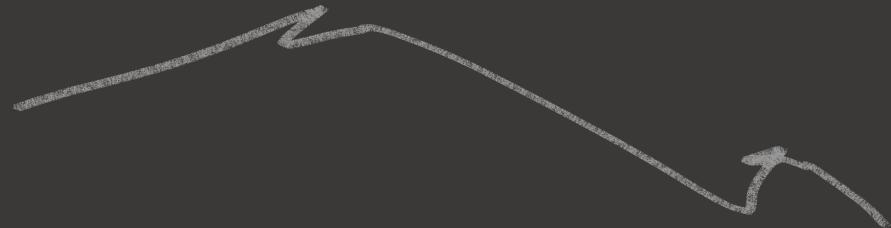


FABRIC



FABRIC

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



FABRIC



Creative Office
& Ground Floor Retail

FABRICDTLA.COM



Style and Taste Redefined
in the Fashion District

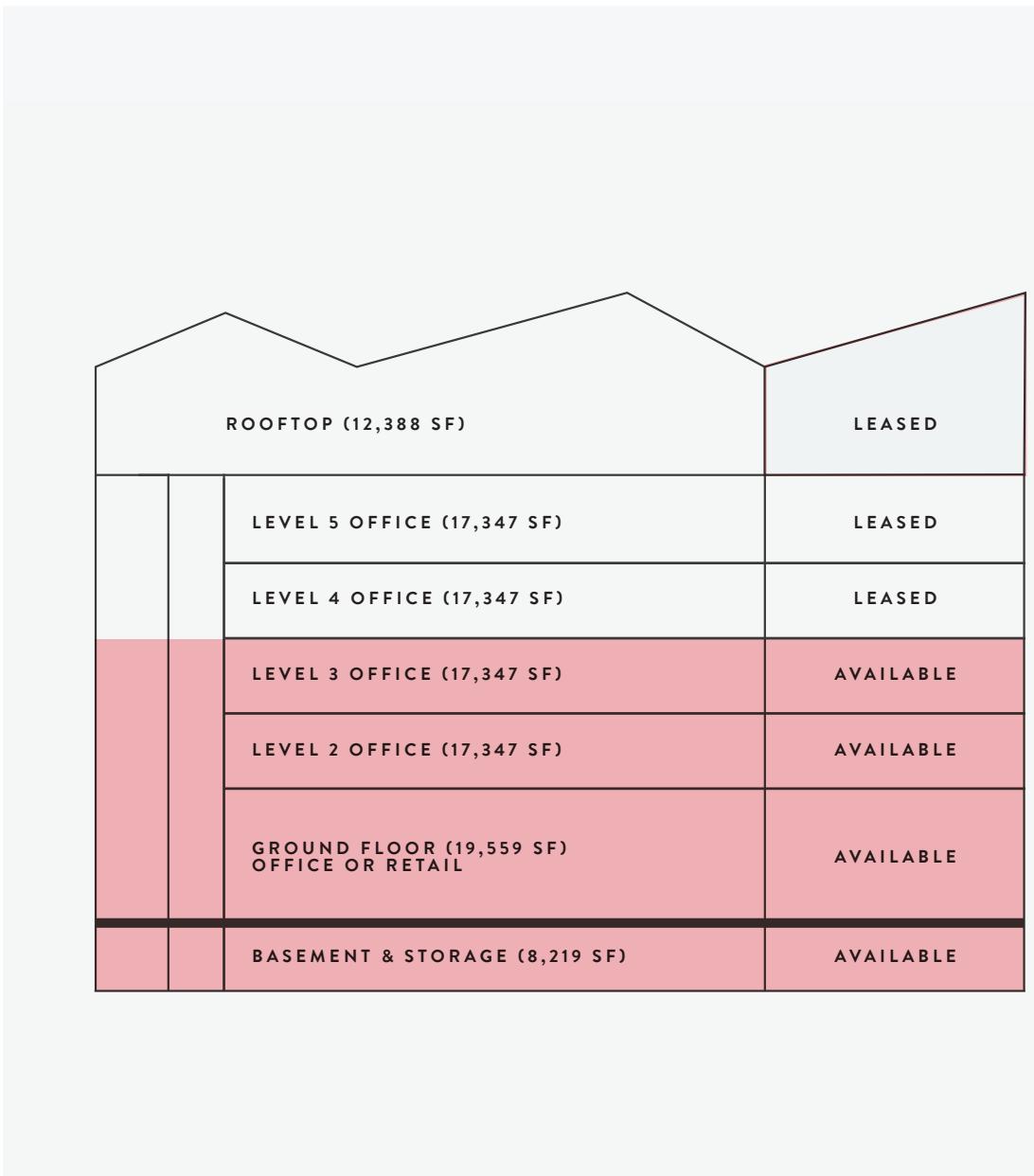
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THE DESIGN AND BUILDING

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

STAIR ACCESS TO OFFICES

direct access from lobby to office level via
stairwells

OPERABLE WINDOWS

at all levels for natural 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

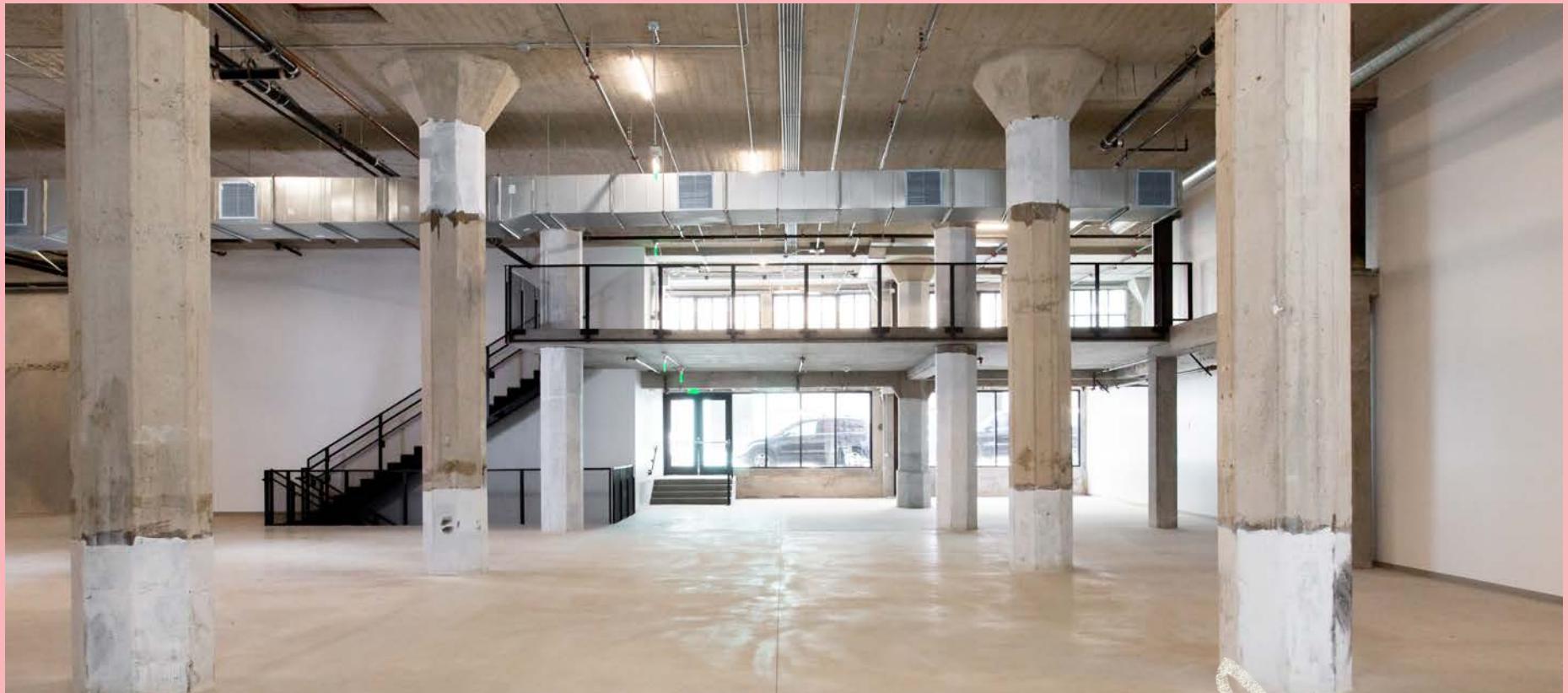
TOUCHLESS PLUMBING FIXTURES

and lighting controls in all tenant restrooms

INDIVIDUAL MECHANICAL UNITS

and controls for tenants' HVAC system

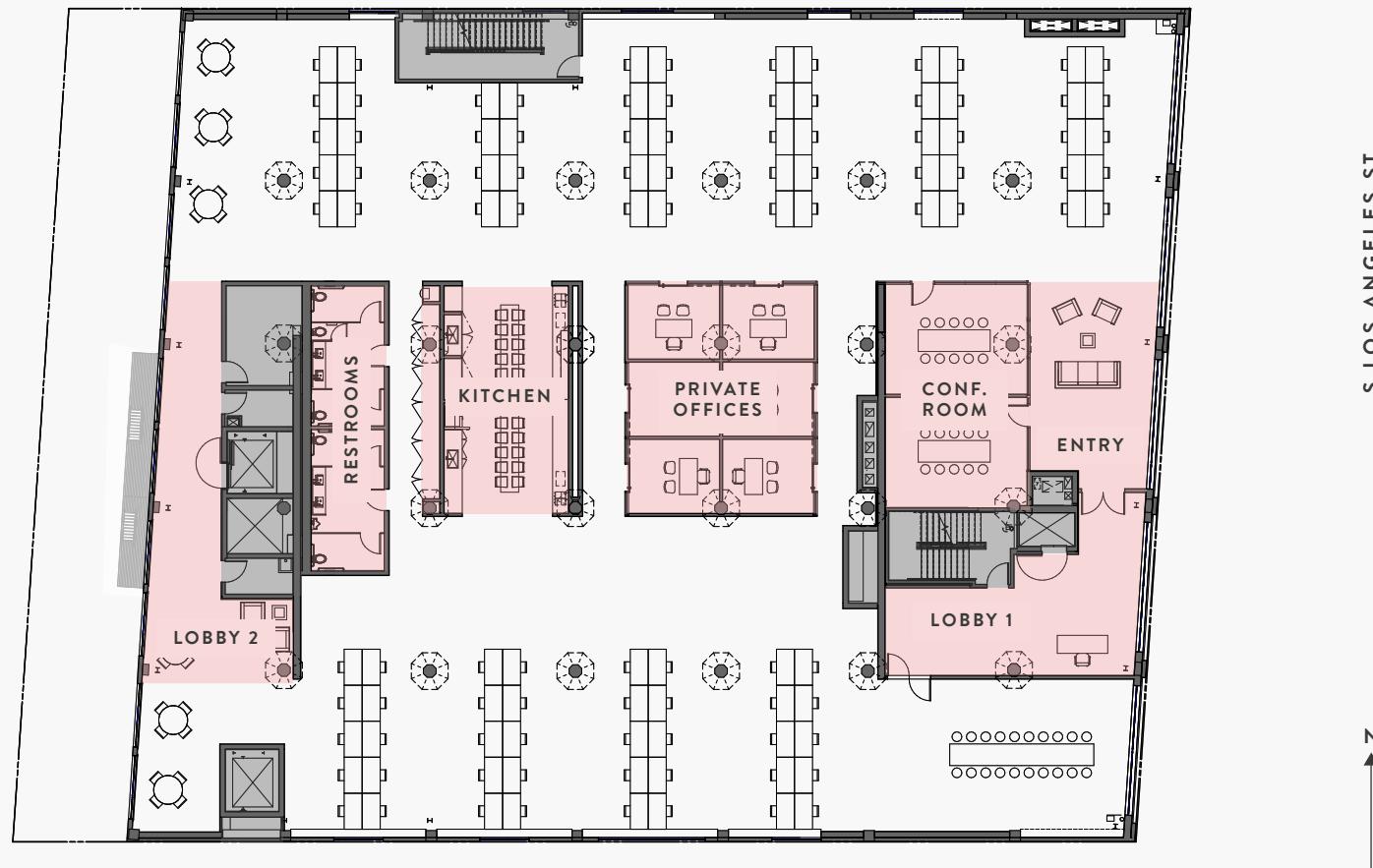


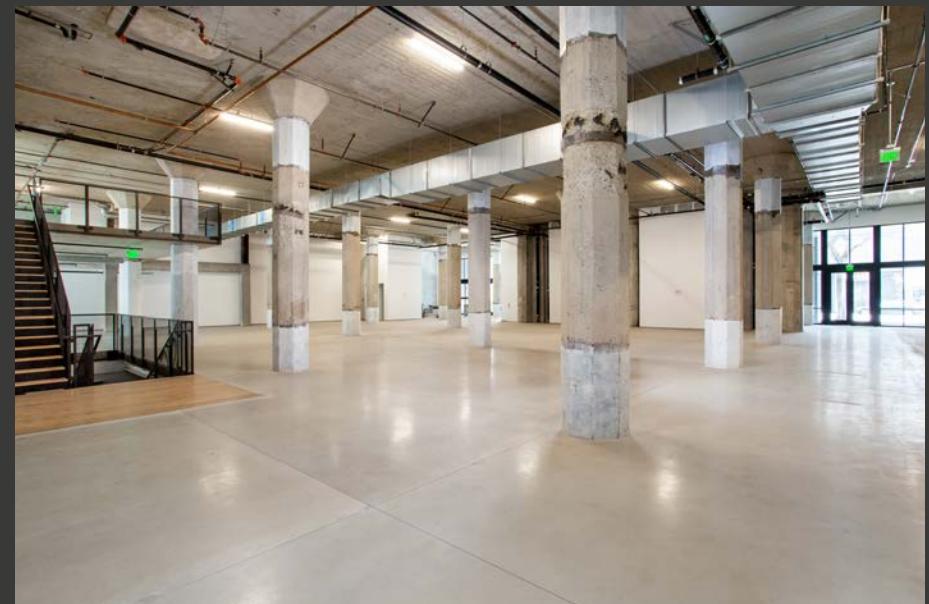
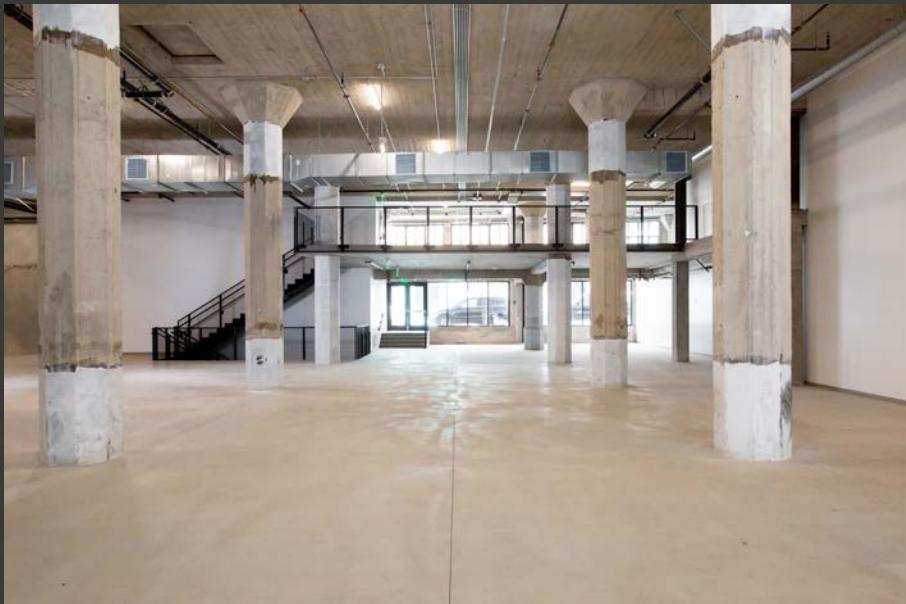


GROUND FLOOR

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.

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Ground Floor & Rooftop



Creative Office Interiors

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DTLA & FASHION DISTRICT DEMOGRAPHICS



45,506

Residential Units

5,259

Units under Construction

31,072

Units Planned

\$2,593

Average Rent



800+

Restaurants, Bars,
Retail + Nightlife

15+

Entertainment Venues

30+

Museums +
Galleries

8814

Hotel Rooms

New Hotels Adjacent to
Los Angeles Street

Hoxton 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 STAFF

Graffiti Removal
Trash Removal
Pressure Washing

ADVOCACY

Neighborhood leadership with
law enforcement, elected officials
and policymakers

PRIVATE SECURITY FOR
QUALITY OF LIFE

24/7 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

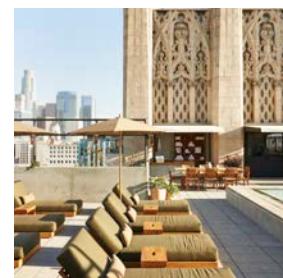
06 Erewhon Market
 08 Pattern Bar
 11 Shake Shack & Sweetgreen
 23 Verve Coffee
 24 Preux & Proper
 26 Terroni
 27 Stumptown Coffee
 30 Sonoratown
 32 Little Damage
 33 Wild Living Foods
 36 No Ghost Bears



01 Proper Hotel



02 The Hoxton Hotel



03 Ace Hotel



04 Freehand Hotel



05 Nomad Hotel



06 Perch

OFFICE BROKER
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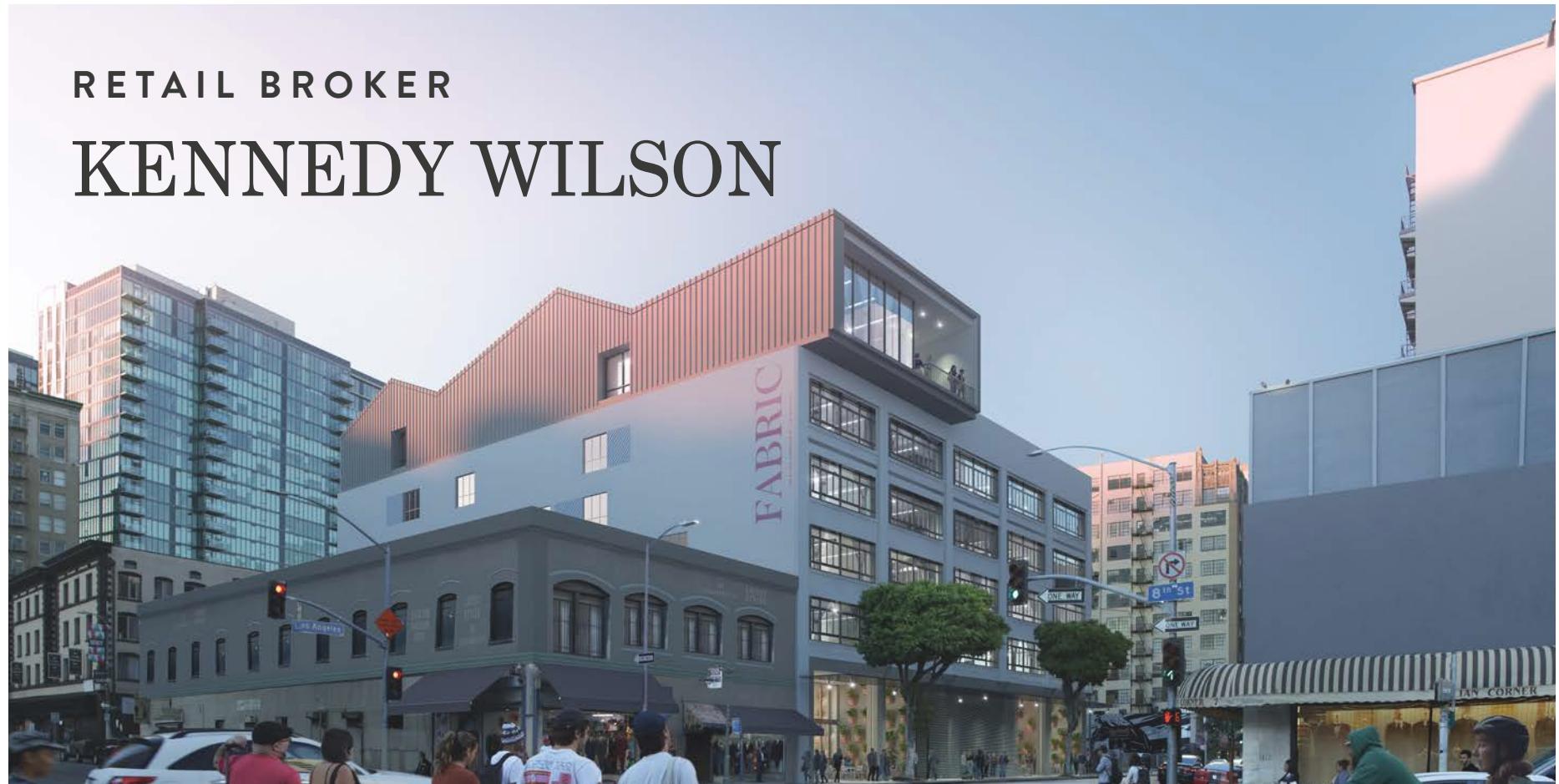
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