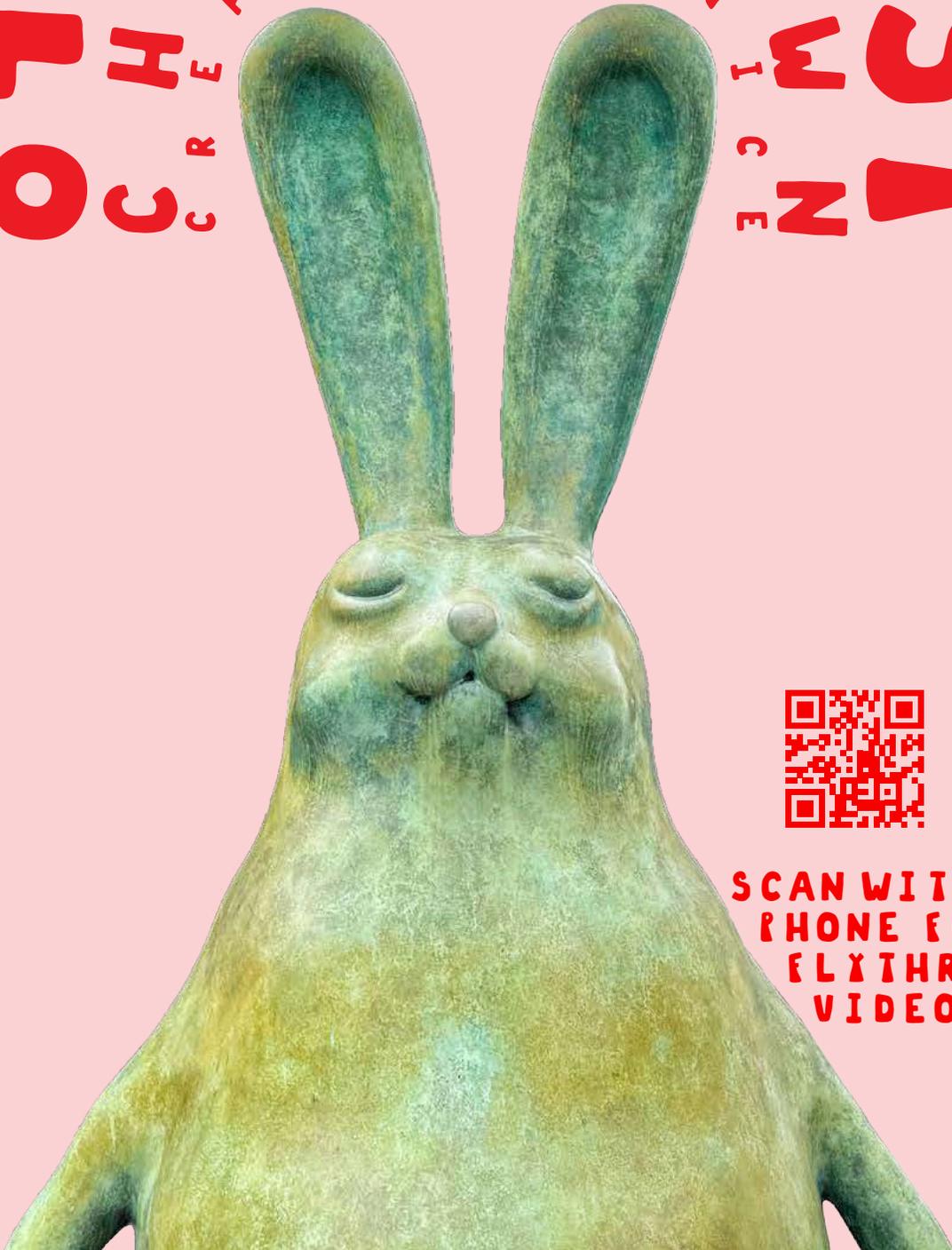


3NSPRRING  
4H I N V A T O F O G S  
8 C R E A T I V E F I C I A L S



SCAN WITH  
PHONE FOR  
FLYTHROUGH  
VIDEO



# BUILDING AMENITIES



## ON-SITE RESTAURANT & RETAIL SUITES

843 N Spring St provides on-site retail suites, enhancing the experience for both occupants and visitors. The ground level offers a lively atmosphere with diverse retail and leisure options, all thoughtfully designed for an inviting and engaging environment.



## LANDSCAPED COURTYARD

Landscape by James Corner Field Operations

843 N Spring St's first-floor courtyard is a serene oasis, surrounded by lush greenery and thoughtfully designed seating areas, offering an ideal escape from the city's hustle and bustle.



## PANORAMIC ROOF DECK

843 N Spring St's rooftop amenity deck is a standout feature, providing breathtaking views of downtown Los Angeles, the LA River, and distant mountains. The unobstructed vistas offer a captivating backdrop for any occasion.



11-foot bronze sculpture

## ART

At 843 N Spring St's sidewalk corner, the Haas Brothers' "Be Hare Now" art installation shines. This 11-foot bronze bunny sculpture captivates with its whimsical charm, accompanied by two 20-foot high street lamps also bearing the Haas Brothers' touch. This art reflects the building's commitment to creativity, complementing its proximity to prestigious galleries, cultural hubs, and a vibrant artistic community. Nearby, contemporary art galleries, dynamic installations, and engaging exhibitions abound. Cultural centers host diverse events, celebrating the city's heritage. This artistic energy extends to culinary hotspots, with local and global acclaim.



## ACCESSIBLE + ON-SITE PARKING

At 843 N Spring St, convenience is paramount. Valet parking ensures a smooth arrival, bike parking encourages eco-friendly commuting, and 141 secure underground spaces offer ample on-site parking. The nearby Chinatown Station of Metro's A Line promotes greener commutes, guaranteeing a hassle-free experience for all occupants and visitors.



## HIGH-QUALITY CONSTRUCTION & FINISHES

843 N Spring St boasts exquisite design with sustainable Cross Laminated Timber, steel windows for natural light, custom concrete elements, and luxurious interior features like marble countertops, walnut cabinetry, and high-end appliances. High-quality lighting fixtures add sophistication, redefining modern luxury and craftsmanship.

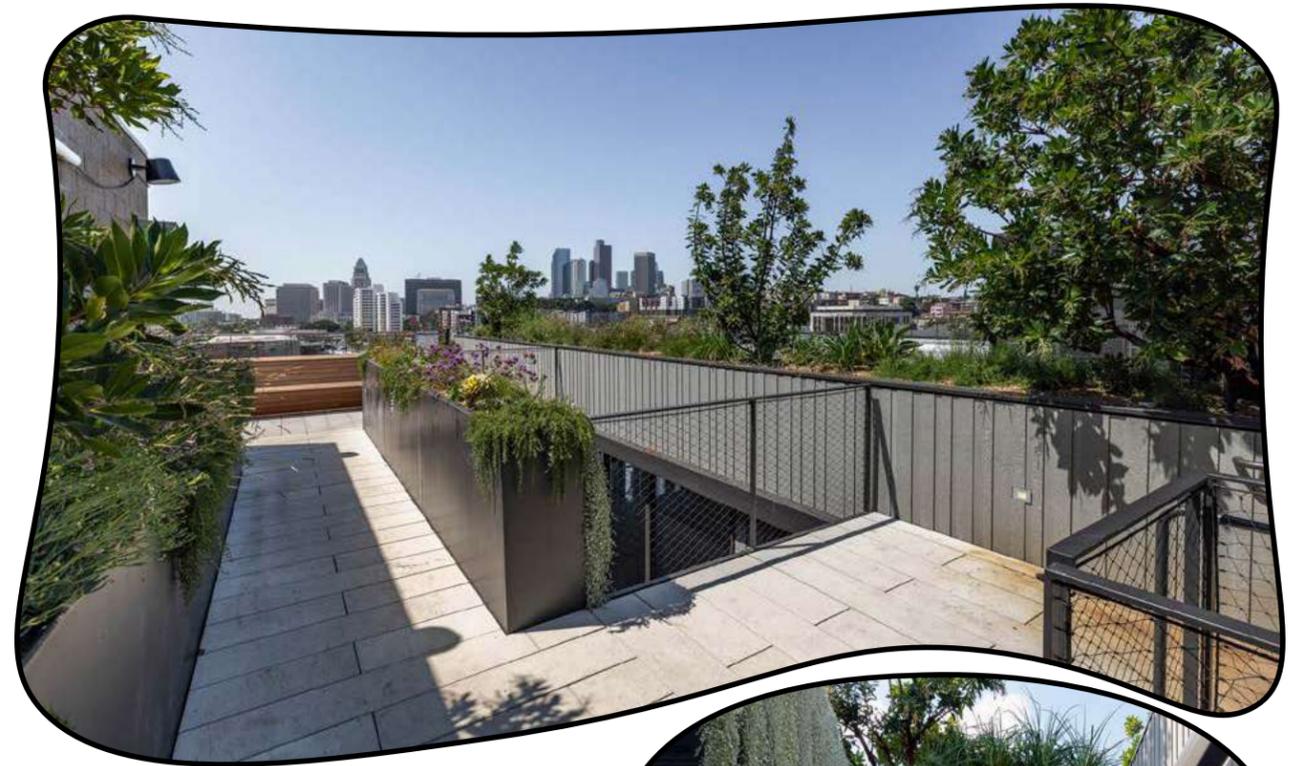


## SECURE SMART ENTRY SYSTEMS

The Open Path™ Smart Security Entry System at 843 N Spring St prioritizes safety and user experience. It offers advanced touchless entry for convenience and hygiene in a post-pandemic world.



# PHOTOS



# PHOTOS



# DETAILS

## TOTAL AREA

Office ±79,359 RSF (Divisible)  
 Restaurant ±1,500 RSF to ±8,650 RSF

## TERM

Flexible

## LEASE RATE

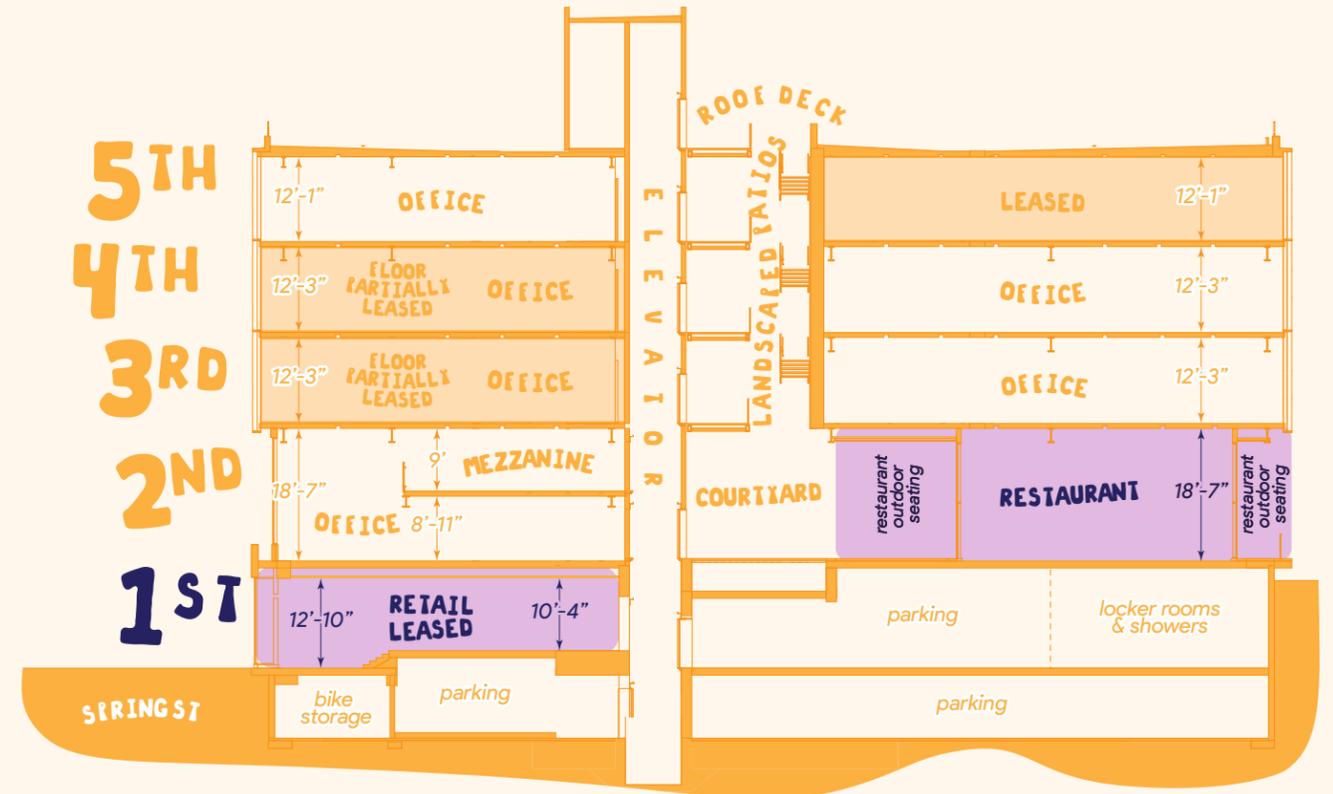
Call for Details

## DELIVERY

Immediate

## PARKING

2 per 1,000 RSF on-site  
 Additional off-site available, next door  
 Valet attendant



OFFICE	<b>5<sup>TH</sup></b>	± 13,517 RSF	ONE SUITE LEFT
OFFICE	<b>4<sup>TH</sup></b>	± 7,342 to ± 24,654 RSF	THREE SUITES LEFT STE 401 SPEC SUITE AVAIL MARCH 2025
OFFICE	<b>3<sup>RD</sup></b>	± 2,619 to ± 23,758 RSF	FOUR SUITES LEFT
OFFICE + RESTAURANT	<b>2<sup>ND</sup></b>	± 17,430 RSF	INCLUDING MEZZANINE UP TO 18'-7" HEIGHTS
		± 1,500 to ± 8,659 RSF	OUTDOOR SEATING AREAS UP TO 18'-7" HEIGHTS
RETAIL + COFFEE	<b>1<sup>ST</sup></b>	± 1,284 to ± 8,659 RSF	LEASED TO: - DAYGLOW COFFEE - NIGHTGLOW BREWERY - AWAN ICE CREAM

## CONTACT

### Office Contact

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 CA BRE No. 01464318



# DESIGN OVERVIEW



## LEVER Architecture

843 N Spring St boasts a LEVER Architecture design blending contemporary sophistication with sustainability. Featuring Cross Laminated Timber (CLT) for reduced carbon emissions and warmth, it integrates operable sliding doors and a central courtyard for natural ventilation. The rooftop deck offers stunning views of downtown LA, while meticulous detailing creates a refined environment. This design epitomizes excellence, sustainability, and human-centric living.



## James Corner Field Ops

The landscape design by James Corner Field Ops at 843 N Spring St seamlessly blends nature and aesthetics, creating a tranquil oasis in the heart of the city. Carefully curated greenery in the central courtyard invites relaxation and connection with nature. The rooftop amenity deck offers breathtaking views of downtown LA, the LA River, and the mountains, perfect for gatherings. With meticulous attention to detail, JCFO integrates their transformative vision with the architecture, inviting occupants to engage with nature and find tranquility.



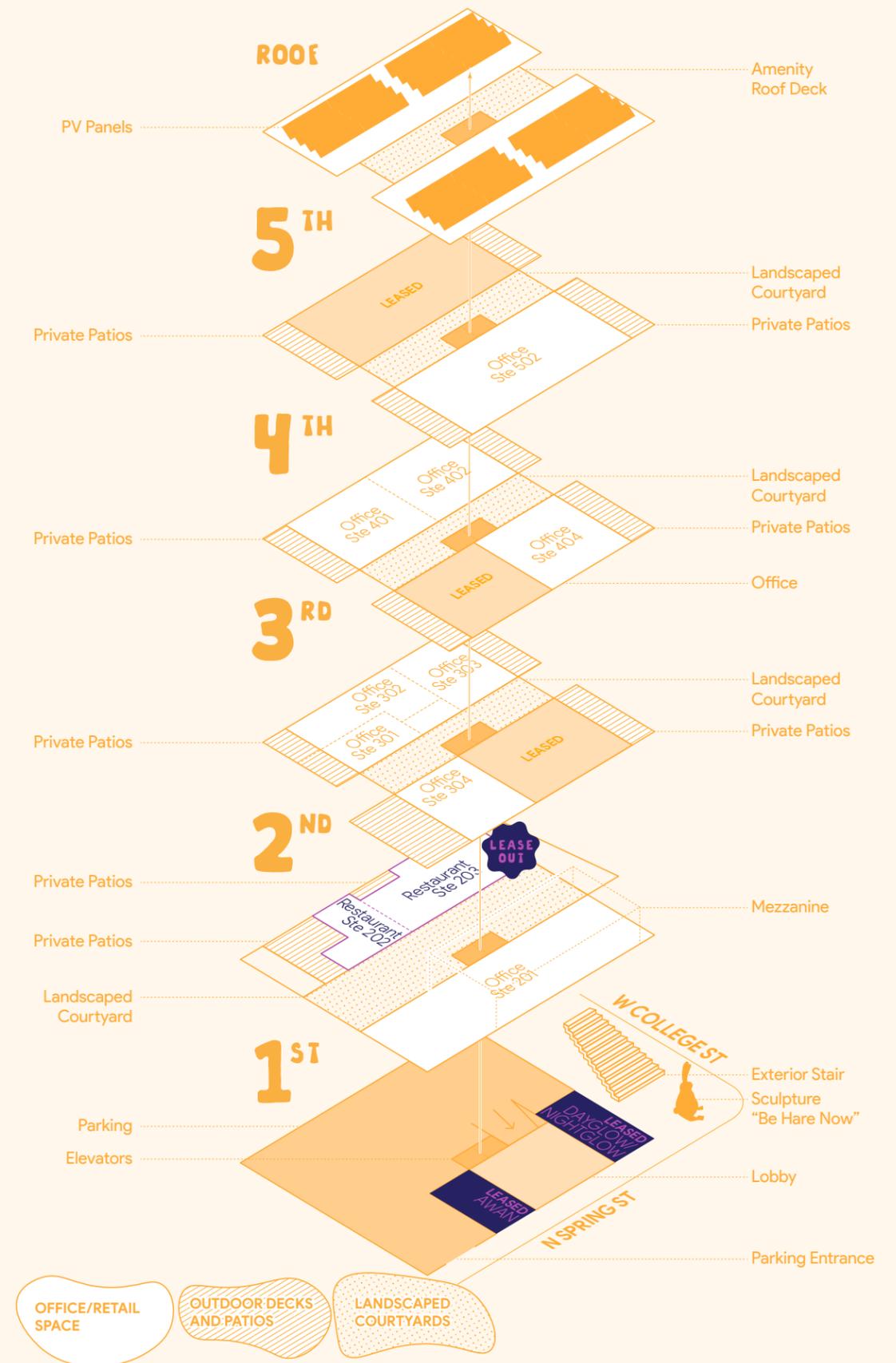
## The Haas Brothers

The building showcases the captivating bronze sculpture "Be Hare Now" by the renowned Haas Brothers—an 11-foot-high meditating bunny that adds a touch of sophisticated whimsy and contemplation to the space. This artistic centerpiece becomes a focal point, capturing the imagination and inviting reflection. The inclusion of such artistry within the building's environment fosters a creative and inspirational atmosphere, celebrating the fusion of art, culture, and design at 843 N Spring St.

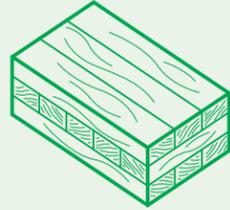


## Configurable

843 N Spring St offers remarkable configurability, providing flexible and adaptable spaces tailored to tenants' needs. With configurations ranging from 2,600 to 30,000 square feet, tenants can customize their workspace, whether for collaborative open areas, individual offices, or a blend of both. This versatility caters to various business sizes and functions, ensuring the building can adapt to evolving needs and grow with tenants' businesses.

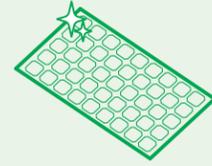


# SUSTAINABILITY



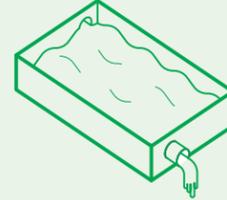
## Cross Laminated Timber

This groundbreaking building redefines sustainable mass timber construction in Los Angeles. As one of the city's first major Cross-Laminated Timber (CLT) office structures, it combines 3- and 5-ply CLT panels with a concrete topping slab, supported by exposed steel columns and beams. The result is a visually striking and environmentally conscious space. With estimated carbon reductions of 1357 metric tons, equivalent to keeping 287 cars off the road for a year, this remarkable feat of architecture sets a new standard for sustainability.



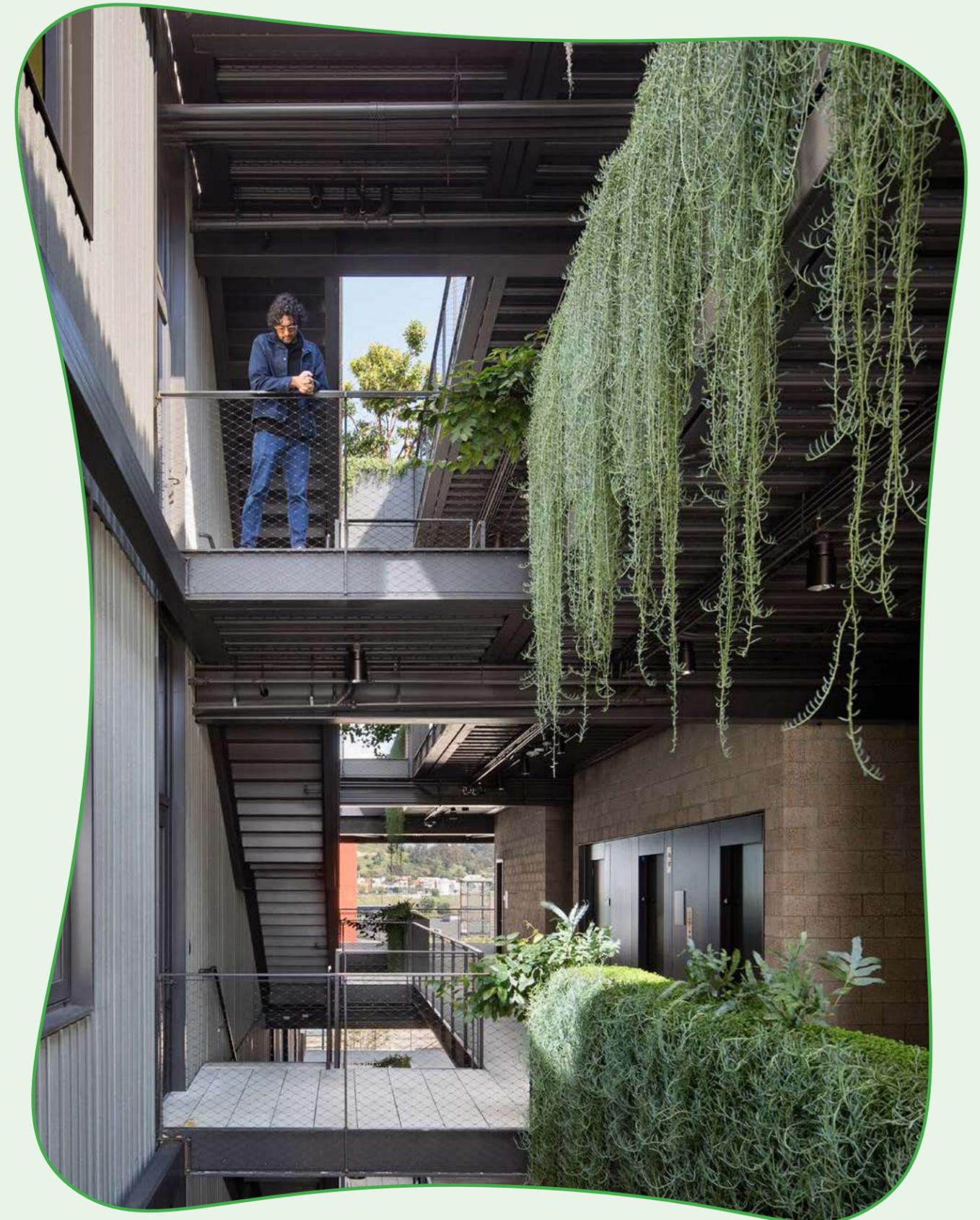
## Solar Power

843 N Spring St harnesses the power of solar energy through its rooftop solar panel system. With the capacity to produce approximately 220,000 kilowatt-hours (kWh) per year, this renewable energy source significantly reduces the building's reliance on traditional electricity grids. By generating clean and sustainable energy, the solar panels further contribute to the property's commitment to environmental responsibility and energy efficiency.



## Rainwater Collection

The building employs an innovative rainwater harvesting system, capturing and treating rainwater for multiple sustainable purposes. Collected from rooftops and surfaces, the rainwater is filtered for purity and safety. It serves two main functions: irrigating the landscape and flushing toilets, reducing reliance on municipal water supplies and conserving resources efficiently.

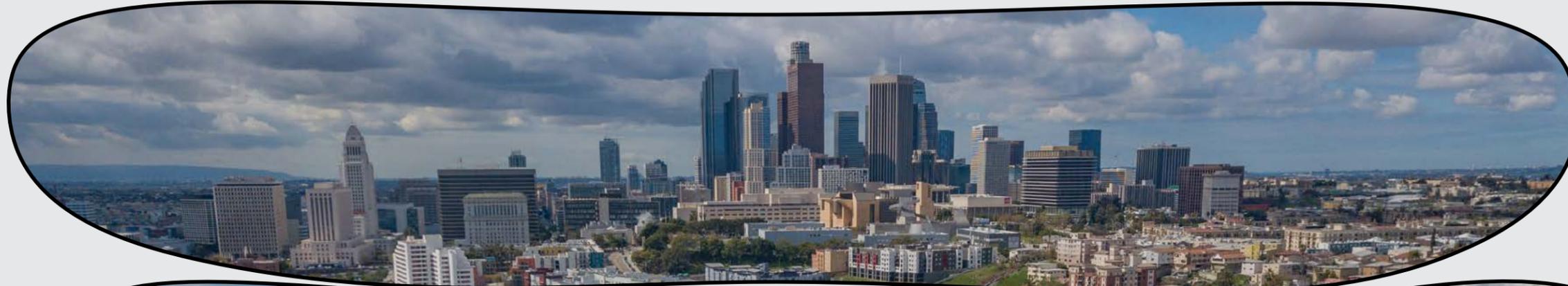


# PANORAMIC VIEWS



## West

The undulating Hollywood Hills, blanketed with lush greenery, create a tranquil and picturesque landscape. Nestled within hills stunning luxury homes and sprawling estates, seamlessly blending with the natural beauty of the surroundings. The iconic Hollywood Sign proudly stands as a beacon. The views offer a captivating escape into a world where nature's beauty and cinematic allure converge.



## South West

The views of **DTLA and its skyline** are truly remarkable. The cityscape sprawls out before you. The blend of architectural styles, from sleek modern structures to iconic historic landmarks, creates a captivating visual ensemble. From this vantage point, one can witness the dynamic energy of Downtown LA, with its bustling streets and vibrant atmosphere.



## East

The views of Boyle Heights and the sprawling cityscape of Los Angeles are captivating, with a vibrant mosaic of neighborhoods and towering skyscrapers stretching out before you. It's a dynamic and diverse landscape that showcases the constant rhythm of life in this iconic metropolis.



## North East

Enjoy stunning views of Elysian Park's lush greenery and the iconic Dodger Stadium. The park's rolling hills and winding trails offer a serene escape, while the stadium's grand architecture and vibrant baseball field create a striking spectacle. Day or night —sometimes with fireworks, the view captivates with its natural beauty and the magnificence of the stadium, providing an awe-inspiring backdrop to the urban landscape.

# TOP 10 WITHIN 10



ADJACENT

**Oriel Bar** is a chic and intimate wine bar celebrated for its curated selection and sophisticated ambiance. The bar's commitment to excellence extends beyond its wine offerings, with expertly crafted cocktails and delectable small plates adding to the allure. Oriel Bar provides a refined yet approachable space to indulge in the pleasures of the vine.



8 MIN WALK

**Howlin' Ray's** is a beloved hotspot renowned for its mouthwatering Nashville hot chicken and lively atmosphere. With its fiery yet flavorful dishes, it tantalizes taste buds and keeps patrons coming back for more. The restaurant's commitment to quality ingredients and authentic preparation methods ensures an unforgettable dining experience.



5 MIN WALK

**General Lee's** is a vibrant venue celebrated for its dynamic fusion of live music, craft cocktails, and laid-back ambiance. With its eclectic lineup of performers and welcoming atmosphere, it offers a memorable nightlife experience for music enthusiasts and socialites alike.



7 MIN WALK

**Lasita** is a culinary gem revered for its flavorful Filipino-inspired cuisine and inviting atmosphere. With its bold yet balanced dishes, it captivates diners with a modern twist on traditional flavors. It's a must-visit destination for food lovers seeking authentic flavors and warm hospitality in the heart of LA's dining scene.



5 MIN WALK

**Wax Paper** is a charming sandwich shop renowned for its creative combinations and cozy atmosphere. Each sandwich tells a story of flavor and nostalgia. From the classic pastrami to inventive vegetarian options, Wax Paper offers a diverse menu that caters to every palate. Enjoy delicious fare and connect over shared love for great food.



3 MIN DRIVE

**Majordomo** in Los Angeles presents an enticing blend of upscale dining and a lively atmosphere. Its eclectic menu offers a fusion of flavors, from inventive small plates to decadent mains, ensuring a memorable culinary experience. With a chic yet welcoming ambiance, it's a go-to spot for food enthusiasts seeking innovative cuisine in LA.



5 MIN WALK

**Steep LA** is a cozy tea house revered for its diverse selection of handcrafted teas and tranquil ambiance. Its commitment to quality and sustainability offers a journey of flavor and relaxation. The tea house's inviting atmosphere and knowledgeable staff create a welcoming space where patrons can unwind and savor the simple pleasure of a perfect cup of tea.



3 MIN DRIVE

**Apotheke LA**, located in Los Angeles, epitomizes sophisticated mixology in a captivating setting. With its meticulously crafted cocktails and elegant ambiance, it offers a unique experience for cocktail enthusiasts. The bar's attention to detail and inventive concoctions make it a destination for those seeking refined libations in the heart of LA's nightlife scene.



6 MIN WALK

**Highland Park Brewery**, is a craft beer haven renowned for its innovative brews and laid-back atmosphere. With a diverse selection of meticulously crafted beers, it caters to both beer aficionados and casual drinkers alike. The brewery's commitment to quality and experimentation ensures a dynamic range of flavors and styles, making it a must-visit destination for beer lovers.



5 MIN WALK

**Flouring LA** is a cozy bakery renowned for its artisanal bread and delightful pastries in a warm and inviting atmosphere. With a dedication to quality ingredients and traditional baking techniques, each creation embodies a perfect balance of flavor and texture. It's a must-visit destination for bread enthusiasts and pastry lovers seeking a taste of culinary excellence.

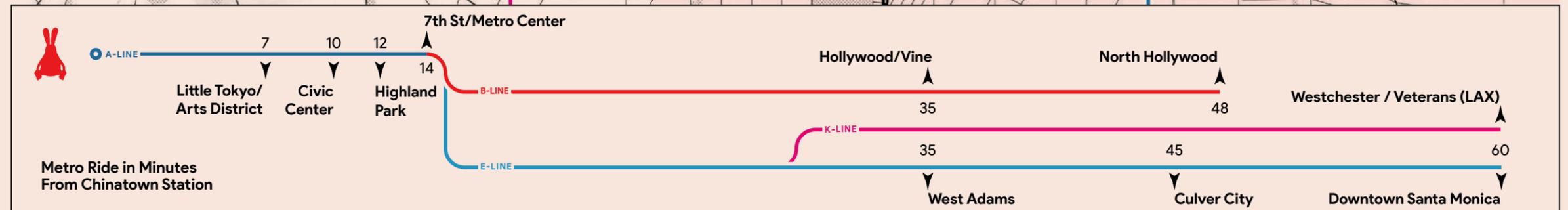
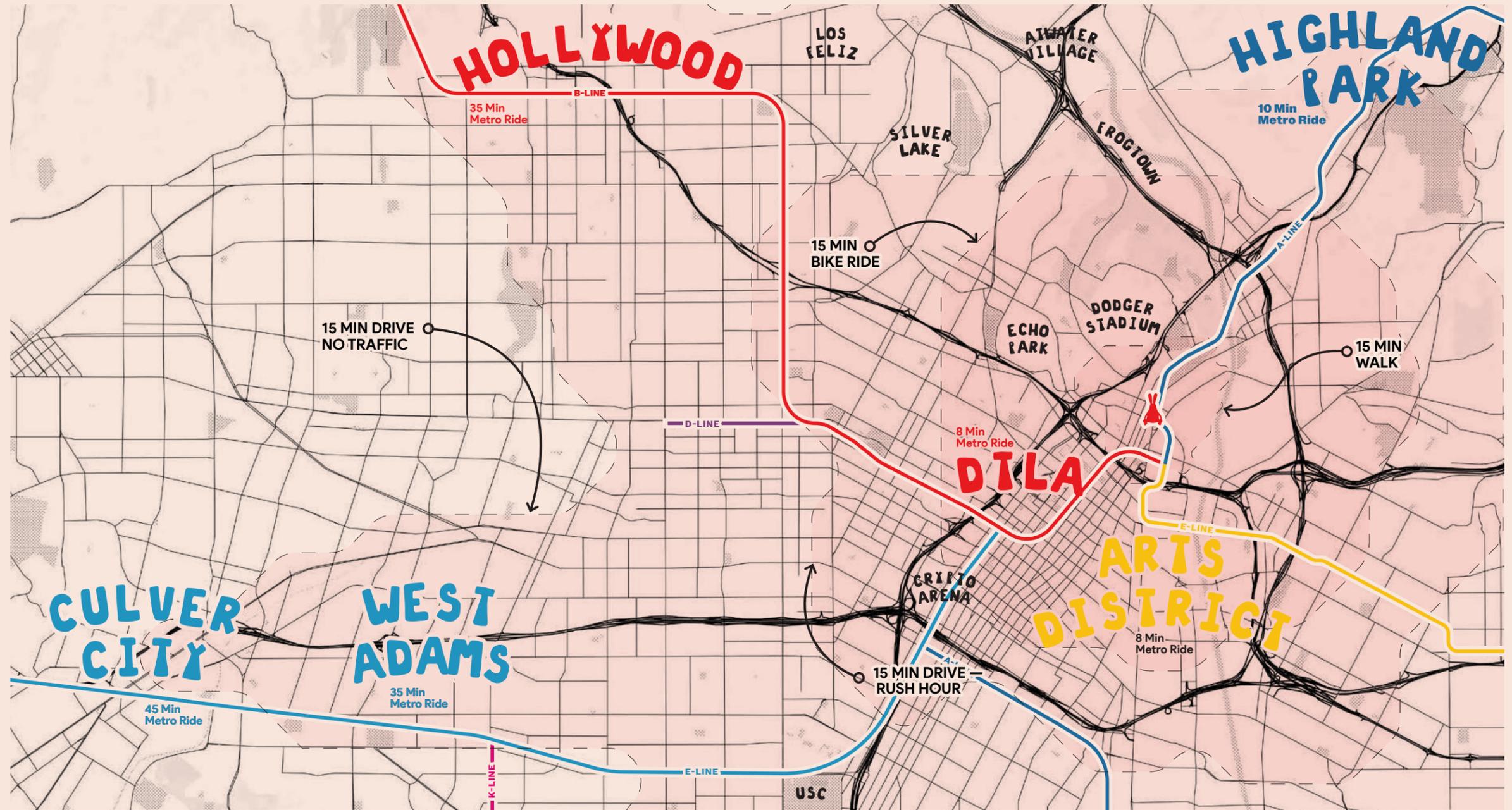
# ACCESSIBLE

Chinatown offers exceptional accessibility, making it easily reachable for residents and visitors alike. The neighborhood benefits from its prime location near major freeways, allowing for convenient transportation options. Whether you're driving in from other parts of the city or outside the area, Chinatown's proximity to freeways ensures a straightforward commute.

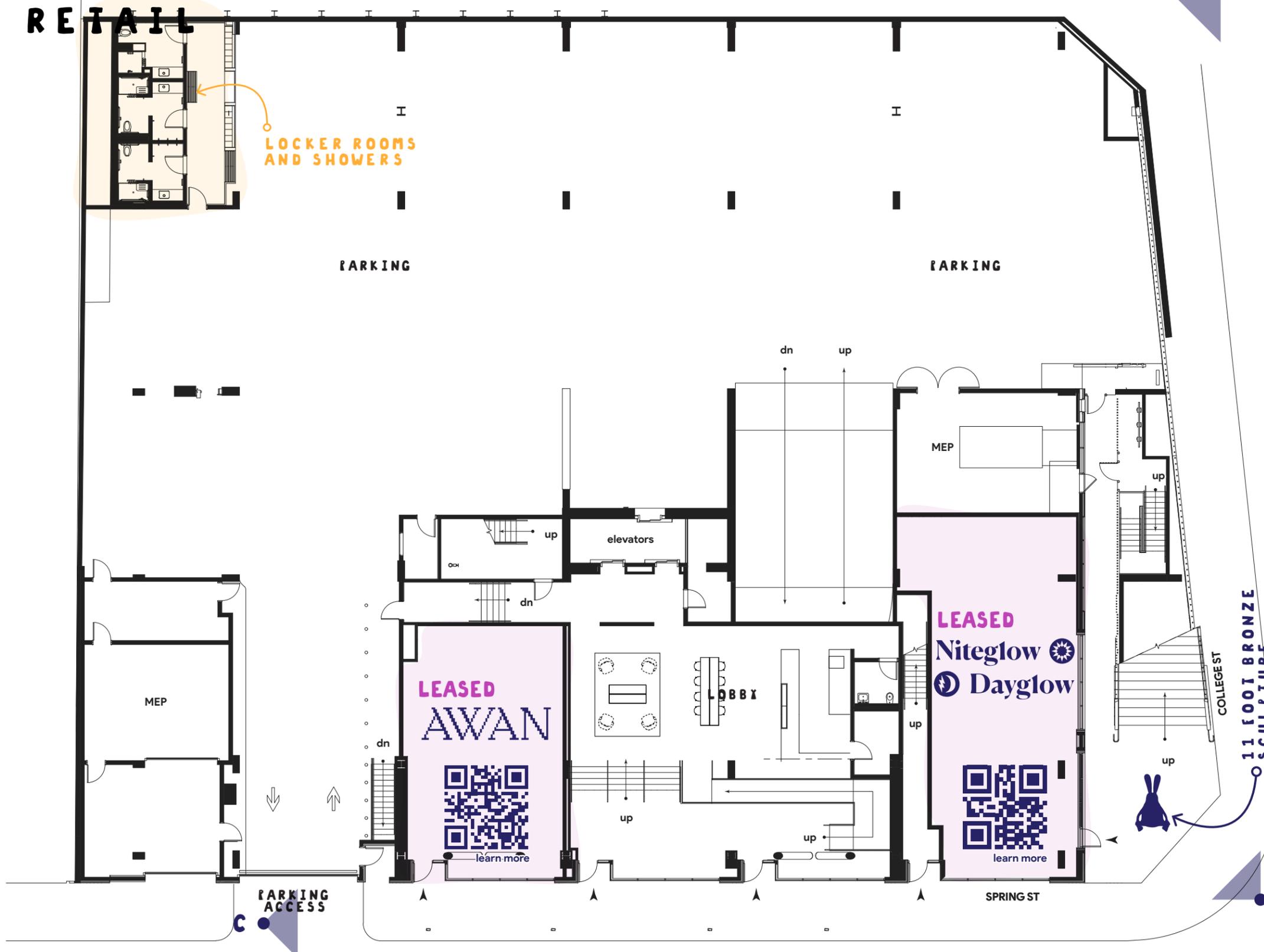
Additionally, Chinatown is well-connected through public transportation. The neighborhood is in close proximity to Union Station, a major transportation hub in Los Angeles. **Union Station** provides access to various modes of transportation, including buses, trains, and the **Metro A-Line (previously Gold Line)**. The **Chinatown Station on the A-Line** offers a convenient way to explore the neighborhood and its surrounding areas. With the A-Line, residents and visitors can easily access destinations such as **Highland Park (12 min)**, the **Arts District (7 min)**, and other vibrant neighborhoods in a matter of minutes.

With the inauguration of the newly opened **Regional Connector** in Downtown LA, Metro riders now enjoy seamless travel **from Azusa to Long Beach and from East Los Angeles to Santa Monica without the need for transferring lines**. This significant infrastructure enhancement proves particularly advantageous for 843 N Spring St, as it greatly expands accessibility for both employees and visitors, offering an effortless and hassle-free commute. The improved connectivity serves as a compelling incentive, attracting talent from a broader region to the area.

With concerns about congestion, environmental impact, and personal well-being, many employees are seeking alternative transportation methods. As businesses adapt to changing work dynamics, provisions for convenient public transit will become increasingly vital for employers seeking to attract and retain talent in the near future. Embracing such forward-thinking initiatives demonstrates a commitment to employee well-being and environmental responsibility, making it a pivotal factor for organizations aiming to thrive in the evolving landscape.



# 1ST FLOOR



# 2ND FLOOR OFFICE AND RESTAURANT



**DIVISIBLE  
DOWN TO  
±1,500 RSF**



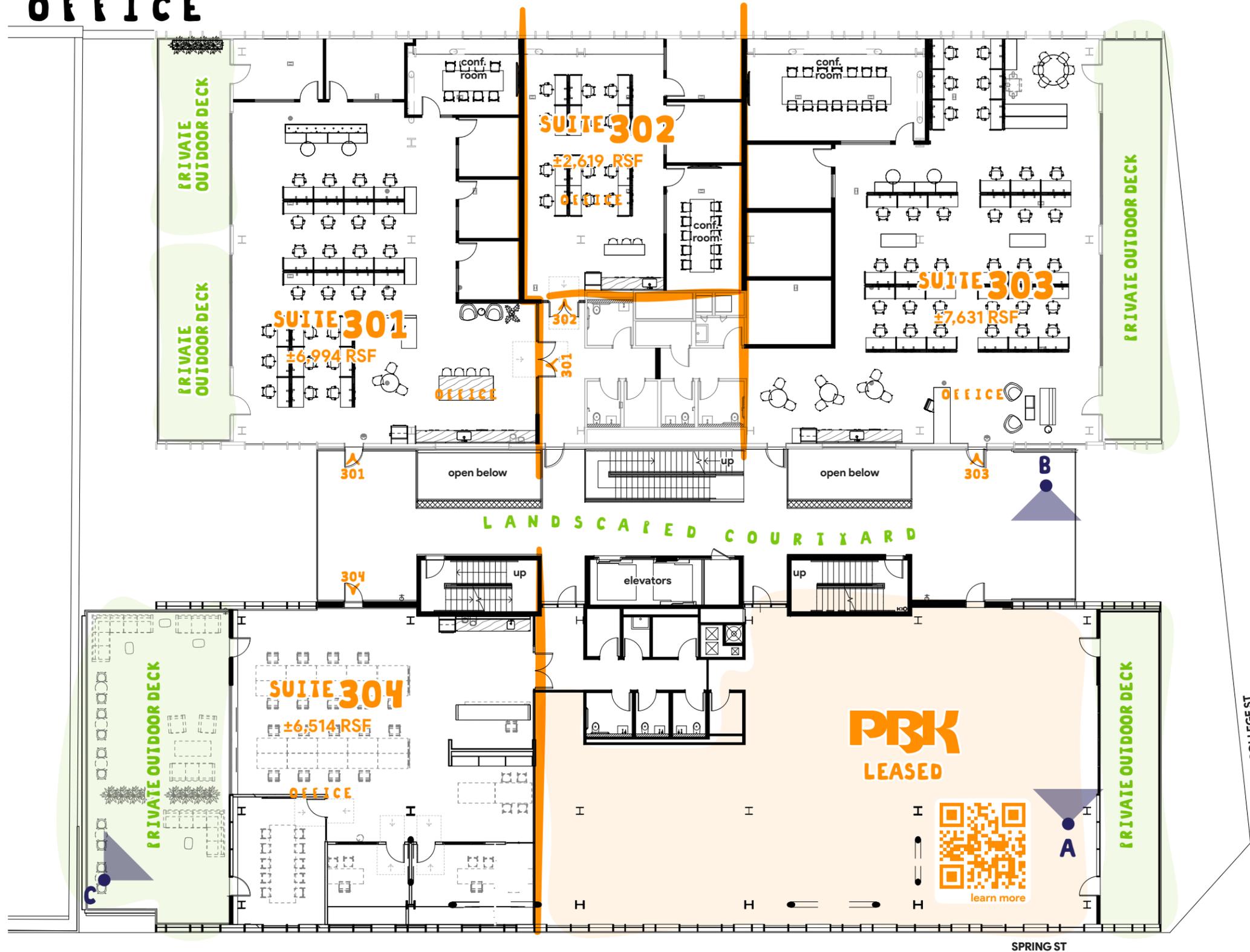
\*Not to scale. Hypothetical test fit & demising plan

# 2ND FLOOR MEZZ OFFICE



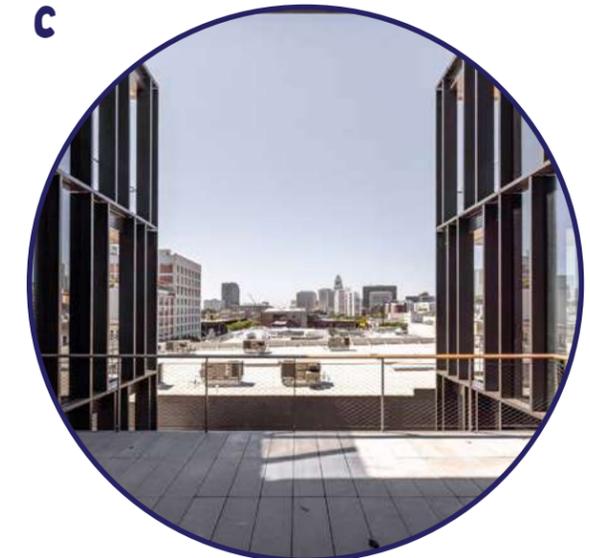
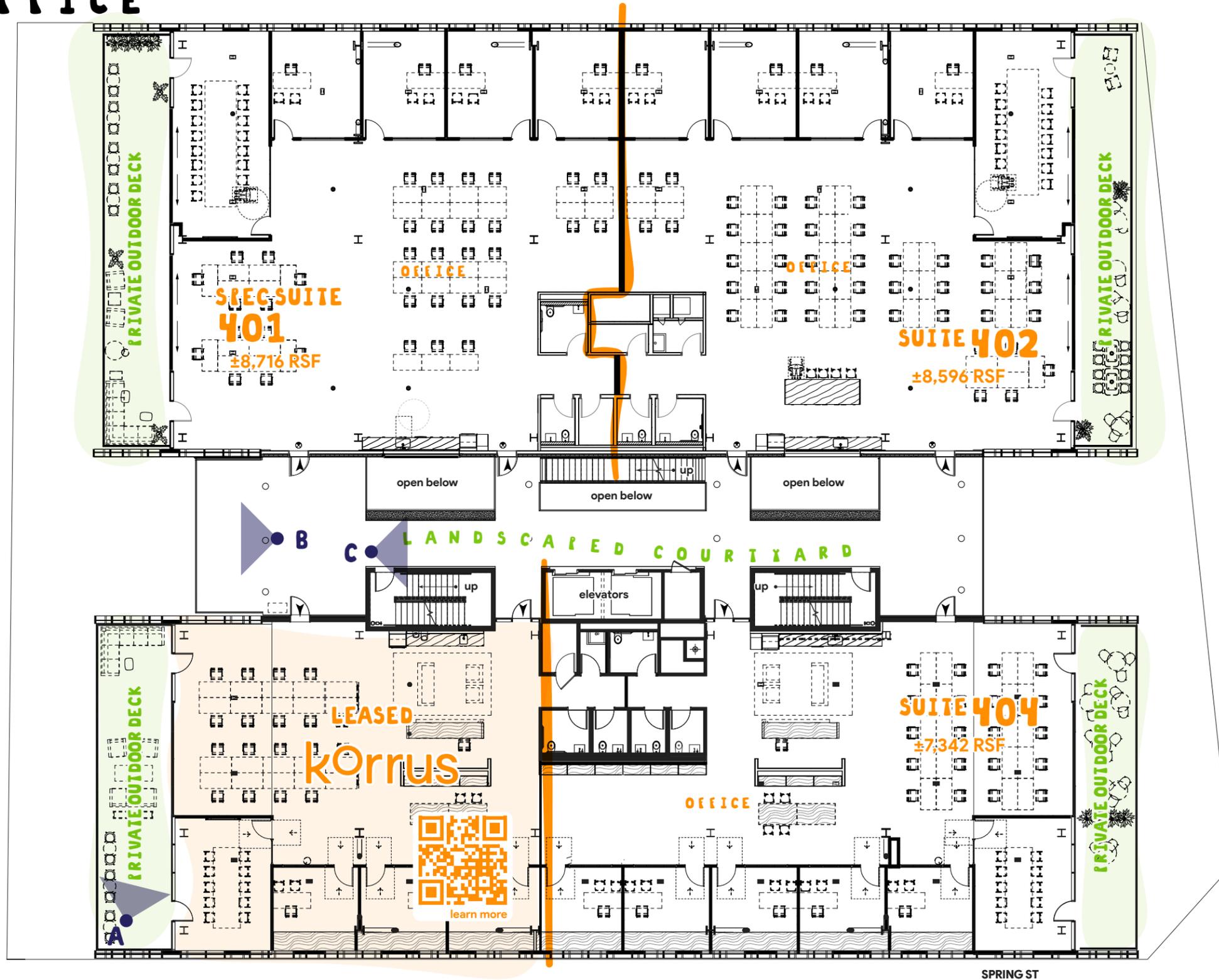
\*Not to scale. Hypothetical test fit & demising plan

# 3<sup>RD</sup> FLOOR OFFICE



\*Not to scale. Hypothetical test fit & demising plan

# 4TH FLOOR OFFICE



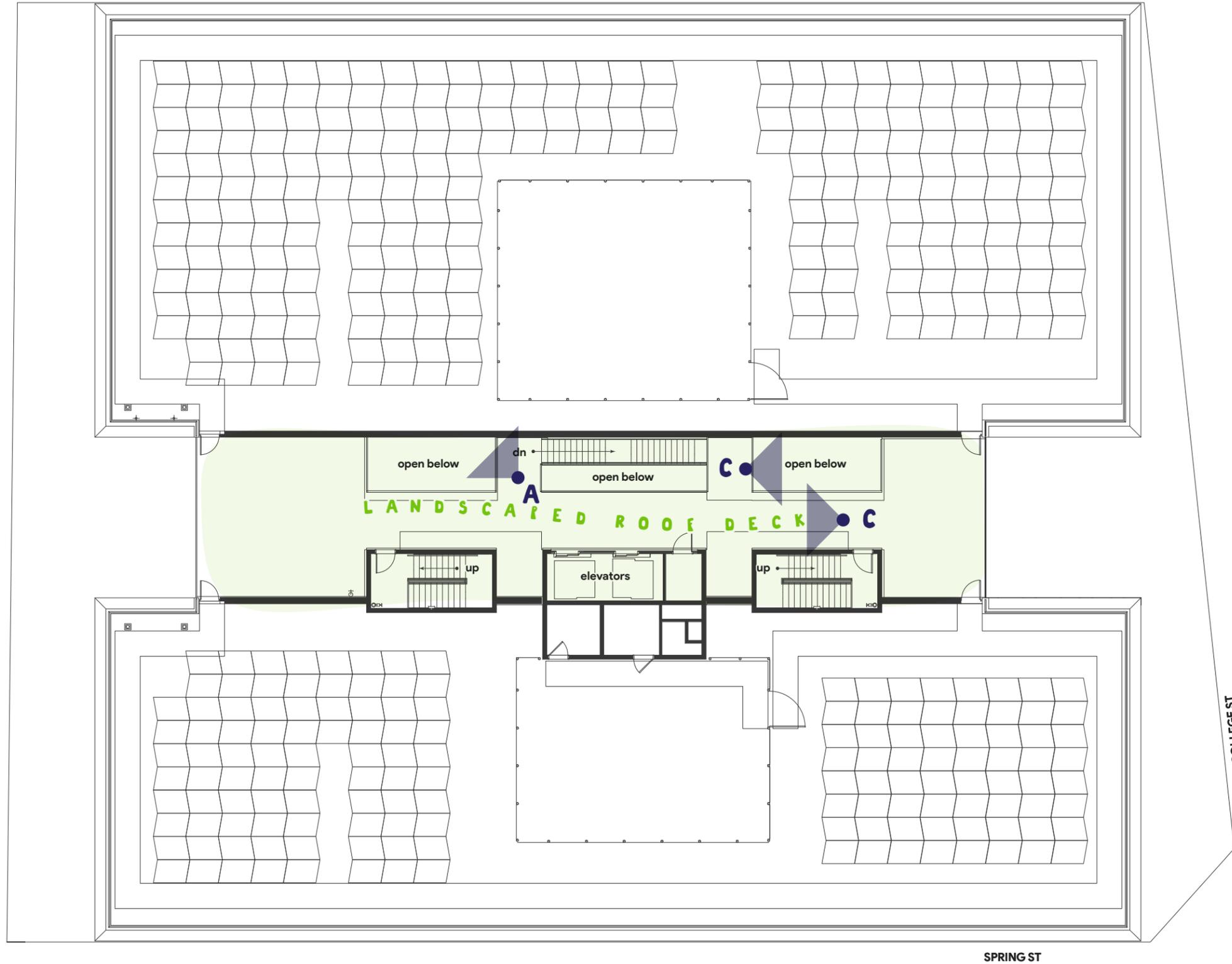
\*Not to scale. Hypothetical test fit & demising plan

# 5TH FLOOR OFFICE



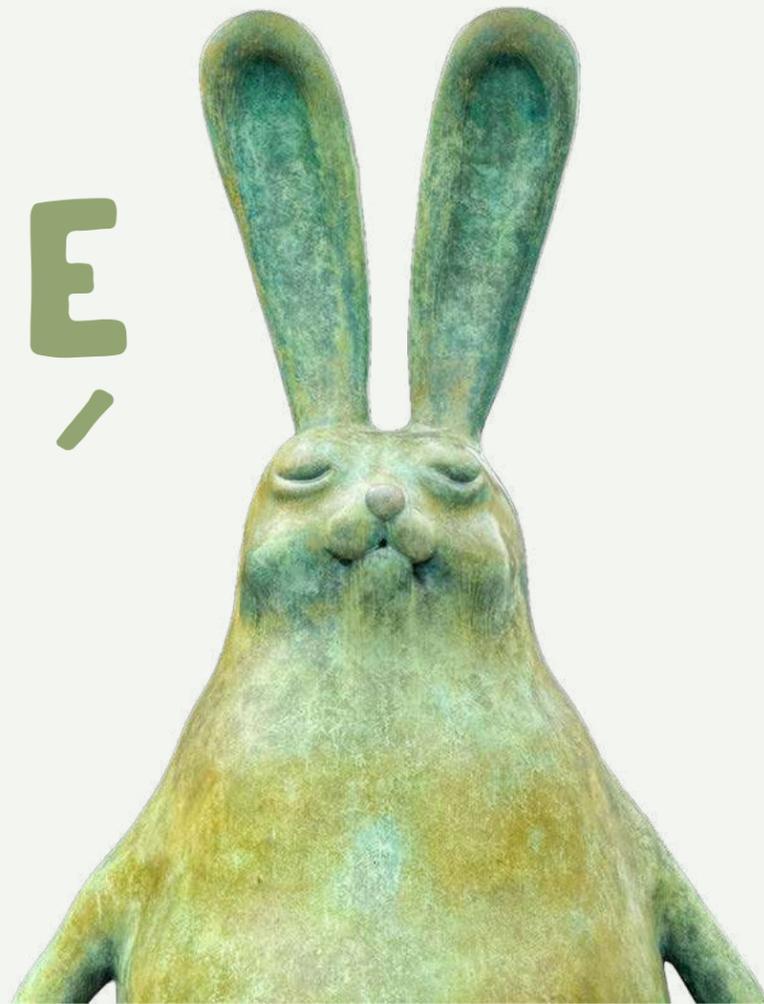
\*Not to scale. Hypothetical test fit & demising plan

# ROOF DECK



\*Not to scale. Hypothetical test fit & demising plan

# 'BE HARE NOW'



At the corner of 843 N Spring St, an awe-inspiring art piece awaits: “Be Hare Now,” an extraordinary 11-foot cast bronze sculpture by the world-renowned artists, The Haas Brothers. This larger-than-life representation of a bunny captures attention with its intricate details and captivating presence. The Haas Brothers’ unmistakable touch infuses the sculpture with whimsy, inviting viewers to embrace the present moment and embrace the joy of the here and now. As a centerpiece of the building’s exterior, this remarkable artwork adds a touch of wonder and imagination to the urban landscape, serving as a beacon of creativity and inspiration for all who pass by.

## THE ARTISTS

The Haas Brothers are an artistic duo composed of twin brothers Nikolai and Simon Haas. They are known for their imaginative and whimsical art and design creations. Born in Los Angeles, California, the Haas Brothers have gained international recognition for their unique approach to sculpture, furniture, and fashion.

The Haas Brothers’ work often blurs the boundaries between art, design, and craft. They are celebrated for their ability to blend traditional craftsmanship with unconventional materials and techniques. Their sculptures frequently feature intricate details, vibrant colors, and organic forms inspired by nature and biology.

The duo has collaborated with various luxury brands and designers, including Versace, Louis Vuitton, and Swarovski. They have exhibited their artwork in renowned galleries and museums worldwide, such as the Cooper Hewitt, Smithsonian Design Museum, and the Bass Museum of Art.

The Haas Brothers’ distinctive style and imaginative creations have garnered them a significant following in the art and design world. They continue to push boundaries and explore new avenues for their artistic expressions, making them prominent figures in contemporary art and design.

## THE PROCESS

The creation of the 11-foot bunny sculpture by the Haas Brothers in collaboration with UAP in New York was a complex process. It began with a small hand-sculpted model scanned using advanced 3D technology. The digital scan was then 3D printed at a larger scale to create sand molds for bronze casting. Molten bronze was poured into the molds, forming the sculpture, which was then meticulously welded, sanded, and refined. Various finishing techniques, including patina application, enhanced its appearance. Throughout, collaboration among the artists, and UAP was crucial, resulting in the successful realization of the Haas Brothers’ imaginative design.



