

FOR LEASE

• **RETAIL/WAREHOUSE/STORAGE** •

**445 S
BROADWAY**

DOWNTOWN LOS ANGELES

CBRE

URBANGROUP

PROPERTY FACTS



Building Size: ±44,882 SF



Year Built/Renovated: 1902



Full-Floor Availabilities:

Basement - 12,000 SF (Move In Ready!)

1st Floor - 10,000 SF (Move In Ready!)

2nd Floor - 10,000 SF (Move In Ready!)

3rd Floor - 8,000 SF (Move In Ready!)

4th Floor - 5,000 SF (Move In Ready!)



Asking Rate: \$1.25 MG

PROPERTY HIGHLIGHTS



Move in Ready!



Building Signage Available



Loading off Street



Expansion capabilities



Retail and Amenities



Walk Score - 98



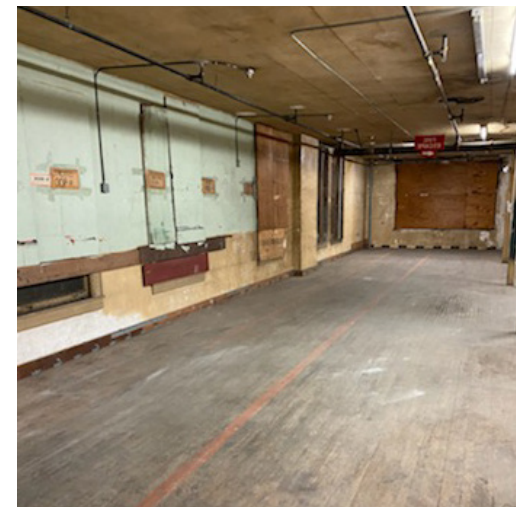
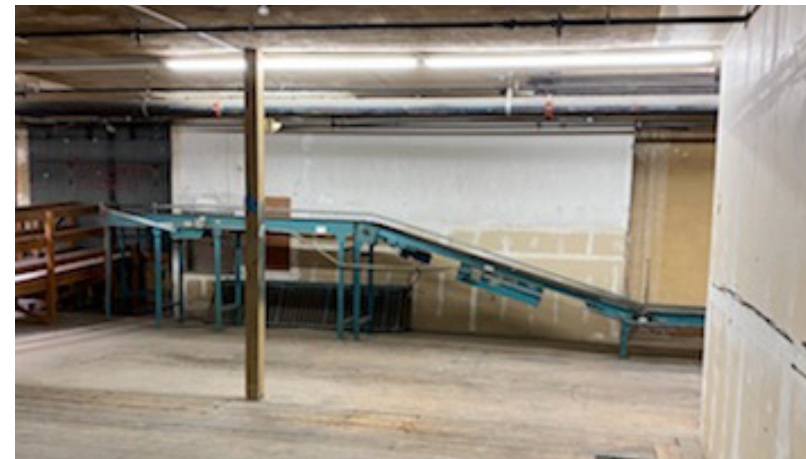
Riders Paradise - 100



Bike Score - 85



Located Adjacent to Grand Central Market



BE A PART OF THE RESURGENCE OF BROADWAY DOWNTOWN LA'S HOTTEST CORRIDOR



CONTACTS

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**GRAND
OPENING**

**MATTRE
CENTRA**
DTLA ♦ LOS ANGELES ♦ BURBANK

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