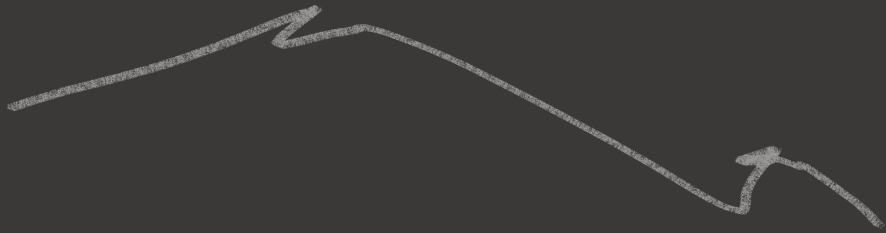


FABRIC



FABRIC

755 S. LOS ANGELES ST., LA, CA 90014



FABRIC



# Creative Office & Ground Floor Retail





## Style and Taste Redefined in the Fashion District

## THE DESIGN AND BUILDING

755 Los Angeles Street is a former 107,025 SF manufacturing building located in the Fashion District of Downtown Los Angeles. The building was constructed in 1914 and is characterized by dramatic concrete columns, distinctive poured in place formwork and loft style window lines. The Ground Floor retail level features 20' ceilings and Floors 2-5 are light-filled creative offices, served by two elevators. The high-end rooftop restaurant and bar features a new structure and shaded patio with panoramic views of DTLA."



**VIEW MARKETING VIDEO**

ROOFTOP (12,388 SF)			LEASED
		LEVEL 5 OFFICE (17,347 SF)	LEASED
		LEVEL 4 OFFICE (17,347 SF)	LEASED
		LEVEL 3 OFFICE (17,347 SF)	AVAILABLE
		LEVEL 2 OFFICE (17,347 SF)	AVAILABLE
		GROUND FLOOR (19,559 SF) OFFICE OR RETAIL	AVAILABLE
		BASEMENT & STORAGE (8,219 SF)	AVAILABLE



## BUILDING DESIGN FEATURES TO MITIGATE IMPACTS OF COVID-19

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### STAIR ACCESS TO OFFICES

direct access from lobby to office level via  
stairwells

### OPERABLE WINDOWS

at all levels for antural ventilation and fresh air  
directly into tenant spaces

### SEPARATE ELEVATOR CORES

with keycard access at front and alleyway entrances

### ON-SITE DAY PORTER

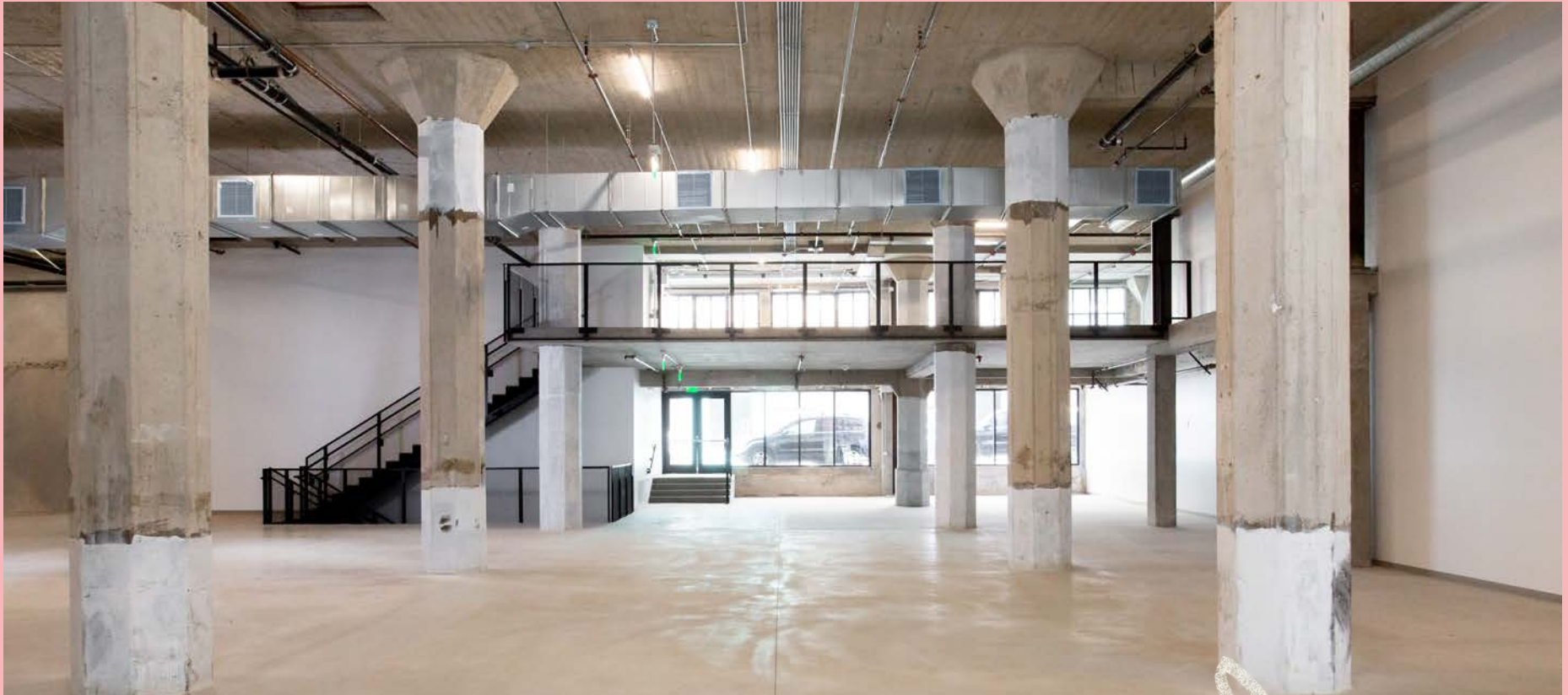
during work week for cleaning high-touch surfaces  
on all levels

### TOUCHLESS PLUMBING FIXTURES

and lighting controls in all tenant restrooms

### INDIVIDUAL MECHANICAL UNITS

and controls for tenants' HVAC system

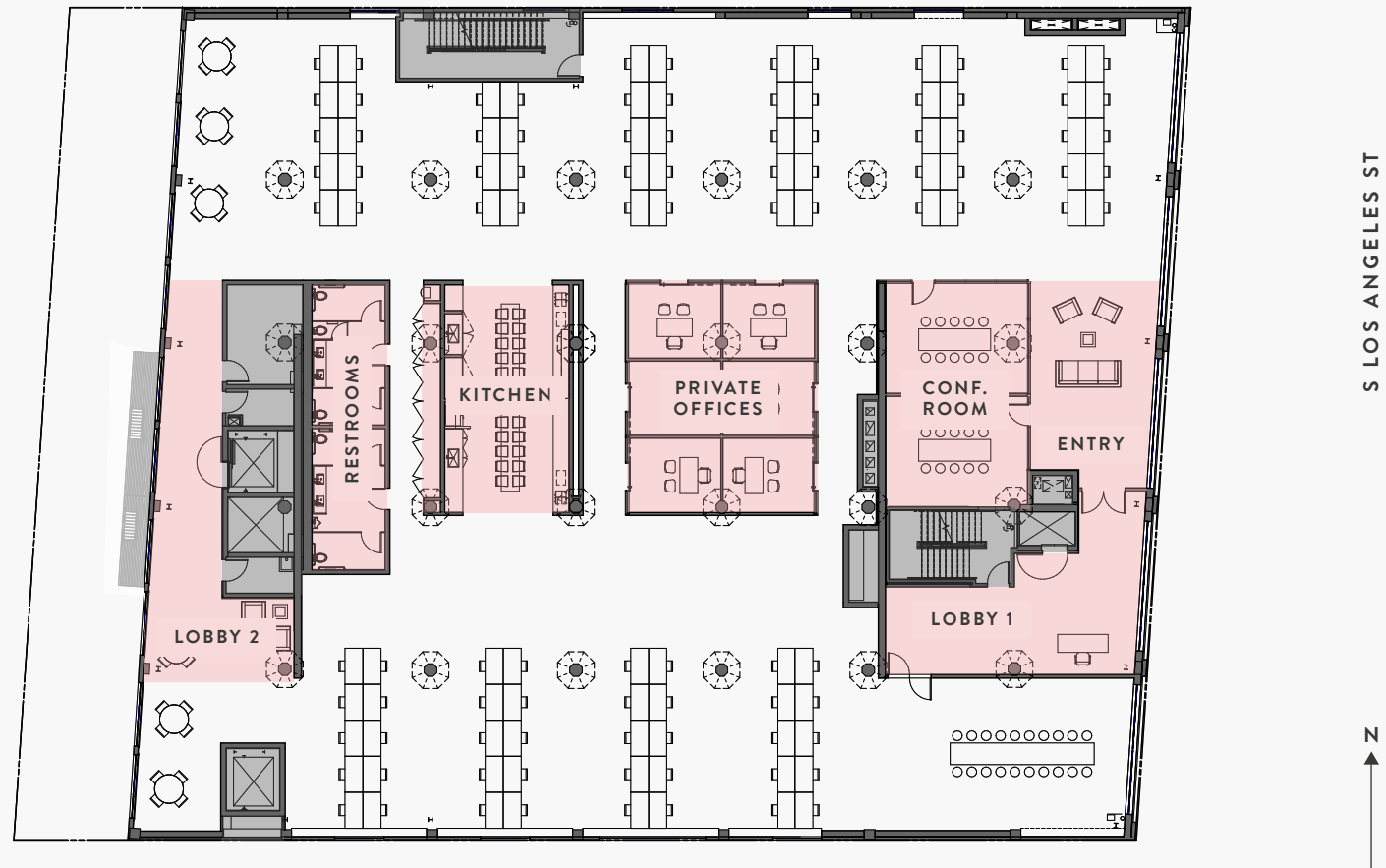


## GROUND FLOOR

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Flexible 19,559 sf ground floor with 20' ceilings and exterior patio space. Floor to ceiling glass storefront, and high visibility along vibrant Los Angeles Street. Optional mezzanine space and basement storage or prep space available.







Ground Floor & Rooftop





## DTLA &amp; FASHION DISTRICT DEMOGRAPHICS



45,506

Residential Units

5,259

Units under Construction

31,072

Units Planned

\$2,593

Average Rent



800+

Restaurants, Bars,  
Retails + Nightlife

15+

Entertainment Venues

30+

Museums +  
Galleries

8814

Hotel Rooms

New Hotels Adjacent to  
Los Angeles StreetHoxton Hotel  
The Proper Hotel  
Mart South Hotel  
Ace Hotel

9

Grocery Stores



4,431

Units within  
10-minute Walk of  
Los Angeles Street

1.5

Million Annual  
Fashion District Visitors  
of Los Angeles Street

5

Major Market Weeks  
Per YearFULL-TIME NEIGHBORHOOD  
CLEANING STAFFGraffiti Removal  
Trash Removal  
Pressure Washing

## ADVOCACY

Neighborhood leadership with  
law enforcement, elected officials  
and policymakersPRIVATE SECURITY FOR  
QUALITY OF LIFE24/7 Safety Patrol  
Wellness checks for people  
experiencing homelessness

**OFFICES**

- 01 William Randolph Hearst's original office
- 09 Calmart
- 15 Broadway Trade Center
- 34 Dearden's

**HOTELS**

- 02 Proper Hotel
- 04 The Hoxton Hotel
- 07 Ace Hotel
- 10 Freehand Hotel

- 25 Tuck Hotel
- 38 Nomad Hotel

**RESIDENTIAL**

- 05 Broadway Palace Apartments
- 12 Eastern Columbia
- 28 Copper Design Space
- 35 Santee Village
- 39 The Grace
- 40 The Griffin

**RETAIL**

- 03 The Santee Alley
- 13 Acne Studios
- 14 Theory
- 16 A.P.C. & Aesop
- 17 A.L.C.
- 18 Gentle Monster
- 19 Urban Outfitters
- 20 Vans
- 21 Apple Tower Theater
- 22 Tanner Goods
- 29 Ron Tomson
- 31 COS
- 37 LA Flower Mart

**F&B**

- 06 Erewhon Market
- 08 Pattern Bar
- 11 Shake Shack & Sweetgreen
- 23 Verve Coffee
- 24 Preux & Proper
- 26 Terroni
- 27 Stumptown Coffee
- 30 Sonoratown
- 32 Little Damage
- 33 Wild Living Foods
- 36 No Ghost Bears

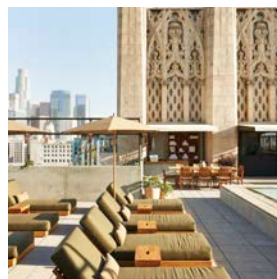




01 Proper Hotel



02 The Hoxton Hotel



03 Ace Hotel



04 Freehand Hotel



05 Nomad Hotel



06 Perch



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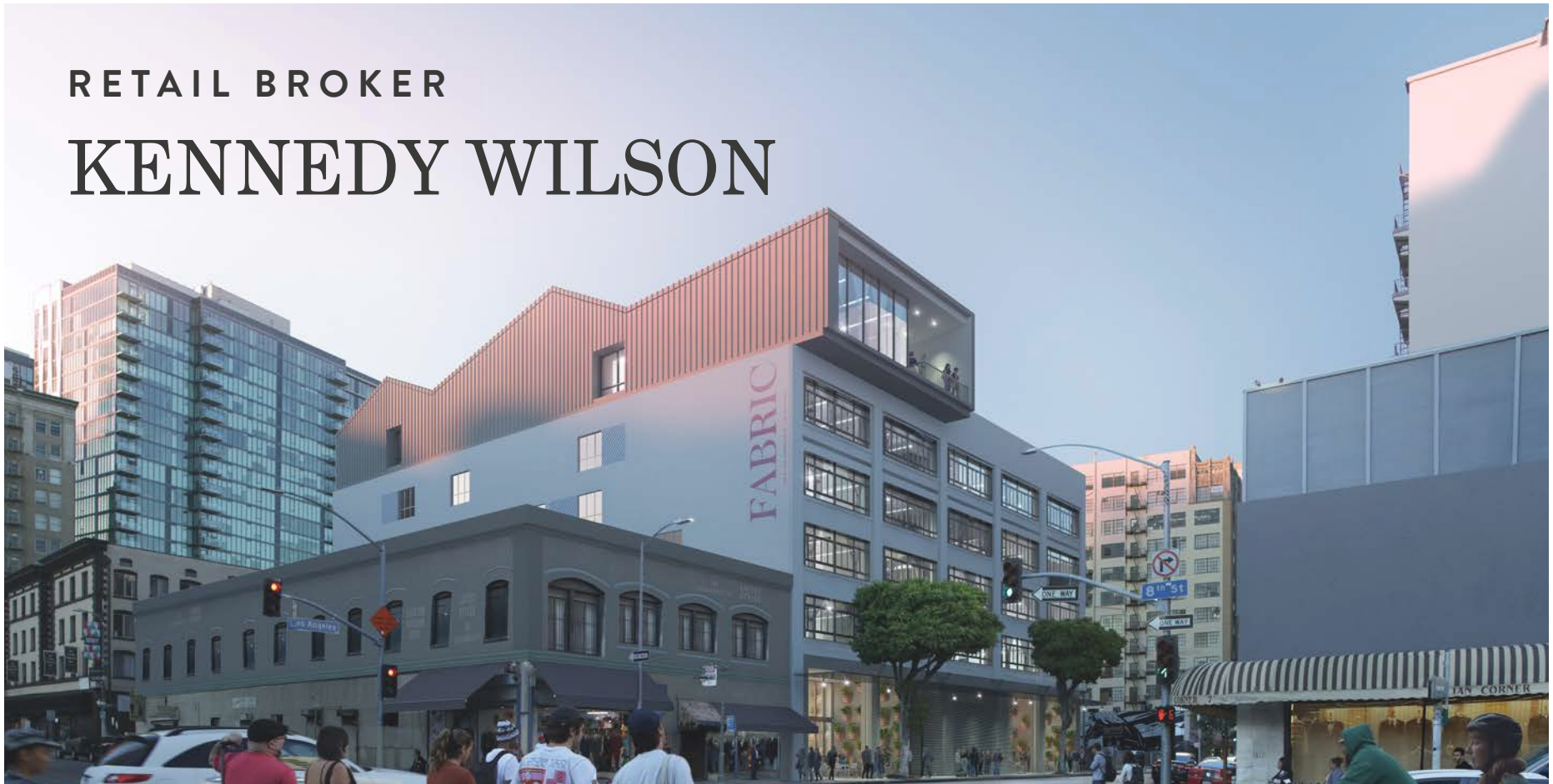
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