

CREATIVE OFFICE SUBLEASE

 **EXPOSITION
PL. 3317-25**

13,000 - 29,690 RSF

**EXPOSITION
PL.  3317**

NEWMARK

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HIGH LIGHTS

29,690 TOTAL SF

BUILDING / FLOOR	RSF
Building 1	±13,000
Building 2	±16,690
Total	±29,690

RATE
Withheld

TERM
Through July 2027

PARKING
53 Spaces available on-site
\$100 per space/mo.

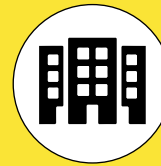
OCCUPANCY
Immediate

FURNITURE
Available

NEWMARK



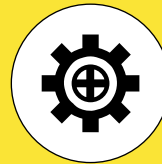
PREMIER LOCATION steps from Metro's Expo/Crenshaw Station



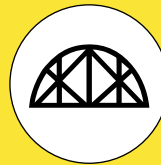
DIVISIBLE INTO SEPARATE SPACES
±13,000 to 29,690 Sq. Ft. Available



ABUNDANT LIGHT from oversized sawtooth skylights and oversized windows



AUTHENTIC, CREATIVE INTERIORS with polished concrete floors, spiral ducting, and large operable bay doors



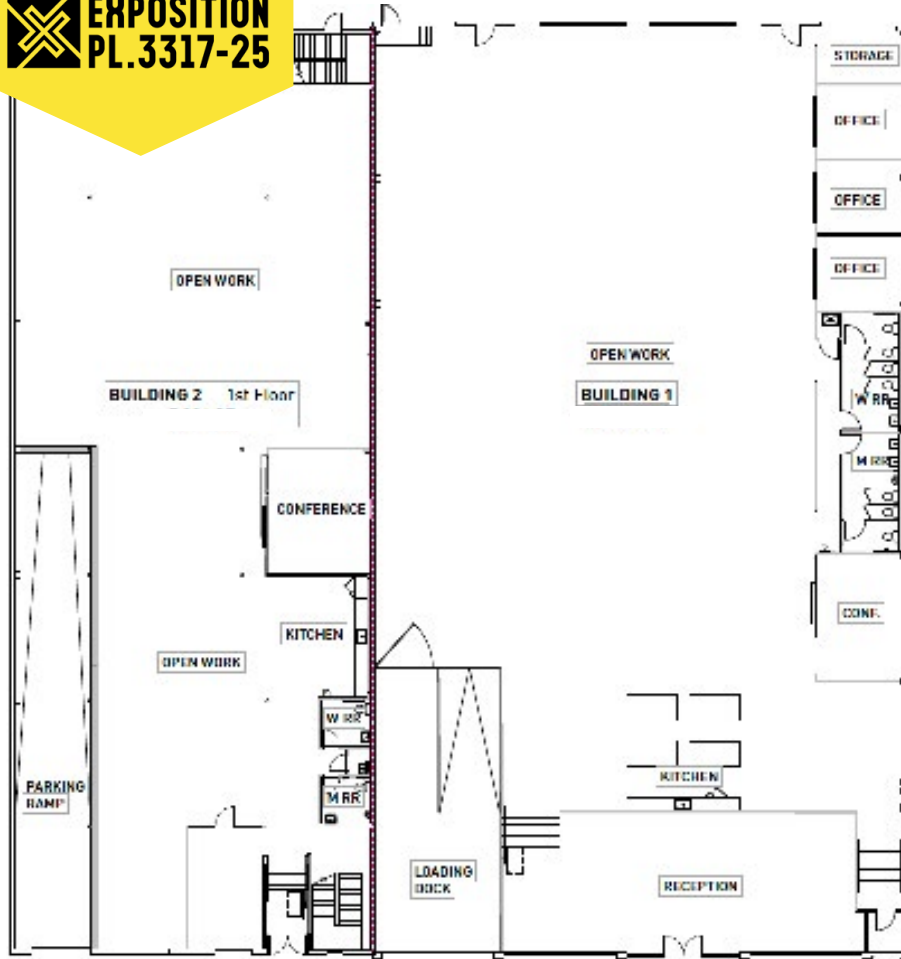
LARGE COLUMN-FREE AREAS with open galley kitchen area, conference rooms, and new restrooms



TWO CONNECTED BUILDINGS
One, two-story brick building with exposed steel beams; One, one-story building with high volume, 14-foot, exposed wood bow-truss ceilings

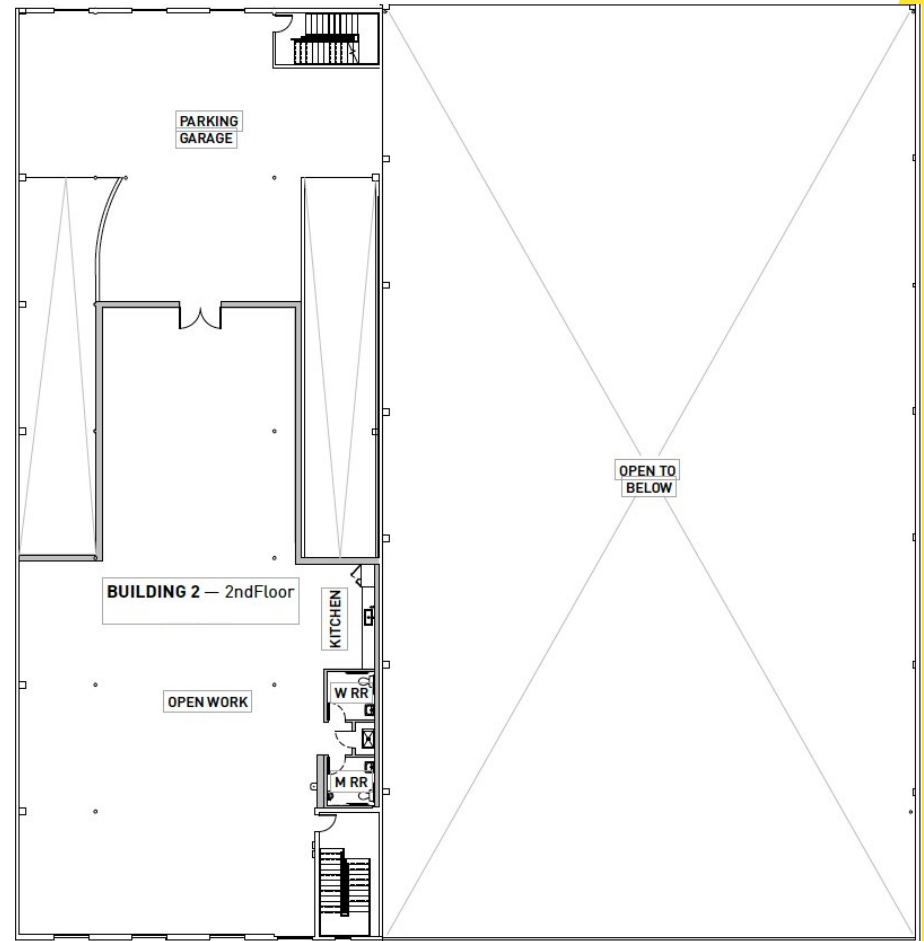
CREATIVE DESIGN

Best-in-Class Creative Office Conversion Building



1ST FLOOR

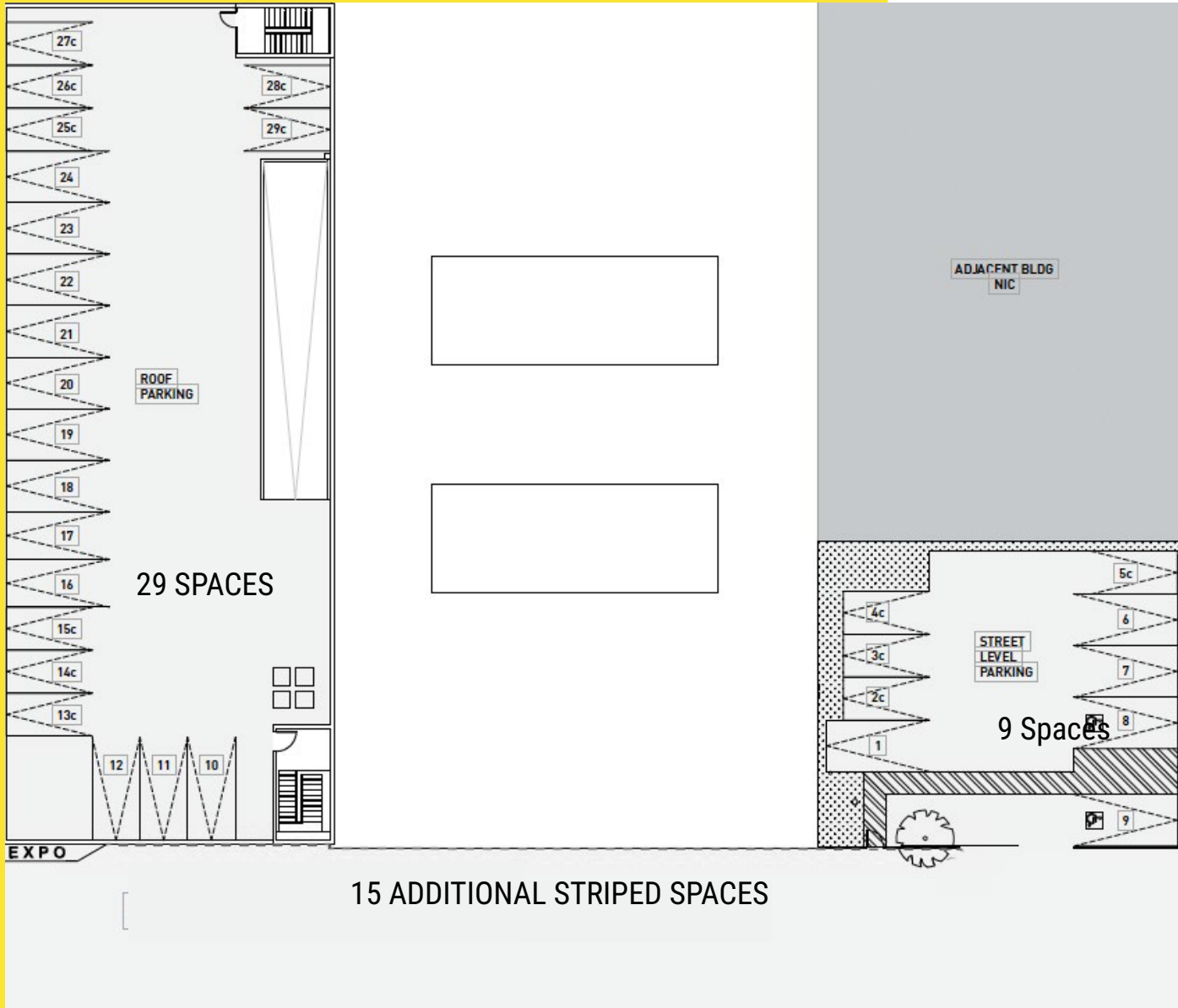
BUILDING 1 - ±13,000 SF
BUILDING 2 - ±8,500 SF



2ND FLOOR

BUILDING 2 - ±8,190 SF

NOT TO SCALE.
Floor plan for information
purposes only. Layout and
furnishings may vary.



PARKING PLAN

53
TOTAL SPACES

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NEIGHBORHOOD



CRENSHAW / LAX LINE

3317 EXPOSITION PL

OUTDOOR SPACE

PARKING



EXPO LINE

NEWMARK

3317-25 EXPOSITION BLVD, LOS ANGELES, CA



UP-AND-COMING

With newly proposed high-profile developments on the way, many companies are looking for space in the area bringing a new wave of high-skilled young professionals to the area.



TRANSPORTATION

Running from Downtown Santa Monica to Downtown, LA's Metro Expo Line makes multi-tasking to work easy.



CLOSE TO EVERYTHING

Located in the geographic center of the LA region, commuting to K-town, Downtown, the Westside, Hollywood, and even LAX is easier than in most parts of the city – and it'll just get better with the growing network of Metro Lines.

Easy access to the 10 Freeway

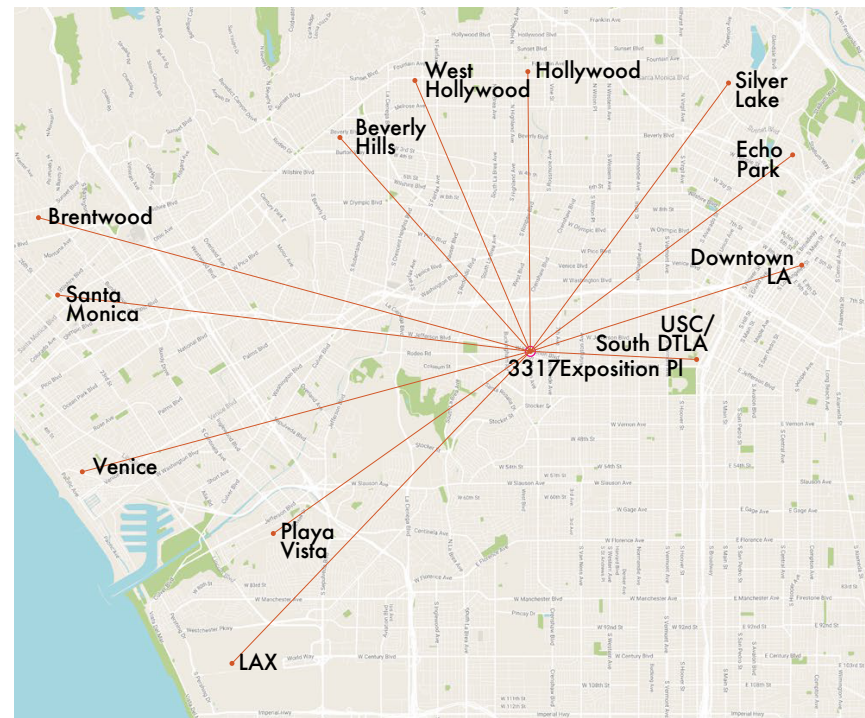
**EXPOSITION
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SUPERIOR CREATIVE BUILDING PRODUCT

3317 Exposition Place is a one-of-a-kind creative office property. The building features eye-popping bow-truss ceilings with large open areas—perfect for collaborative working companies. Oversized saw-tooth skylights combined with the large glass storefronts provide a bright interior space.

In addition to the superior architectural qualities of the building, the property offers a remarkable location. It's at the geographic center of the Los Angeles region, midway between Downtown LA and the Westside, which means shorter average travel time for employees. It's steps away from Metro's Exposition/Crenshaw Station and minutes from the I-10 freeway. Commuting to-and-from 3317 Exposition Place will be as efficient for tenants as can be found in Los Angeles.



**NEIGHBOR
HOOD**



EXPO LINE

Expo Line reached 2030 ridership expectations of 64,000 daily riders in 2017

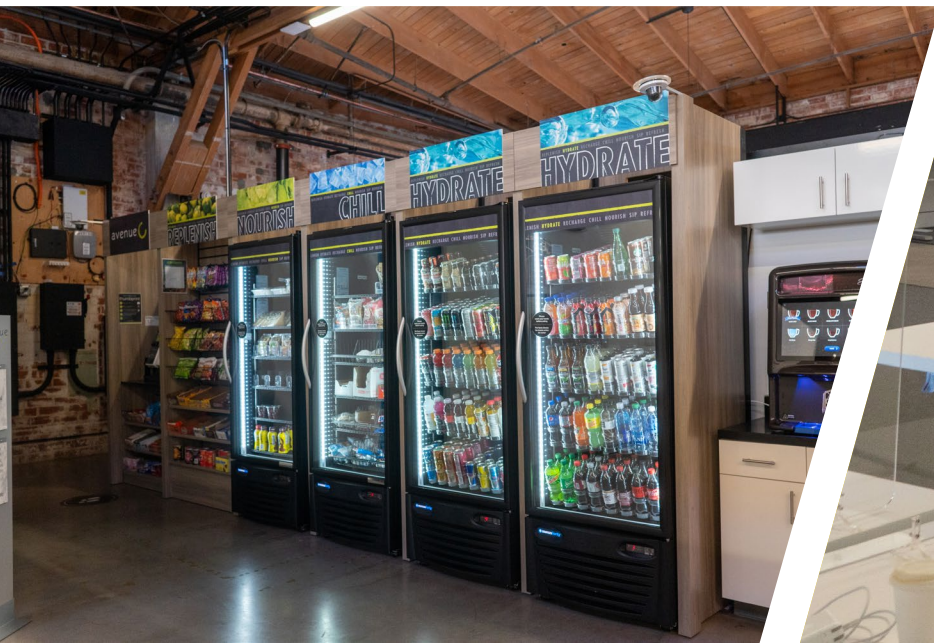
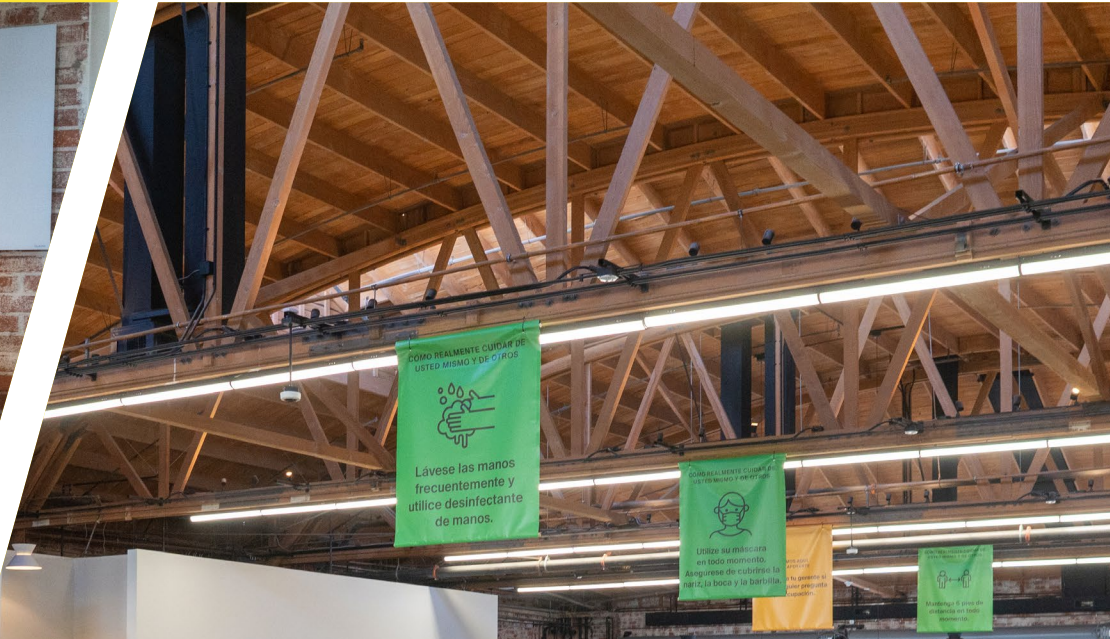
The Expo Line Travels 15.1 miles from DTLA to Downtown Santa Monica in only 46 minutes. That's 20-40 minutes less than driving during rush hour

Expo Line Extension was completed in 2016 (6.6 miles/7 new stations) with a \$1.5 billion investment

Crenshaw Line is expected to be completed by 2024. The Exposition/Crenshaw Station will provide for transfer to the Expo Line

PROPERTY

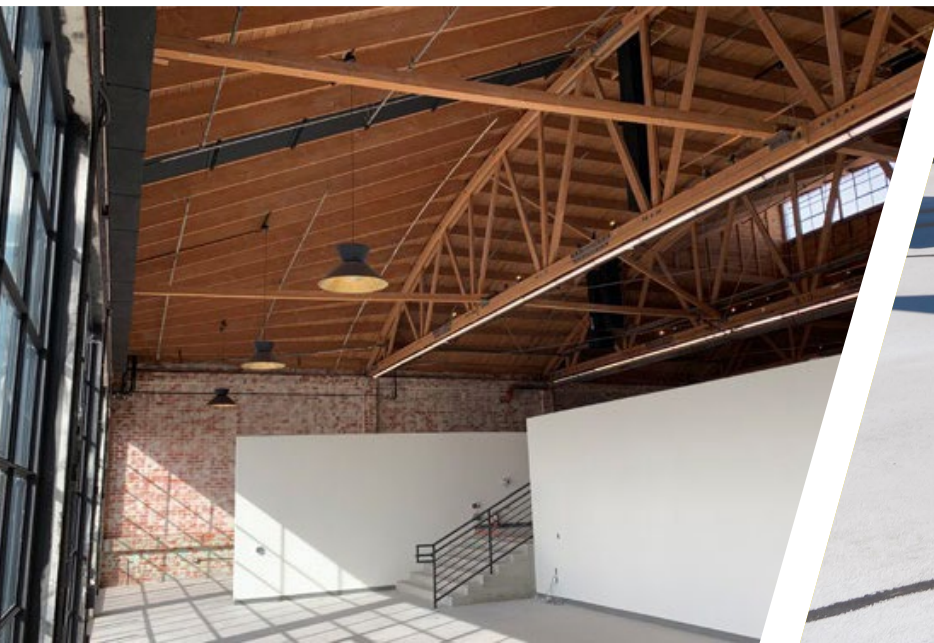
PHOTOS



3317-25 EXPOSITION BLVD, LOS ANGELES, CA

PROPERTY

PHOTOS



3317-25 EXPOSITION BLVD, LOS ANGELES, CA

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