

Voit

REAL ESTATE SERVICES

AVAILABLE FOR LEASE



718 GLADYS AVENUE
LOS ANGELES, CA 90021



High Image Building in the Heart of Fashion District



Free Secured Parking and Separate Entrance



Easy Access to the 10, 110, & 101 Freeways



Open Floor Plan for Multiple uses, Ideal for Photography or Fashion Related Business



Proximity Restaurants, Cafes, and Shops



Multiple Outlet Throughout and Freight Elevator



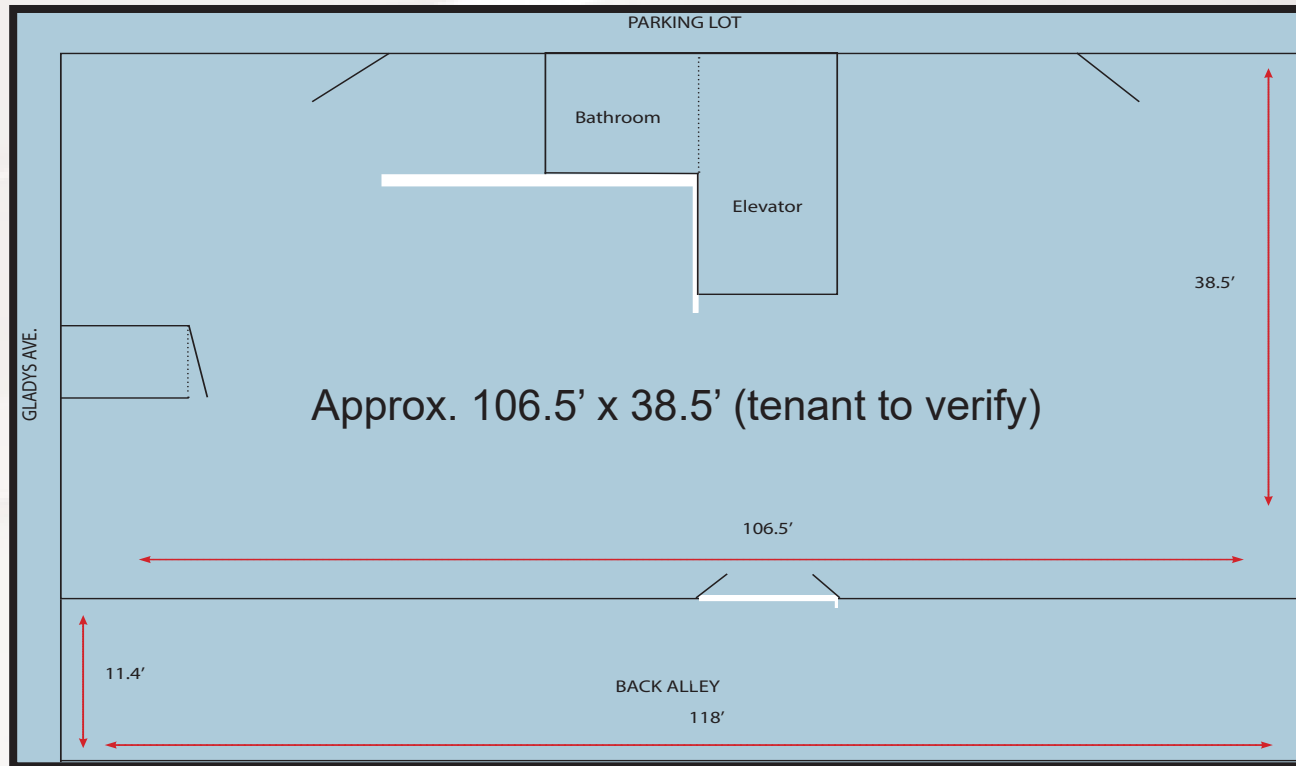


Rentable SF	Suite	Availability	Description	Rate
±4,100 SF	1st Floor	December 1, 2019	Large Open Area, 1 Restroom, Natural Lighting, Gated Parking, Freight Elevator, Approx. 106.5' x 38.5' (tenant to verify) <i>Nets Estimated @ \$0.09/SF</i>	\$1.40 NNN
3,885 SF	Basement	Immediately	Large Open Area, 2 Restrooms, Gated Parking, Freight Elevator, Approx. 105' x 37' (tenant to verify) <i>Nets Estimated @ \$0.09/SF</i>	\$1.09 NNN

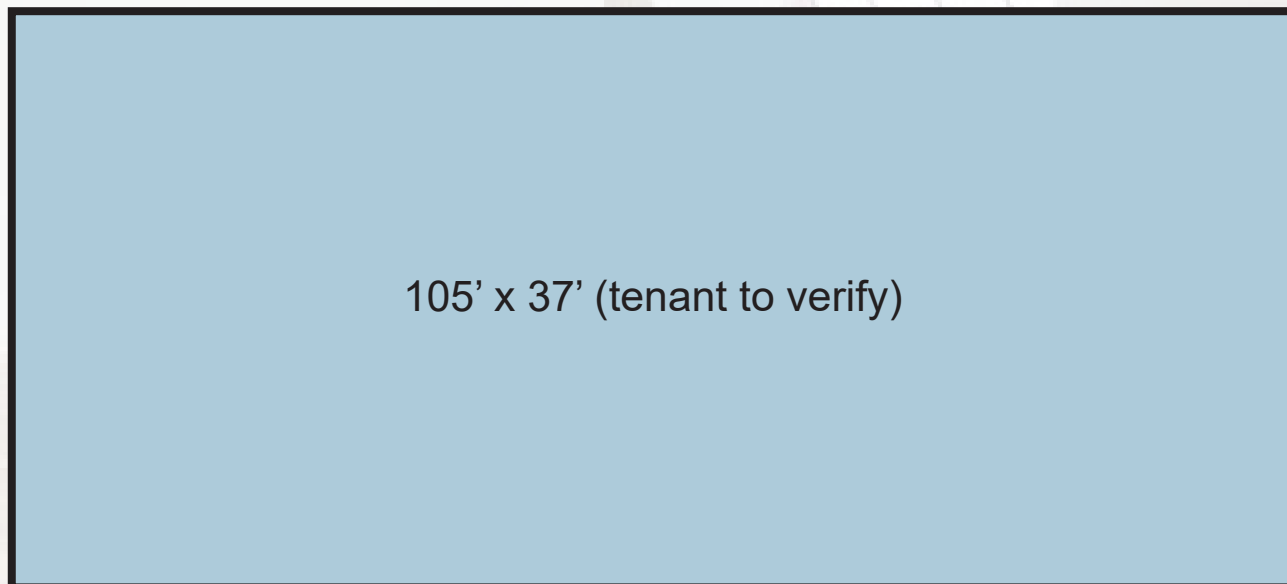
****1st floor and basement can be combined for approx. 7,985 SF**



FIRST FLOOR



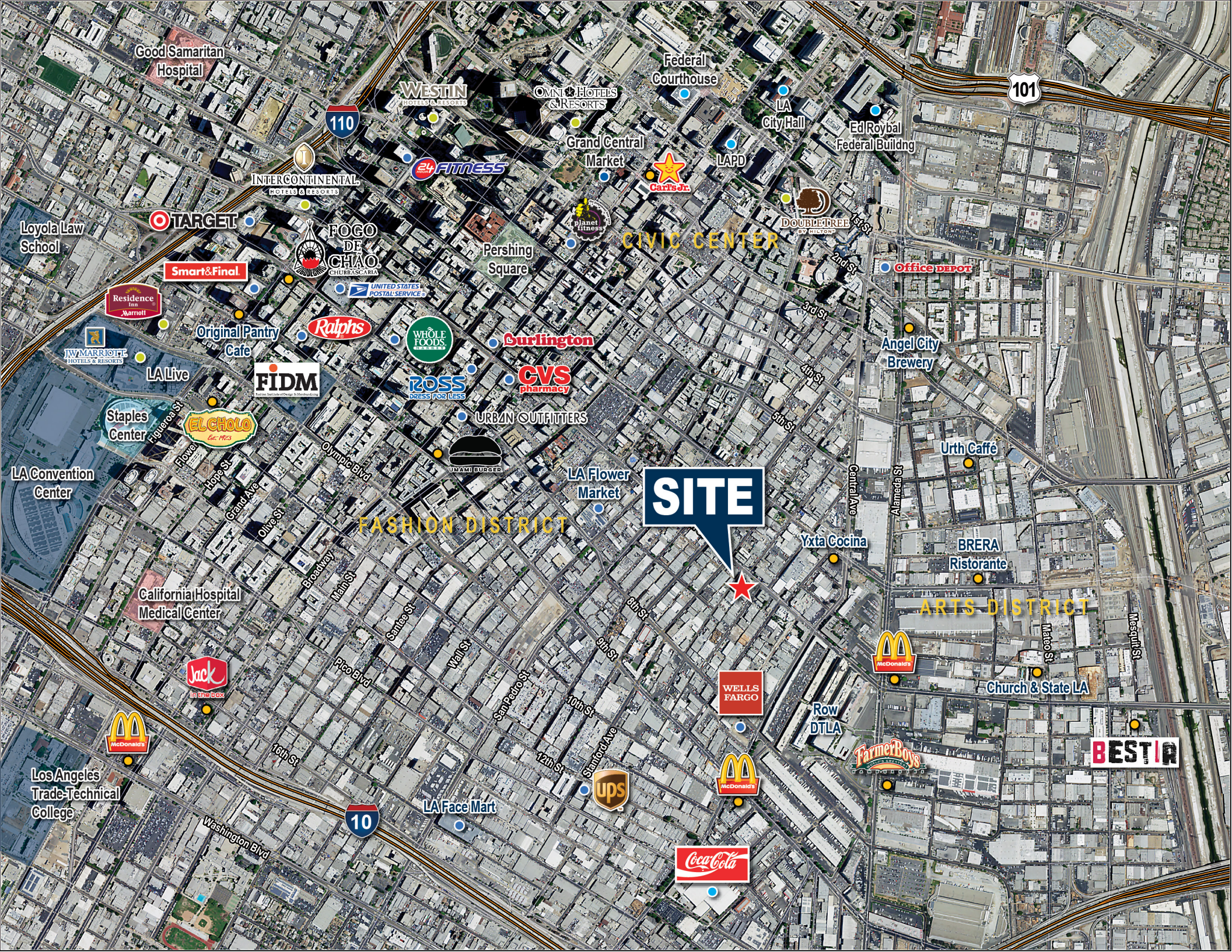
BASEMENT





BASEMENT





Good Samaritan Hospital

WESTIN
HOTELS & RESORTS

OMNI HOTELS & RESORTS

Federal Courthouse

LA City Hall

Ed Roybal Federal Building

110

101

INTERCONTINENTAL
HOTELS & RESORTS

EL FITNESS

Grand Central Market

LAPD

Loyola Law School

TARGET

FOGO DE CHIAO
CITRUSASCARIA

Pershing Square

CIVIC CENTER

DOUBLETREE
BY HYATT

Smart & Final

UNITED STATES
POSTAL SERVICES

Ralphs

WHOLE FOODS

Burlington

CVS
pharmacy

Office DEPOT

Original Pantry Cafe

FIDM

ROSS
DRESS FOR LESS

URBAN OUTFITTERS

Angel City Brewery

LA Live

Staples Center

EL CHOLO
EST. 1923

Olympic Blvd

URBAN BURGER

LA Flower Market

SITE

Urth Caffé

LA Convention Center

FASHION DISTRICT

Yxta Cocina

BRERA
Ristorante

California Hospital Medical Center

Broadway

Santa Fe St

8th St

ARTS DISTRICT

Jack
In The Box

Pico Blvd

Walt St

9th St

McDonald's

Church & State LA

McDonald's

16th St

10

LA Face Mart

ups

McDonald's

Row DTLA

Farmer Boys

BESTIA

Los Angeles Trade-Technical College

Washington Blvd

San Pedro St

10th St

Coca-Cola

McDonald's

Row DTLA

McDonald's

Church & State LA

BESTIA

Los Angeles Trade-Technical College

Washington Blvd

San Pedro St

12th St

Coca-Cola

McDonald's

Row DTLA

McDonald's

Church & State LA

BESTIA

NEARBY AMENITIES

RESTAURANTS

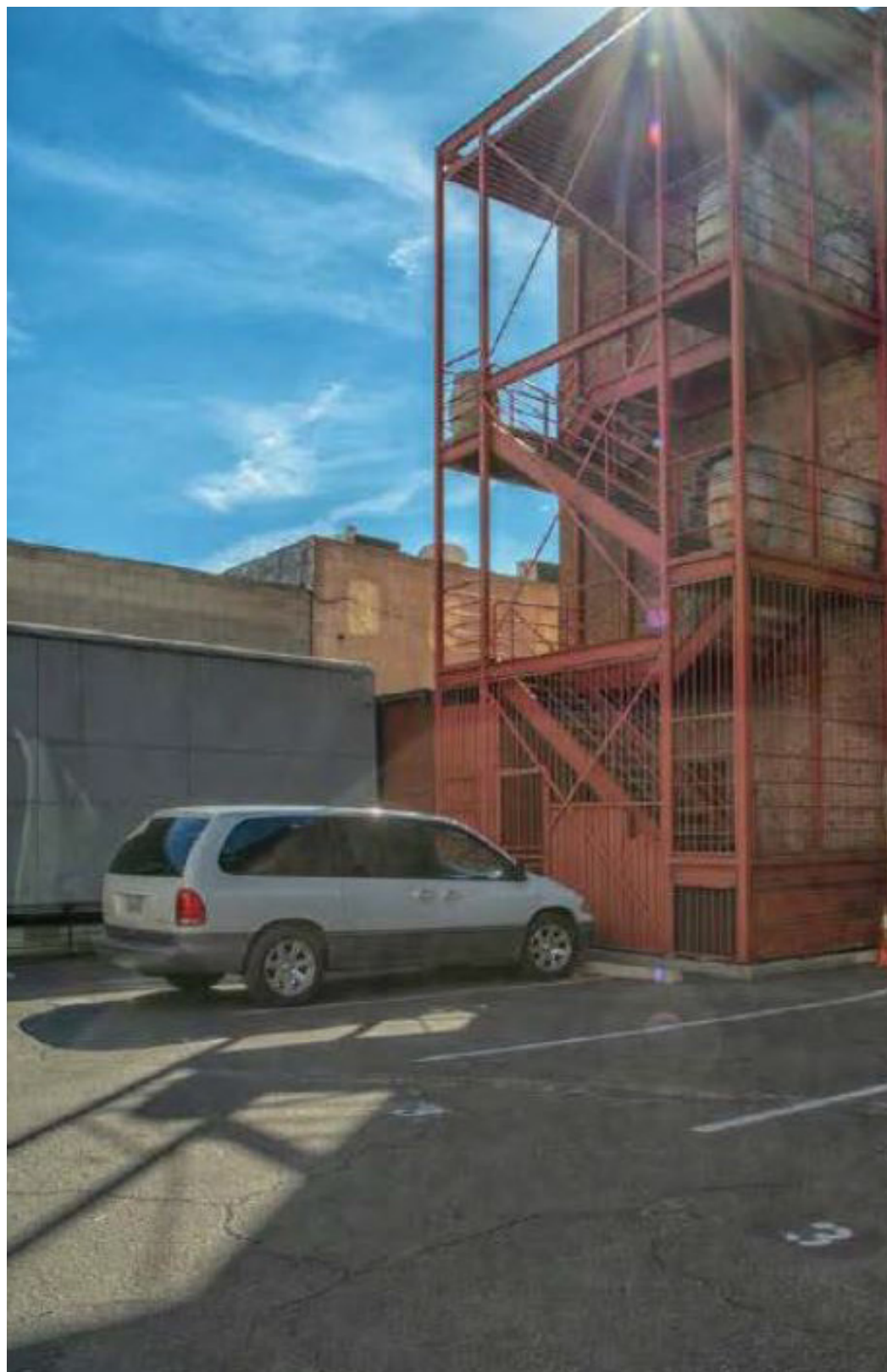
- 1 Yxta Cocina
- 2 McDonald's
- 3 Row DTLA
- 4 BRERA Ristorante
- 5 Farmerboys
- 6 Church & State LA
- 7 Urtha Caff'e
- 8 Angel City Brewery
- 9 Umami Burger
- 10 El Cholo
- 11 Original Pantry Cafe
- 12 FOGO DE CHAO CHURRASCARIA
- 13 Jack in the box
- 14 Bestia
- 15 Carls Jr.

RETAIL

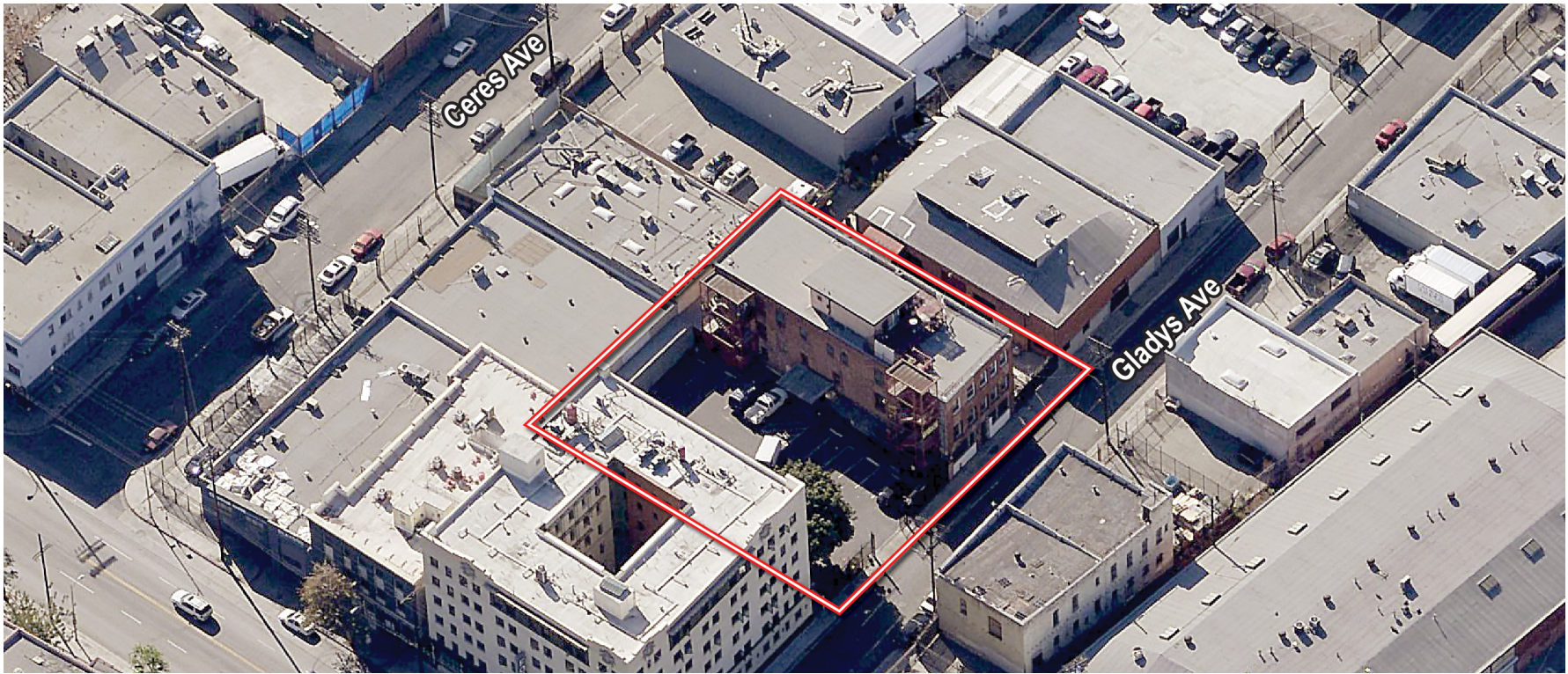
- 1 LA Flower Market
- 2 Urban Outfitters
- 3 CVS Pharmacy
- 4 Ross Dress For Less
- 5 Burlington
- 6 Whole Foods
- 7 Ralphs
- 8 United Postal Service
- 9 Smart & Final
- 10 Target
- 11 UPS
- 12 LA Face Mart
- 13 Office Depot
- 14 Planet Fitness
- 15 24 Hour Fitness
- 16 Grand Central Market

HOTELS & ENTERTAINMENT

- 1 DoubleTree by Hilltop
- 2 Arts District
- 3 LA Live
- 4 Staples Center
- 5 Residence Inn Marriott
- 6 JW Marriott Hotels & Resorts
- 7 LA Convention Center
- 8 Fashion District
- 9 Civic Center
- 10 Intercontinental Hotels & Resorts
- 11 WESTIN Hotels & Resorts
- 12 OMNI Hotels & Resorts







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