



THE LANE BUILDING

208 West 8th Street

DOWNTOWN
LOS ANGELES, CA

NEWMARK

208 WEST 8TH STREET

8th Street and Broadway



Located directly adjacent to Apple DTLA

208 WEST 8TH STREET

Property Details

Location

Southwest corner of West 8th and Spring Streets

Approximate Size

Ground Floor

Space A	2,409 SF
Space B	1,044 SF*
Space C	1,010 SF*

Mezzanine

Space A	1,208 SF
Space B	281 SF*
Space C	518 SF*

Lower Level

Total 8,119 SF

**Can be combined*

Frontage

170 FT on West 8th Street

50 FT on Spring Street

Ceiling Height

Space A 15 FT 10 IN

Spaces B and C 16 FT 10 IN

Term

10 years

Possession

Q4 2021

Neighbors

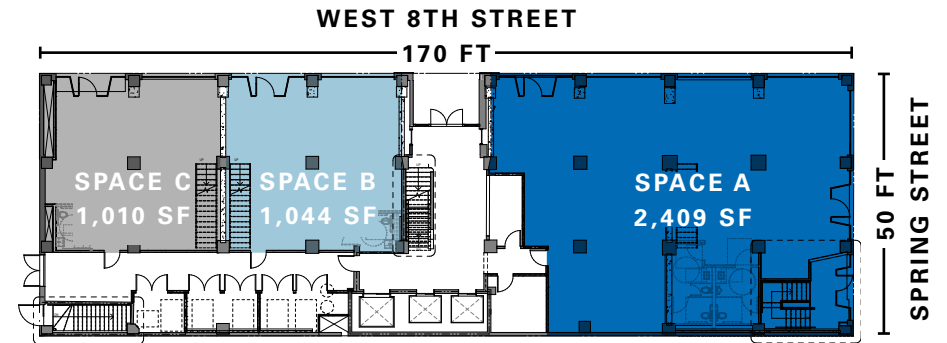
Ace Hotel, Aesop, A.P.C., Apple, COS, Freehand Hotel, The Museum Building, Paul Smith, Shake Shack, Tuck Hotel, Union Lofts, Urban Outfitters and Vans

Comments

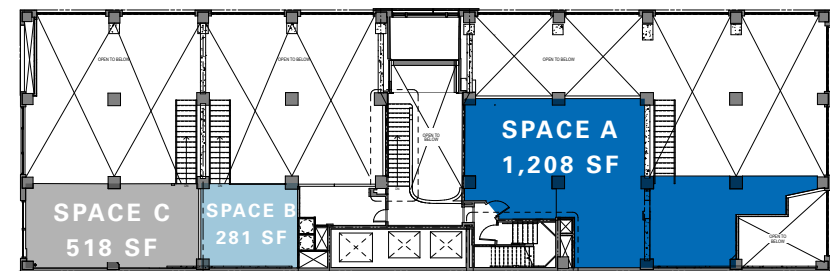
Located directly adjacent to Apple's conversion of the historic Tower Theater

Grease trap located within Space A

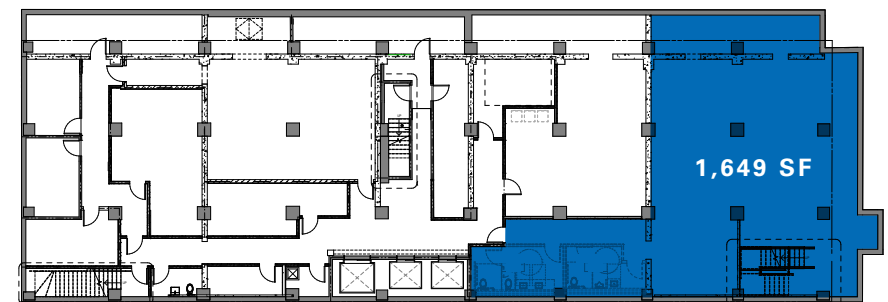
Ground Floor



Mezzanine



Lower Level



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Area Neighbors



208 WEST 8TH STREET



Market Dynamics

Retail Space

96% occupancy rate
1.3 million SF under construction
2.4 million SF proposed

Office Space

92% occupancy rate
2.9 million SF under construction
2.2 million SF proposed

Residential

90% occupancy rate
9,620 units under construction
35,170 units proposed

Source: Downtown Center BID 2018

2018 numbers

CONTACT

Robert Cohen
t 310-593-0770
robert.cohen@nmrk.com
lic #01800848

Carly Geller
t 310-593-0760
carly.geller@nmrk.com
lic #02153582

nmrk.com