



FOR SALE OR LEASE

OWNER-USER OPPORTUNITY · INDUSTRIAL / OFFICE FLEX

# 2700 S. Grand Ave.

Los Angeles, California 90007

DOWNTOWN LOS ANGELES · M1 ZONING · 2-STORY FREESTANDING

**\$4,995,000**  
ASKING SALE PRICE

**\$1.25 / SF / Mo**  
ASKING LEASE RATE

**20,583 SF**  
TOTAL BUILDING

THE OPPORTUNITY

# A rare owner-user opportunity in the heart of DTLA

**2700 S. Grand Avenue** is a freestanding, two-story industrial/office flex building offered for sale or lease. Ground-floor warehouse with 14-foot clear heights meets a fully built-out corporate headquarters suite above — 100% air-conditioned, gated, and immediately available.

This property was purpose-built for one thing: giving the owner-user total control over their operational environment, without compromise between workspace and workflow. A turnkey headquarters in one of LA's most connected industrial submarkets.



**Full HVAC**  
ON BOTH LEVELS

**Sprinkler**  
ON BOTH LEVELS

**Elevator**  
FREIGHT 2800 LBS

**Parking**  
17 SPACES - GATED

# Ground Floor

WAREHOUSE / INDUSTRIAL

Perimeter private offices, open flex floor plan, reception, lounge and freight elevator.

±10,293

WAREHOUSE SF

14'

CLEAR HEIGHT

800A

120/240V POWER

Grade-level

ROLL-UP DOOR

Storage &

ELECTRICAL ROOM



FIRST FLOOR PLAN · ±10,293 SF · OPEN OFFICE 2,280 SF



# Second Floor

CORPORATE OFFICE SUITE

Move-in-ready corporate headquarters, fully remodeled in 2021 — private offices, open bullpen, two conference rooms, gender-separated ADA-compliant restrooms and a full break room.

±10,293

OFFICE SF

2021

HQ REMODEL

Conference

2 ROOMS

Full Kitchen

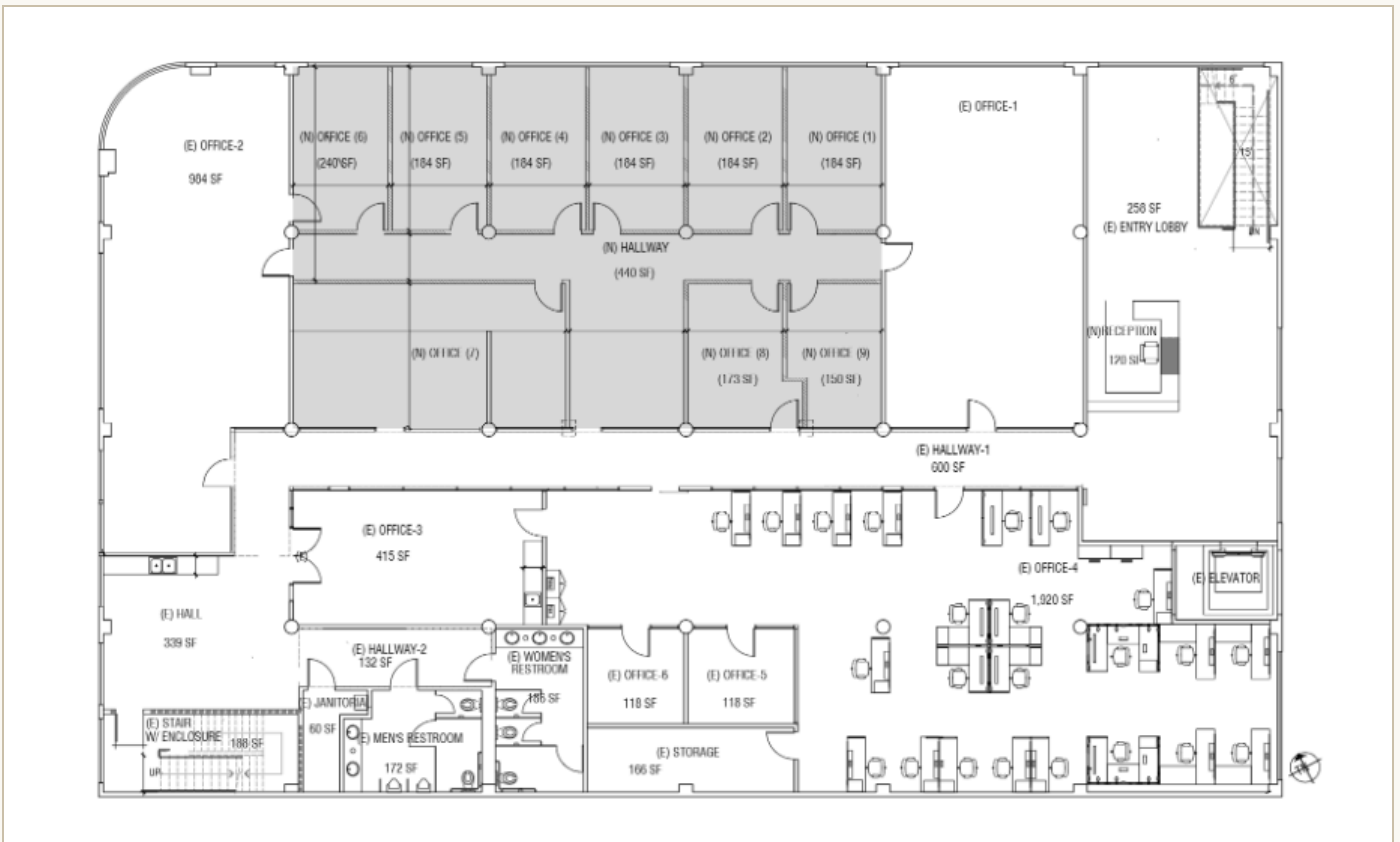
BREAK-ROOM

Restrooms

ADA-COMPLIANT



— SECOND FLOOR PLAN · ±10,293 SF · PRIVATE OFFICES + OPEN BULLPEN



# Property Gallery

EXTERIOR & INTERIOR

A streamline-moderne corner landmark, freshly repositioned for its next owner-user.



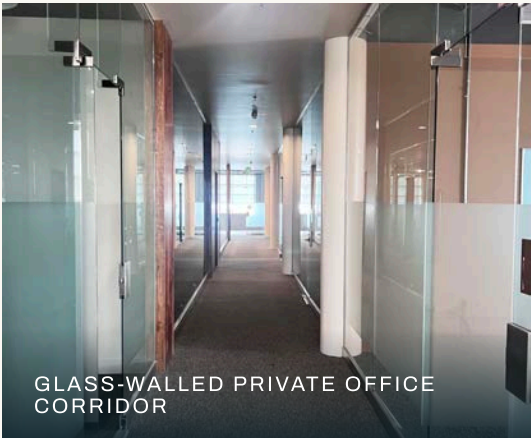
GATED LOT · 17 SPACES · ADA STALL AT GRADE



HARD-CORNER FRONTAGE · S. GRAND & W. 27TH



SECOND-FLOOR OPEN OFFICE · NATURAL LIGHT



GLASS-WALLED PRIVATE OFFICE CORRIDOR



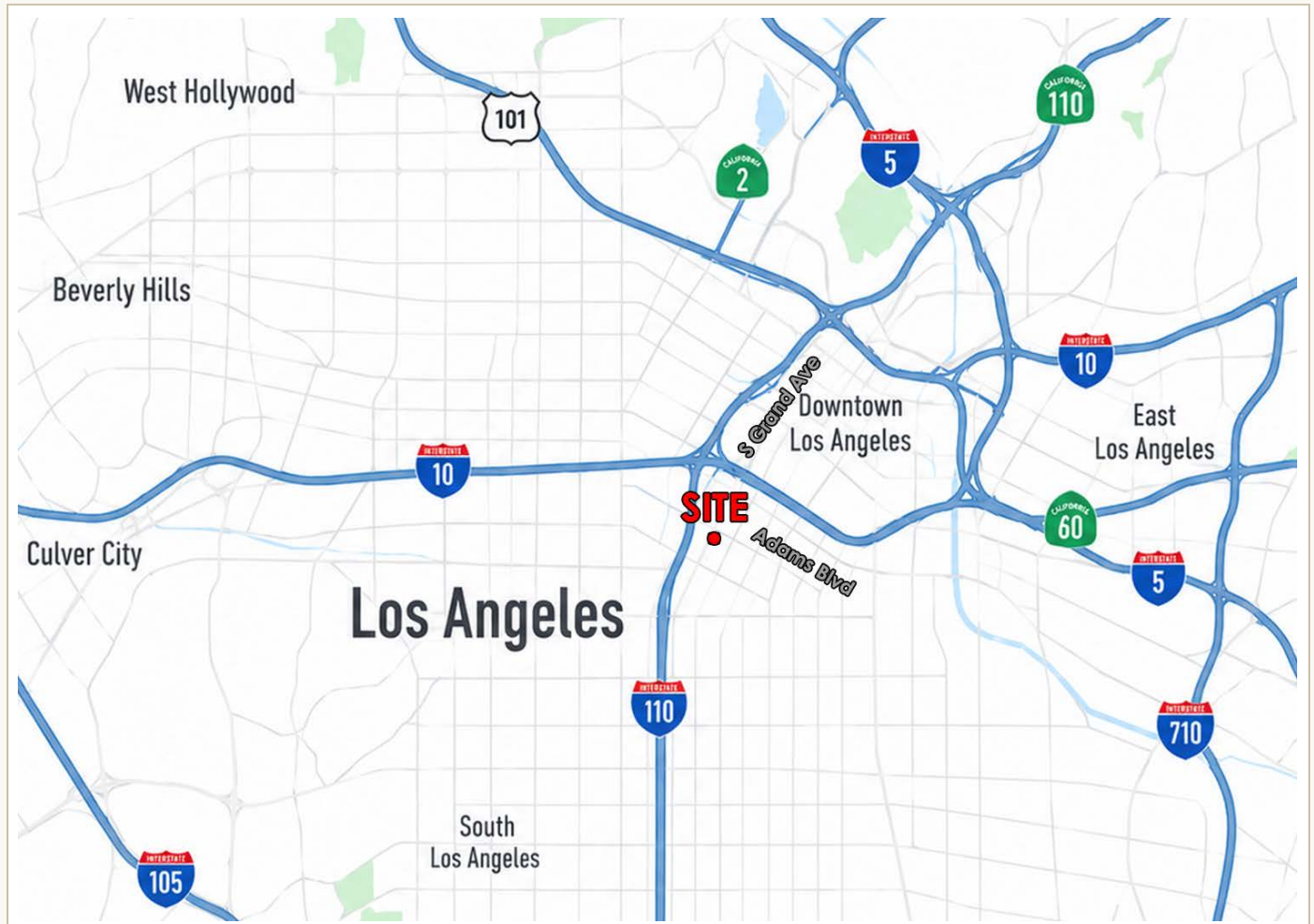
PREMIUM 2021 FINISHES

# Location

LOGISTICS-READY · FREEWAY-DIRECT · DTLA-CONNECTED

2700 S. Grand Avenue occupies a corner lot at S. Grand Avenue and W. 27th Street — one of the most freeway-accessible positions in the Downtown Los Angeles submarket. The I-110 on-ramp at Adams Blvd is less than half a mile away, with direct connections to the I-10, I-5 and SR-60.

The surrounding South Park corridor is anchored by USC, Exposition Park and the Natural History Museum, with a growing cluster of nonprofit and institutional users — well suited to mission-driven organizations needing both operational and executive space in a single address.



## FREEWAY ACCESS

**I-110 on-ramp (Adams Blvd) — < 0.5 miles**

Direct to I-10 E/W, I-5 N/S and SR-60

## DTLA CORE

**1.5 miles** to the Financial District ·

**2 mi** to LA Live / Convention Center

## INSTITUTIONS NEARBY

**USC Main Campus** · Exposition Park ·

Natural History Museum · LA Memorial Coliseum

## REGIONAL CONNECTIVITY

**20 min** to LAX · **15 min** to Long Beach Port interchange ·

Metro E (Expo) Line nearby

EXCLUSIVELY PRESENTED BY

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#### ABOUT LIFT COMMERCIAL GROUP

LIFT COMMERCIAL GROUP is a SoCal-based boutique brokerage specializing in owner-user acquisitions, industrial leasing and investment sales — with deep roots in the DTLA and South LA submarkets.

#### FIRM CAPABILITIES

- Owner-User Acquisitions & Dispositions
- Industrial Leasing & Flex Product
- Investment Sales — DTLA & South LA
- Pacific Rim Brand U.S. Market Entry
- Bilingual Advisory — English & Korean