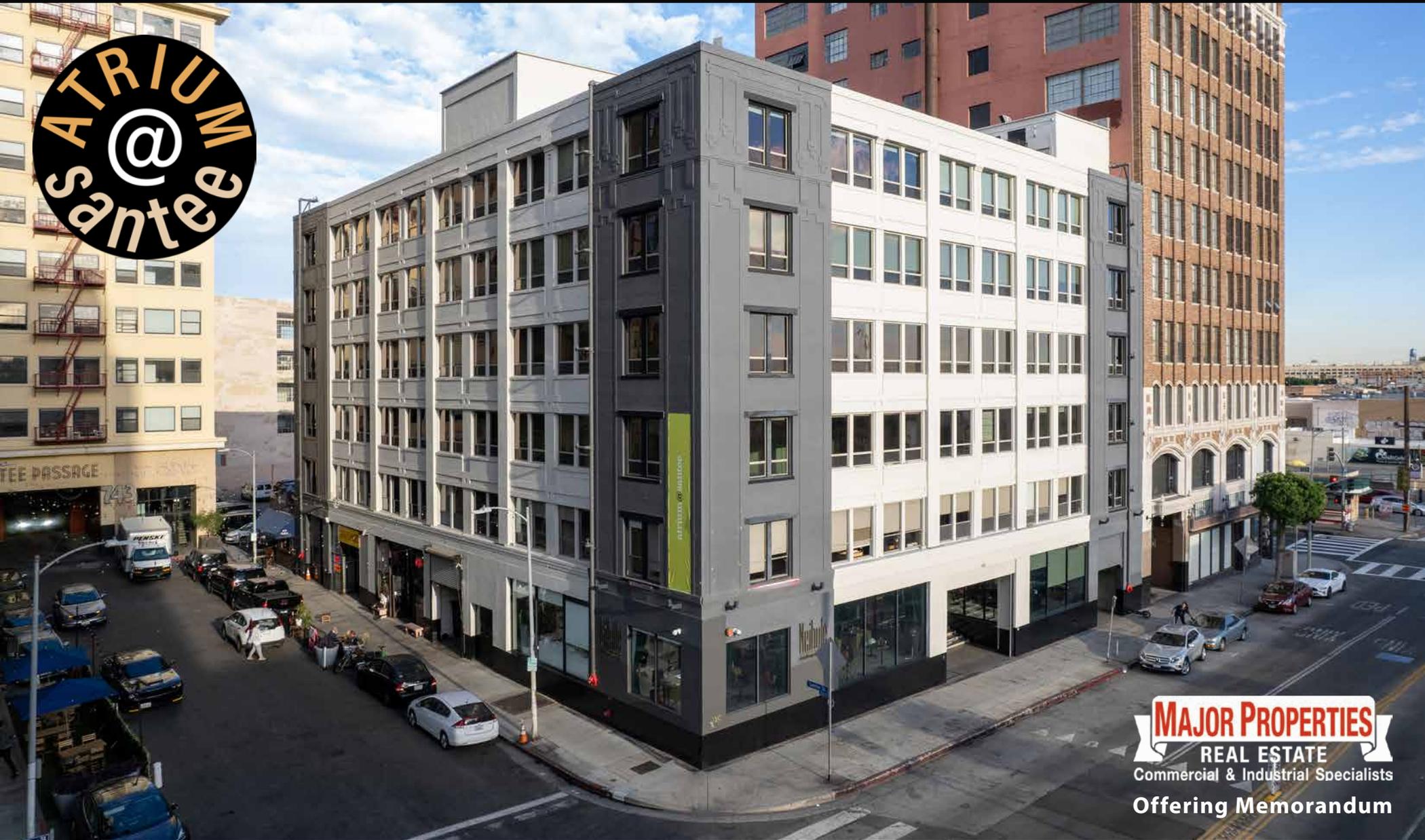


PRIME DTLA OFFICE BUILDING FOR SALE OR LEASE



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

74,400 SF 6-STORY BUILDING
Divisible For Lease From 775 SF to 3,377 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: \$10,250,000
(\$137.77 PER SF)

309 EAST 8TH STREET, LOS ANGELES, CA 90014

Lease Details

SUITE	AREA	TERM	RENTAL RATE
2nd Floor, Ste 200A	2,823 SF	1-10 Years	\$1.00/SF
2nd Floor, Ste 200B	1,552 SF	1-10 Years	\$1.00/SF
2nd Floor, Ste 202	2,741 SF	1-10 Years	\$1.00/SF
3rd Floor, Ste 302	3,377 SF	1-10 Years	\$1.00/SF
4th Floor, Ste 401	938 SF	1-10 Years	\$1.00/SF
4th Floor, Ste 404C	775 SF	1-10 Years	\$1.00/SF
4th Floor, Ste 405	1,736 SF	1-10 Years	\$1.00/SF
6th Floor, Ste 601	2,314 SF	1-10 Years	\$1.00/SF
6th Floor, Ste 607	1,722 SF	1-10 Years	\$1.00/SF

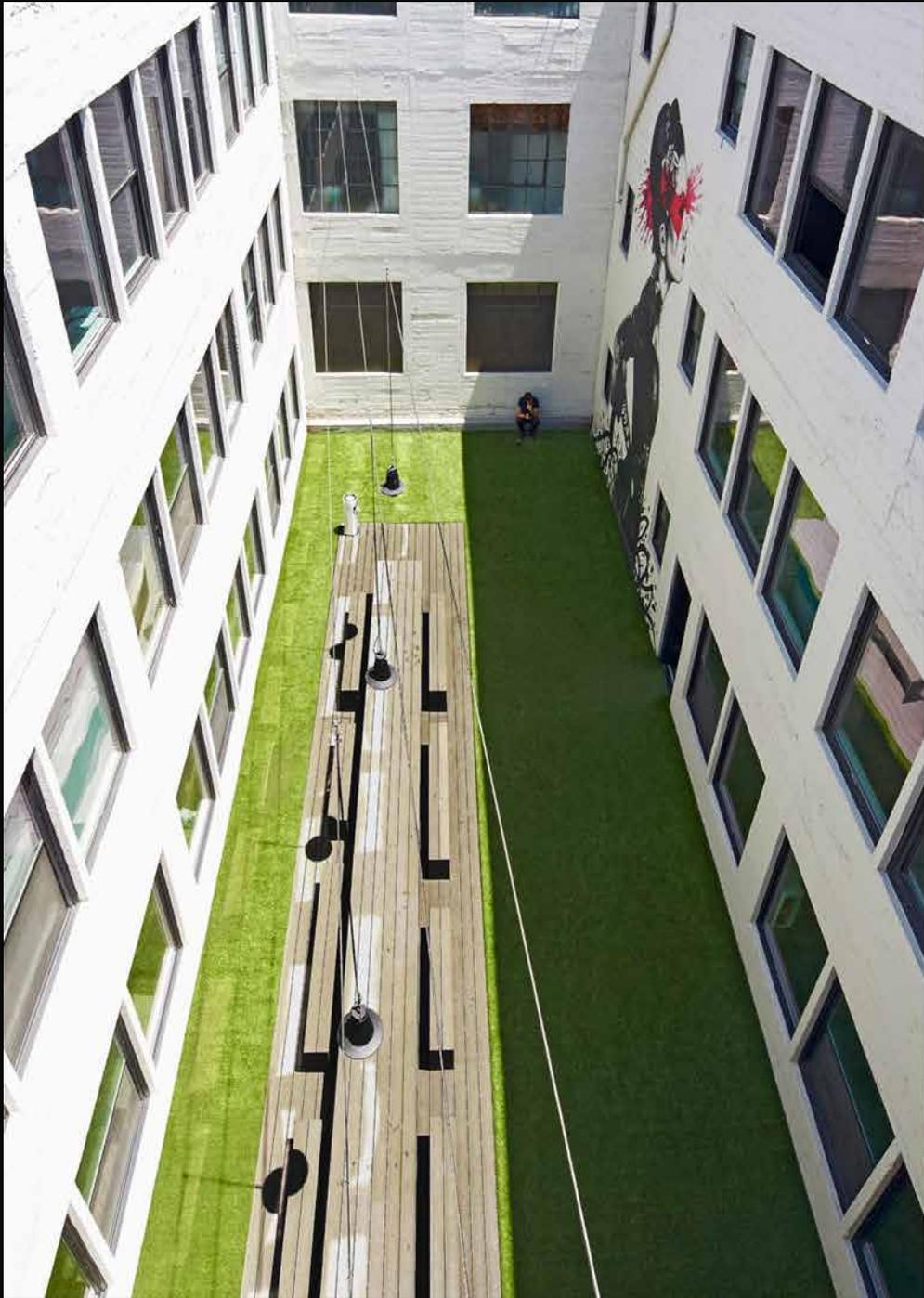
Total of 17,978± SF available for lease. Spaces may be combined into larger units.

**CAM fee to be included after year one of the initial lease term.*

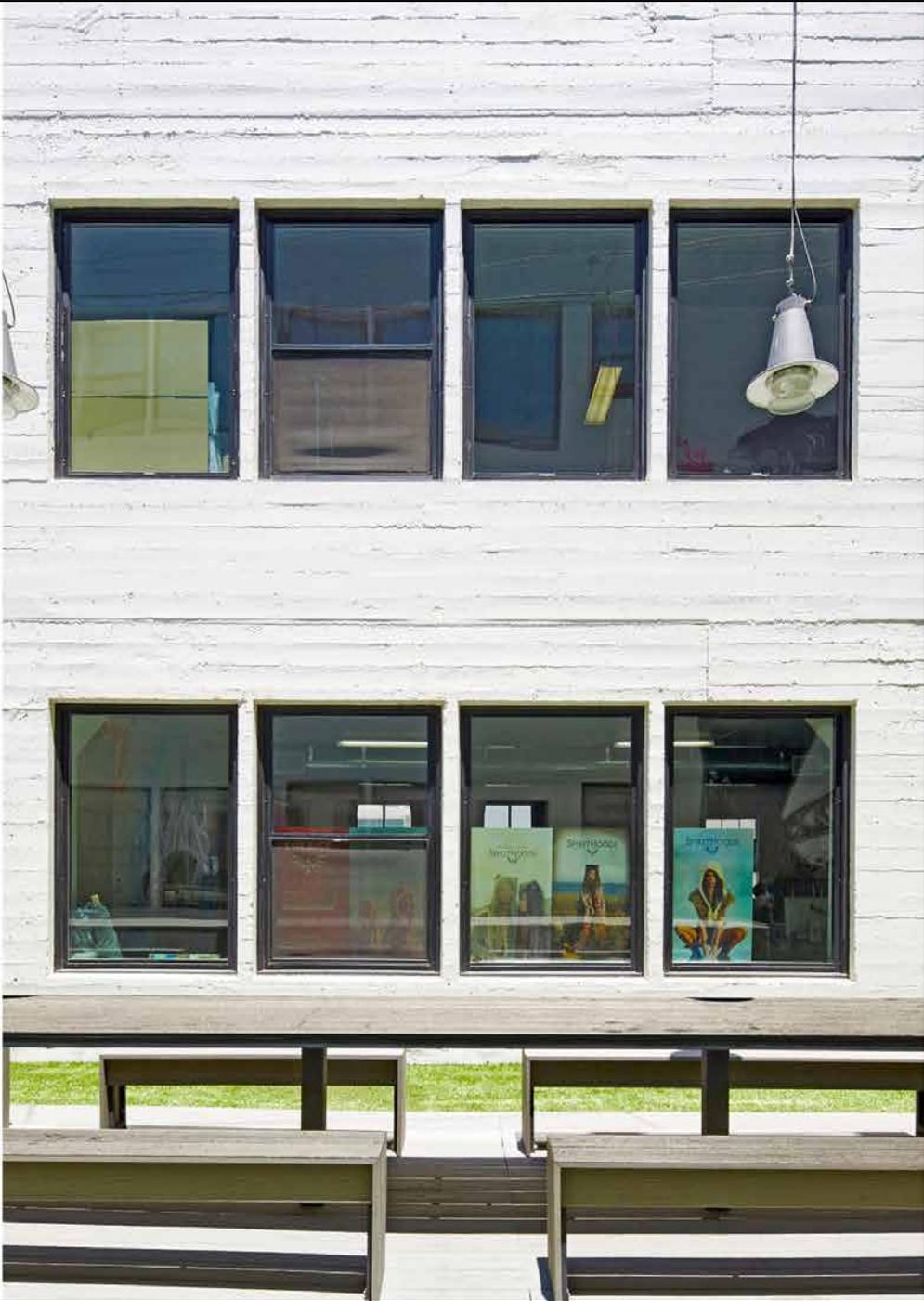
Features

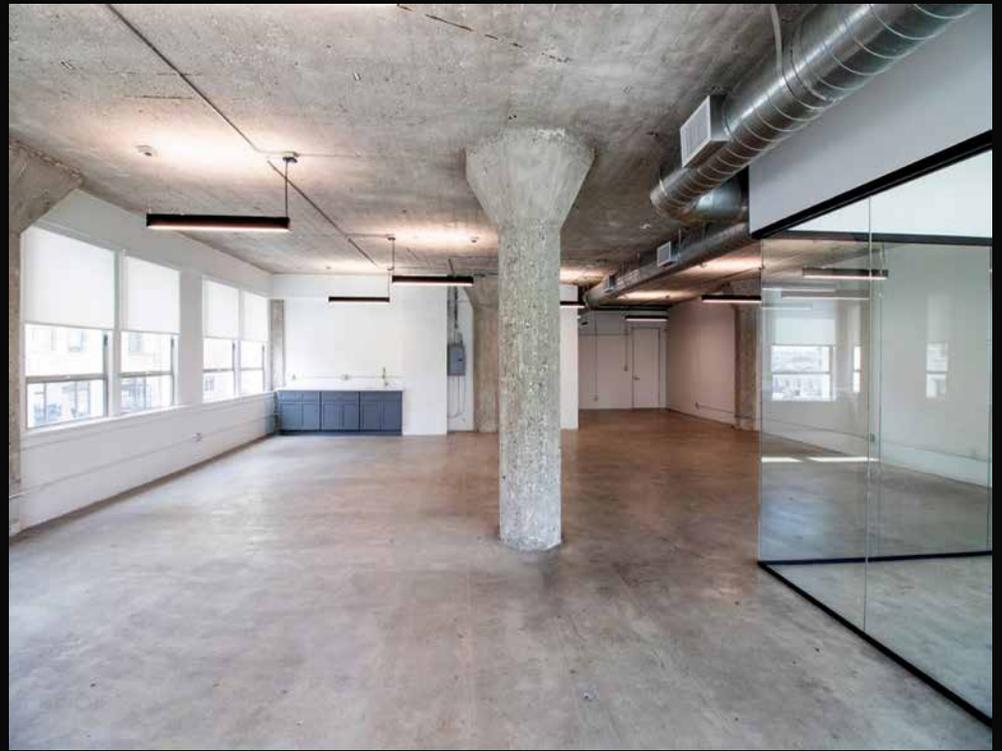
- 24 hour access
- Atrium
- Air conditioning
- Bus line
- Abundant contract parking in adjacent lots
- Controlled access
- High ceilings
- Central heating
- Metro/Subway

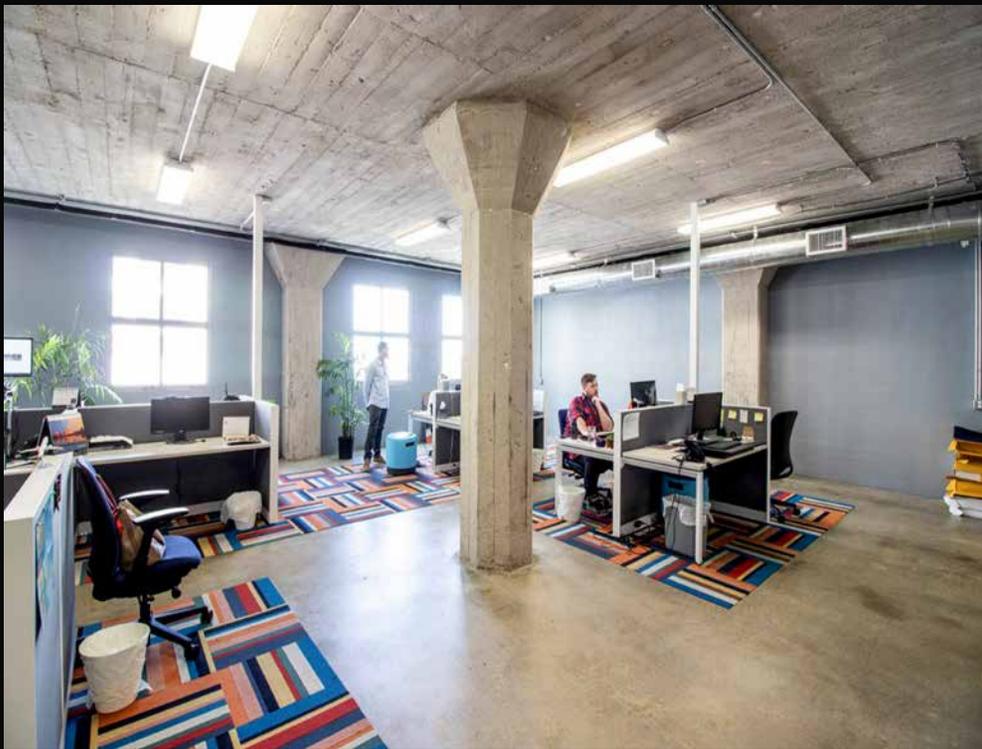
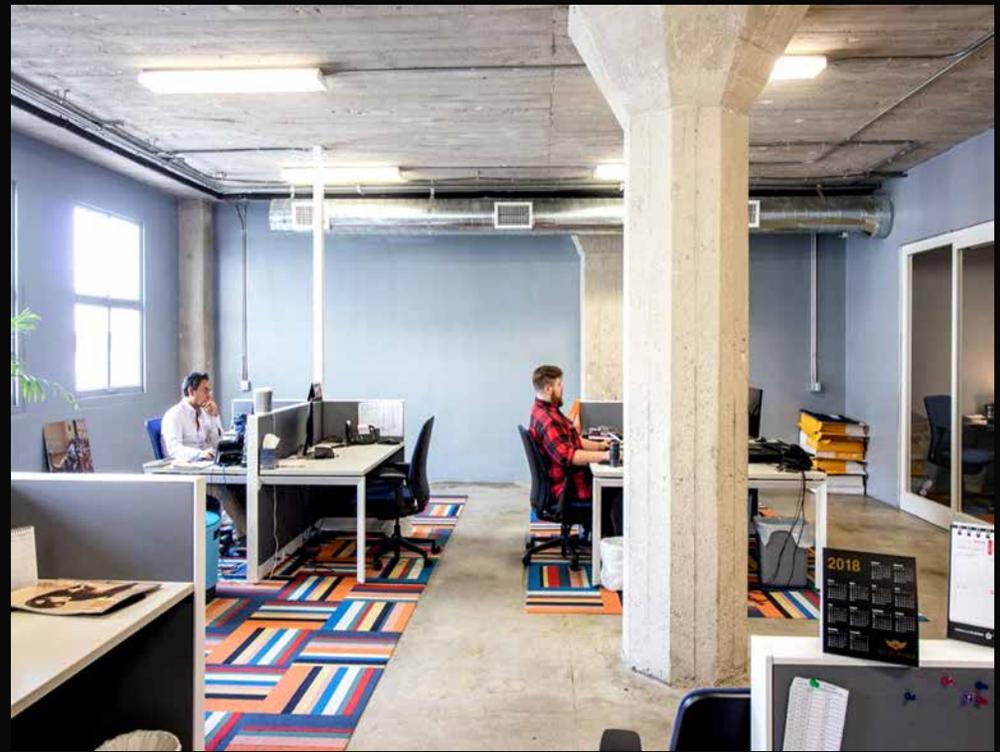
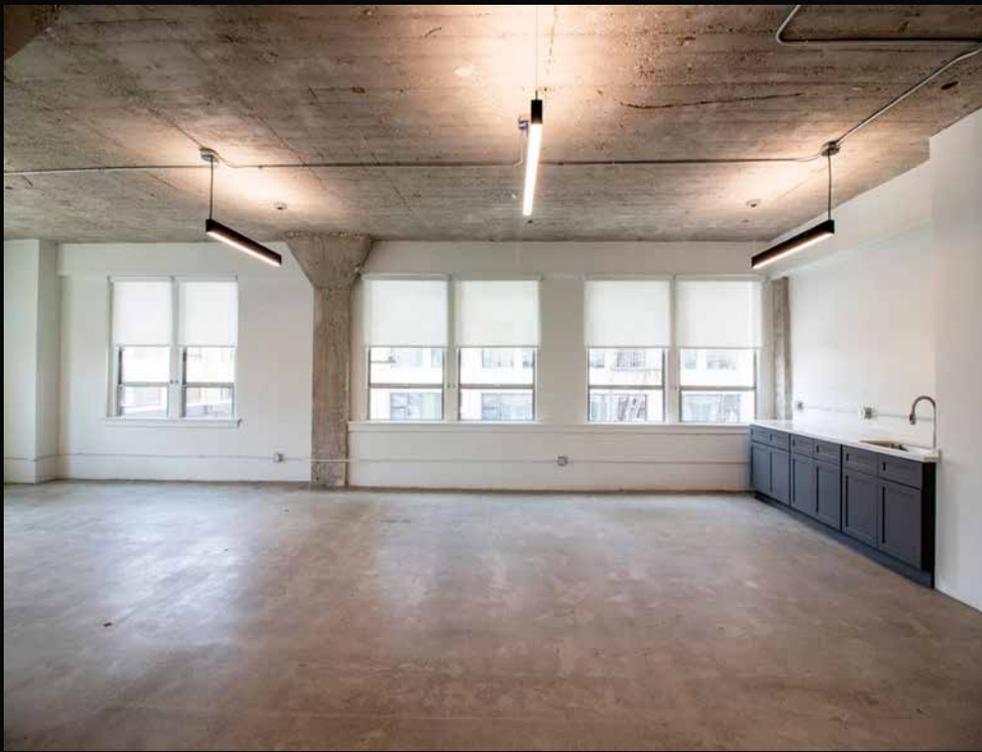
COMMON AREA PHOTOS

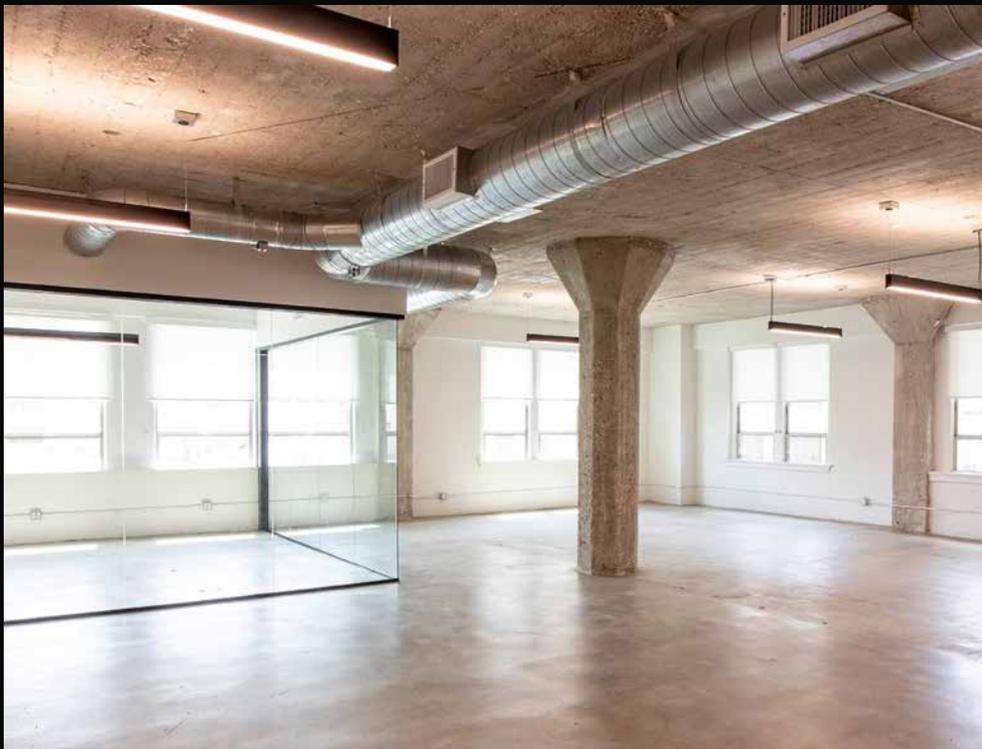
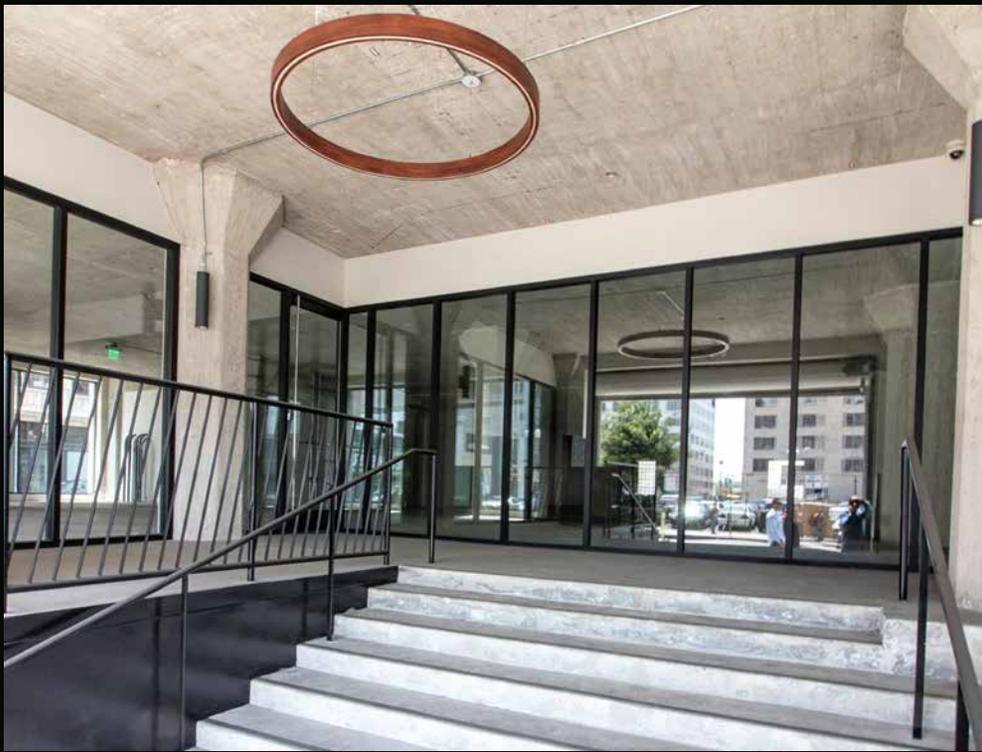


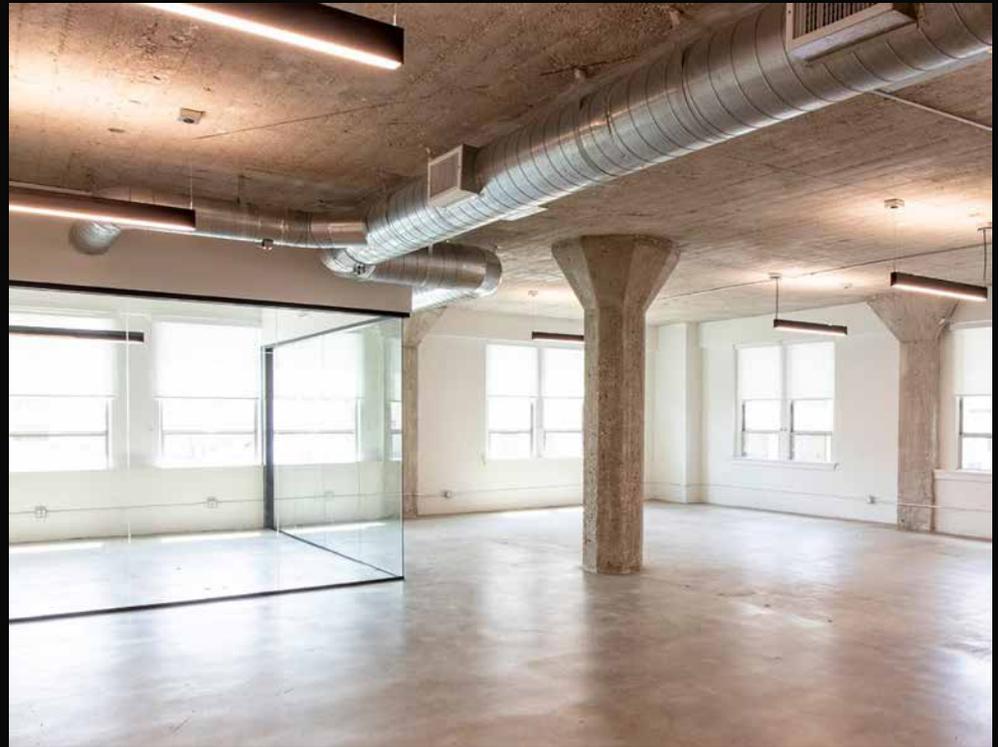
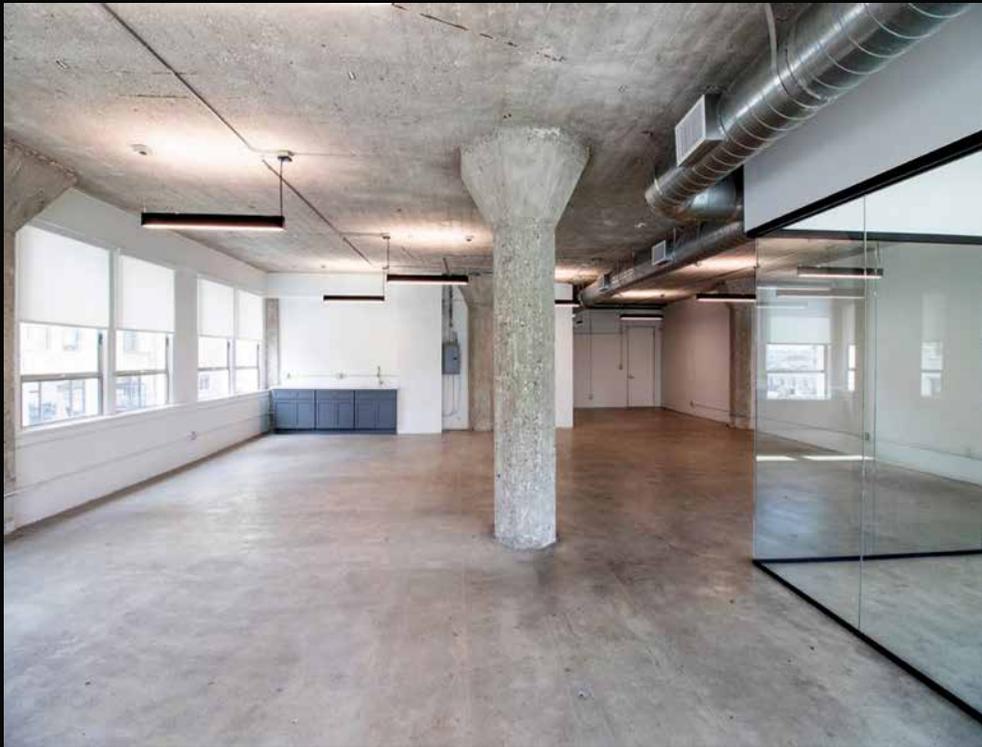
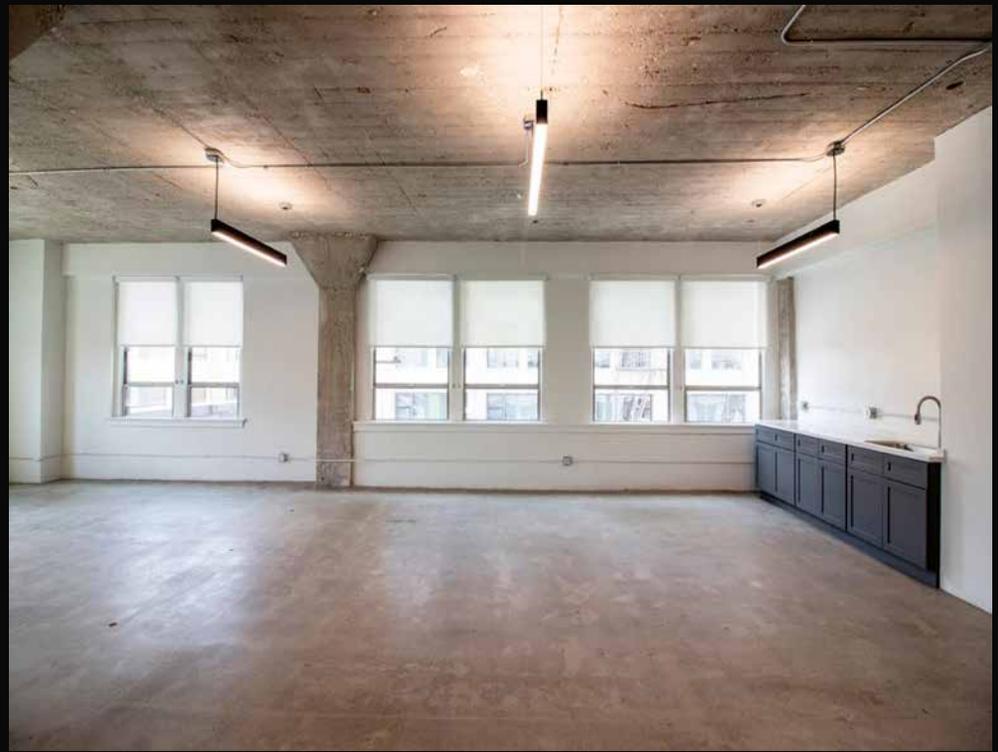
COURTYARD PHOTOS





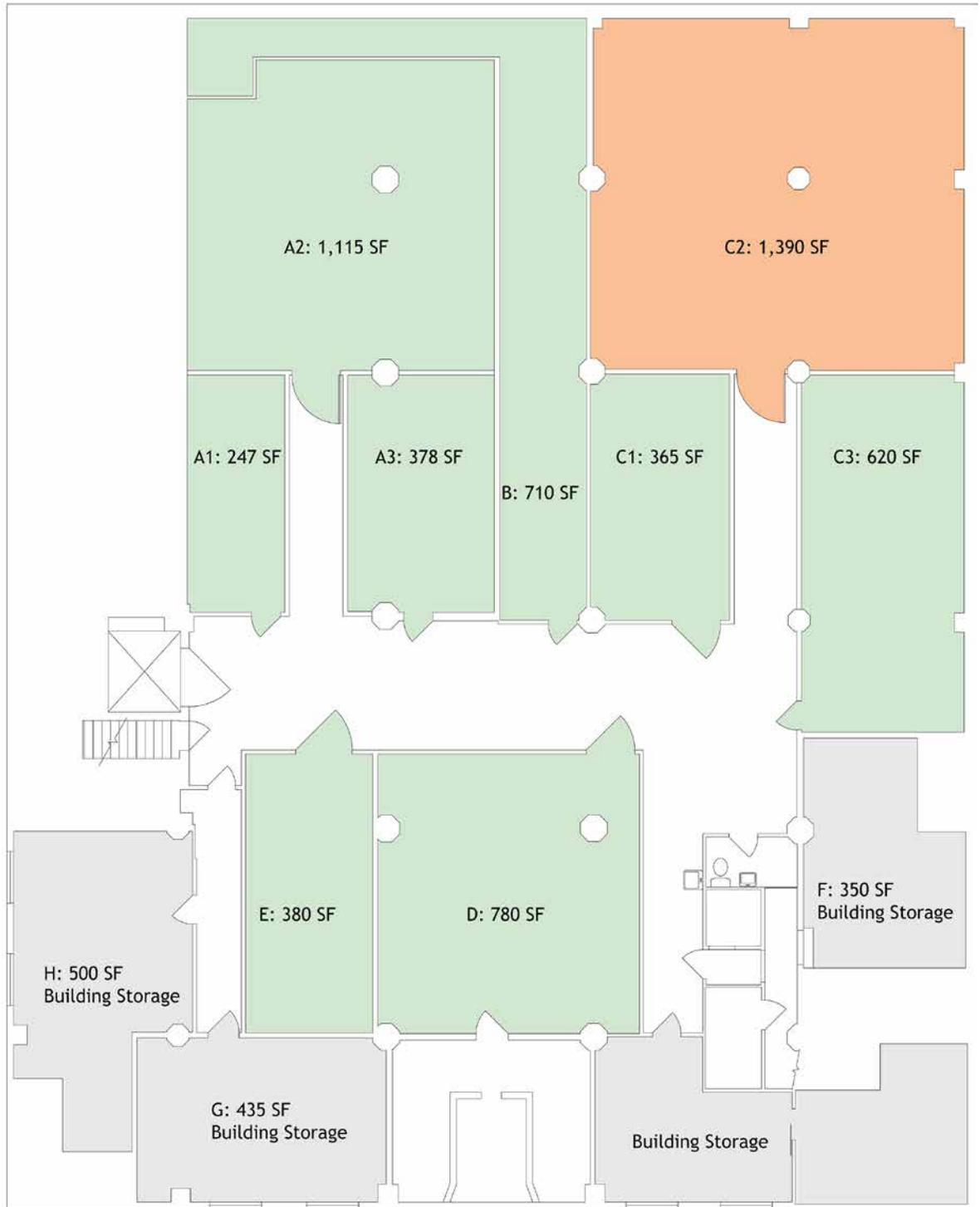




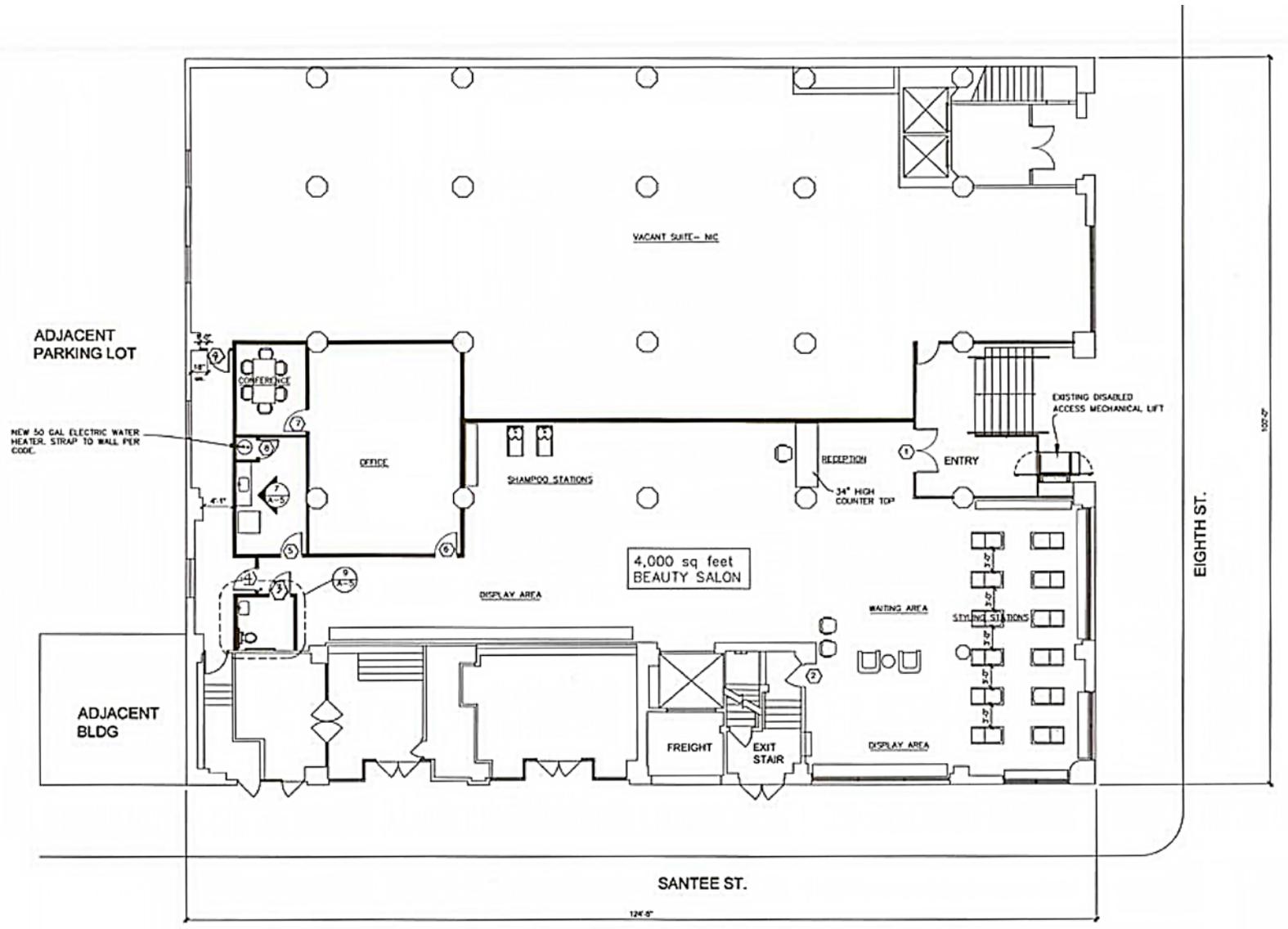




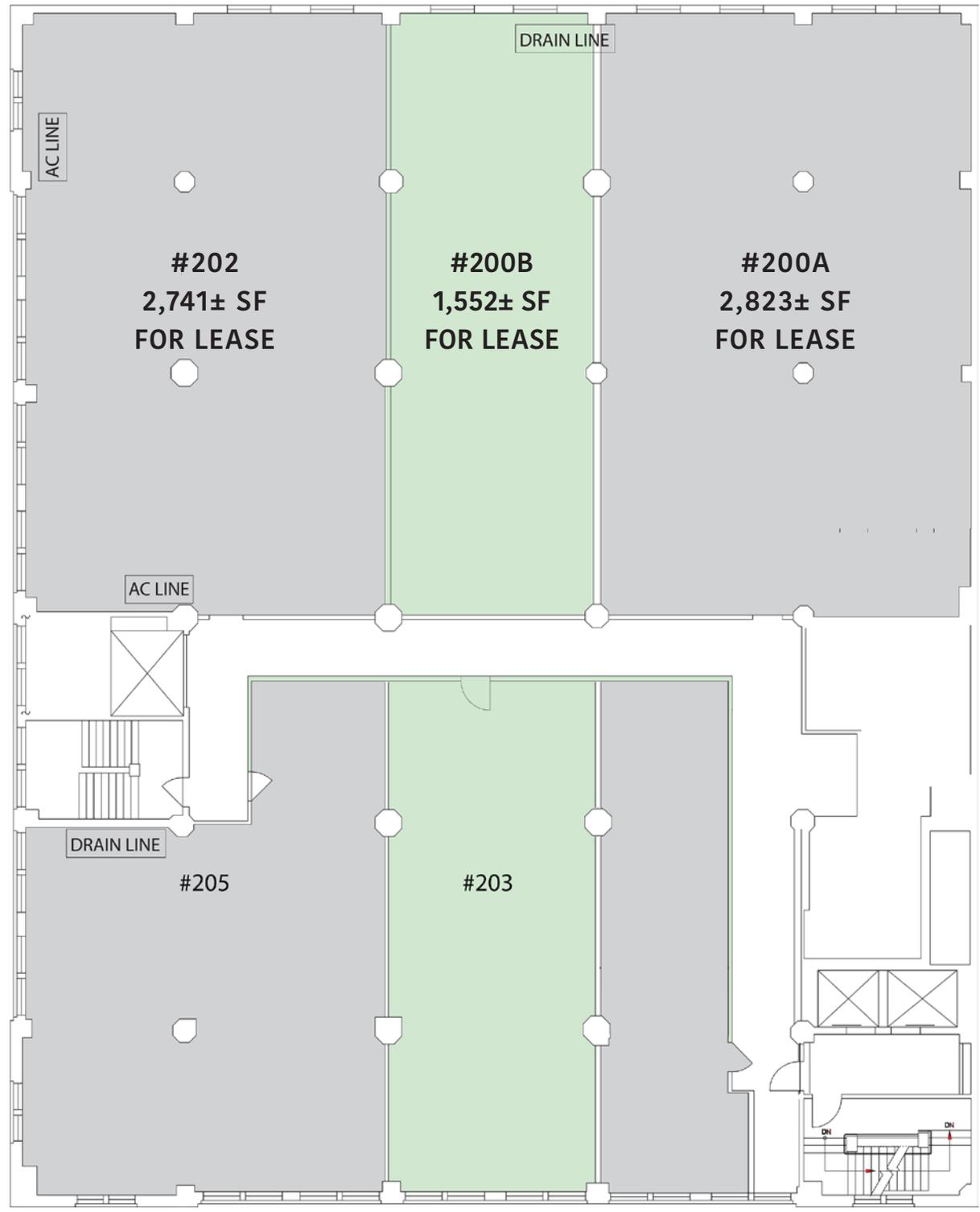
BASEMENT SITE PLAN



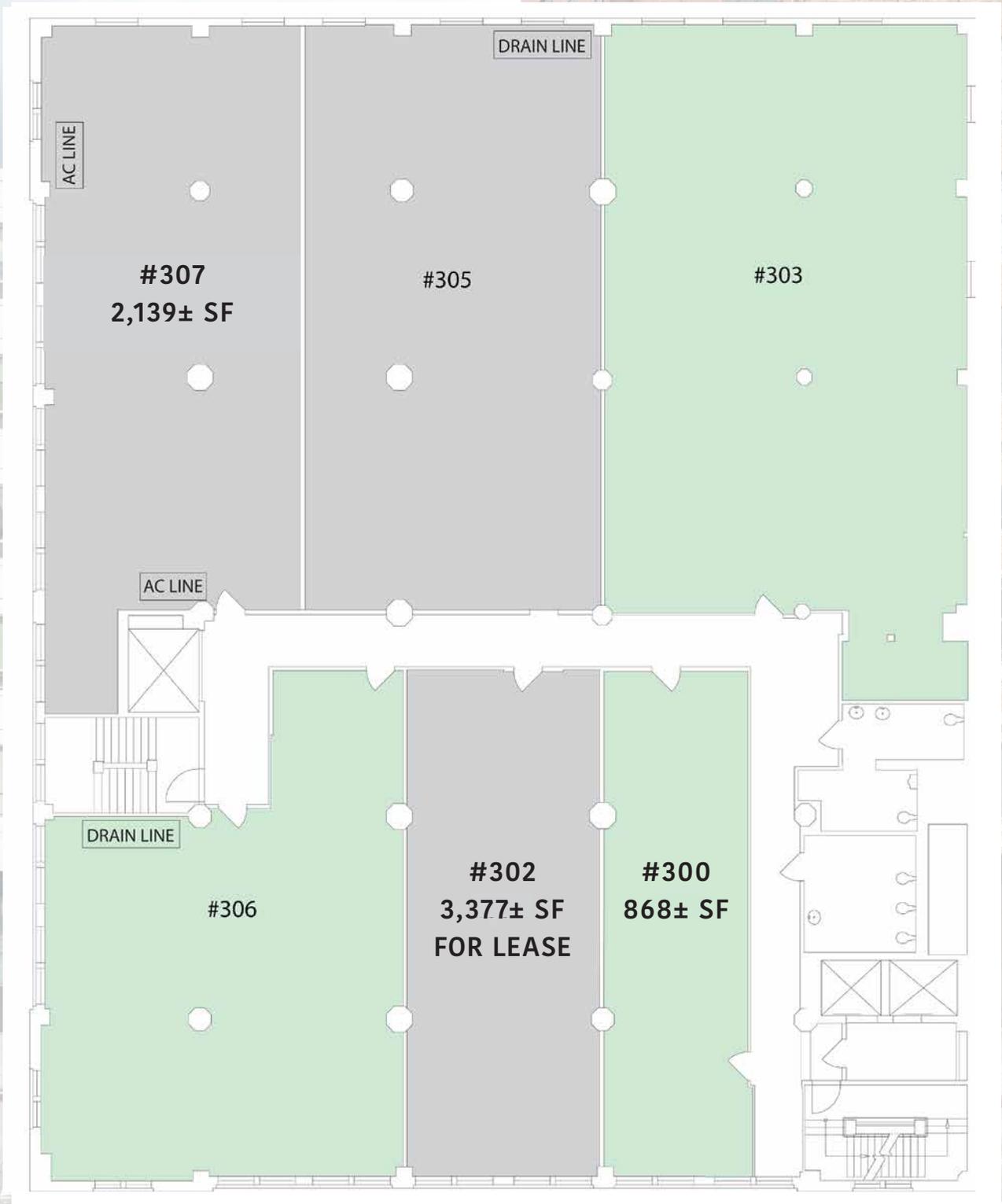
GROUND FLOOR SITE PLAN



2ND FLOOR SITE PLAN

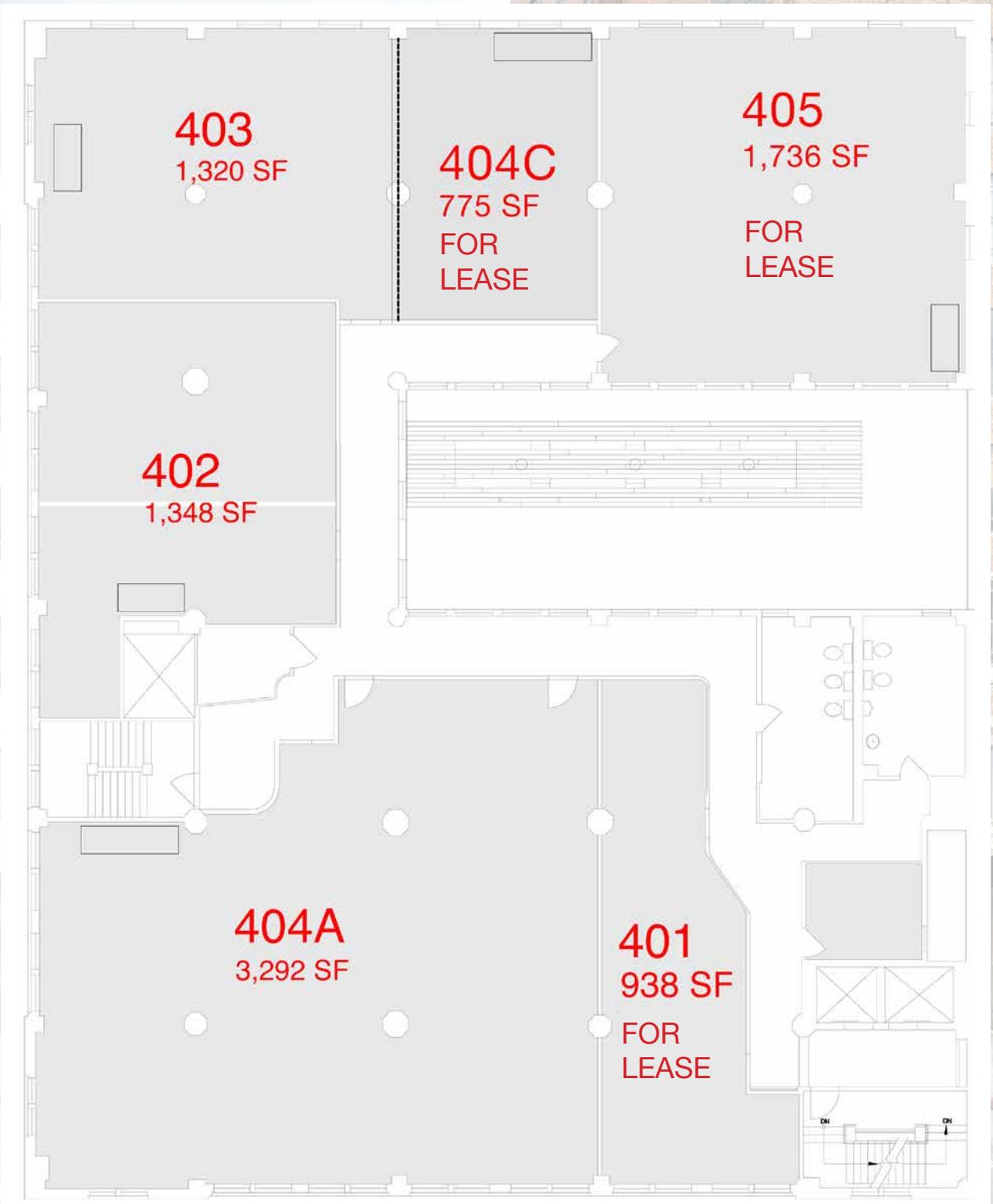


3RD FLOOR SITE PLAN

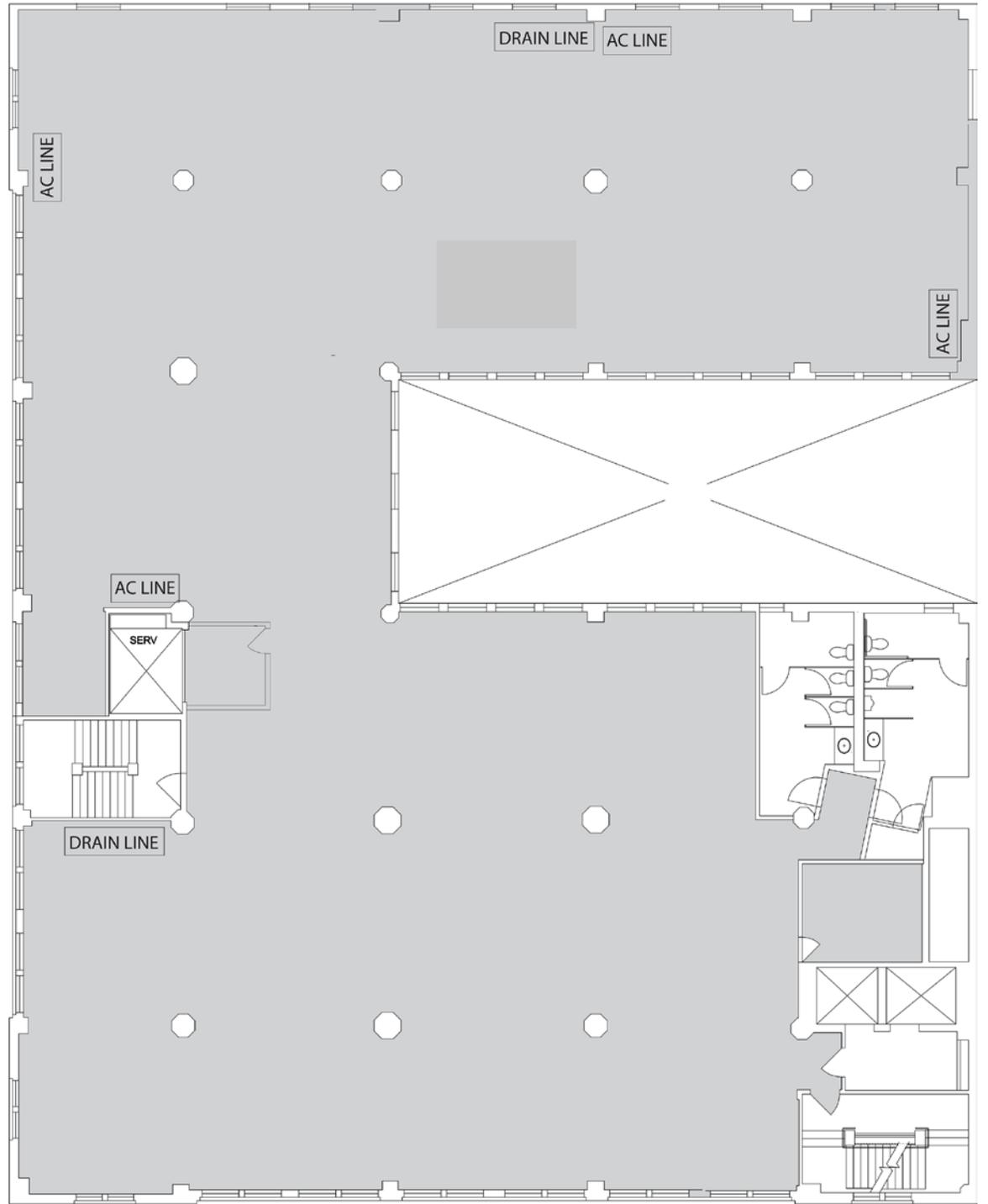




4TH FLOOR SITE PLAN

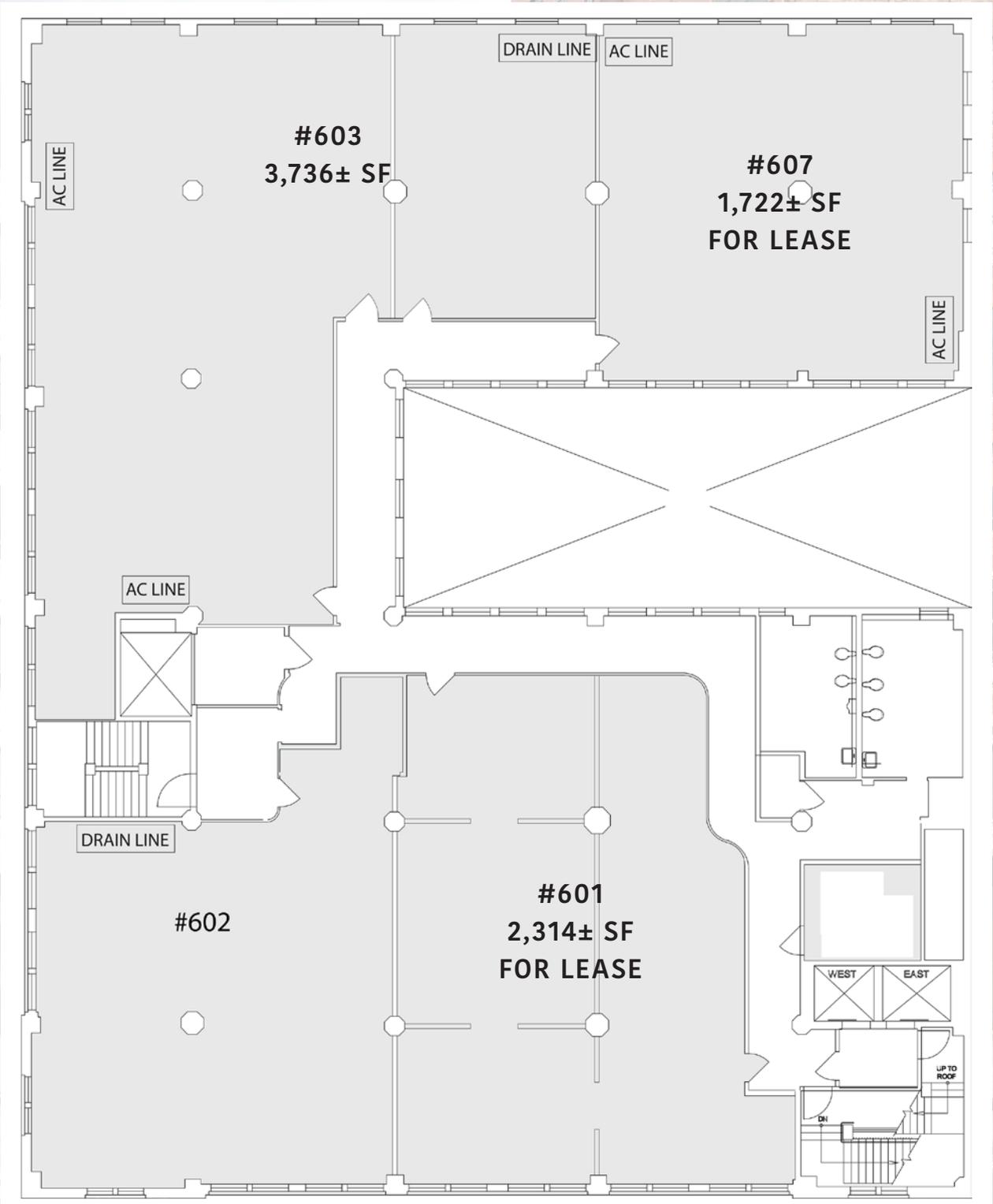


5TH FLOOR SITE PLAN

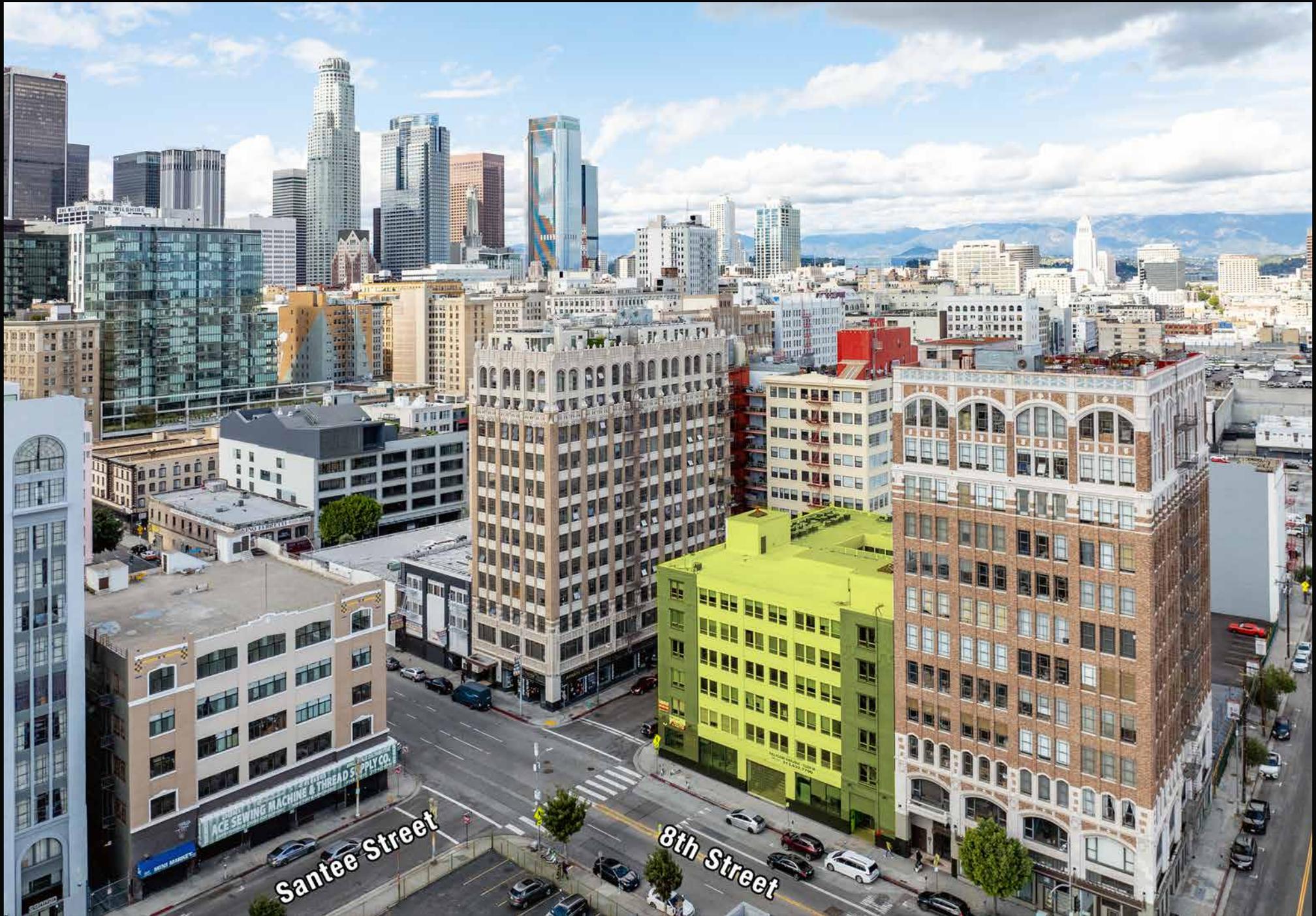




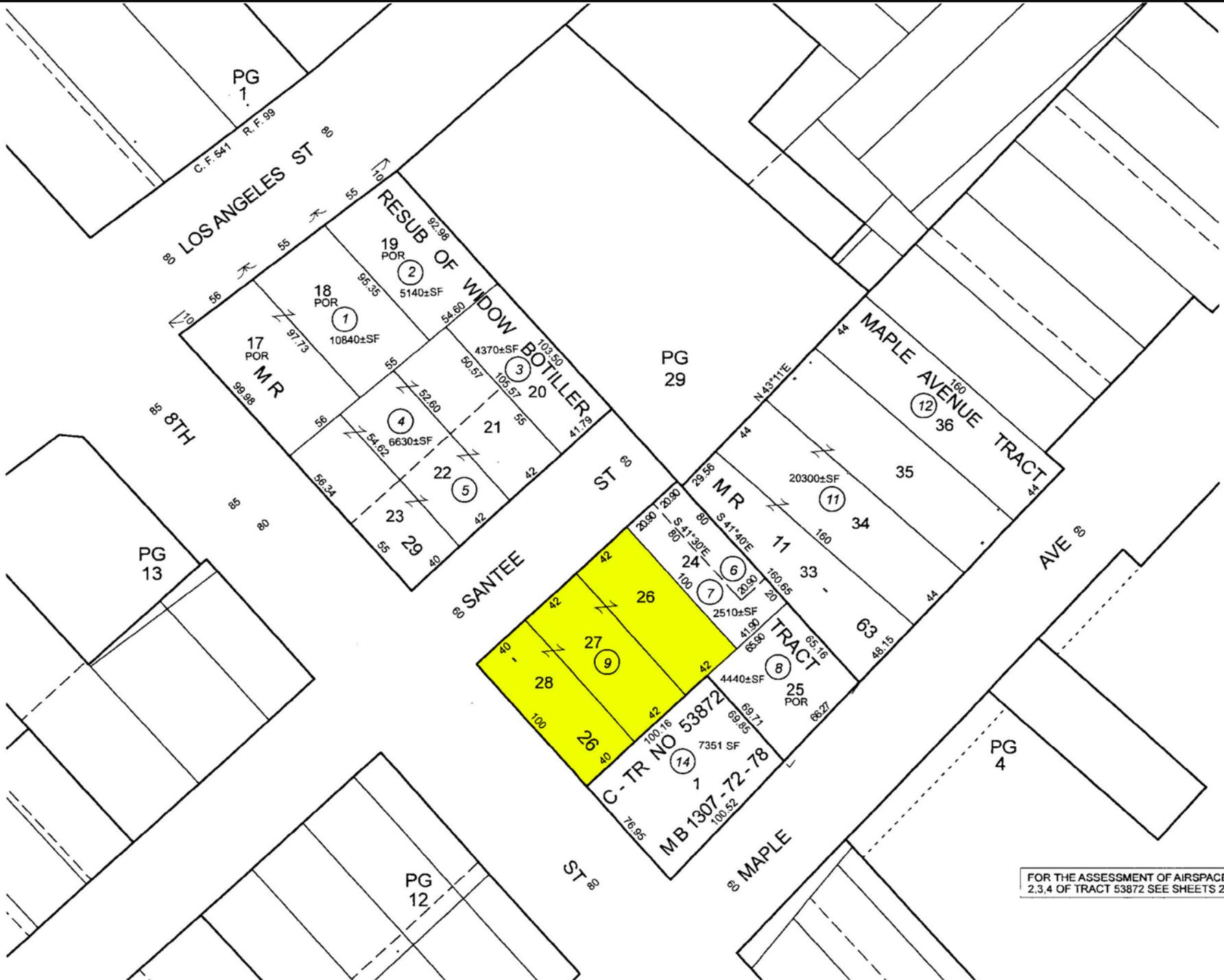
6TH FLOOR SITE PLAN



AERIAL PHOTO



PLAT MAP



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

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 17,978± SF Available
For Lease: Divisible From 775 SF
to 3,377 SF (May be Combined)

Prime DTLA Corner Location!

For More Information, Please Contact:



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