

OFFICE BUILDING FOR LEASE OR SALE



425 SHATTO PLACE LOS ANGELES, CA

SPACE DETAIL

WHOLE SUITE (RBA): 86,840 SF

LOT: 1.456 AC

APN: 5077003025

TYPICAL FLOOR: 13,500 SF

STORY: 6

CONSTRUCTION: STEEL

YEAR BUILT 1970

ELEVATOR 3

PARKING: 284 SPACES

LEASE TERM: 5+5 OPTION

KOREATOWN/DTLA

EXCLUSIVELY LISTED BY:

STEVE CHANG

Keller Williams Beverly Hills Commercial

DIRECTOR BROKER SINCE 1978

C: 213.447.7491

D: 310.432.6550

Changnrt@gmail.com

DRE 00526521



BEVERLY HILLS

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425 SHATTO PLACE LOS ANGELES

PRICE: ASK THE LISTING BROKER



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HIGHLIGHTS

- SPECTACULAR FLOOR-TO-CEILING WINDOWS
- FANTASTIC CITY & HOLLYWOOD VIEWS
- EXCELLENT LOCATION BETWEEN KOREATOWN & DTLA
- ABUNDANT NATURAL LIGHT
- MIX OF HARDWOOD AND
- ELEVATOR: 1ST-6TH (3)
- STAB TO STAB: 12"
- CORE FACTOR: 9%
- BUILDING TYPE: 3 STAR OFFICE

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PROPERTY PHOTOS



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425 SHATTO PLACE BUILDING - BUILDING RENTABLE SPACE (SQFT)

Tenant (Whole Floor Vacant)	Escalation %	Rentable Sqft
Shatto Corporation	1.22%	979
Lancer Group	N/A	N/A
Lancer Group		
LA County		
Lease dated 3/16/99	84.08%	67,263
Amend. #1 dated 10/24/00	16.91%	12,825
Amend. #2 dated 11/5/02	0.91%	668
Amend. #3 dated 10/20/09	1.70%	1,156
Amend. #4 dated 10/26/16		81,912
Parking (284 Vehicles @ \$60 each ÷ 67.26)		
(Old tenant LA County Health Dept.)		
Islamic Center	N/A	N/A
Sprint	N/A	N/A
Amend. #1 dated 8/7/2000		
Amend. #2 dated 7/8/08		
ATT&T (Formerly Cingular)	N/A	N/A
Amend. #1 dated 10/19/07		
Amend. #2 dated 5/16/17		
T-Mobile USA	N/A	N/A
Utility Deposit		
Amend. #2 dated 3/20/17		
Total 425 Building		82,891

AERIAL MAP



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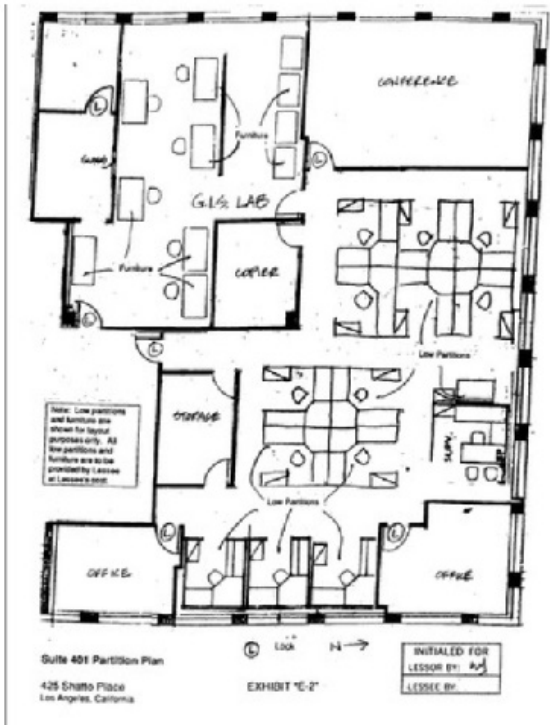
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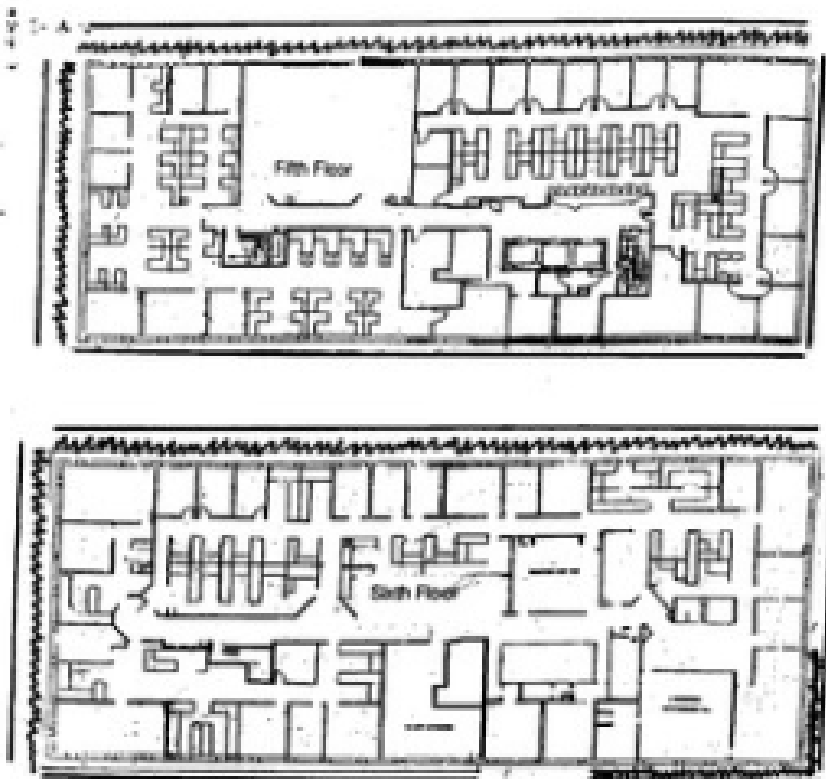
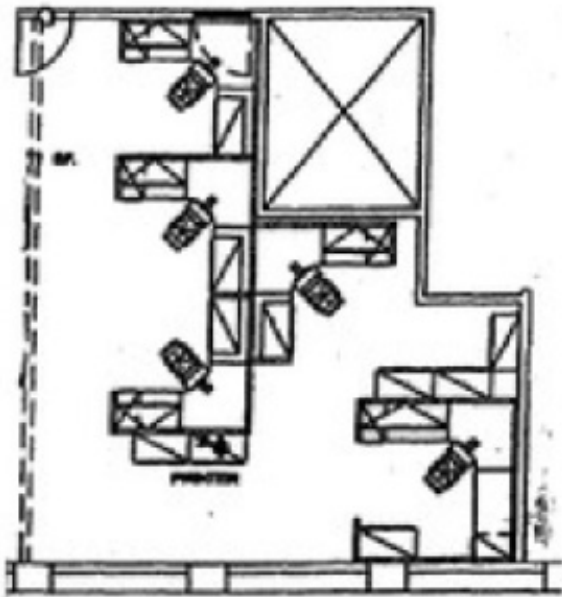
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FLOOR PLAN

SUITE 401 PARTITION PLAN



SUITE 304 PARTITION PLAN



PLAT MAP



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PICTURES



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