



An advertisement for the Fine Arts Building. At the top is a stylized logo of the building's top with the letters 'man' inside. Below it is the address '811 W 7th' and the text 'The Fine Arts Building'. A decorative banner with a gold border surrounds the address. The main text 'ICONIC CREATIVE OFFICE AVAILABLE NOW' is displayed in large, white, sans-serif letters. Below this, the text 'Exclusively listed by:' is followed by 'Gibran Begum' in yellow, 'Executive Vice President', and an email address 'gbegum@naicapital.com'. It also lists a direct phone number '310.806.6109', a mobile number '310.922.0756', and a DRE license number '01455990'. At the bottom, the website 'finearts811.com' is shown, along with the logos for 'NAI Capital' and 'MANCHESTER CAPITAL MANAGEMENT'.

HIGHLIGHTS

Features include creative plug-in play office space with original '20s exposed brick walls, contemporary mix of concrete & wood flooring and exposed ceiling areas.

Suite 700: ±9,348 RSF



Suite 400: ±9,348 RSF



Suite 300: ±9,480 RSF

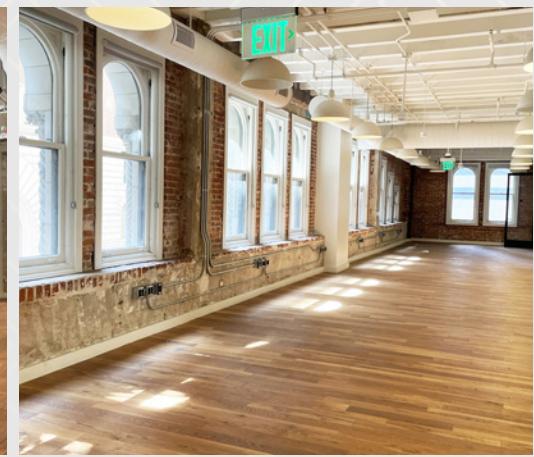
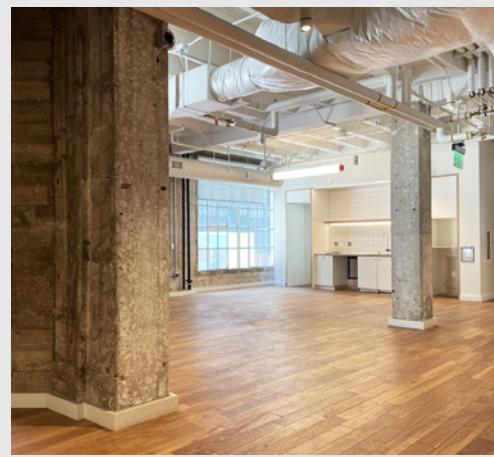


7

4

3

3RD FLOOR



*Note: actual floor layout may vary slightly from the plans below

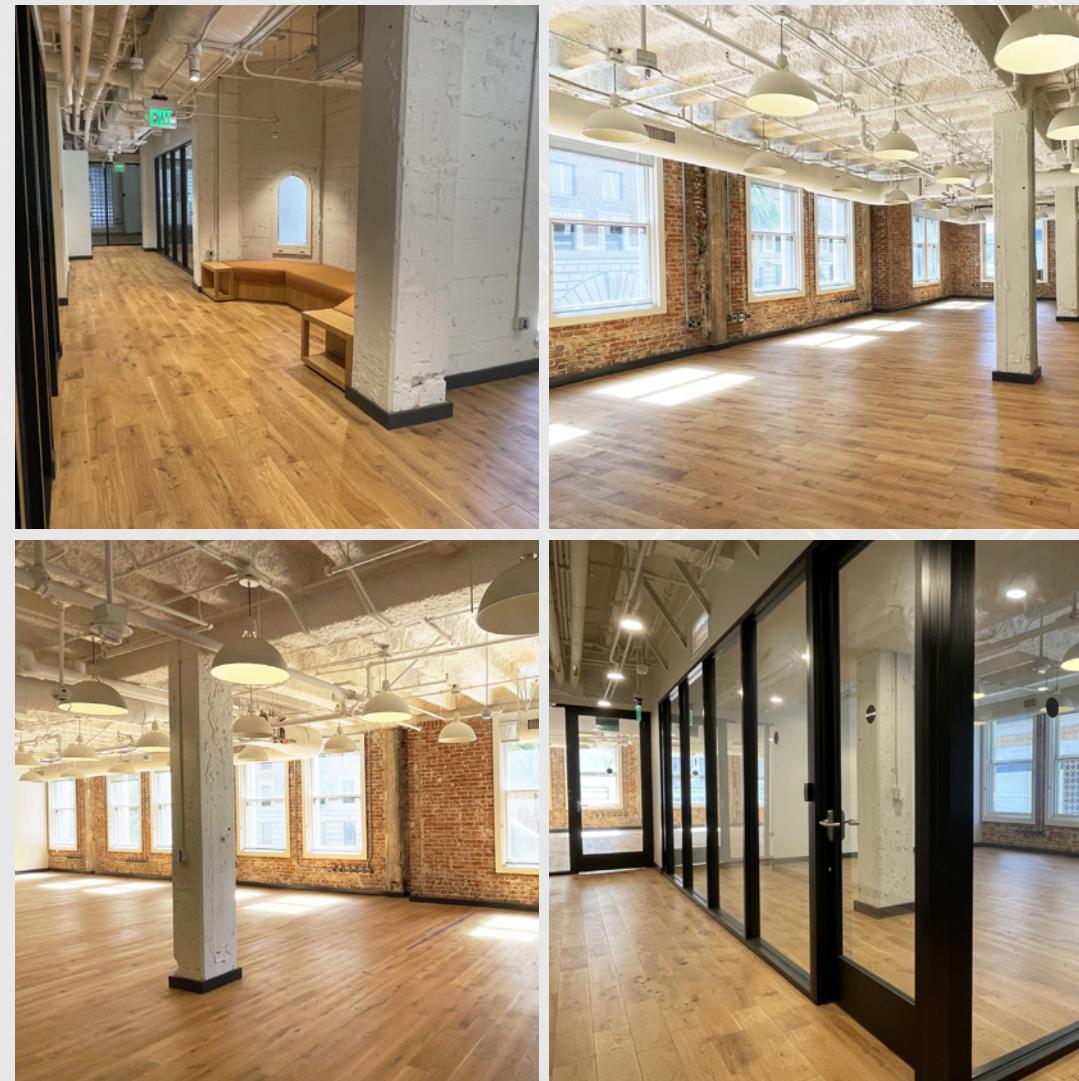


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4TH FLOOR



*Note: actual floor layout may vary slightly from the plans below



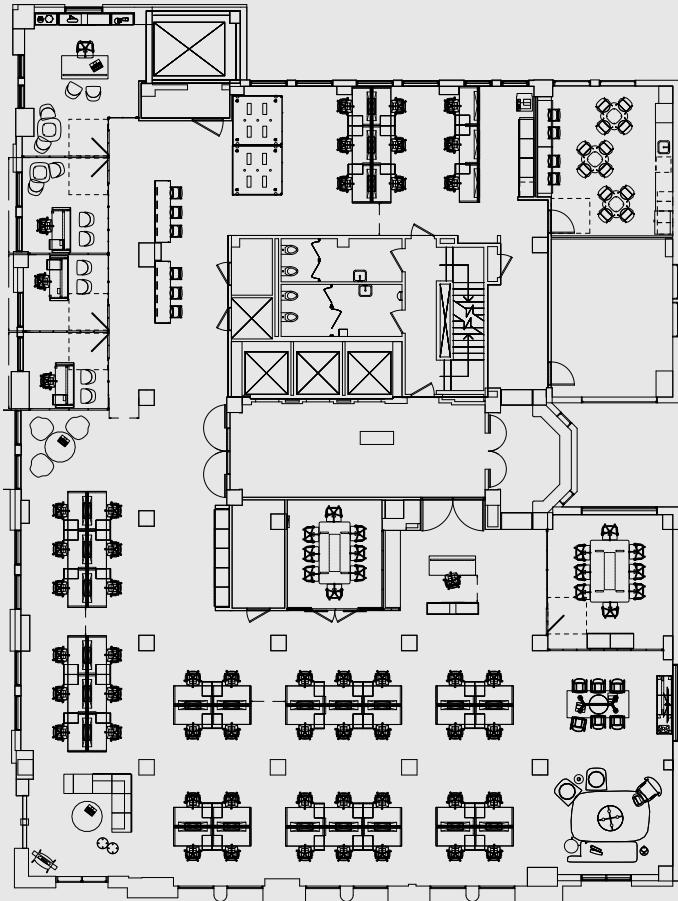
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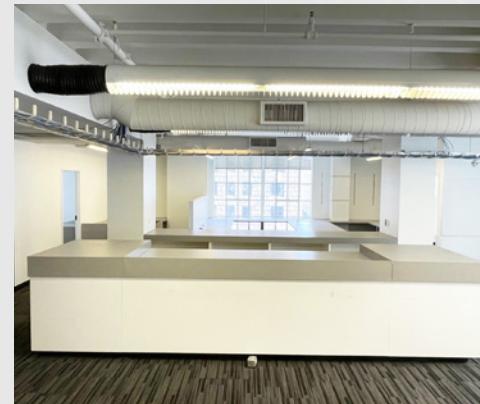
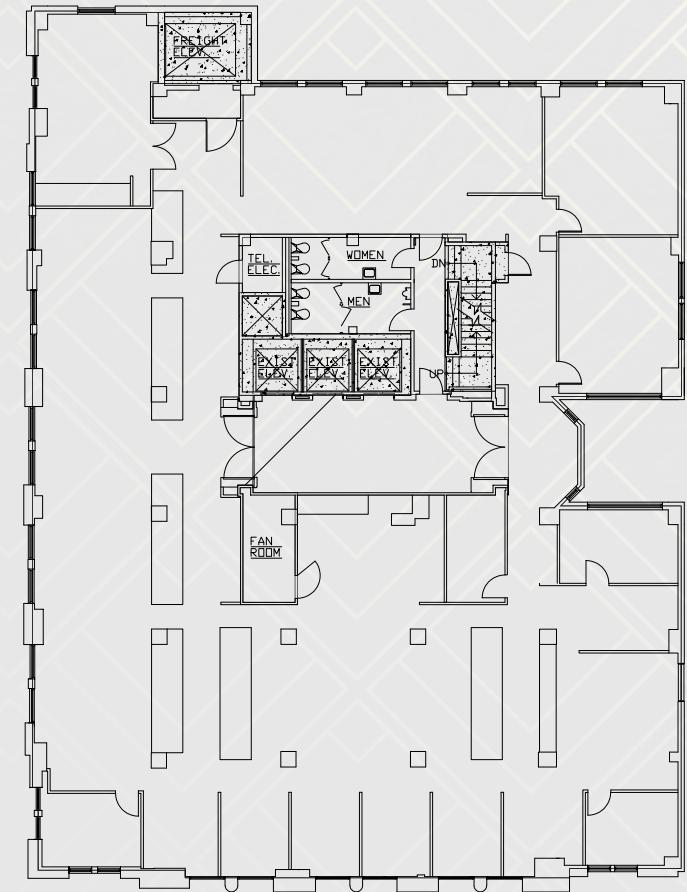
MANCHESTER
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7TH FLOOR

Hypothetical Layout



Current As-Built Layout



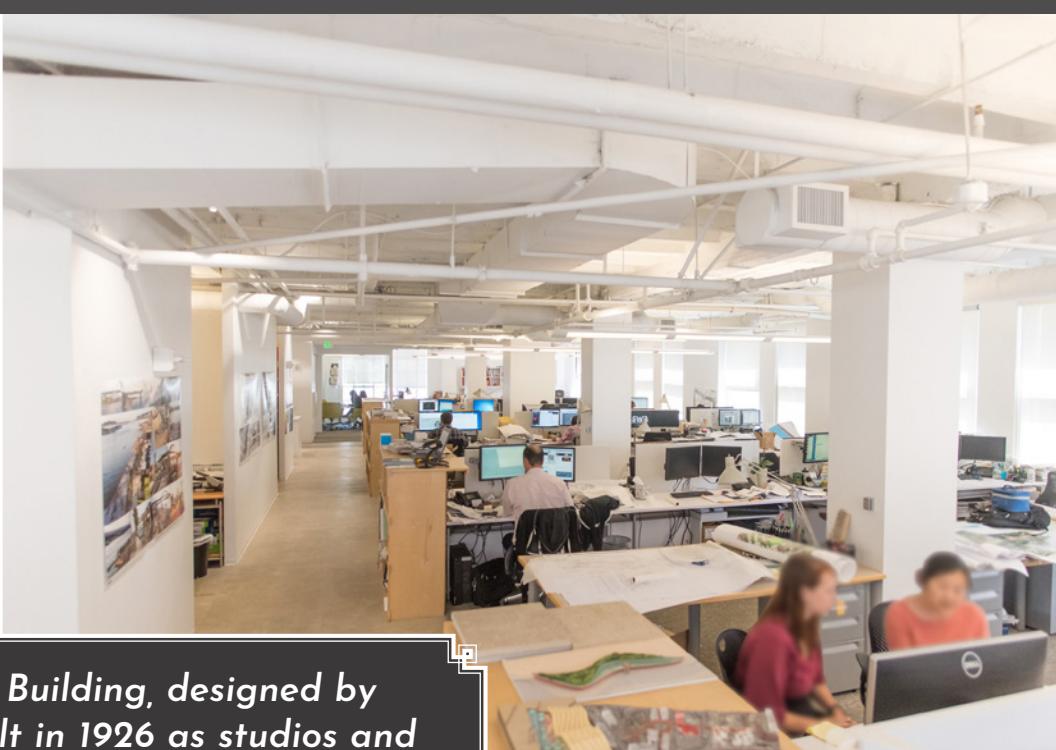
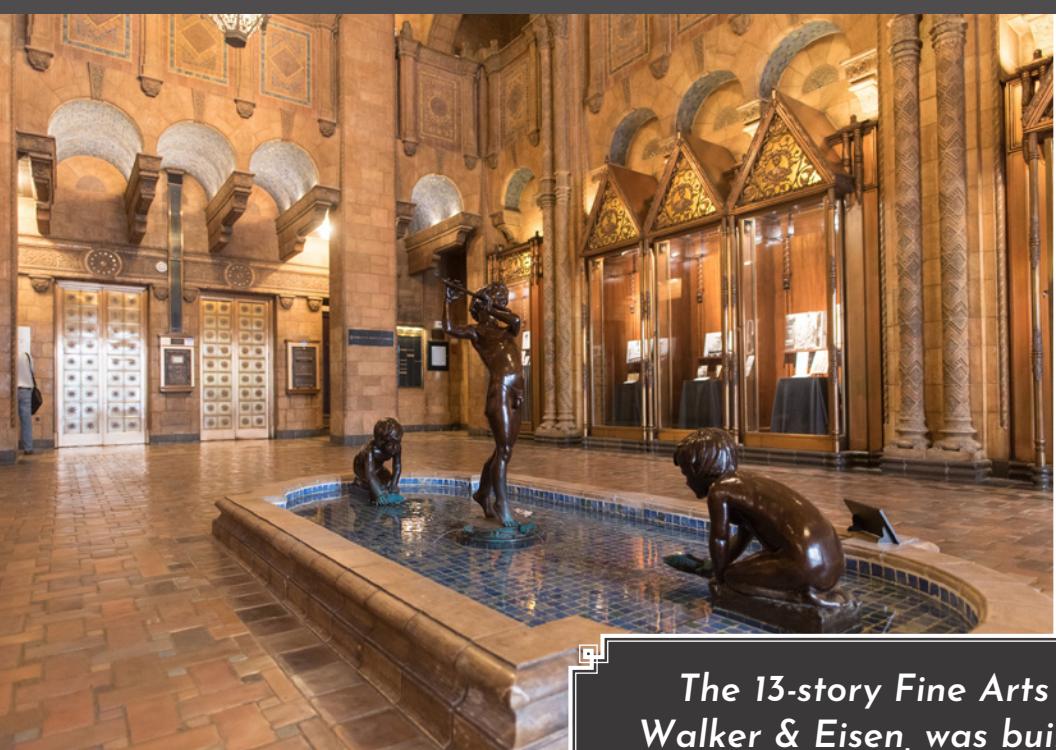
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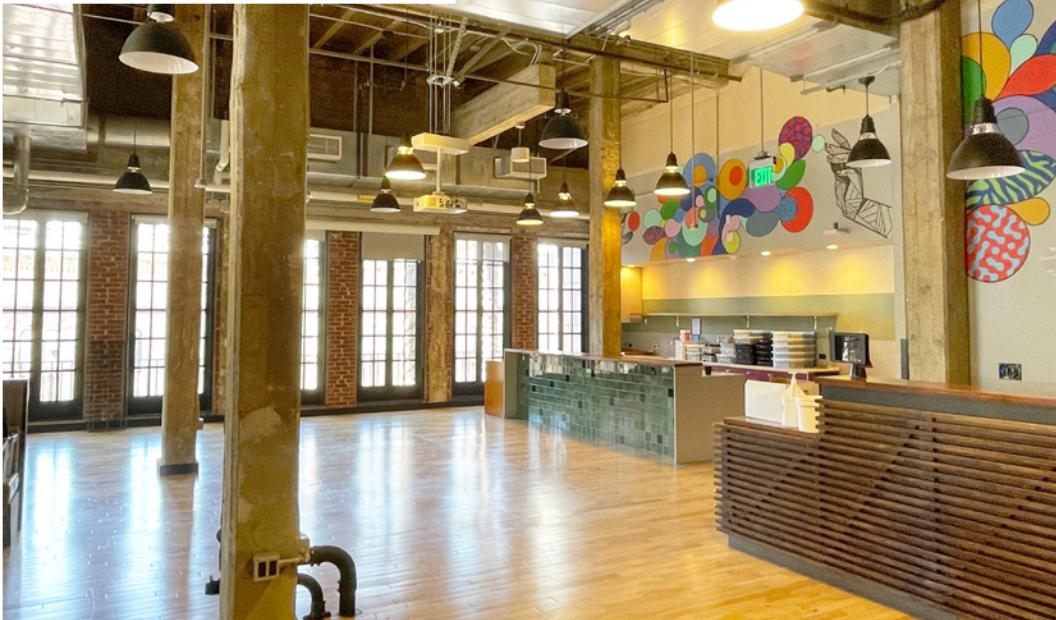
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MANCHESTER
CAPITAL MANAGEMENT



The 13-story Fine Arts Building, designed by Walker & Eisen, was built in 1926 as studios and galleries for downtown artists and has been fully restored as a premier creative office building.



LOCATION MAP





ICONIC CREATIVE OFFICE AVAILABLE NOW

Exclusively listed by:

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