

TEN TERRACES

420 E 3RD ST || LITTLE TOKYO || DOWNTOWN LA

district
REALTY GROUP

OPPORTUNITY OVERVIEW

OFFICE/CREATIVE/RETAIL

District Realty Group is proud to present a unique opportunity to lease spaces at Ten Terraces, a medical and creative office building in the booming Little Tokyo District of Downtown LA. The property is just steps away from numerous amenities, retail, and restaurants. The building offers rare abundant parking at affordable rates as well as secure 24/7 access. Ten Terraces is easily accessible by both those that drive and those that rely on public transportation. The Property offers a flexible floor plate that can accommodate medical or traditional tenants.





TERMS & SPECIFICATIONS

ASKING RATE

\$2.95 FSG/SF/Month+ (Negotiable Subject To Terms)

USES

Retail
Creative Office
Medical Office

SIZES AVAILABLE

895-17,993 RSF

AVAILABILITY

Immediately

FEATURES

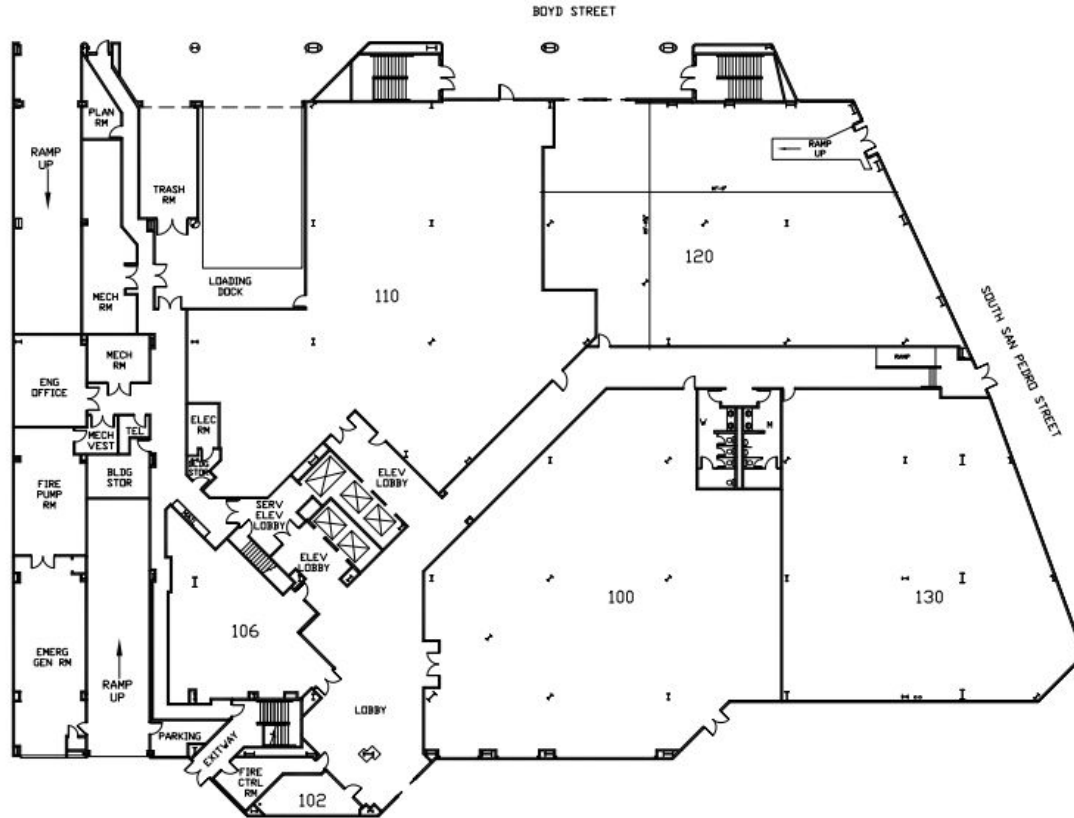
- Abundant Parking: 3/1000 at \$160.00 unreserved
- 11 minute walk to existing rail transit
- Picturesque views of DTLA skyline
- Building situated on corner lot of 3rd and San Pedro
- On-site property management
- Controlled access building
- Full floors available

*All dimensions are approximate and independently verified. Other Proposed Uses to be verified with City and subject to permitting restrictions.. Photo 1 By Wonho Frank Lee // Photo 2 By Jakob Layman

AVAILABLE SPACES

SUITE	SF	RATES	SPACE DESCRIPTION
100	2,000-16,633	\$3.50 NNN	Retail space with frontage on 3rd street, space is divisible
601	285	\$3.50 FSG	Small open space for one or two people.
608	4,244	\$2.95 FSG	Raw space; creative build available. Private balcony w/south views and private access to parking garage.
704	1,183	\$2.95 FSG	Creative build available. Optional access to balcony and beautiful views of the DTLA skyline. Contiguous w/ Suite 705 for 2,906 SF
705	1,723	\$2.95 FSG	Creative build available, optional access to balcony, beautiful views of DTLA skyline. Contiguous w/ Suite 704 for 2,906 SF
801	3,434	\$2.95 FSG	Creative build available, wide open space with broad window line
803	1,032	\$2.95 FSG	3 offices, kitchenette, and open area.
807	2,152	\$2.95 FSG	Dental space, 4 chairs, 2 kitchenettes, 3 offices, enclosed reception, receptionist area, storage
808	671	\$3.25 FSG	Efficient office for up to 3 people.
910	8,526	\$2.95 FSG	Available January 2022.
1008	2,073	\$2.95 FSG	Turnkey dental space.
1015	896	\$3.25 FSG	Large open area, one private office, IT room, and modern blue carpet.

GROUND FLOOR



FLOOR: 1
420 EAST 3RD ST
JOB #: 2470



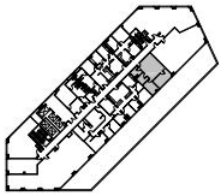
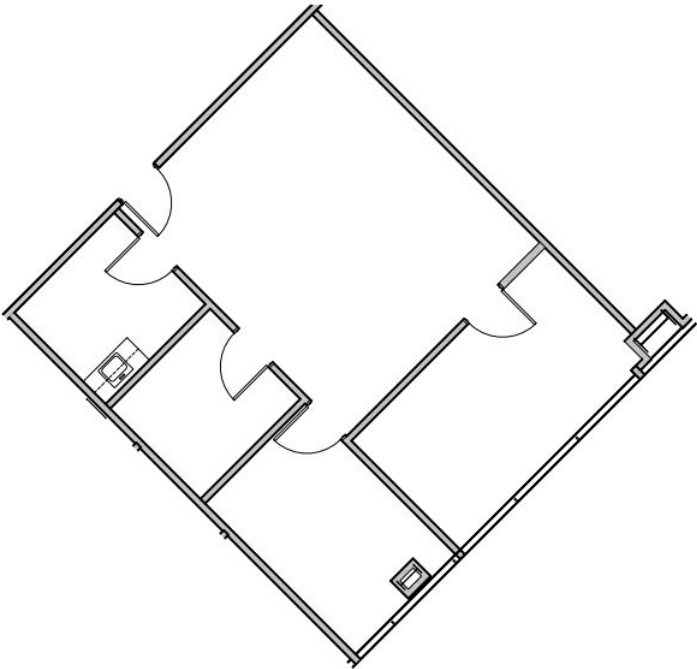
SUITE 601



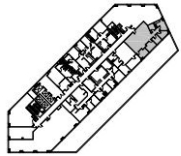
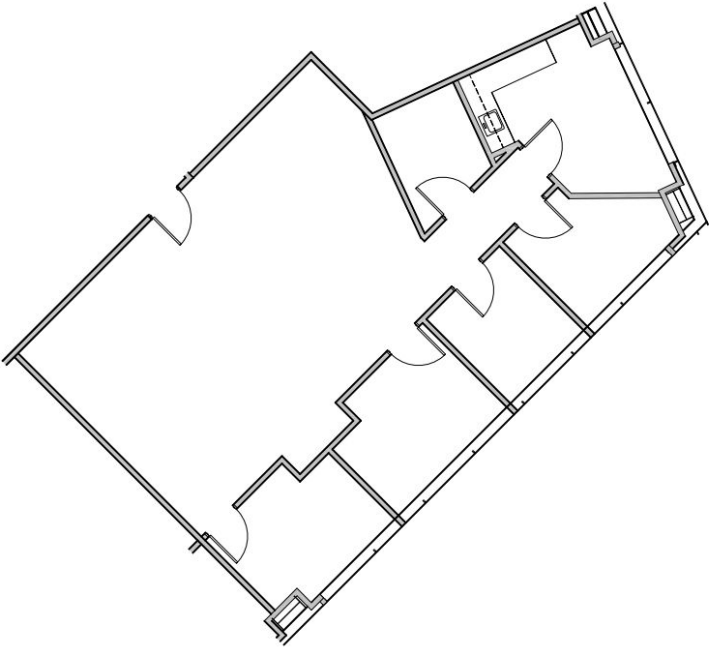
SUITE 608



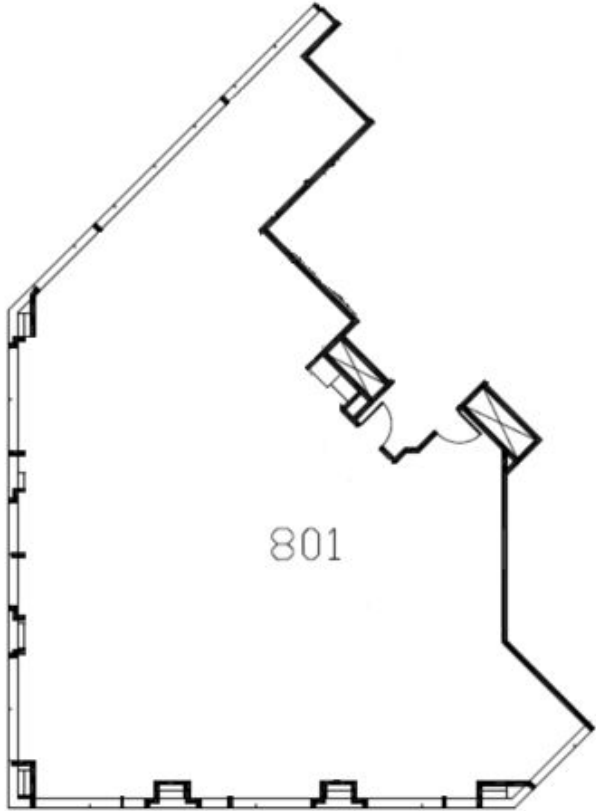
SUITE 704



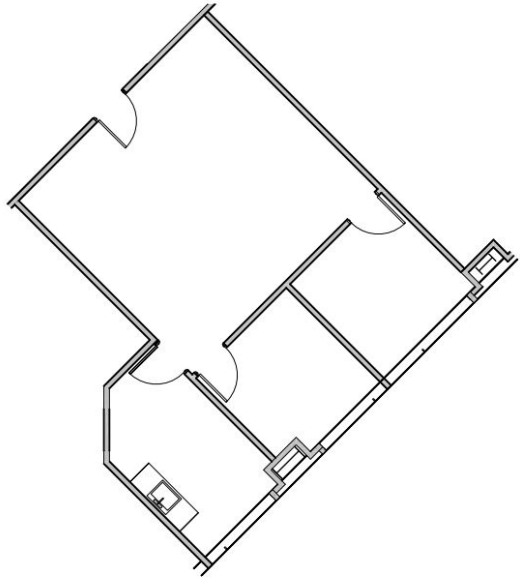
SUITE 705



SUITE 801



SUITE 803

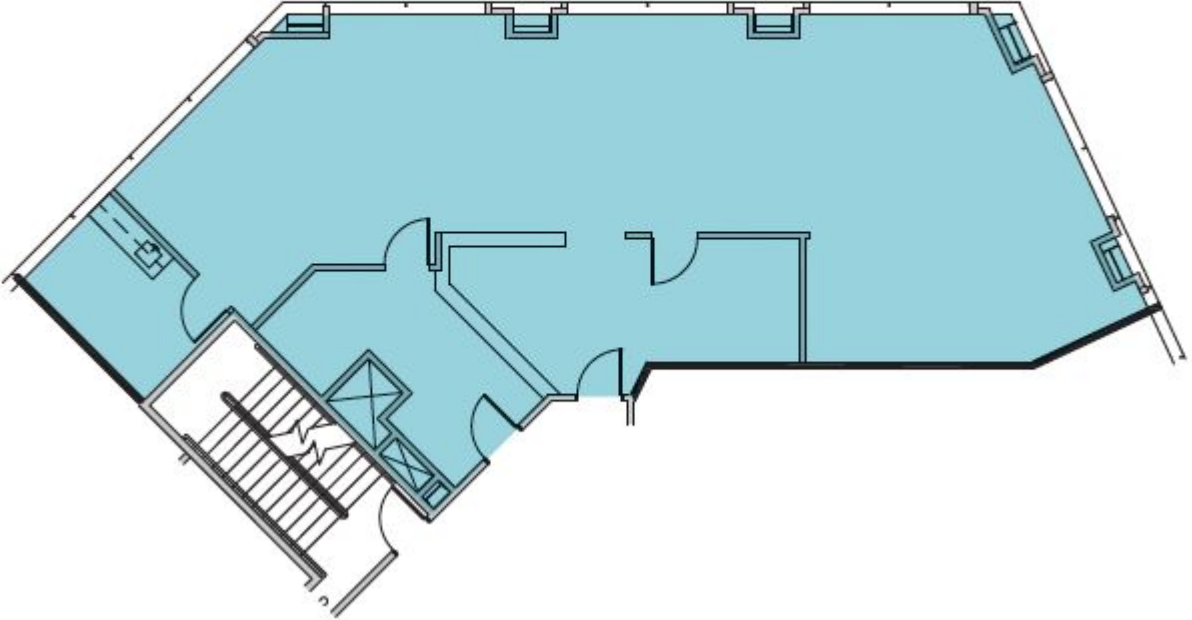


view view design studio
1000 Wilshire Boulevard, Suite 700
Los Angeles, California 90017
P 310.402.0100
F 310.402.0100

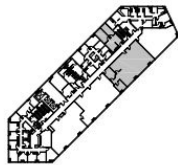
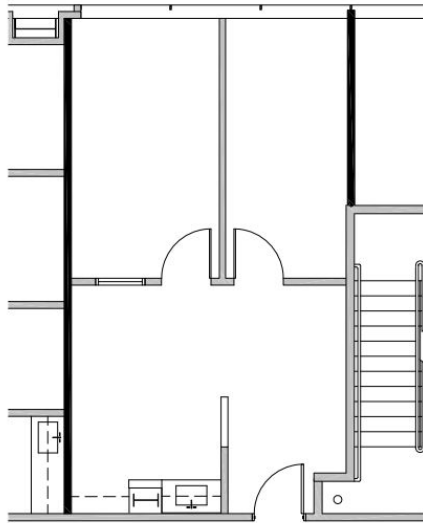
1,002 S.F.

SUITE 803
420 E. Third Street
Los Angeles, CA 90013

SUITE 807



SUITE 808



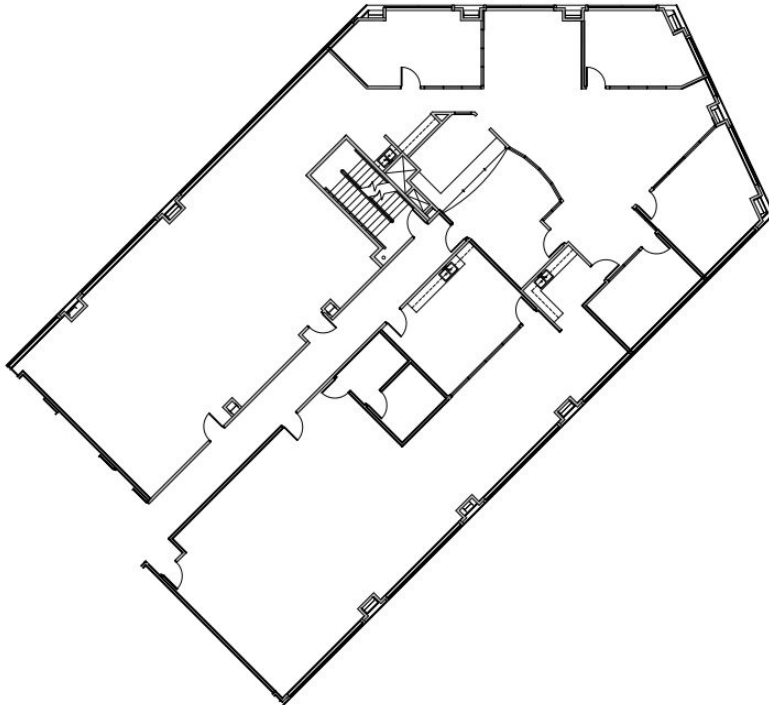
view view design studio

7091 Hill Street, Redwood, Suite 101
Redwood, CA 94063-9929
T 323.652.2747
F 323.652.2748

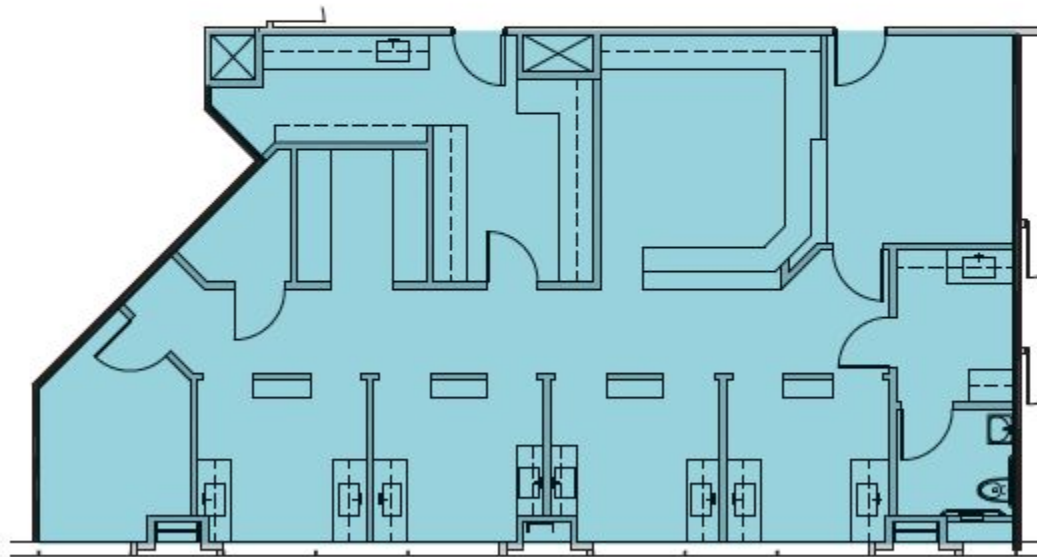
671 S.F.

SUITE 808
420 E. Third Street
Los Angeles, CA 90013

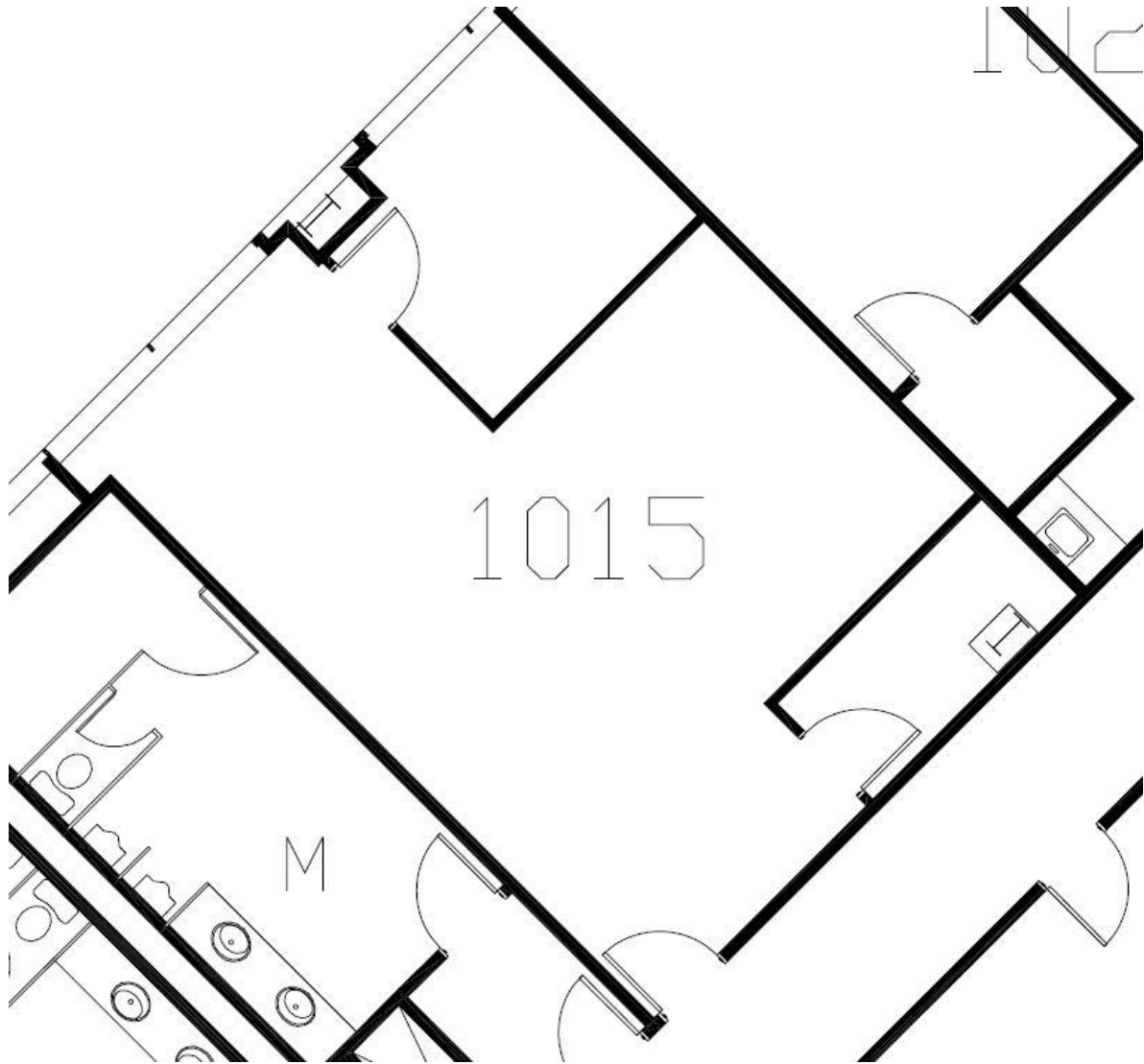
SUITE 910



SUITE 1008



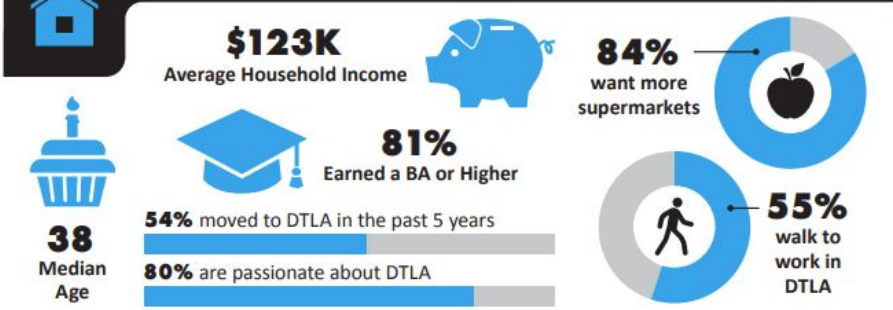
SUITE 1015



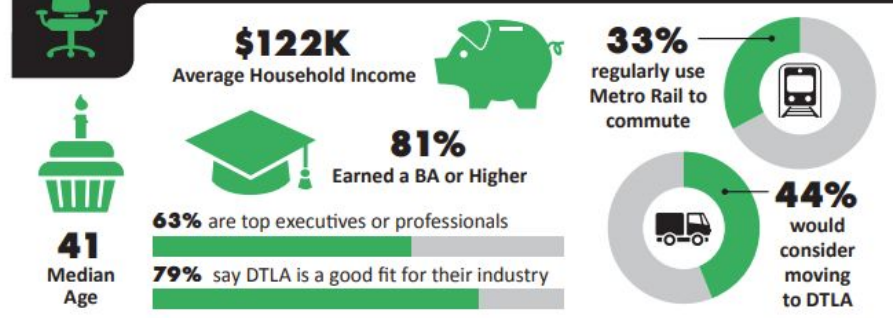
DTLA 2020 SURVEY



I LIVE in DTLA



I WORK in DTLA



I VISIT DTLA

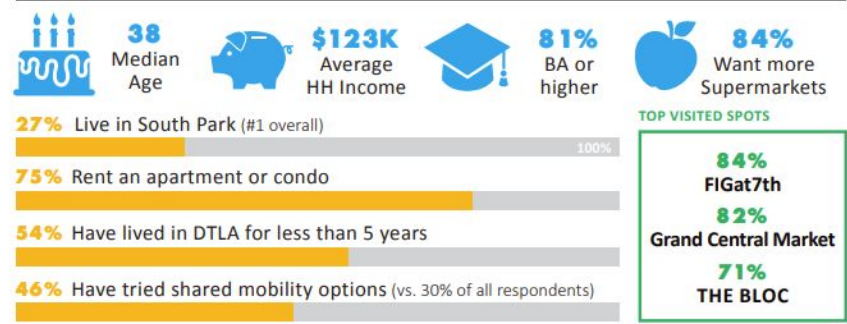


*according to Los Angeles Tourism & Convention Board

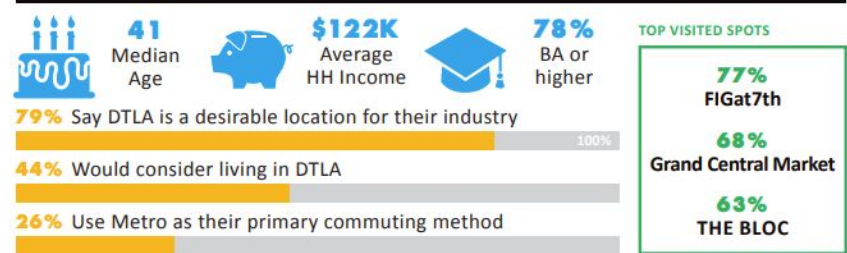
WHO IS DTLA?

With a population growing as rapidly as Downtown's it's hard to generalize, but our survey identified a variety of characteristics – from high levels of educational and professional accomplishment, to enthusiasm for DTLA's community and culture – that paint a vivid picture of today's Downtowner.

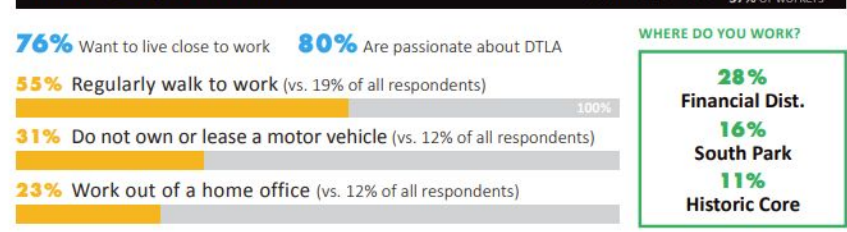
I LIVE in DTLA 1,261 Responses



I WORK in DTLA 1,766 Responses



I LIVE & WORK in DTLA 659 Responses



TEN TERRACES



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