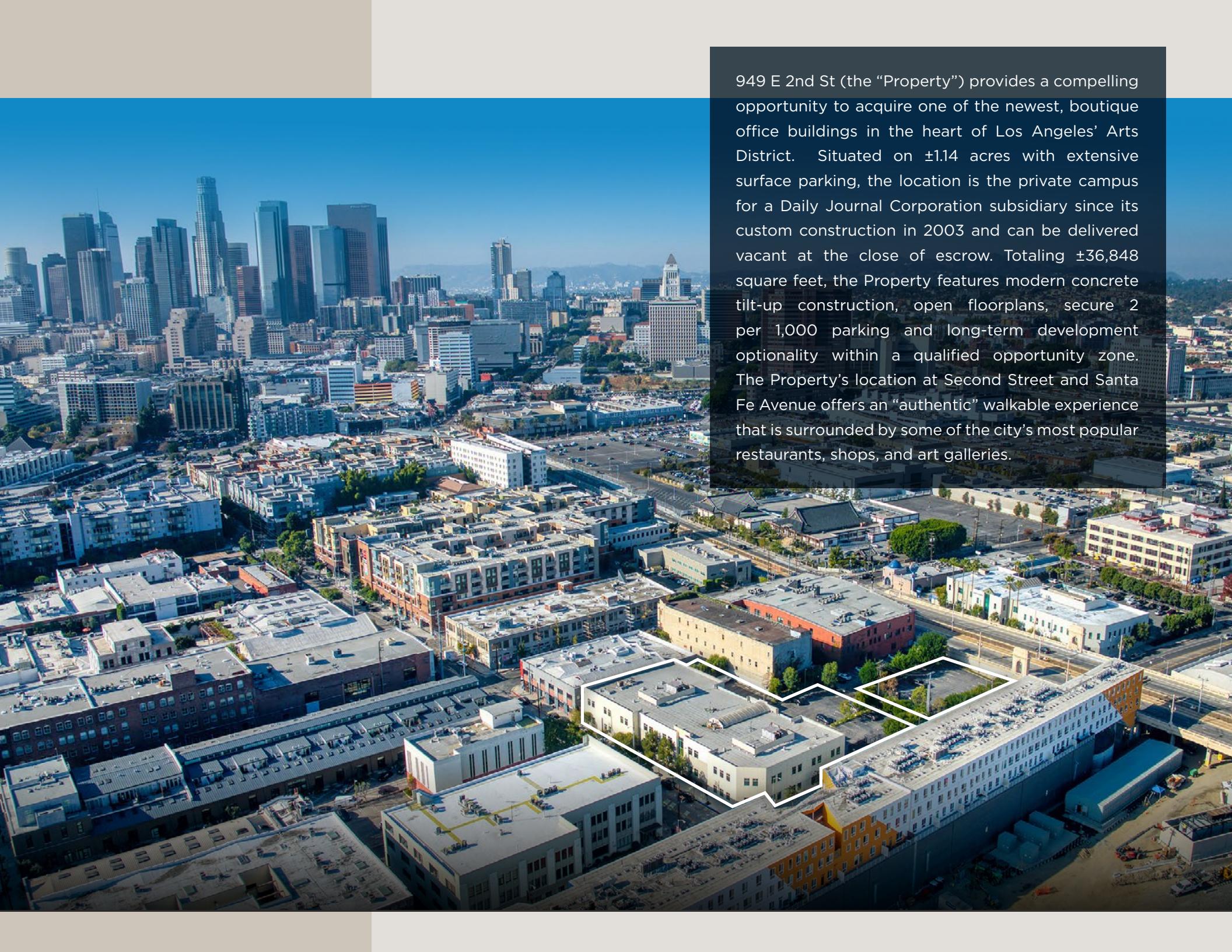


LOS ANGELES ARTS DISTRICT
949
EAST 2ND STREET

FOR SALE



±36,848 SF CREATIVE CAMPUS LOCATED ON ±1.14 ACRES



949 E 2nd St (the “Property”) provides a compelling opportunity to acquire one of the newest, boutique office buildings in the heart of Los Angeles’ Arts District. Situated on ± 1.14 acres with extensive surface parking, the location is the private campus for a Daily Journal Corporation subsidiary since its custom construction in 2003 and can be delivered vacant at the close of escrow. Totaling $\pm 36,848$ square feet, the Property features modern concrete tilt-up construction, open floorplans, secure 2 per 1,000 parking and long-term development optionality within a qualified opportunity zone. The Property’s location at Second Street and Santa Fe Avenue offers an “authentic” walkable experience that is surrounded by some of the city’s most popular restaurants, shops, and art galleries.

HIGHLIGHTS

Exceptional Owner-User Opportunity

Modern Concrete Tilt-Up Construction (Built in 2003) Includes Fire Sprinklers, Heavy Power, and Fiber Optic Internet

Two (2) Private and Gated Surface Parking Lots with ±77 Parking Spaces

High Image Freestanding Corporate HQ Office Building Located in a Desirable Vibrant Neighborhood

Situated in the Most Pedestrian Friendly Part of the Arts District

Impressive Building Entrance with 35' High Glass Atrium, Grand Staircase and Water Feature

Prime Location Offering an Amazing Walkable Experience that is Surrounded by Popular Restaurants, Bars, Shops, and Art Galleries

Benefits from the Arts District BID (ADLA) for Safety and Sanitation

Located in an Qualified Opportunity Zone (OZ)

Walking Distance to LA Metro Regional Connector (1st & Alameda) and Union Station

Close Proximity to Multiple Freeways (5, 10, 60, 101 and 110)

Potential for Future Development



A WALKABLE EXPERIENCE



SPECIFICATIONS



TOTAL BUILDING
±36,848 SF



YEAR BUILT
2003



LAND SIZE
±49,466 SF (±1.14 AC)



PARKING
±77 Spaces



LOADING
One (1) Ground Level Door



POWER
1600 AMPS



SPRINKLERED
Yes



ELEVATOR
One (1) Passenger Capacity



INTERNET
Fiber Optic (AT&T)



SLAB TO SLAB
12' - 14'



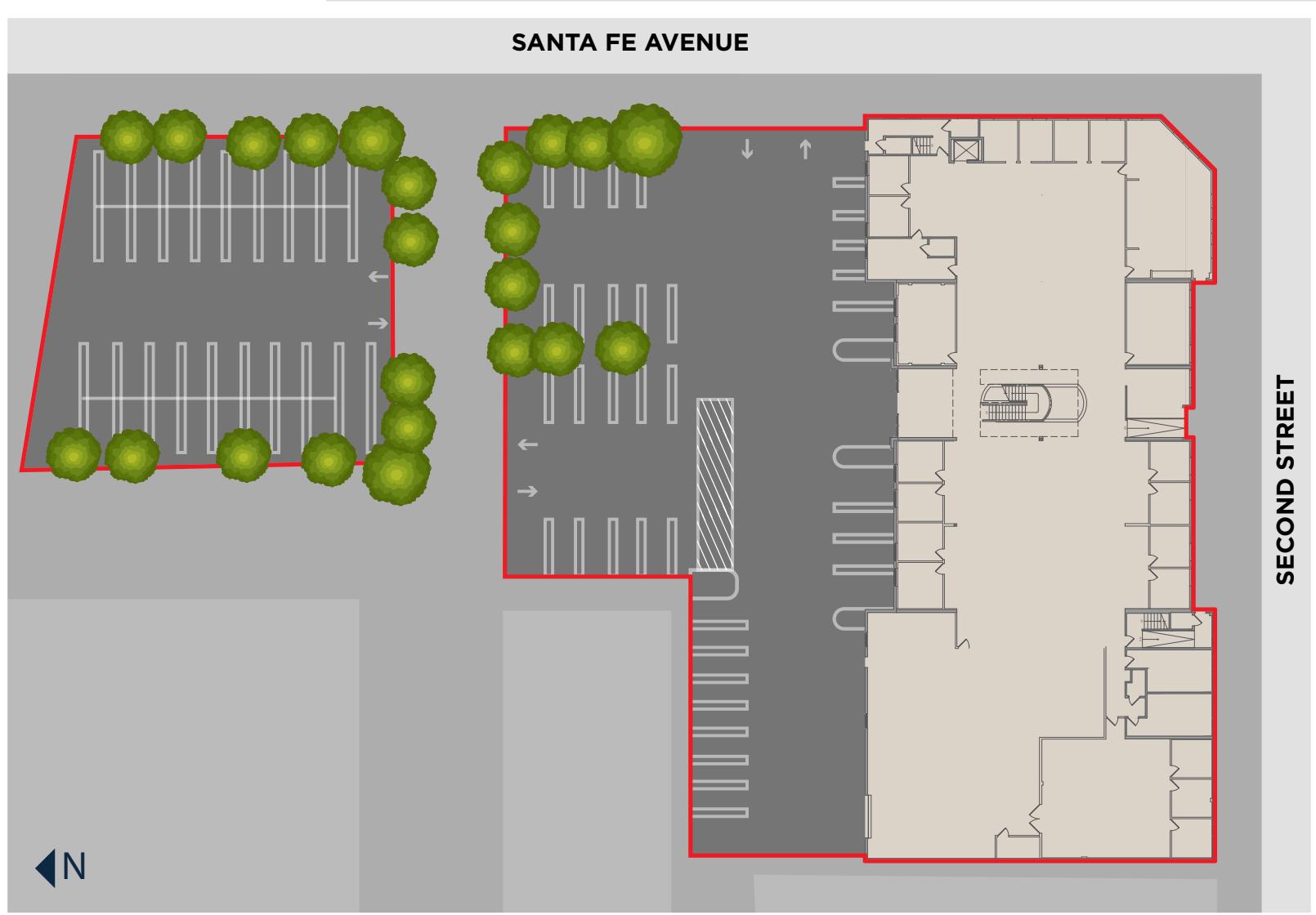
ZONING
M3-1



APNs
5163-005-018
5163-005-005

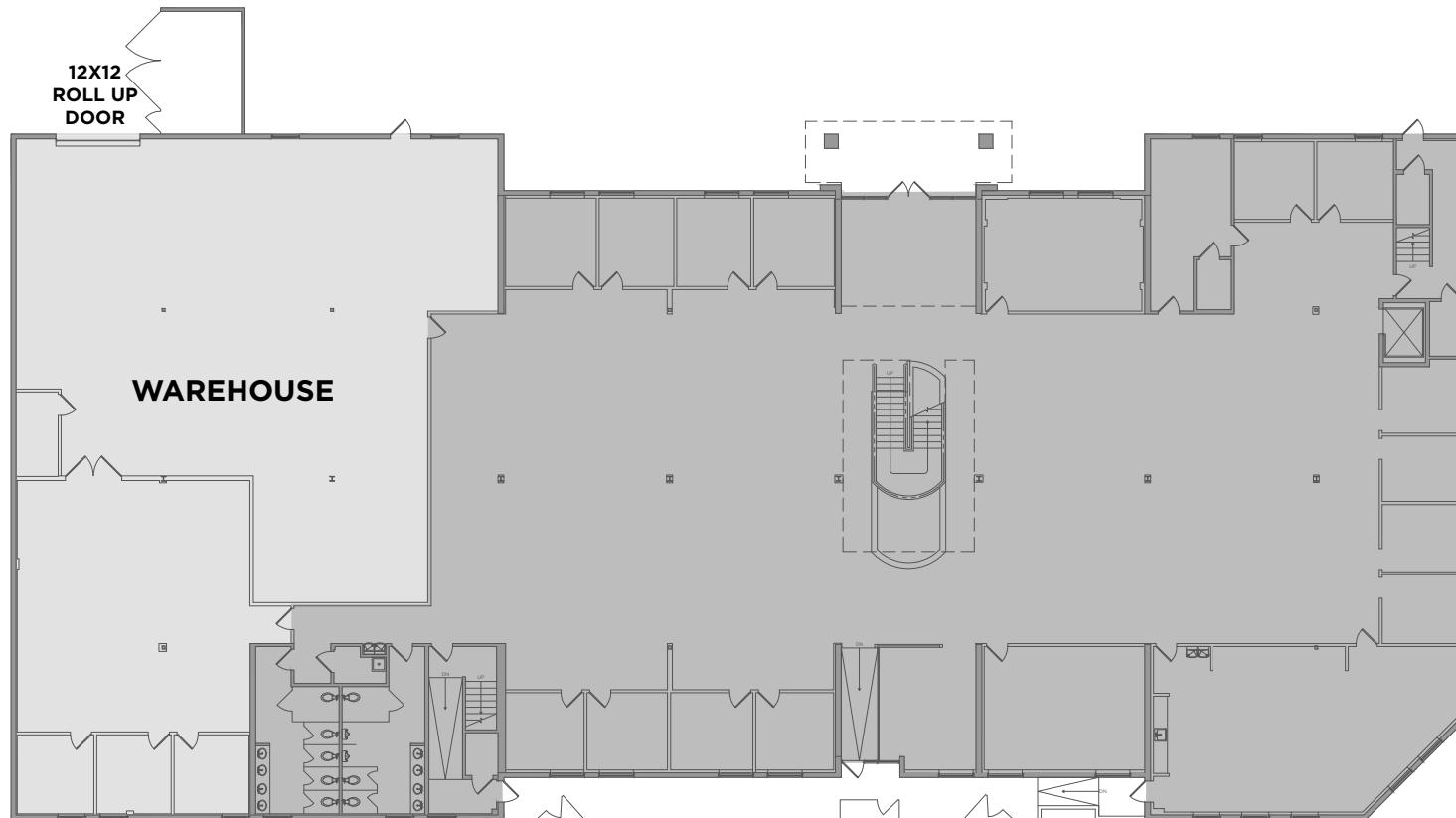


SITE PLAN



* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

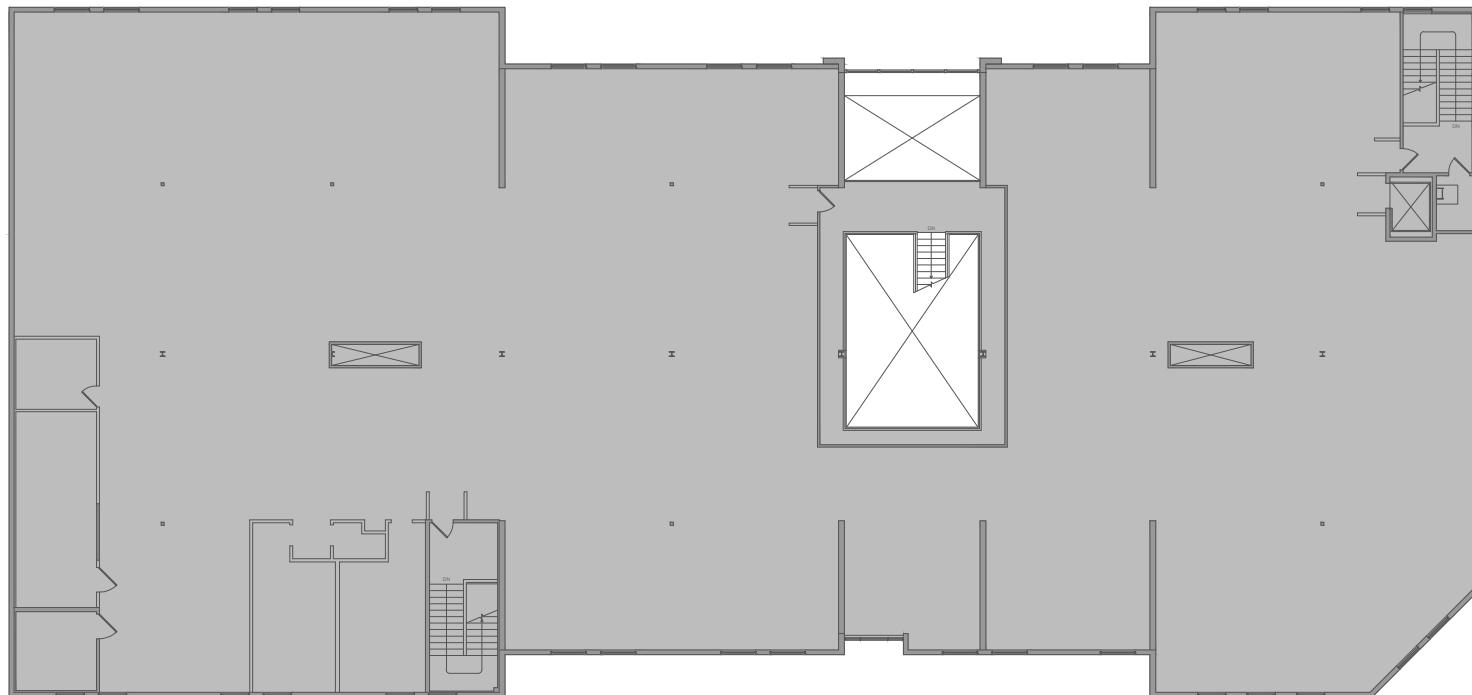
GROUND FLOOR PLAN



* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

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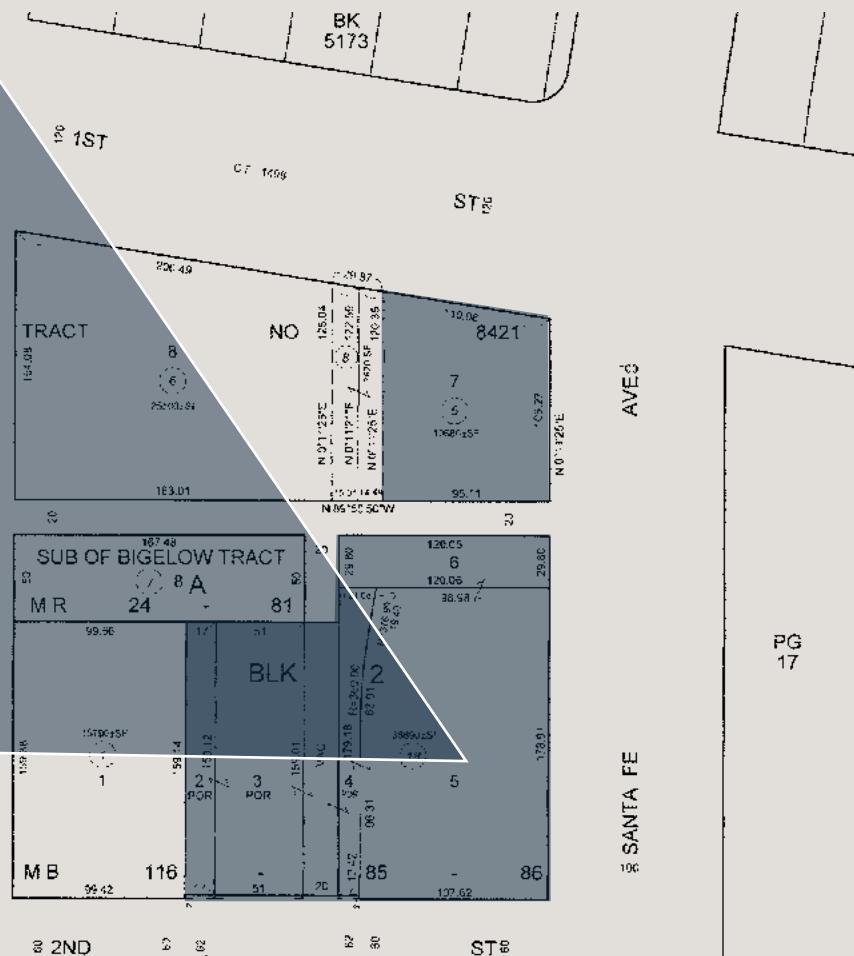
SECOND FLOOR PLAN



* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

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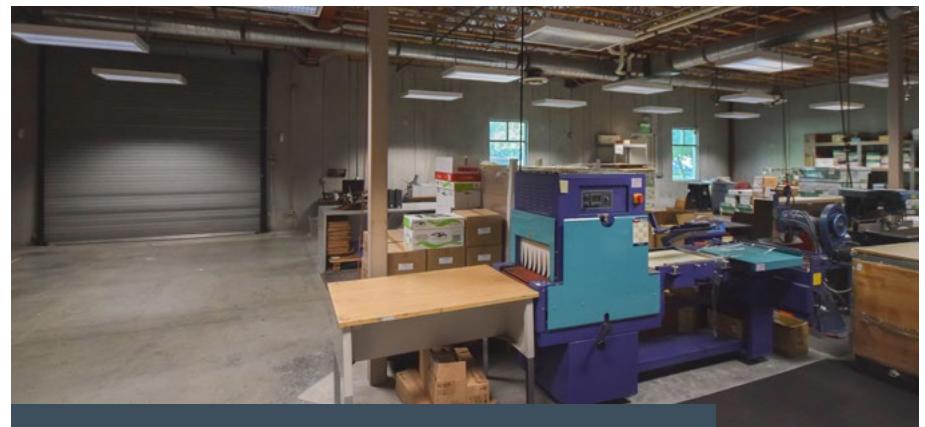
PARCEL MAP



DRAMATIC ATRIUM LOBBY

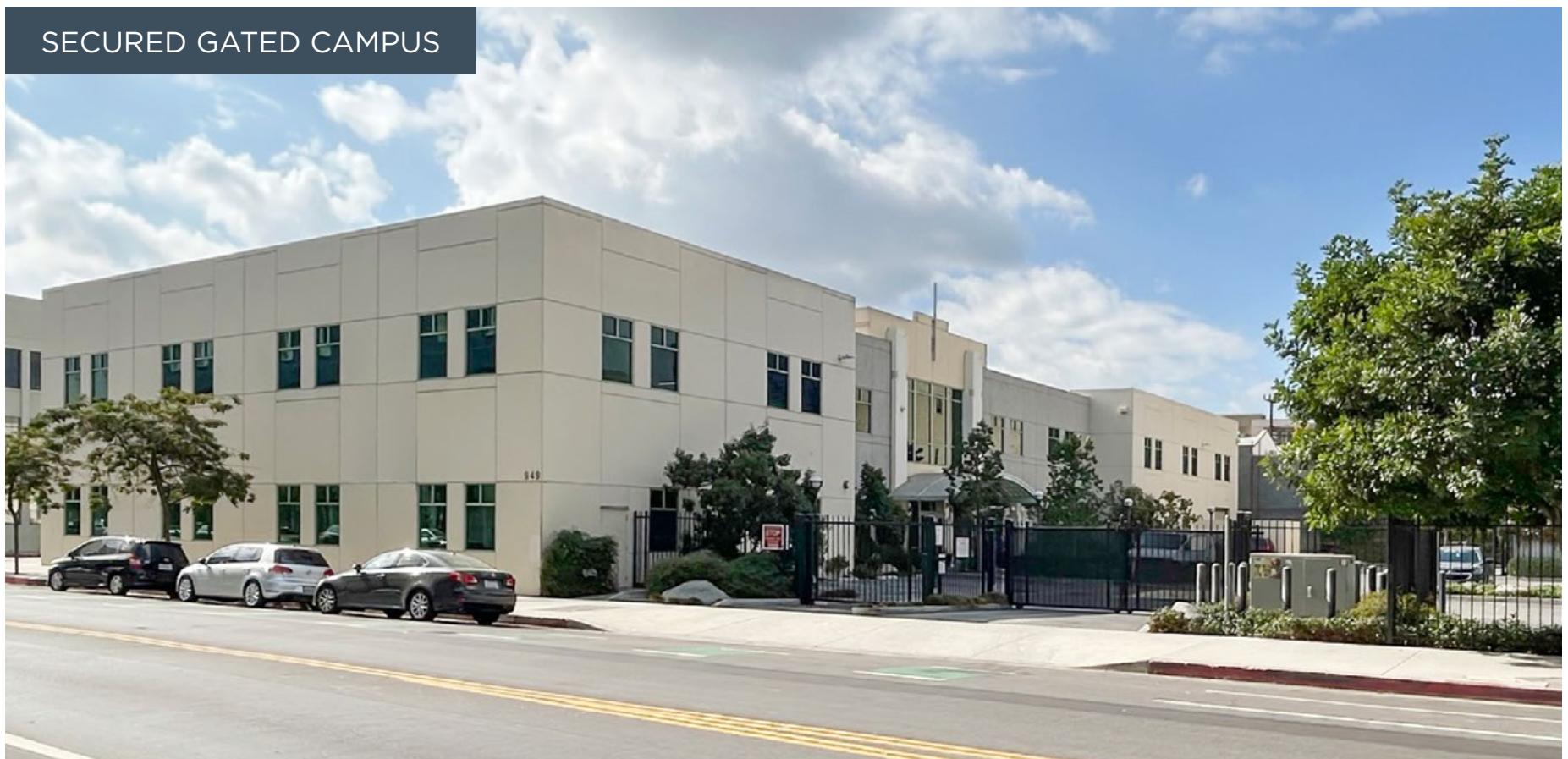


OPEN FLOORPLAN CONCEPT



WAREHOUSE WITH ROLL UP DOOR

SECURED GATED CAMPUS



SANTE FE AVE VIEW



2ND ST VIEW

ARTS DISTRICT

THE ARTS DISTRICT was historically populated by various industrial users – manufacturers and distributors, who warehoused goods ranging from frozen fish to toys. Over time, the multi-story industrial buildings deemed antiquated and functionally obsolete naturally transitioned to lofts and studios as artists and craftsmen began occupying these spaces.

In the past decade or so, the Arts District went through a total metamorphosis with major residential, creative office and retail developments. Although the landscape of the Arts District changed dramatically, the intention of the developers and the local community to keep the integrity, character, culture and aesthetics intact for the most unique part of Los Angeles has been achieved.





KATO

world class AMENITIES



arts district

COFFEE
BARS
RESTURANTS
MARKETS
MUSEUMS
STUDIOS



TRANSFORMATIVE STUDIO DEVELOPMENTS

Demand for content media has propelled the development of production studios in the Arts District, with over 43 sound stages and 1.4 million square feet of office and support space planned.

Most notable is the 26-acre 8th & Alameda Studios on the former site of the Los Angeles Times printing plant, which is expected to conclude construction in 2026.



8th & Alameda Studios (Atlas Capital)

- 26-acre campus
- 17 sound stages
- 200,000 SF office space
- 300,000 SF stage support space



ADLA Campus (East End Capital)

- 15-acre campus
- 16 sound stages containing over 321,000 SF
- 292,000 SF office space
- 106,000 SF production support space



Alameda Crossing Studios (Prologis)

- 8.2-acre campus
- 10 sound stages
- 291,000 SF office & support space



Mission LA Campus Studios (East End Capital)

- 236,000 SF studio and production space

A CHOSEN LOCATION FOR KNOWLEDGE-BASED EMPLOYERS

With over 1.5 million square feet of creative office space and a hip lifestyle retail scene, the Arts District is the “it” location in Los Angeles for creative and tech companies.

The Arts District has attracted many of the world’s most innovative and fastest growing companies including Apple TV, Warner Music Group, Spotify, Hyperloop, Accenture, Fox, and Sony, as well as specialized production studios including Orbital Studios, Tubescience, and Eyestorm Productions.



WARNER MUSIC GROUP



hyperloop one



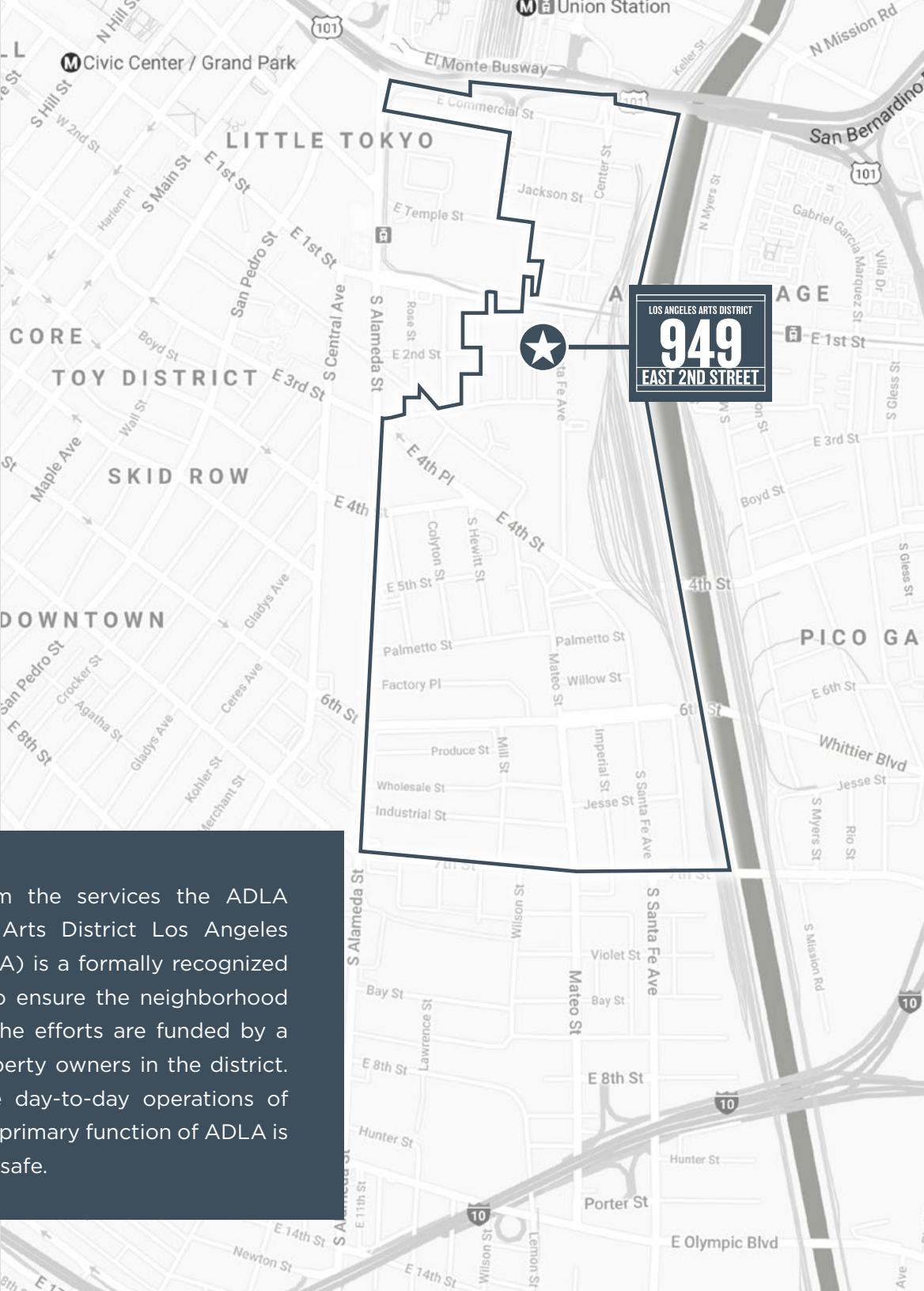
SONY



FOX



949 East 2nd Street benefits from the services the ADLA provides. Arts District BID - The Arts District Los Angeles Business Improvement District (ADLA) is a formally recognized non-profit organization dedicated to ensure the neighborhood is clean, safe and ever improving. The efforts are funded by a special assessment paid by the property owners in the district. ADLA's full-time staff manages the day-to-day operations of ADLA's initiatives and programs. The primary function of ADLA is to keep the neighborhood clean and safe.



TRANSIT-ORIENTED LOCATION

949 East 2nd Street is just blocks from Highway 101, connecting to Interstates 5, 10, and 110. The Property is also a nine-minute walk to the Little Tokyo/Arts District Metro Rail station at 1st Street and Central Avenue. The Regional Connector Transit opened to the public June 2023, serves both the A (Blue) Line, connecting Long Beach and the San Gabriel Valley, and the E (Expo) Line, connecting Santa Monica and East Los Angeles.



OPPORTUNITY ZONE

OPPORTUNITY FUND TAX BENEFITS

- Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.
- Step-up in Basis (up to 15%) Depending on Holding Period.
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.



LOS ANGELES ARTS DISTRICT
949
EAST 2ND STREET



Opportunity Zone Investment

DAY 0 - YEAR 5

If investor sells the QOF investment and does not reinvest in the same or another QOF, capital gain on the original investment becomes taxable.

Y1

Y2

Y3

Y4

Y5

Y6

Y7

Y8

Y9

Y10

DAY 0

Within 180 days of sale, Investor deploys all gains into a Qualified Opportunity Fund ("QOF") which has at least 90% of its assets within Qualified Opportunity Zone investments.

2.5 YEARS

- Must invest capital into property
- Double acquisition cost, minus land basis

YEAR 5 - YEAR 7

Taxable gain on the original investment is reduced by 10%.

YEAR 7 - YEAR 10

Taxable gain on the original investment is reduced by 15%.

12/31/2026

Hard Assessment Date:

Capital gain tax assessed on the original gain, regardless of whether QOF investment has been sold.

YEAR 10 AND ONWARD

Investor can sell QOF interest without incurring any tax liability on capital gain generated by QOF Investment.



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