

AVAILABLE FOR LEASE



501 SHATTO PLACE

KOREATOWN ENTERTAINMENT DISTRICT

CBRE

PROPERTY OVERVIEW



NEW RENOVATIONS UNDERWAY



ABUNDANT NATURAL LIGHT



2:1,000 PARKING ON-SITE



CENTRALLY LOCATED WITH ACCESS TO 10, 110, 101 AND I-5 FREEWAYS



SHARED CONFERENCE ROOM

LOCATED IN KOREATOWN ENTERTAINMENT DISTRICT

WALKSCORE OF 96
"WALKER'S PARADISE"

IN THE HEART OF THE
"K-TOWN" ENTITLEMENT DISTRICT

5 MIN WALK TO:

- + VERMONT METRO LINE STATION
- + METRO PURPLE LINE
- + METRO RED LINE



SUITE 160 1,428 RSF

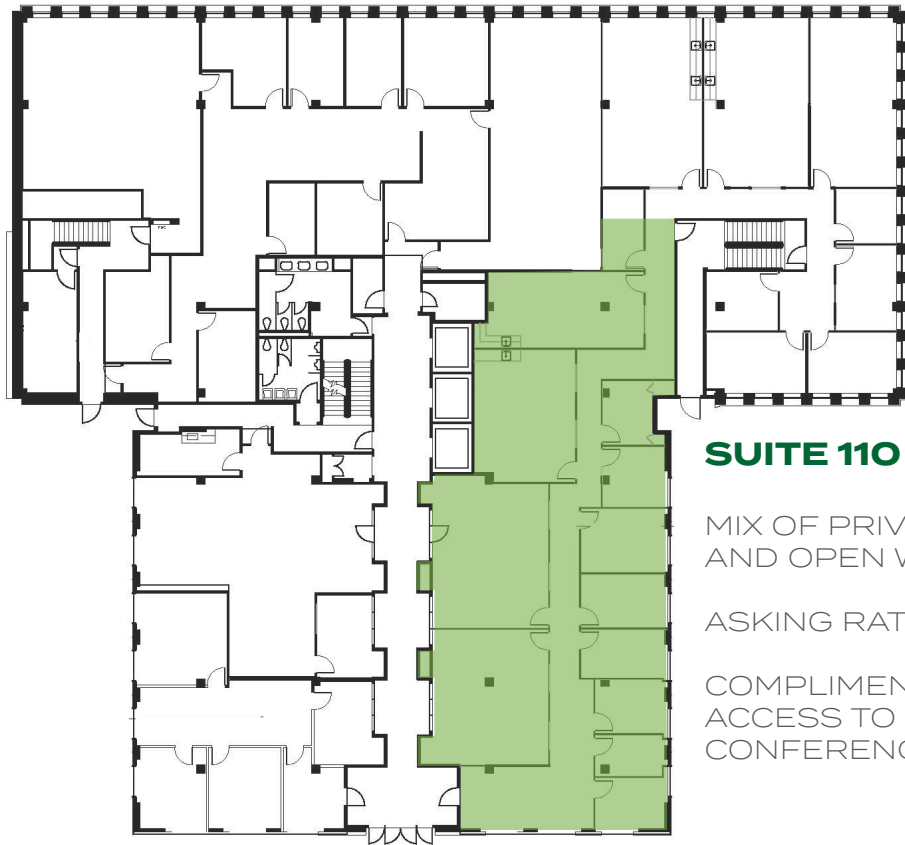
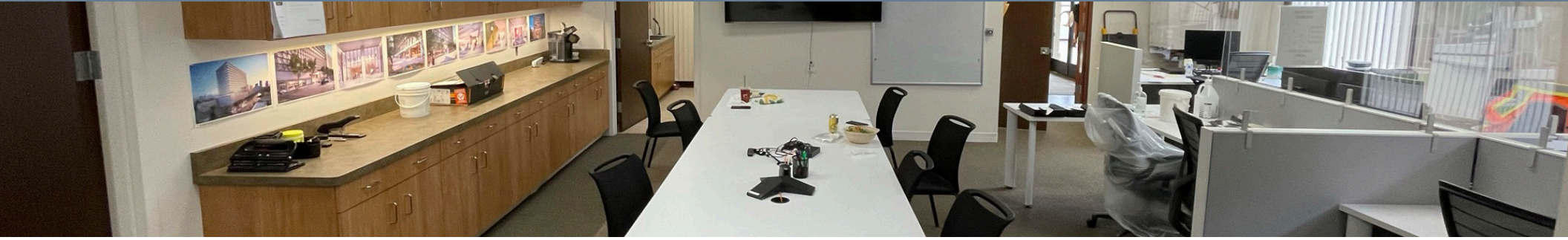
MIX OF PRIVATE OFFICES
AND OPEN WORK AREA

ASKING RATE: \$3.10 FSG

COMPLIMENTARY
ACCESS TO HIGH-END
CONFERENCE ROOM



SPACE OVERVIEW



SUITE 110 5,030 RSF

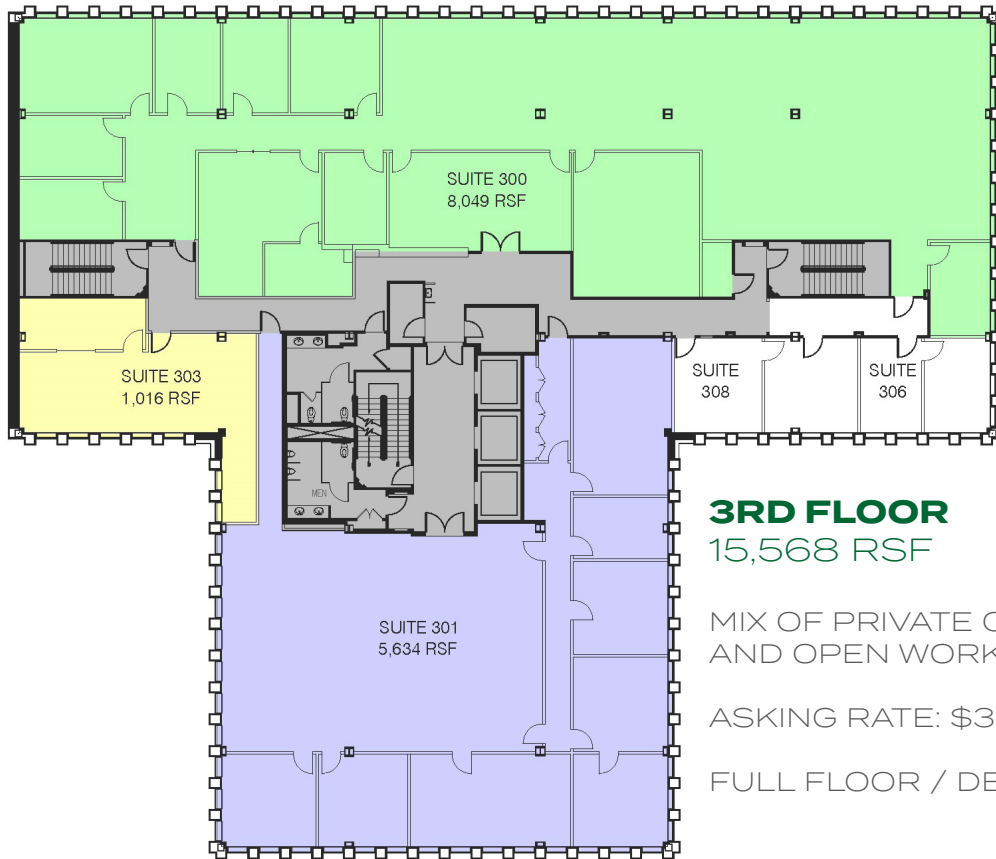
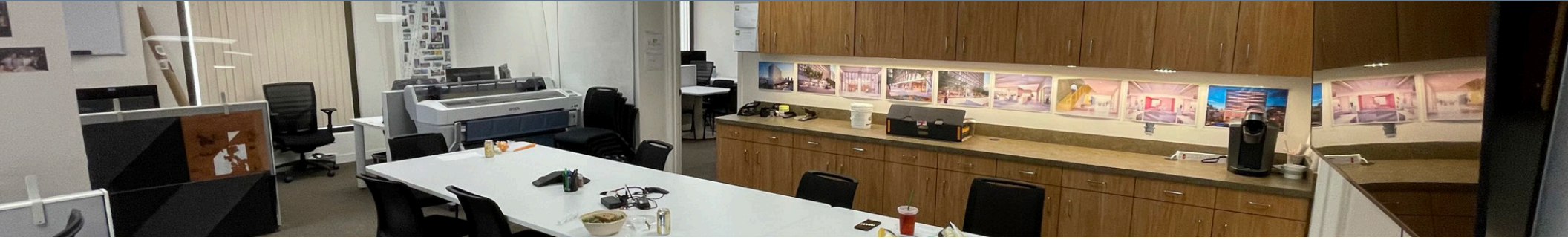
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COMPLIMENTARY
ACCESS TO HIGH-END
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SPACE OVERVIEW

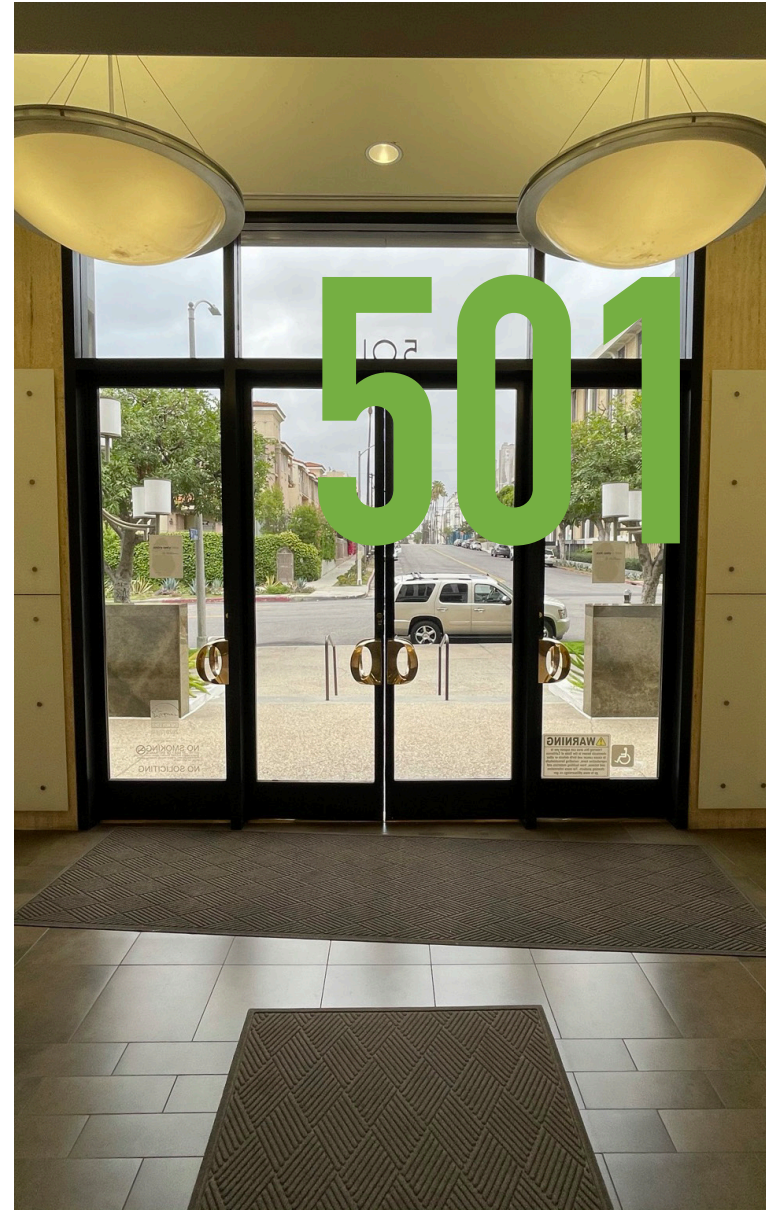


3RD FLOOR 15,568 RSF

MIX OF PRIVATE OFFICES
AND OPEN WORK AREA

ASKING RATE: \$3.10 FSG

FULL FLOOR / DEMISABLE



AMENITIES MAP



EATERIES

- | | | | |
|-------------------------------|---------------------------------|--------------------------------|---------------------------|
| 1 Dr. Robbin | 16 Pokémolé | 31 Bulgogil Hut | 46 Ham Ji Park |
| 2 Yuk Dae Jang | 17 Luck Thai Cuisine | 32 Original Tommy's Hamburgers | 47 EMC Seafood & Raw Bar |
| 3 Golden Mongolian Restaurant | 18 HoHo Chicken | 33 The Lock & Key | 48 Cafe Bleu |
| 4 Kobawoo House | 19 Pescado Mojado Seafood Grill | 34 Thai Original BBQ | 49 Pizza Loca |
| 5 OB Bear | 20 Eighth Street Soondae | 35 Fatburger | 50 Diamond Buffet & Grill |
| 6 Yogurtland | 21 Curbside Cravings | 36 Red Pig | 51 Dona Bibi's Restaurant |
| 7 Roll Call | 22 Handi Kabab House | 37 Ocha Classic 1 | 52 Cojutepeque Restaurant |
| 8 Bob's Cafe | 23 Pollo Campero | 38 Soowon Galbi | 53 Crawford's |
| 9 El Flamin' Taco | 24 Langer's | 39 The Corner Place | 54 Silver Liquor Market |
| 10 Chef Kang Food Rehab | 25 Los Molcajetes | 40 J BBQ | 55 Ginza Ramen |
| 11 Tokyo Hamburg | 26 Alchemist Coffee Project | 41 A-Won Restaurant | 56 Chicken Warriors |
| 12 Oakobing | 27 Kang Ho Dong Baekjeong | 42 The Dragon | 57 ACA Grill |
| 13 Brothers Sandwich Shop | 28 The Boiling Crab | 43 Yongsusan | 58 Drips & Swirls |
| 14 Dan Sung Sa | 29 BCD Tofu House | 44 Beverly Soon Tofu | 59 Soowon Galbi KBBQ |
| 15 Seongbukdong | 30 Hae Jang Chon Korean BBQ | 45 Hodori | 60 House of The Chigae |

SHOPPING

- 1 Zion Market
- 2 Staples
- 3 Walgreens
- 4 Rite Aid
- 5 Ralphs
- 6 Vons
- 7 Galleria Market
- 8 Ross Dress for Less
- 9 Big 5 Sporting Goods
- 10 Smart & Final
- 11 Silver Liquor Market
- 12 GameStop
- 13 AT&T Store
- 14 Poketo
- 15 THEFACESHOP

CAFES

- 1 Sweetea Bar
- 2 Space E.Um Cafe
- 3 Cafe Mak
- 4 Starbucks
- 5 It's Boba Time
- 6 Coffee Bean & Tea Leaf
- 7 Annie's Bakery Cafe
- 8 California Donuts
- 9 Spot Coffee
- 10 Cafe Korobokgur
- 11 Heyri Coffee House

NIGHTLIFE

- 1 STAR Karaoke
- 2 Break Room 86
- 3 R Bar
- 4 Cafe Brass Monkey
- 5 HMS Bountey
- 6 The Venue
- 7 The Normandie Club
- 8 Monte Carlo Bar
- 9 Ko Ray Billiard
- 10 Shrine
- 11 Cafe Bleu

ATTRACTIONS

- 1 Shatto 39 Lanes
- 2 Cafe Brass Monkey
- 3 The Wiltern
- 4 CGV Cinemas
- 5 Wi Spa
- 6 Korean American National Museum
- 7 Palm Tree LA
- 8 Rosen Music Studio

LODGING

- 1 The LINE Los Angeles
- 2 Hotel Normandie LA
- 3 JJ Grand Hotel
- 4 Best Western Plus
- 5 Oxford Palace Hotel
- 6 New Seoul Hotel
- 7 Garden Suite Hotel
- 8 Shelter Hotels

EXISTING MULTI FAMILY

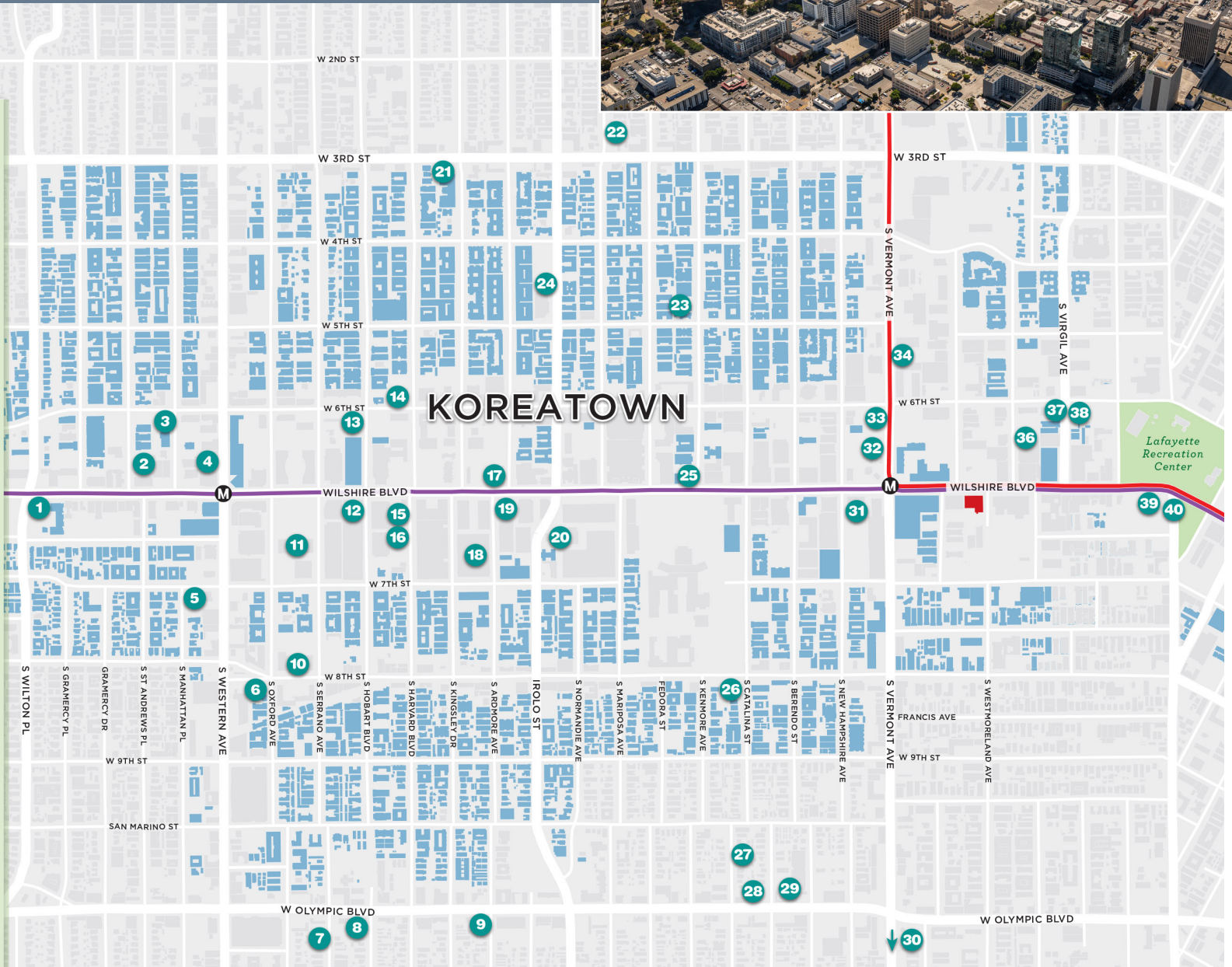
N WILTON PL
COUNCIL ST
N WESTERN AVE
BEVERLY BLVD
NORMANDIE AVE

WHAT'S HAPPENING IN KOREATOWN



KOREATOWN DEVELOPMENTS

- 1 3980 WILSHIRE BOULEVARD
- 2 640 SOUTH ST ANDREWS PLACE
- 3 4000 W SIXTH STREET
- 4 635 SOUTH WESTERN AVENUE
- 5 700 MANHATTAN
- 6 800 SOUTH WESTERN AVENUE
- 7 1011 SOUTH SERRANO AVENUE
- 8 3170 WEST OLYMPIC BOULEVARD
- 9 3060 OLYMPIC
- 10 3525 WEST EIGHTH STREET
- 11 3700 WILSHIRE
- 12 PEARL ON WILSHIRE
- 13 3800 WEST SIXTH STREET
- 14 3751 WEST SIXTH STREET
- 15 3640 WILSHIRE BOULEVARD
- 16 679 SOUTH HARVARD BOULEVARD
- 17 3545 WILSHIRE BOULEVARD
- 18 678 SOUTH ARDMORE AVENUE
- 19 3540 WILSHIRE BOULEVARD
- 20 3470 WILSHIRE BOULEVARD
- 21 HAMPTON INN
- 22 244 SOUTH MARIPOSA AVENUE
- 23 453 SOUTH KENMORE AVENUE
- 24 4+N LOFTS
- 25 3440 WILSHIRE BOULEVARD
- 26 811 SOUTH CATALINA STREET
- 27 99-ROOM HOTEL
- 28 2800 WEST OLYMPIC BOULEVARD
- 29 2789 OLYMPIC
- 30 1074 SOUTH VERMONT AVENUE
- 31 631 VERMONT
- 32 WILSHIRE GALLERIA PROJECT
- 33 KOREAN AMERICAN NATIONAL MUSEUM
- 34 VERMONT CORRIDOR PROJECT
- 35 3554 WEST FIRST STREET
- 36 616 SOUTH WESTMORELAND AVENUE
- 37 NEXT ON SIXTH
- 38 GRAND SPA HOTEL
- 39 2902-2908 WILSHIRE BOULEVARD
- 40 2908 WILSHIRE BOULEVARD





HUNDRED ONE



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