



312
FIRST

*Full Building Able
to be Delivered!*
**PERFECT HQ
Opportunity!**

312 E 1ST ST.

LOS ANGELES, CA 90012

CBRE

Availabilities

21,189 SF Contiguous	Floor	SF Avail	Rent/SF/Mo	Occupancy	VIRTUAL TOUR
	3rd Floor	7,063	\$3.00 MG	Vacant	
	4th Floor	7,063	\$3.00 MG	Vacant	
	5th Floor	7,063	\$3.00 MG	Vacant	VIRTUAL TOUR
	Suite 220	943 SF	\$3.00 MG	Vacant	
	Suite 230	904	\$3.00 MG	Vacant	
	Suite 242	1,189	\$3.00 MG	Vacant	VIRTUAL TOUR

Features



Brand-new tenant lounge and conference room



One block from Little Tokyo Metro Regional Connector



Amenity rich area & immediately adjacent to Japanese Village Plaza



Extensive Property Renovations



New creative builds available



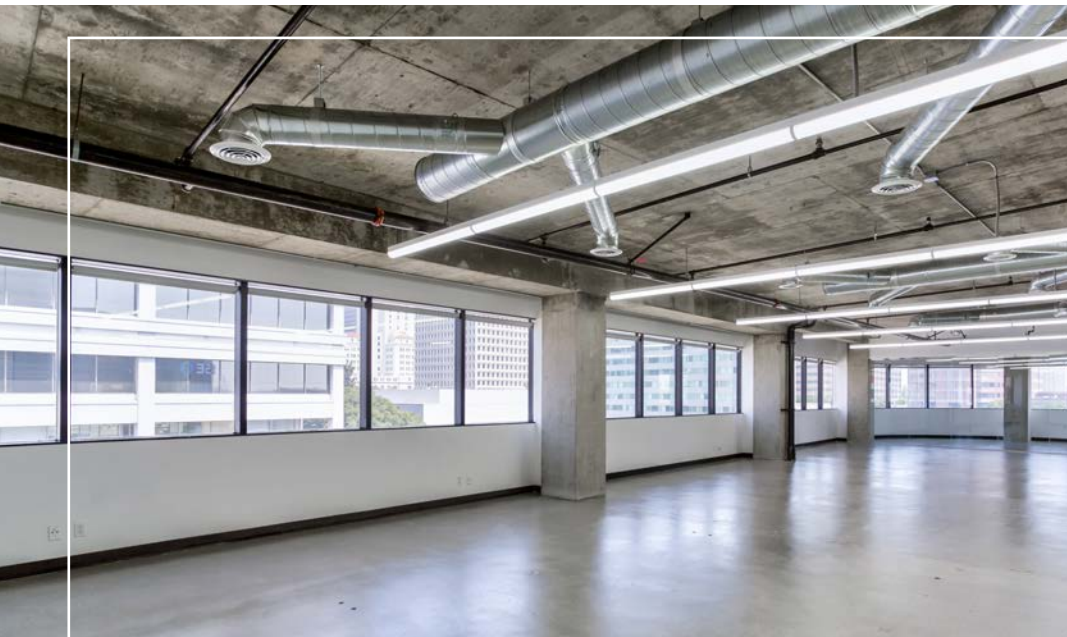
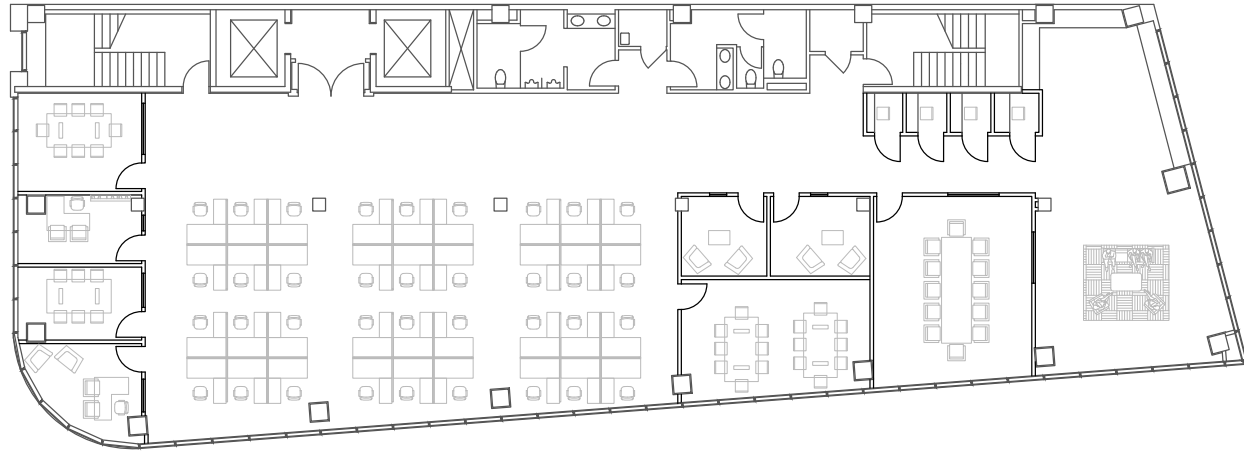
Abundant below-market parking in surrounding parking structures



3rd Floor Plan 7,063 SF



- **Modify-to-Suit Available**
- **Full-Floor Identity**
- **New, move-in ready creative space**
- **Abundant glass & exposed concrete**
- **Private restrooms**
- **Layout:**
 - » *4 Phone Rooms, 5 Offices, 3 Conference Rooms*
 - » *Two bullpen areas*

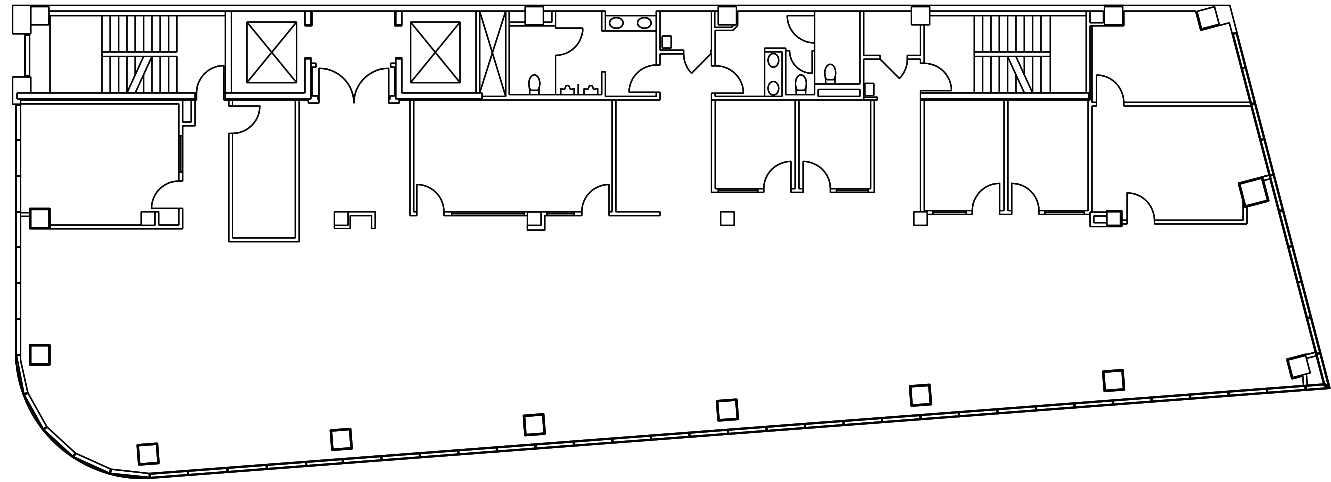


4th Floor Plan 7,063 SF



VIRTUAL
TOUR

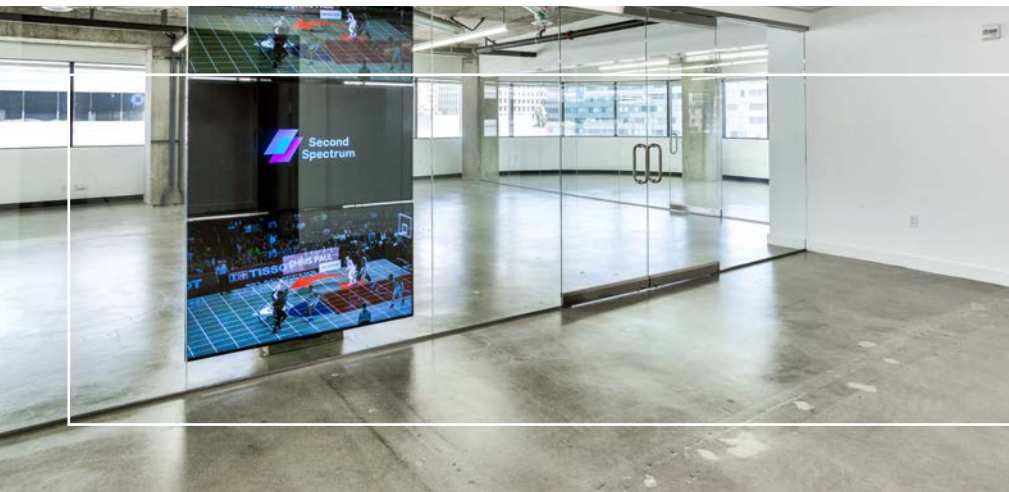
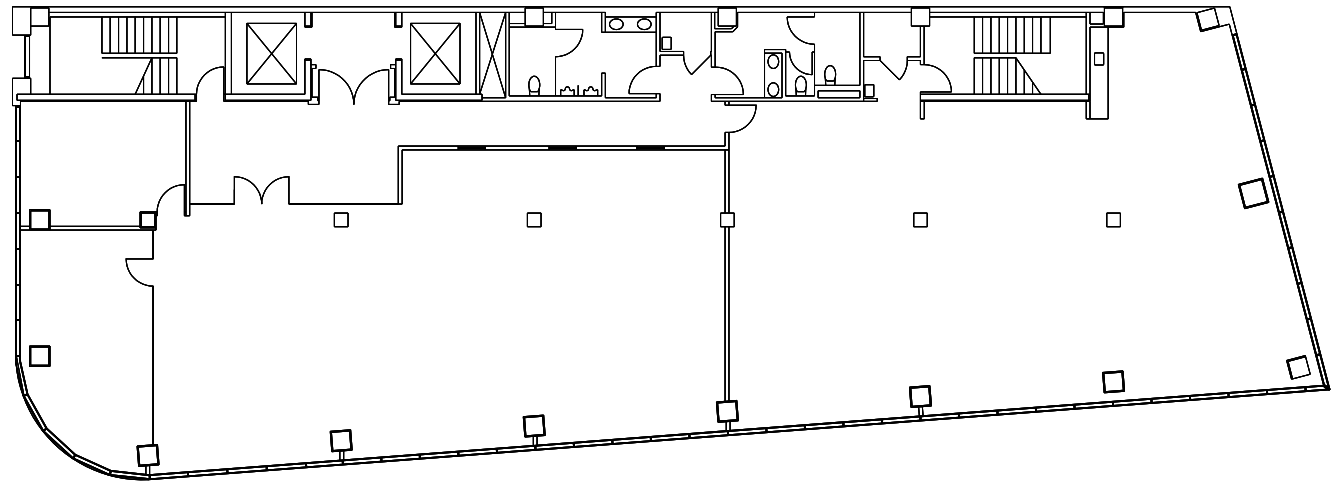
- **Modify-to-Suit Available**
- **Full-Floor Identity**
- **New, move-in ready creative space**
- **Abundant glass & exposed concrete**
- **Private restrooms**
- **Layout:**
 - » *Wide open exterior window line*
 - » *Large bullpen*
 - » *Various interior meeting rooms, offices and storage areas*



5th Floor Plan 7,063 SF

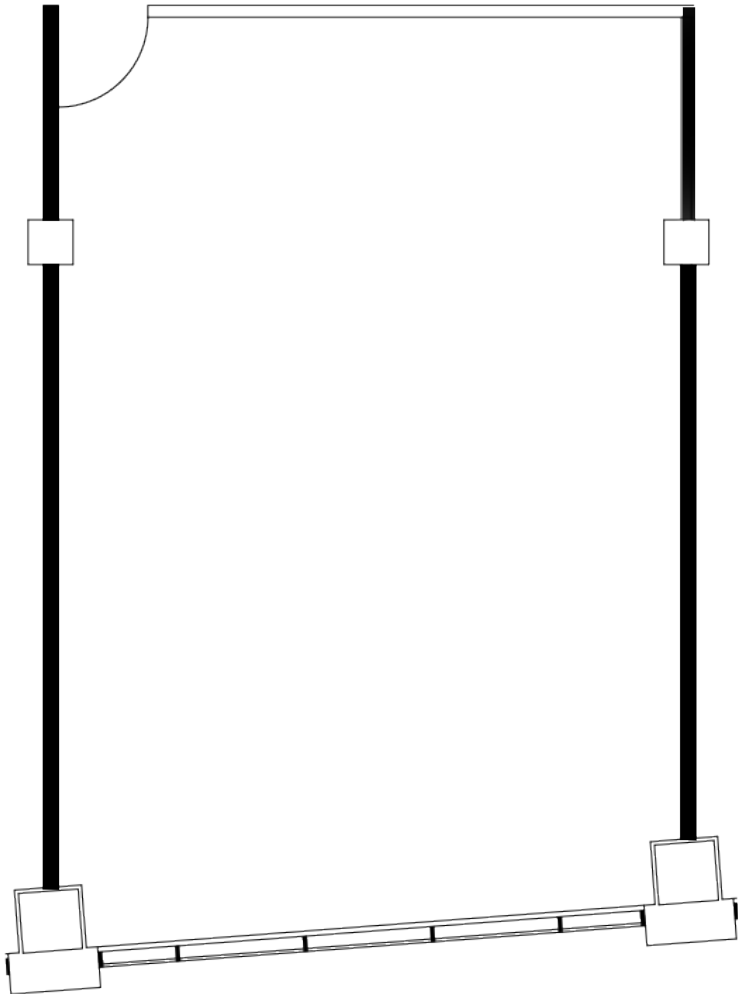


- **Modify-to-Suit Available**
- **Full-Floor Identity**
- **New, move-in ready creative space**
- **Abundant glass & exposed concrete**
- **Private restrooms**
- **Layout:**
 - » *Reception area*
 - » *Two conference rooms*
 - » *Open bullpen*
 - » *Separate large communal kitchen & entertaining area*



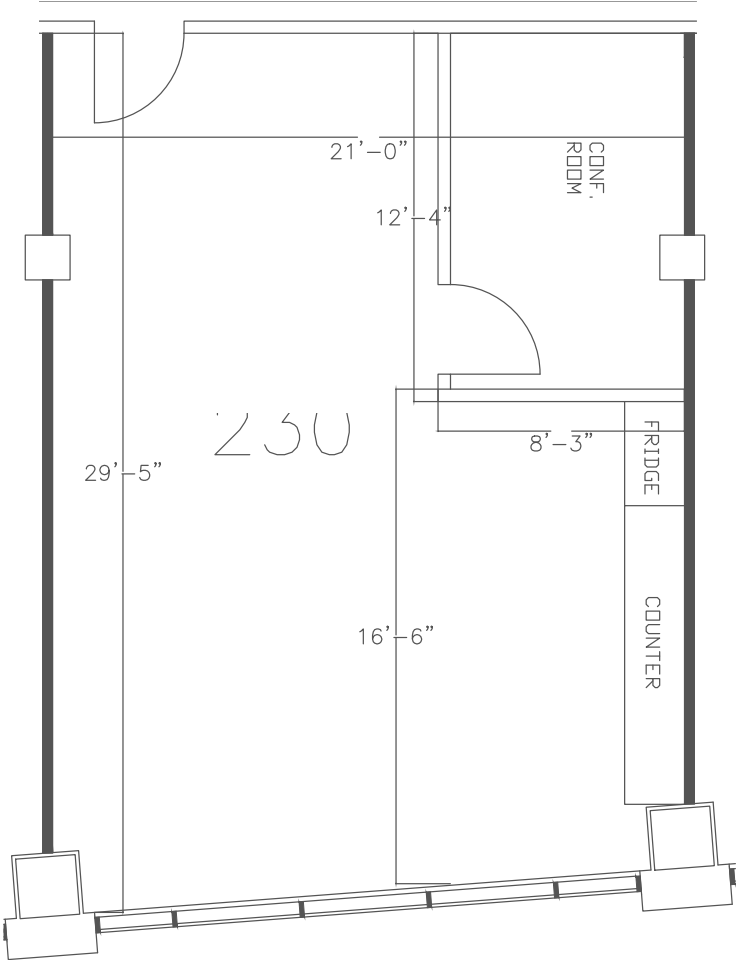
Suite 220

943 SF



Suite 230

904 SF

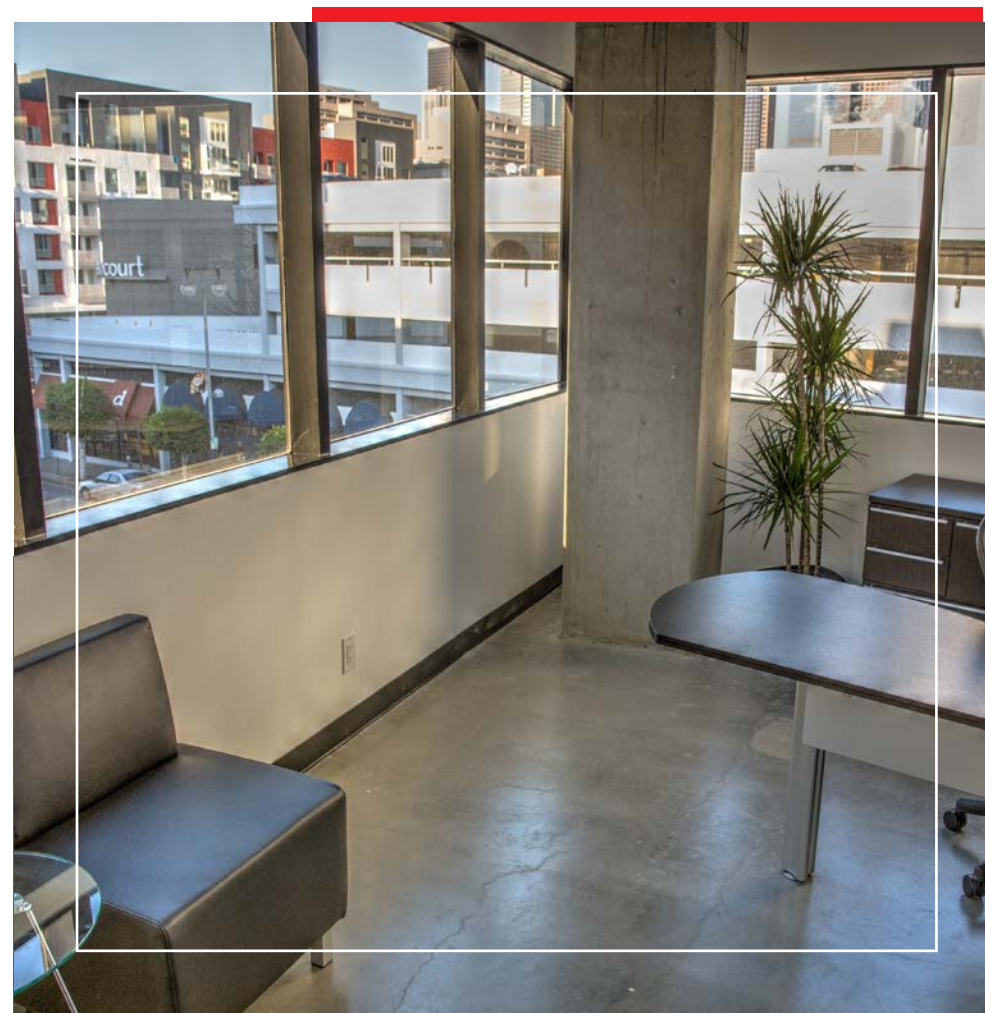
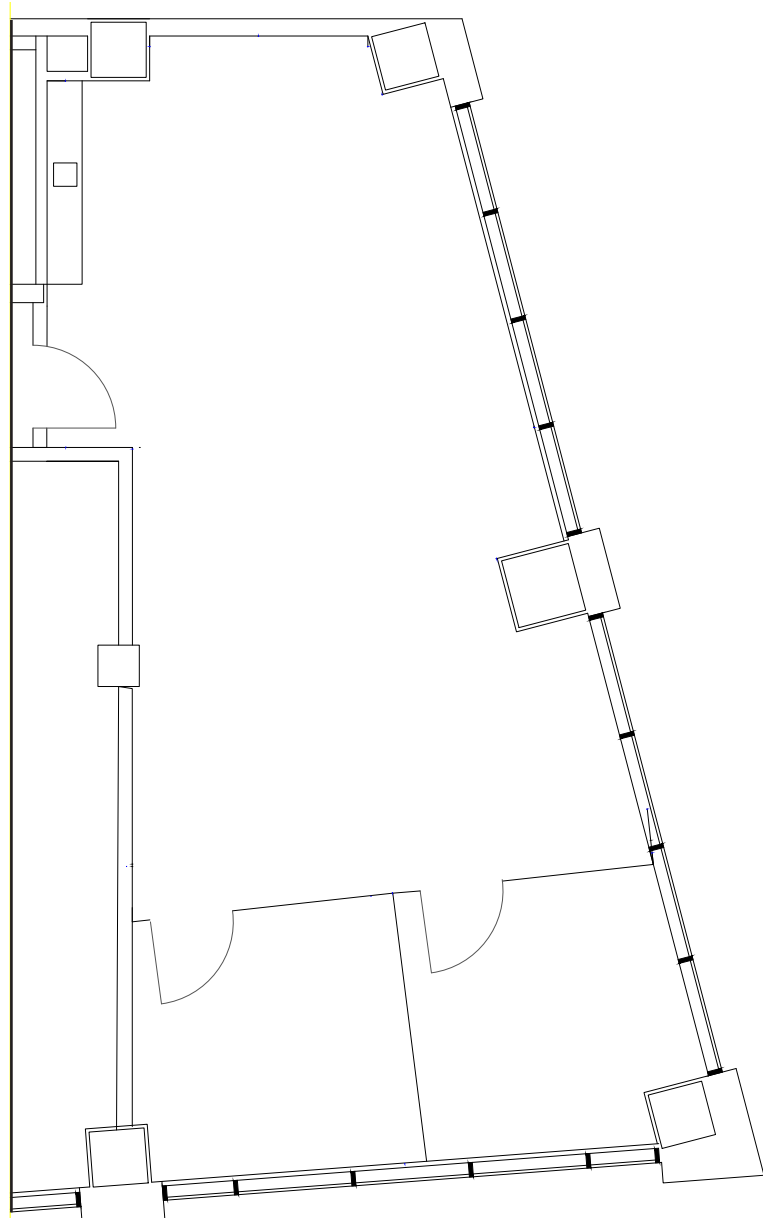


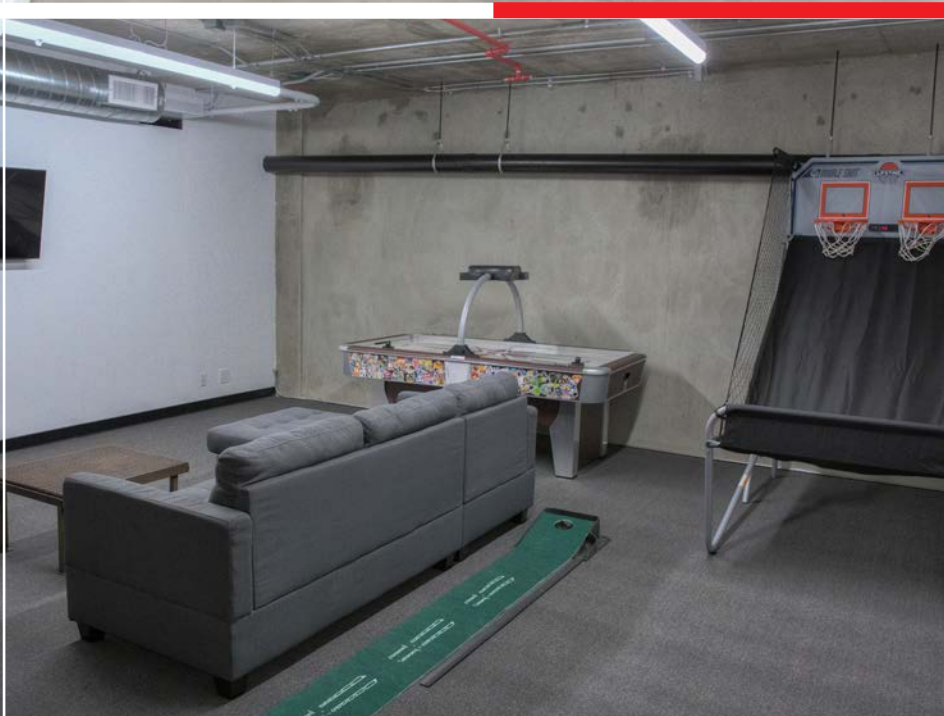
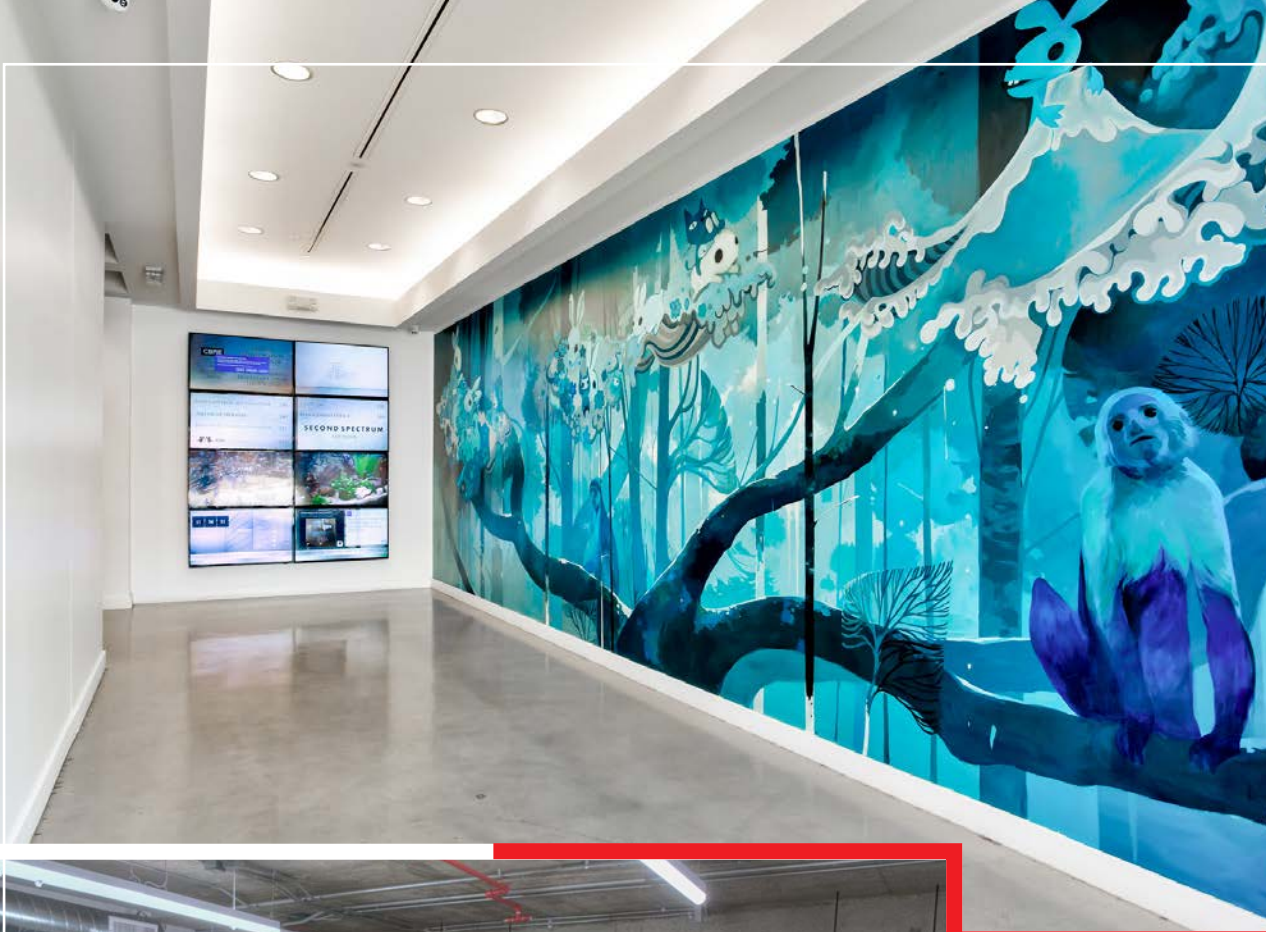
VIRTUAL
TOUR



Suite 242

1,189 SF





Aerial



**Over 2,000
residential units**
within 1/4 Mile.



BRICKSTAR
CAPITAL

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312
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