

PRIME DTLA OFFICE BUILDING FOR SALE OR LEASE



Sale Price Reduced!

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

74,400 SF 6-STORY BUILDING
Divisible For Lease From 868 SF to 3,736 SF

Property Details

- 74,400± SF 6-story office building with a full usable basement on 12,400± SF of land
- Historic brick and board-formed concrete construction built in 1914
- Completely renovated in 2014: Must see!
- Creative design with exposed interior walls and ceilings
- Polished concrete floors
- Light and bright from large windows
- Features a courtyard with open air seating
- Abundant contract parking in adjacent lots
- Located in the DTLA Fashion District at the corner of 8th Street and Santee Street
- Surrounded by numerous restaurants, bars, and trendy retail stores
- Assessor’s parcel number 5145-003-009
- Zoned [HM1-CHC1-5] [CX3-FA] [CPIO]
- Designated Opportunity Zone (tax benefits)

ASKING PRICE: ~~\$11,904,000~~ \$10,900,000
(\$146.50 PER SF)

309 EAST 8TH STREET, LOS ANGELES, CA 90014

Lease Details

SUITE	AREA	TERM	RENTAL RATE	CAM
2nd Floor, Ste 200A	2,823 SF	1-10 Years	\$1.00/SF	\$0.57
2nd Floor, Ste 201	2,227 SF	1-10 Years	\$1.00/SF	\$0.57
2nd Floor, Ste 202	2,741 SF	1-10 Years	\$1.00/SF	\$0.57
3rd Floor, Ste 300	868 SF	1-10 Years	\$1.00/SF	\$0.57
3rd Floor, Ste 302	3,377 SF	1-10 Years	\$1.00/SF	\$0.57
3rd Floor, Ste 307	2,139 SF	1-10 Years	\$1.00/SF	\$0.57
4th Floor, Ste 405	2,511 SF	1-10 Years	\$1.00/SF	\$0.57
6th Floor, Ste 601	2,314 SF	1-10 Years	\$1.00/SF	\$0.57
6th Floor, Ste 603	3,736 SF	1-10 Years	\$1.00/SF	\$0.57
6th Floor, Ste 607	1,722 SF	1-10 Years	\$1.00/SF	\$0.57

Total of 24,458± SF available for lease. Spaces may be combined into larger units.

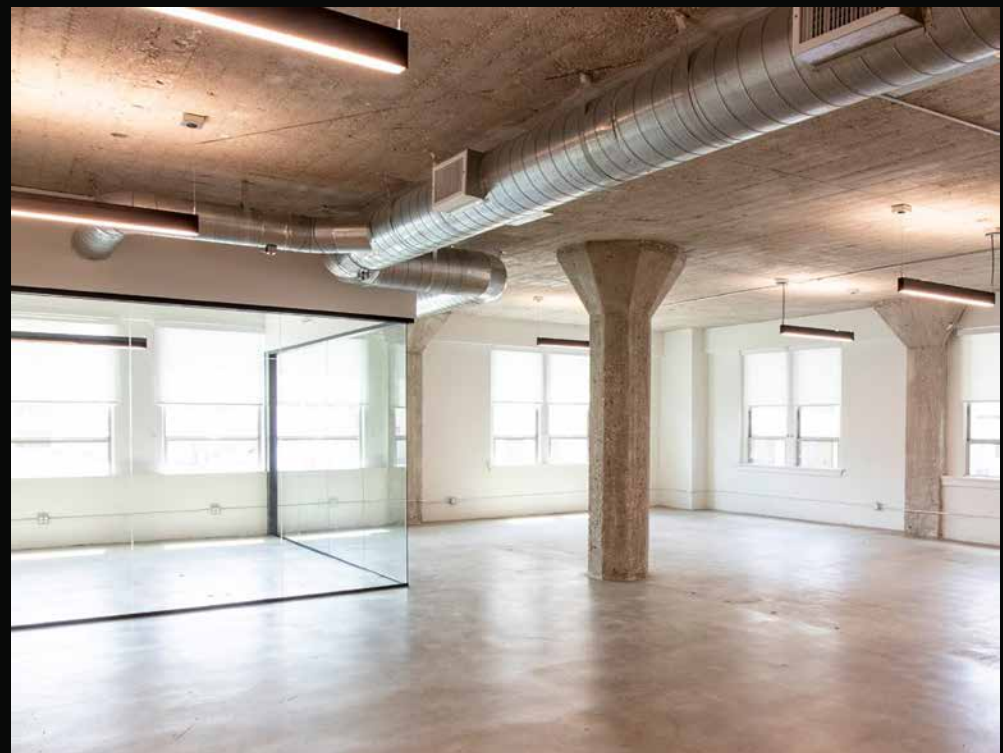
Features

- 24 hour access
- Atrium
- Air conditioning
- Bus line
- Abundant contract parking in adjacent lots
- Controlled access
- High ceilings
- Central heating
- Metro/Subway

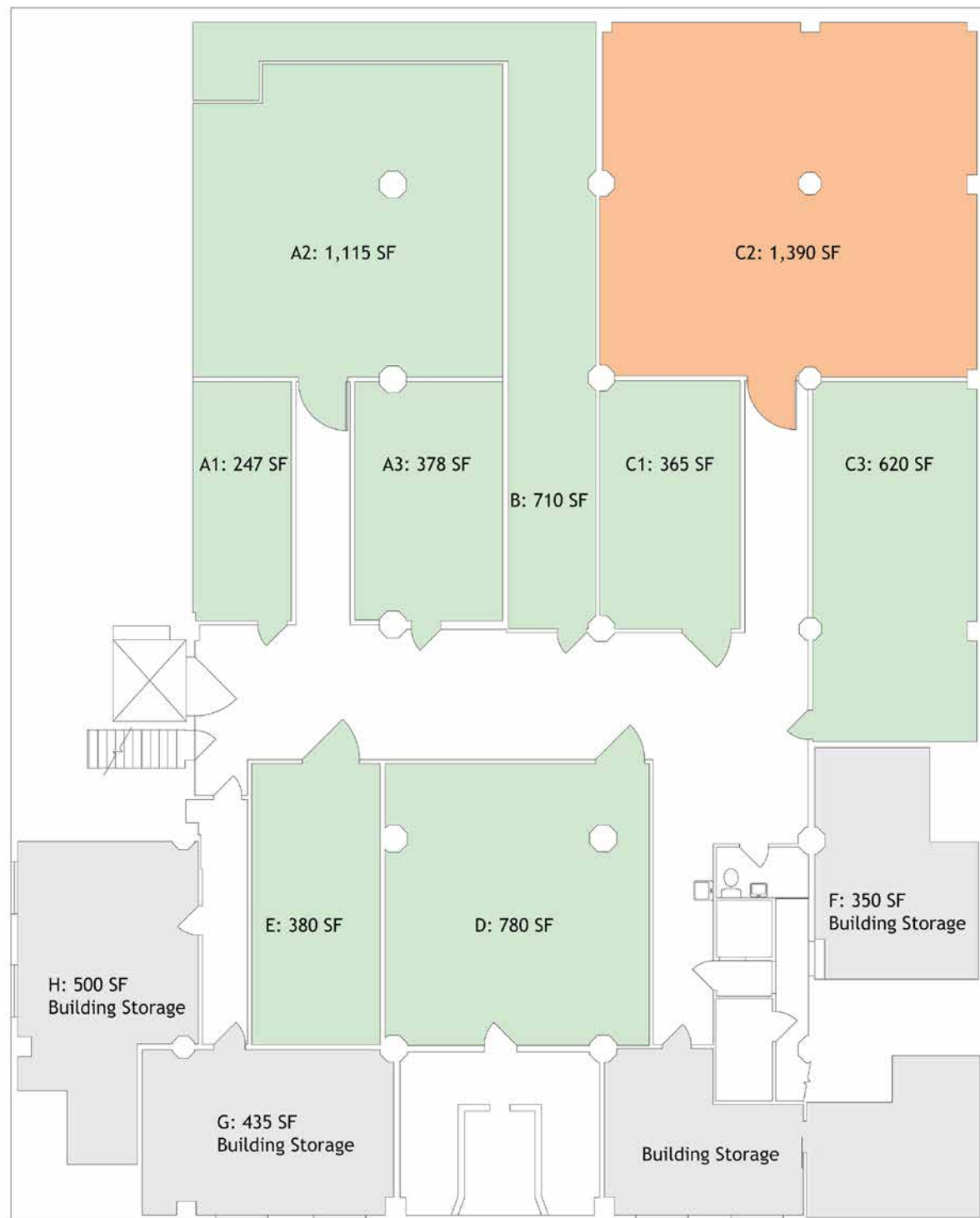




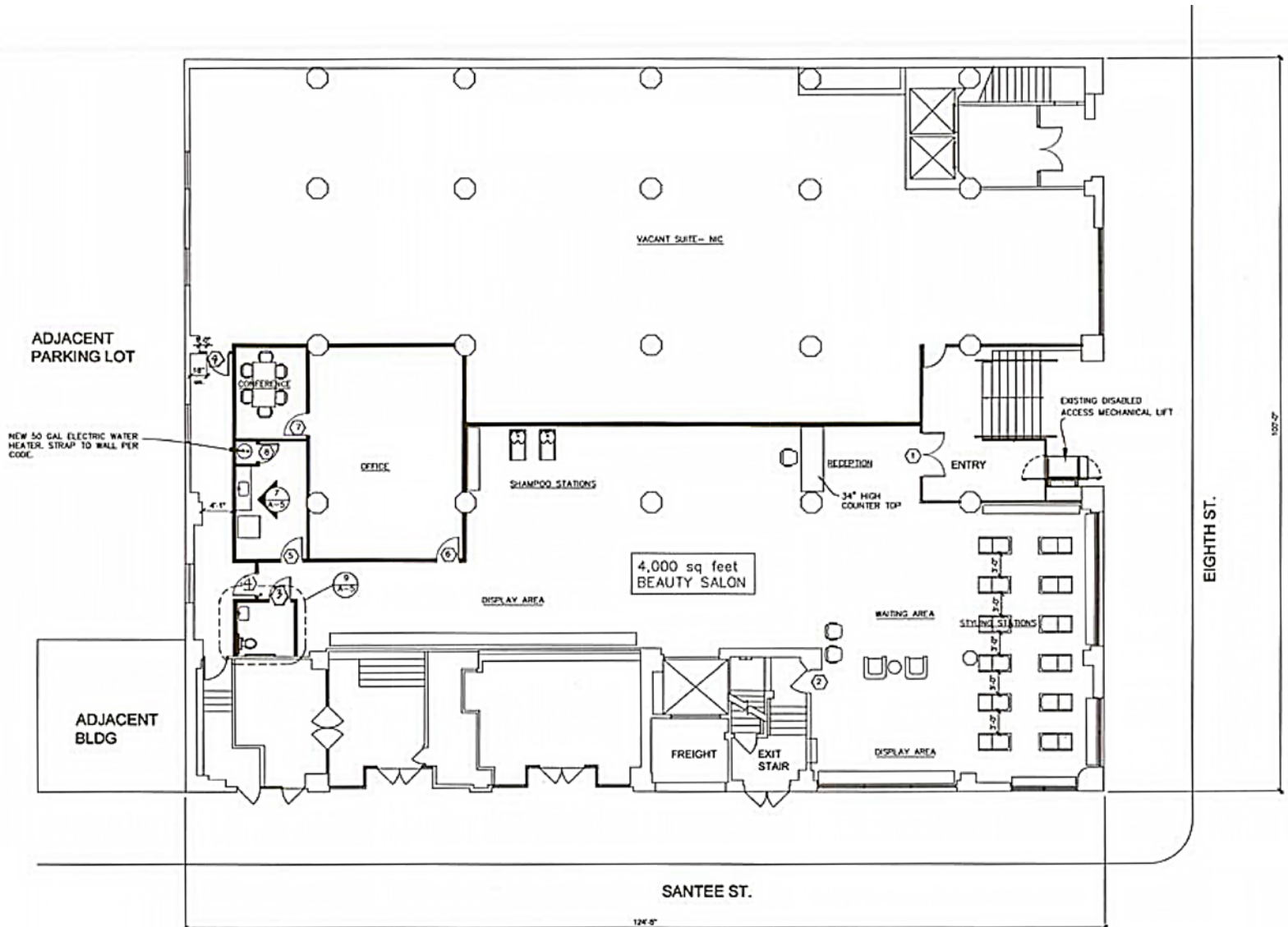




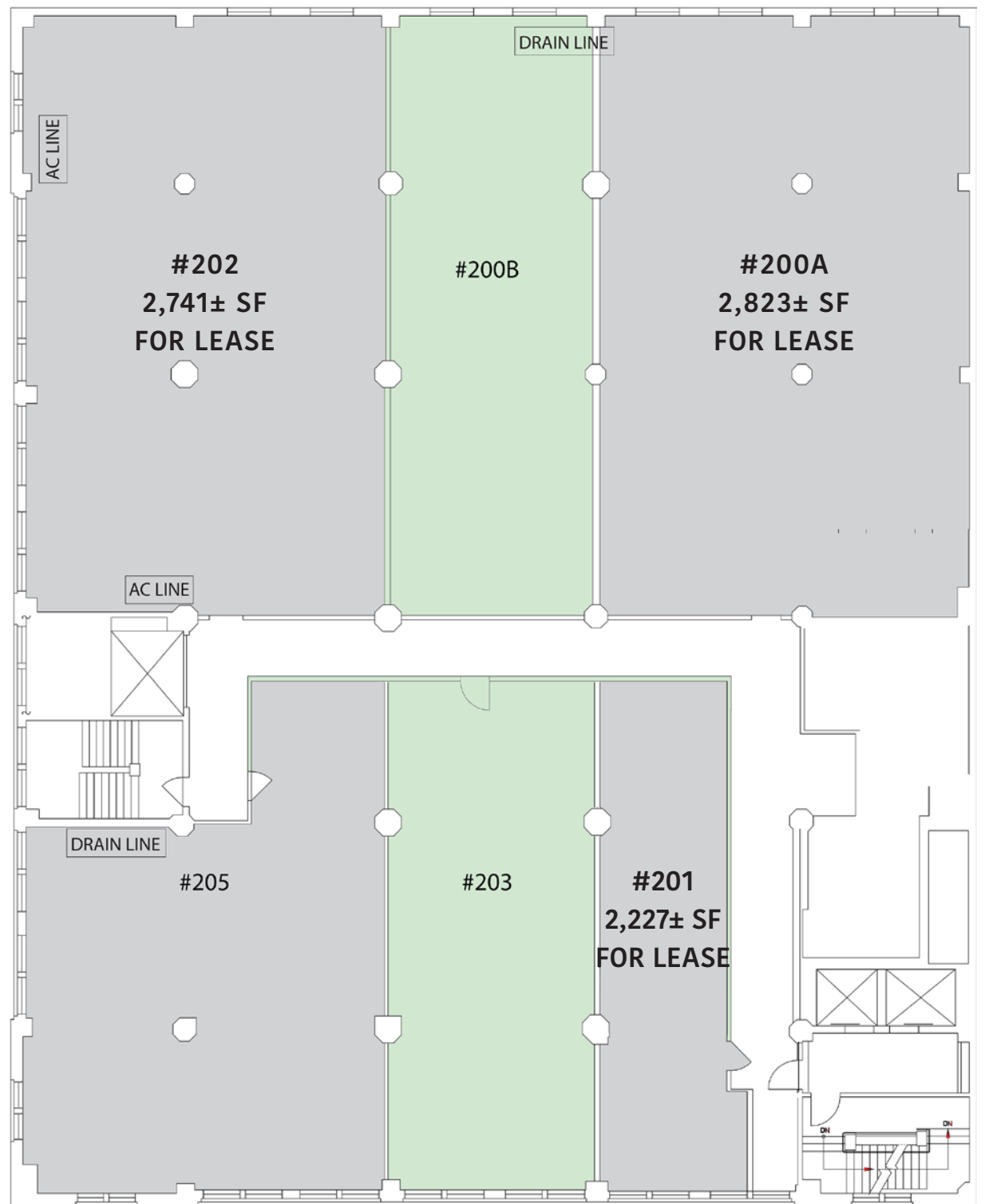
BASEMENT SITE PLAN



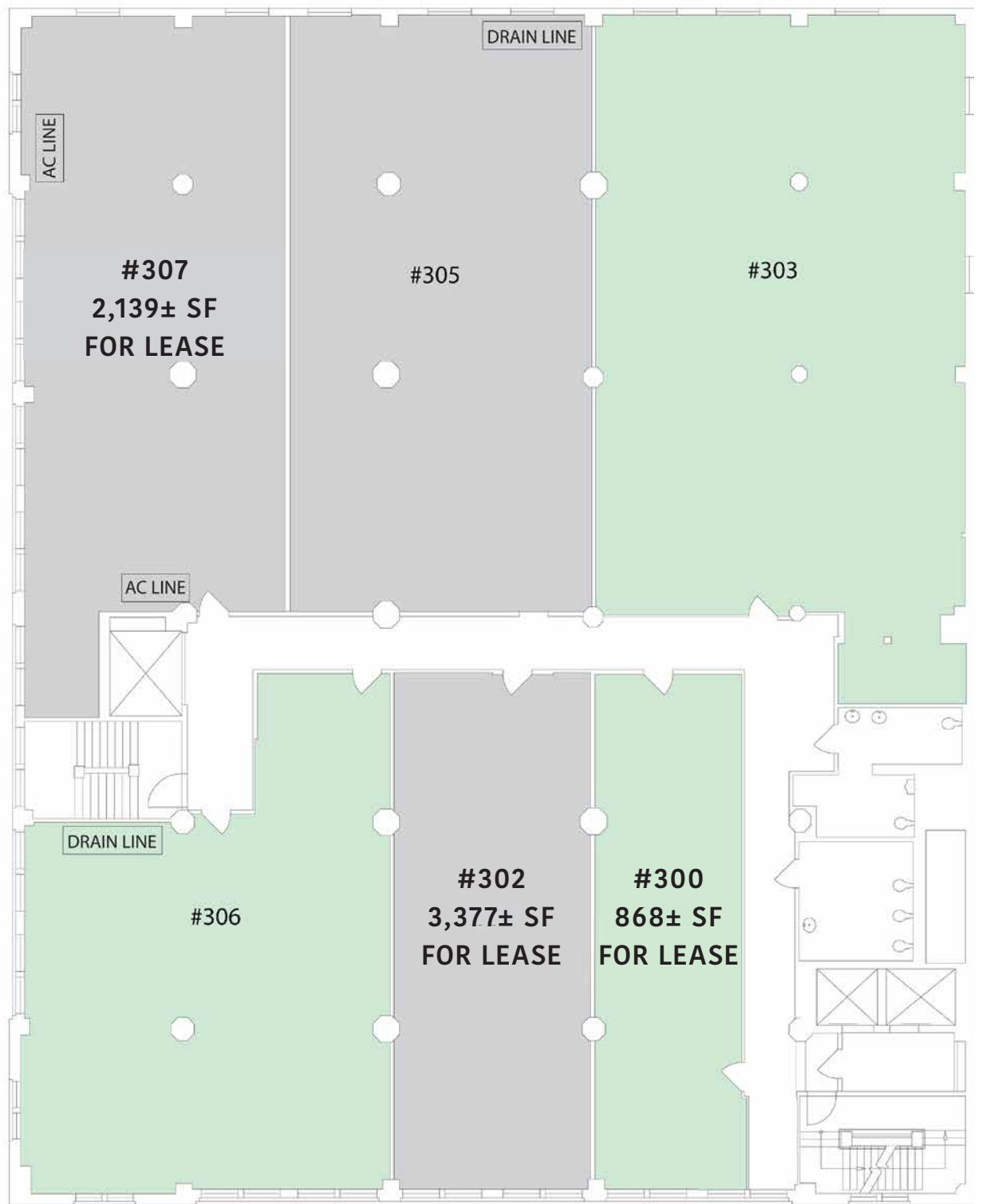
GROUND FLOOR SITE PLAN



2ND FLOOR SITE PLAN

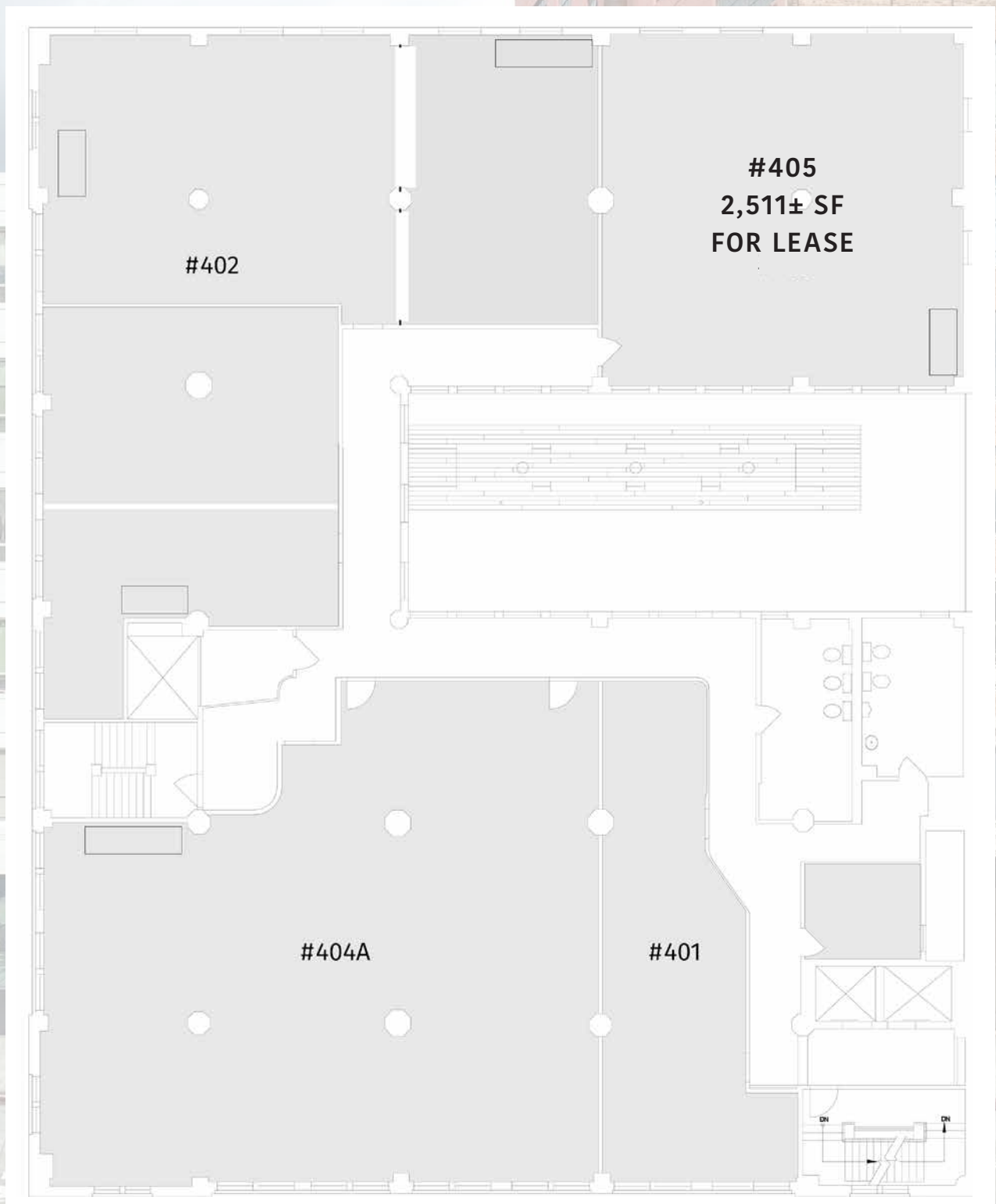


3RD FLOOR SITE PLAN

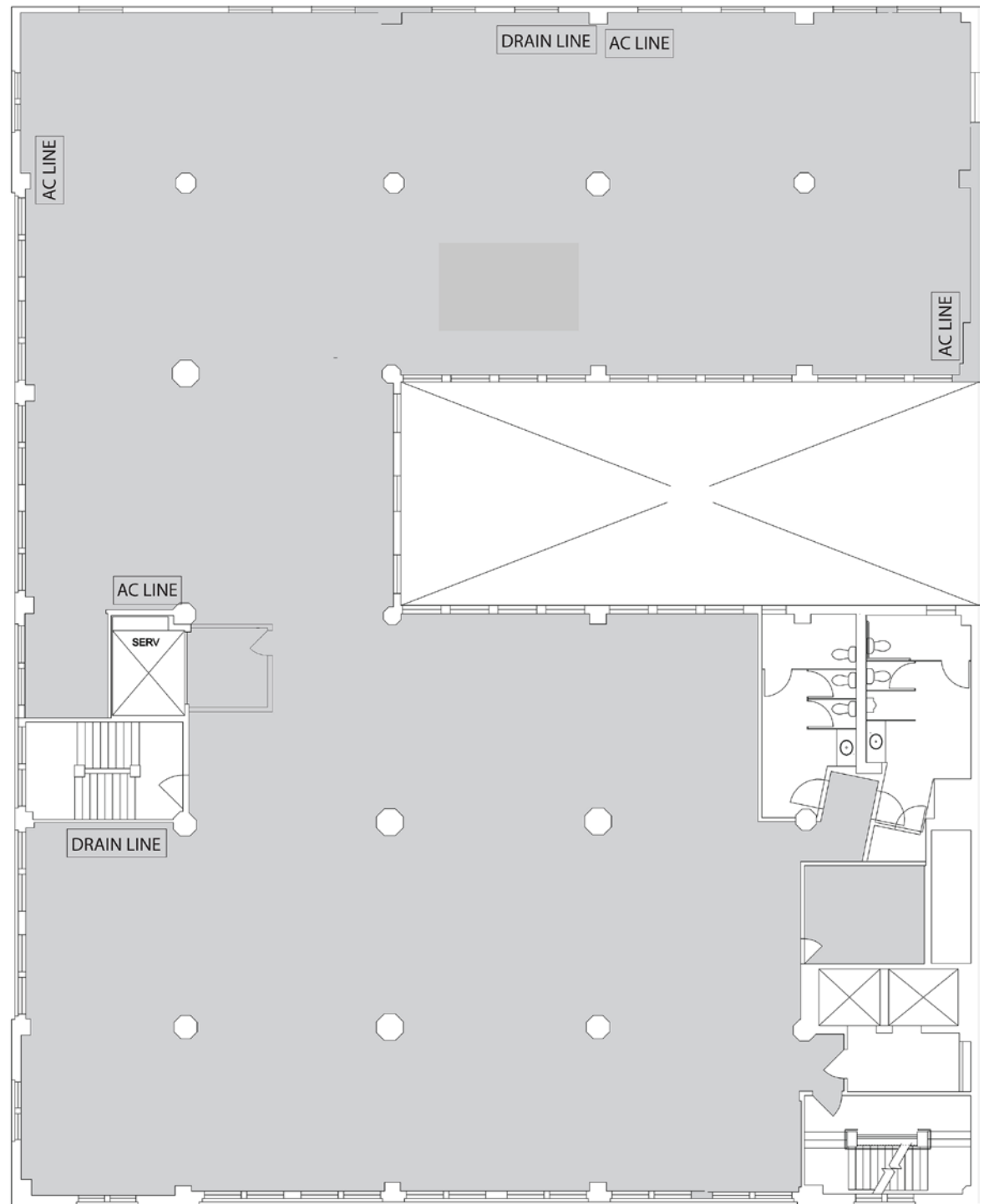




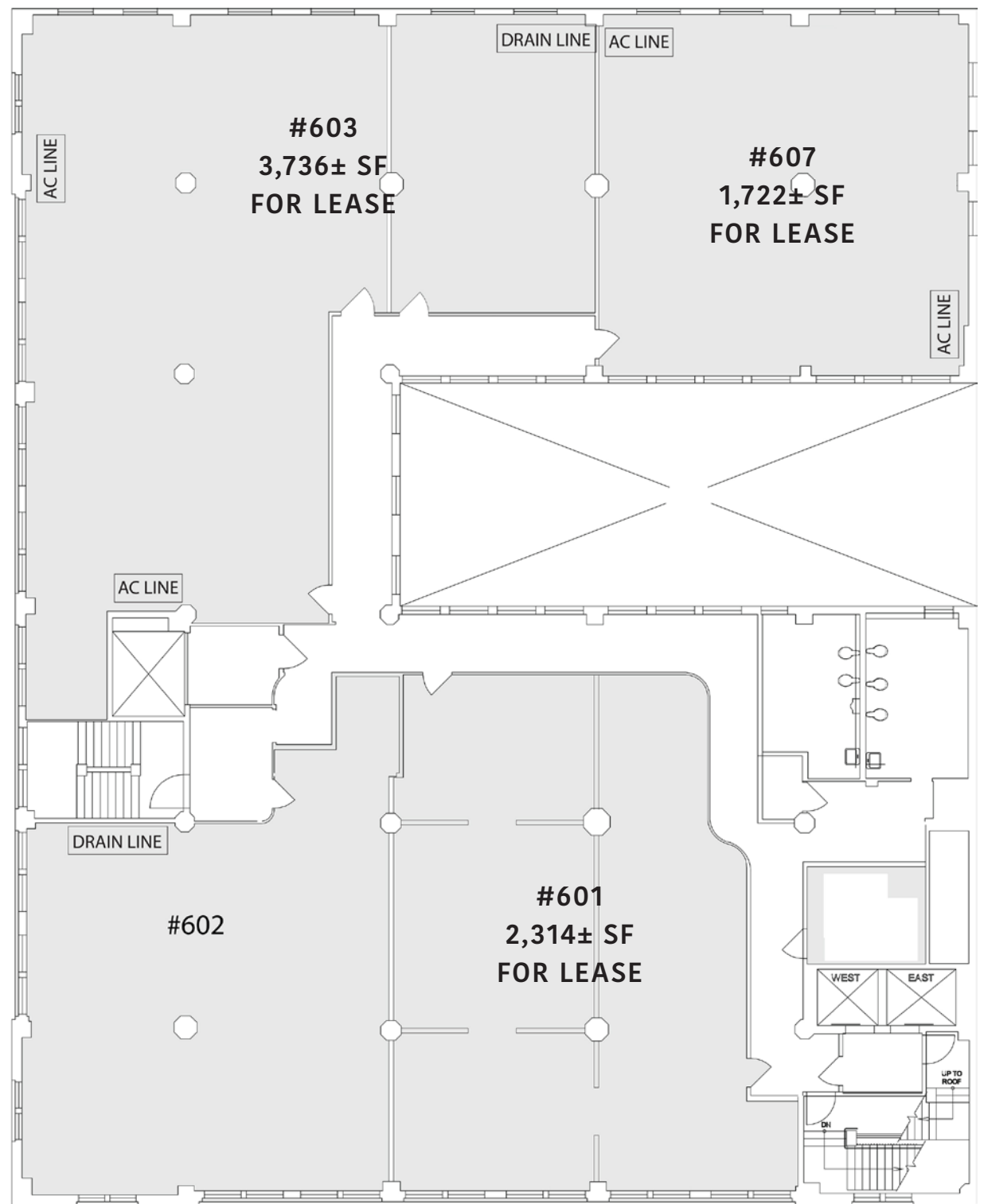
4TH FLOOR SITE PLAN



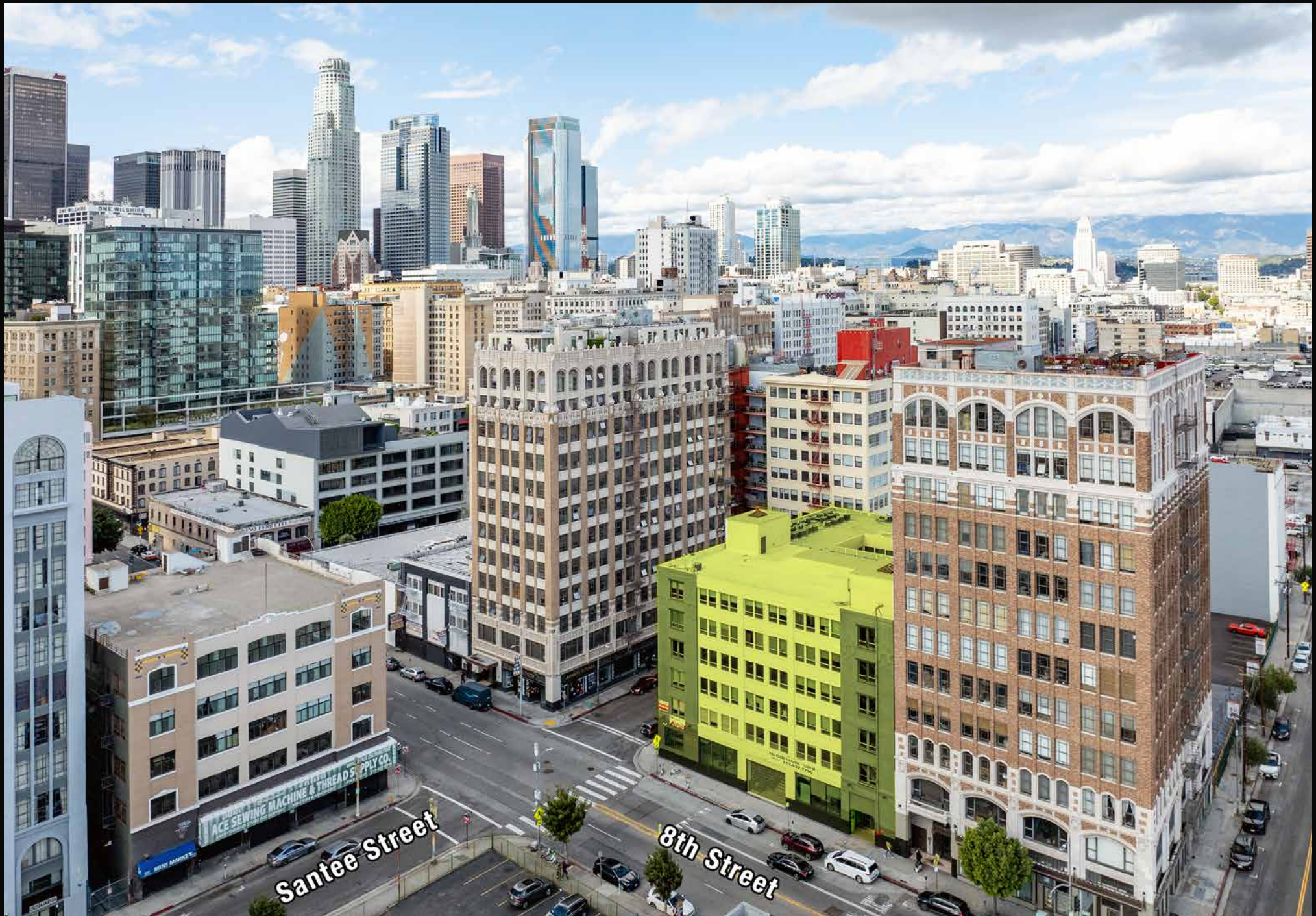
5TH FLOOR SITE PLAN



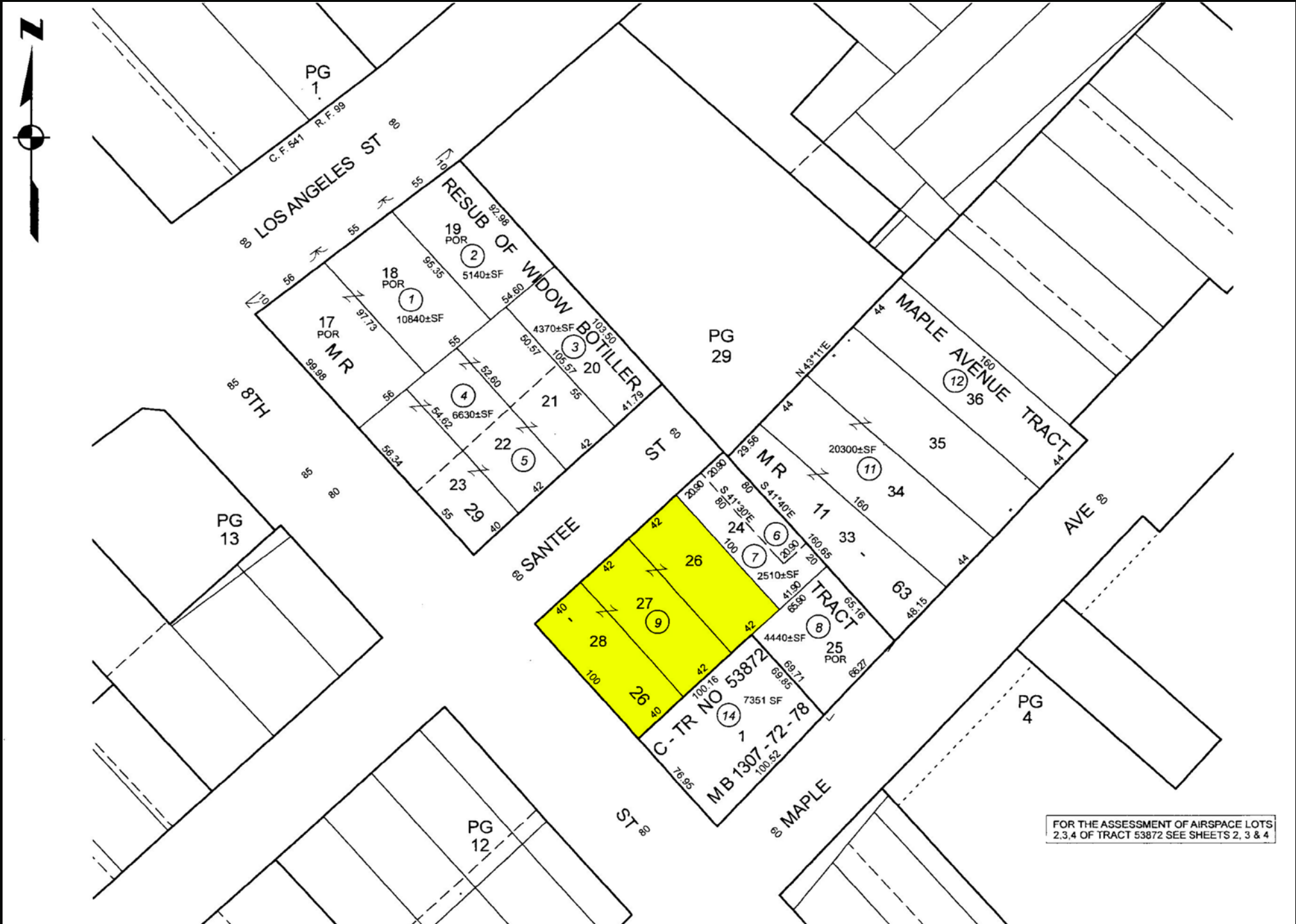
6TH FLOOR SITE PLAN



AERIAL PHOTO



PLAT MAP



FOR THE ASSESSMENT OF AIRSPACE LOTS
2,3,4 OF TRACT 53872 SEE SHEETS 2, 3 & 4

A detailed map of downtown Los Angeles, California, showing the Los Angeles River, major freeways (10, 110, 60), and a grid of streets. Landmarks include the Los Angeles Convention Center, Los Angeles Music Center, and various museums and theaters. A red pin is placed on the map near the intersection of S Grand Ave and E 12th St, with the number '309' next to it.

NEIGHBORHOOD AMENITIES



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy

46%

Walk/Bike/Transit
or Work from Home

**309 E 8th Street
Los Angeles, CA 90014**

Available For Sale & For Lease

74,400 SF 6-Story Building

**Total of 24,458± SF Available
For Lease: Divisible From 868 SF
to 3,736 SF (May be Combined)**

Prime DTLA Corner Location!

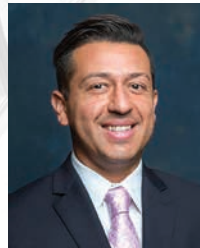
Sale Price Reduced!

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