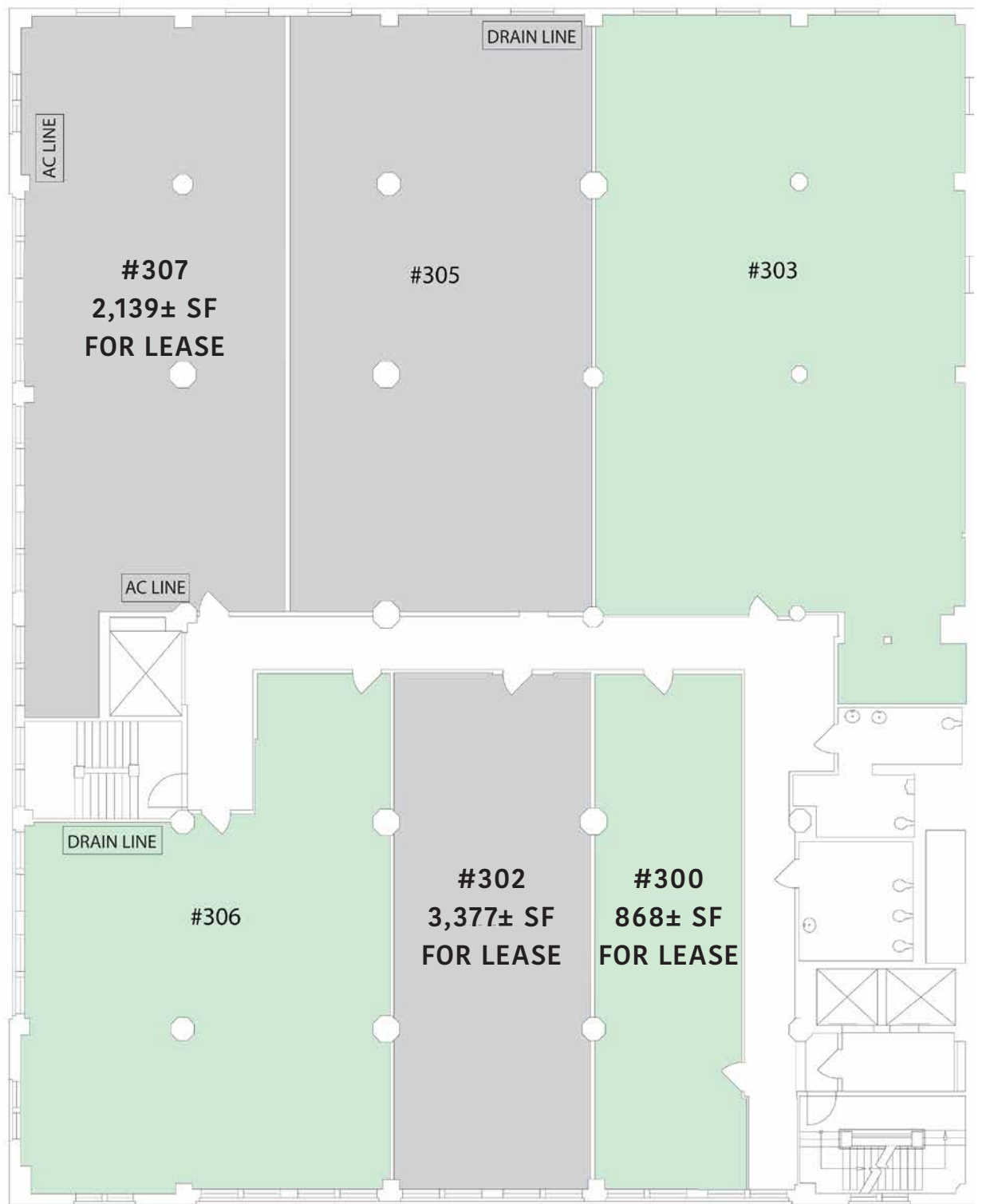
GROUND FLOOR SITE PLAN



2ND FLOOR SITE PLAN

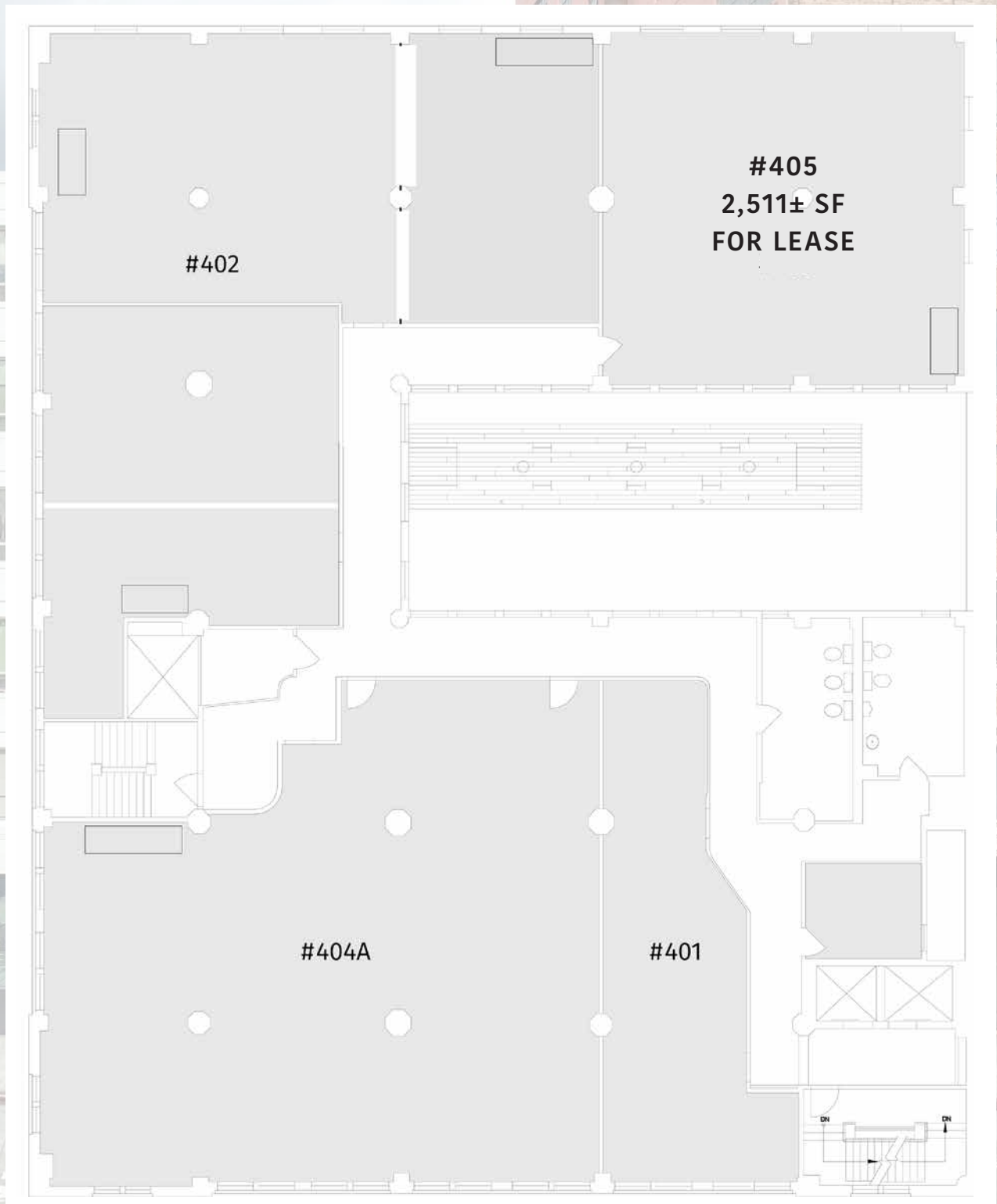


3RD FLOOR SITE PLAN

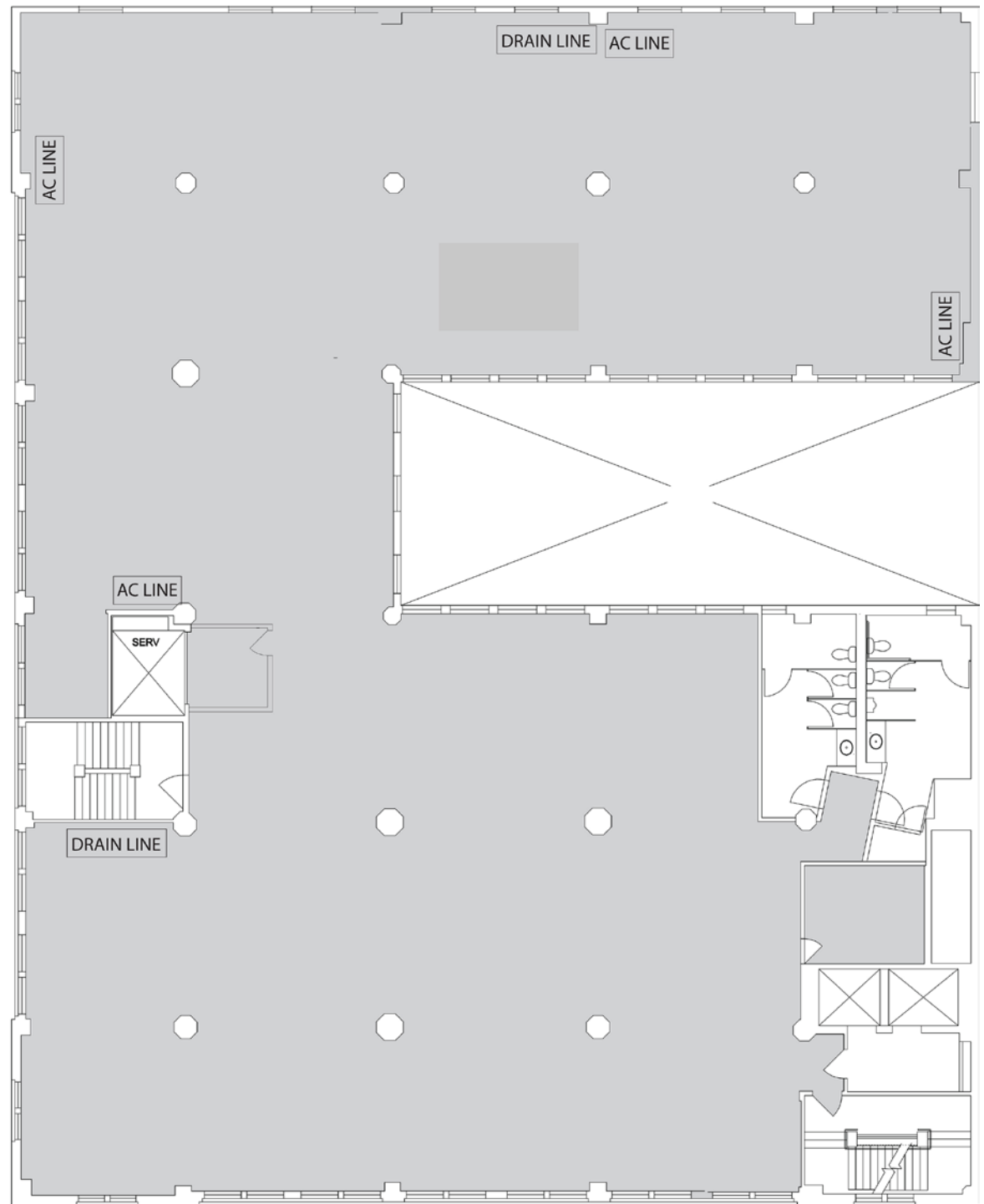




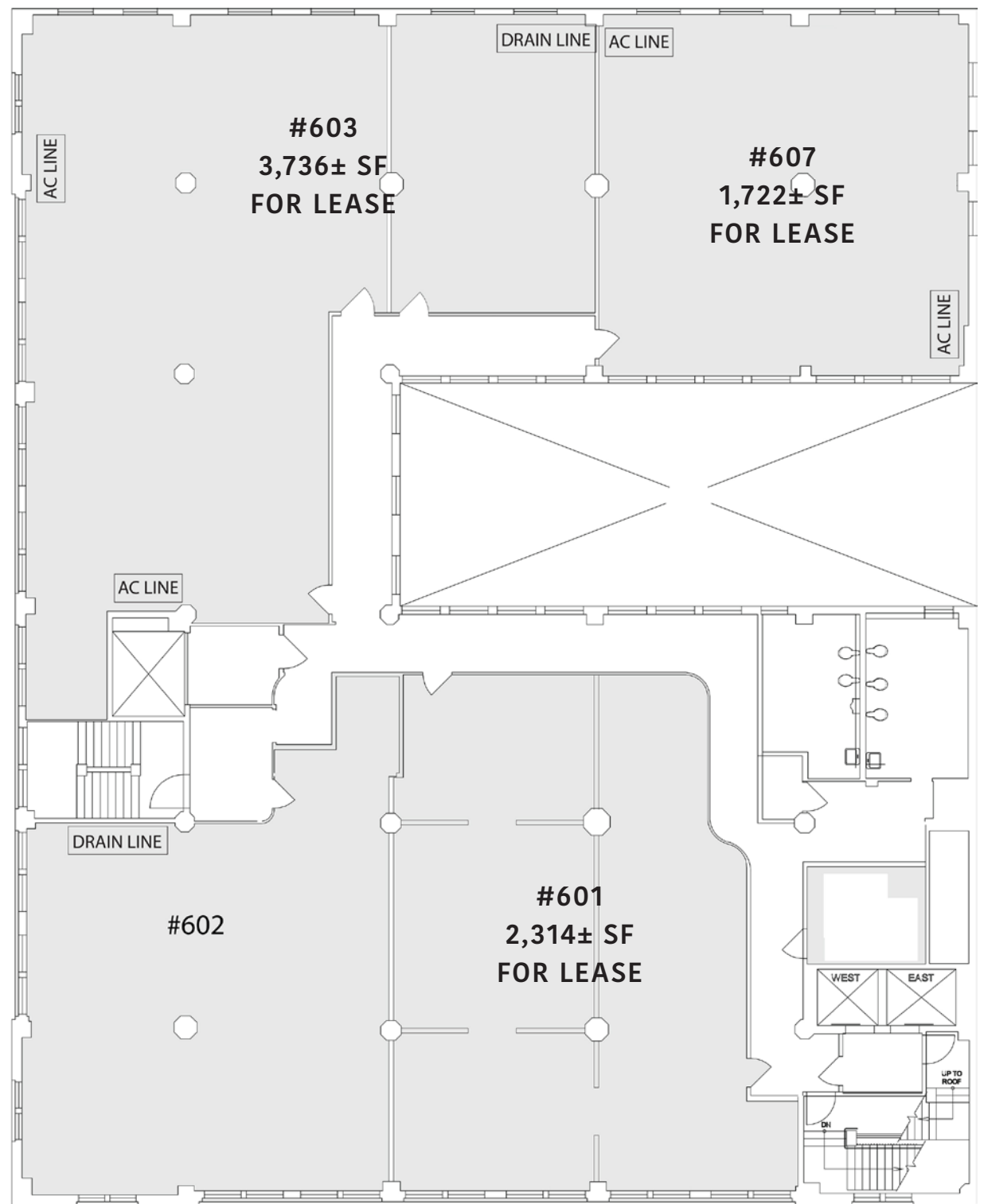
4TH FLOOR SITE PLAN



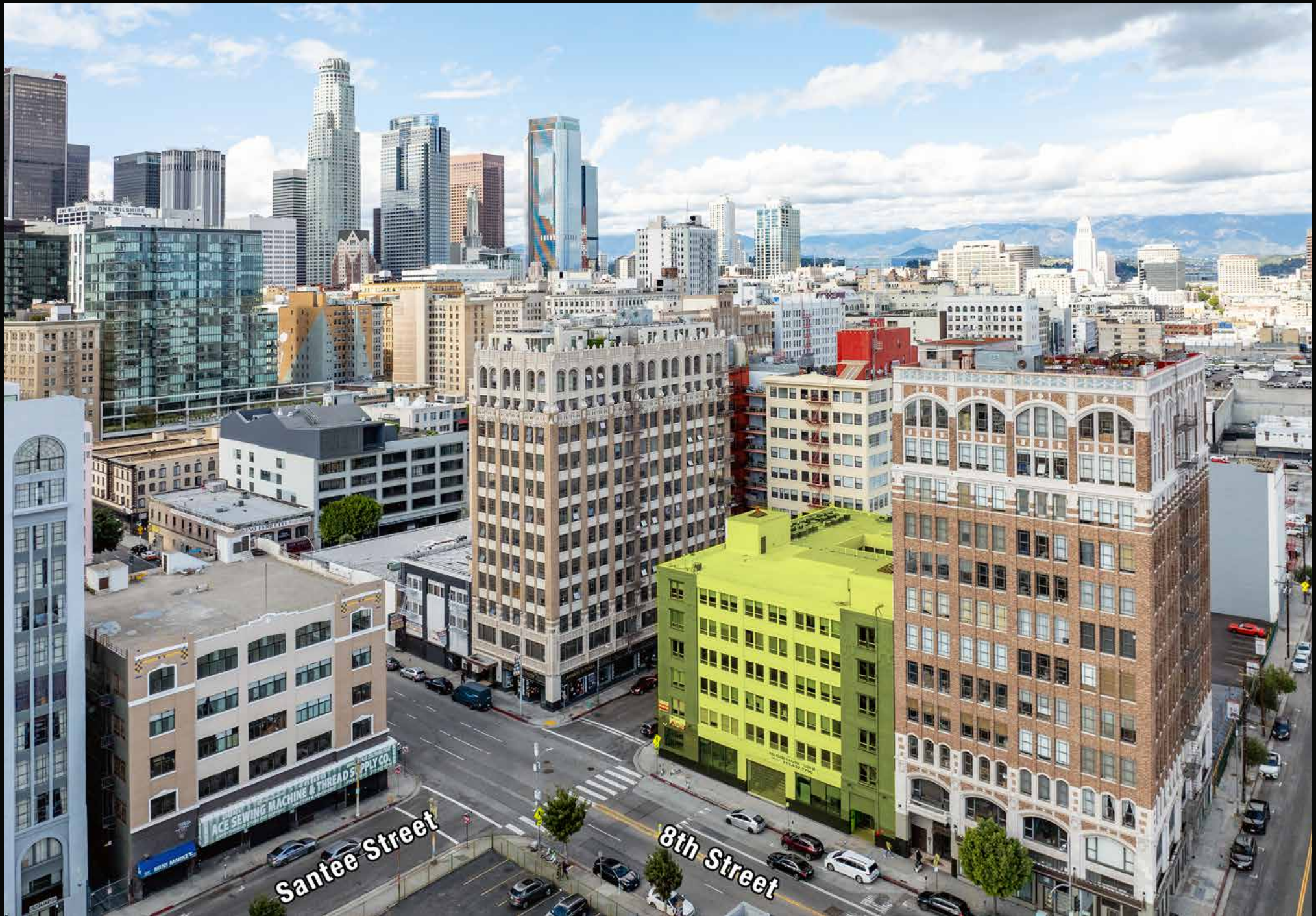
5TH FLOOR SITE PLAN



6TH FLOOR SITE PLAN



AERIAL PHOTO



A detailed map of downtown Los Angeles, California, showing the Los Angeles River, major freeways (10, 110, 60), and a grid of streets. Key landmarks include the Los Angeles Convention Center, Los Angeles Music Center, and various museums and theaters. A red pin is placed on the map near the intersection of S Hill St and S Grand Ave, with a yellow circle and the number 309 next to it.

NEIGHBORHOOD AMENITIES



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy

46%

Walk/Bike/Transit
or Work from Home



**309 E 8th Street
Los Angeles, CA 90014**

Available For Sale & For Lease

74,400 SF 6-Story Building

**Total of 24,458± SF Available
For Lease: Divisible From 868 SF
to 3,736 SF (May be Combined)**

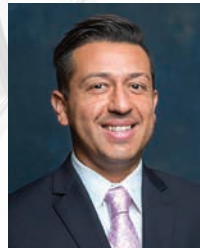
Prime DTLA Corner Location!

For More Information, Please Contact:



Jeff Luster

office 213.747.4152
mobile 213.804.3013
jeff@majorproperties.com
Lic. 00636424



Rene Mexia

office 213.747.4155
mobile 213.446.2286
rene@majorproperties.com
Lic. 01424387



Jeffrey Jankaew

office 213.222.1202
mobile 562-980-2415
jjankaew@majorproperties.com
Lic. 02253639



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