



FOR SALE

 CUSHMAN &
WAKEFIELD
GILL | BURNS | YOO



DOWNTOWN LA

ARTS DISTRICT

10

EAST 16TH STREET

IMPERIAL STREET

S SANTA FE AVE

HIGHLIGHTS



One-of-a-Kind Campus



Ideal for Owner-User or Investor



Located in the Opportunity Zone



Brand New Roof



Immediate Access to Freeways
(5, 10, 60, 101 & 110)



14 Dock High Positions



Approx. an Acre of Gated Yard
with Ample Parking



Next to Arts District and
Numerous Amenities



3 Street Frontage
(15th, Imperial & 16th)



SPECIFICATIONS



TOTAL BUILDINGS
±106,380 SF



LAND SIZE
±124,469 SF
(±2.85 Acres)



OFFICE SIZE
±27,400 SF



YEAR BUILT
1931, 1976



ZONING
M3-1-RIO



PARKING
±125 SPACES



LOADING
14 DH, 2 GL



CLEAR HEIGHT
11' - 18'



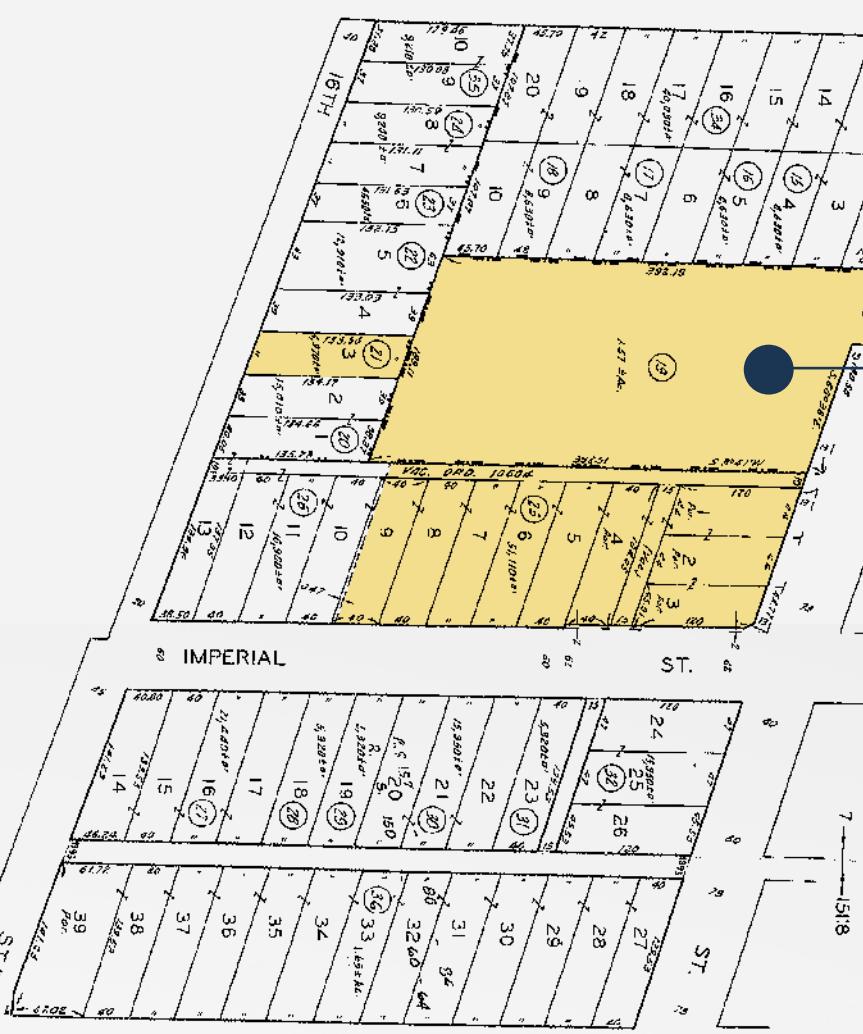
POWER
HEAVY



CONSTRUCTION
VARIES



PARCEL MAP



SANTA FE

Per R. S. 150 - 61

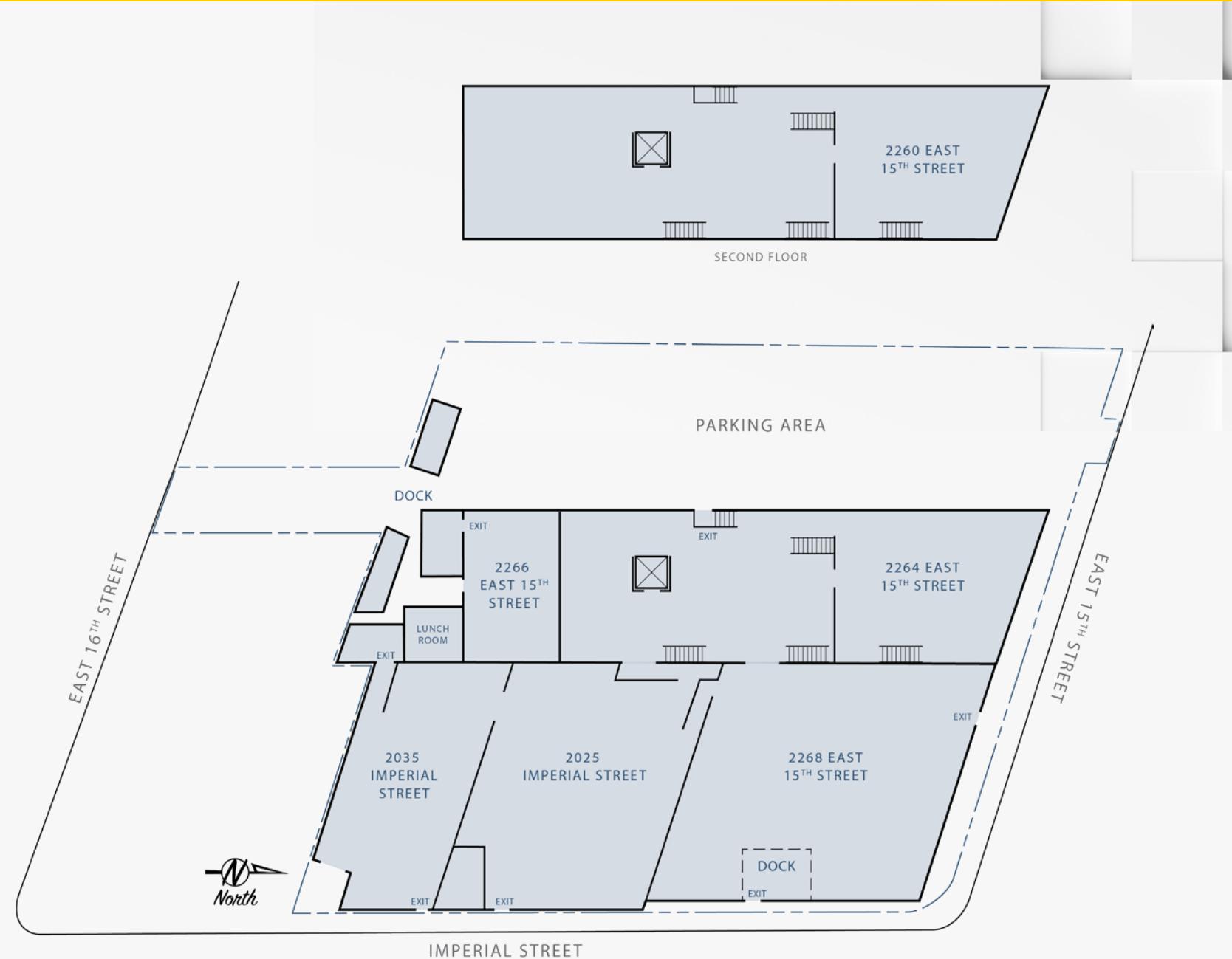
AVE. #

16TH
ST.

BK
5168

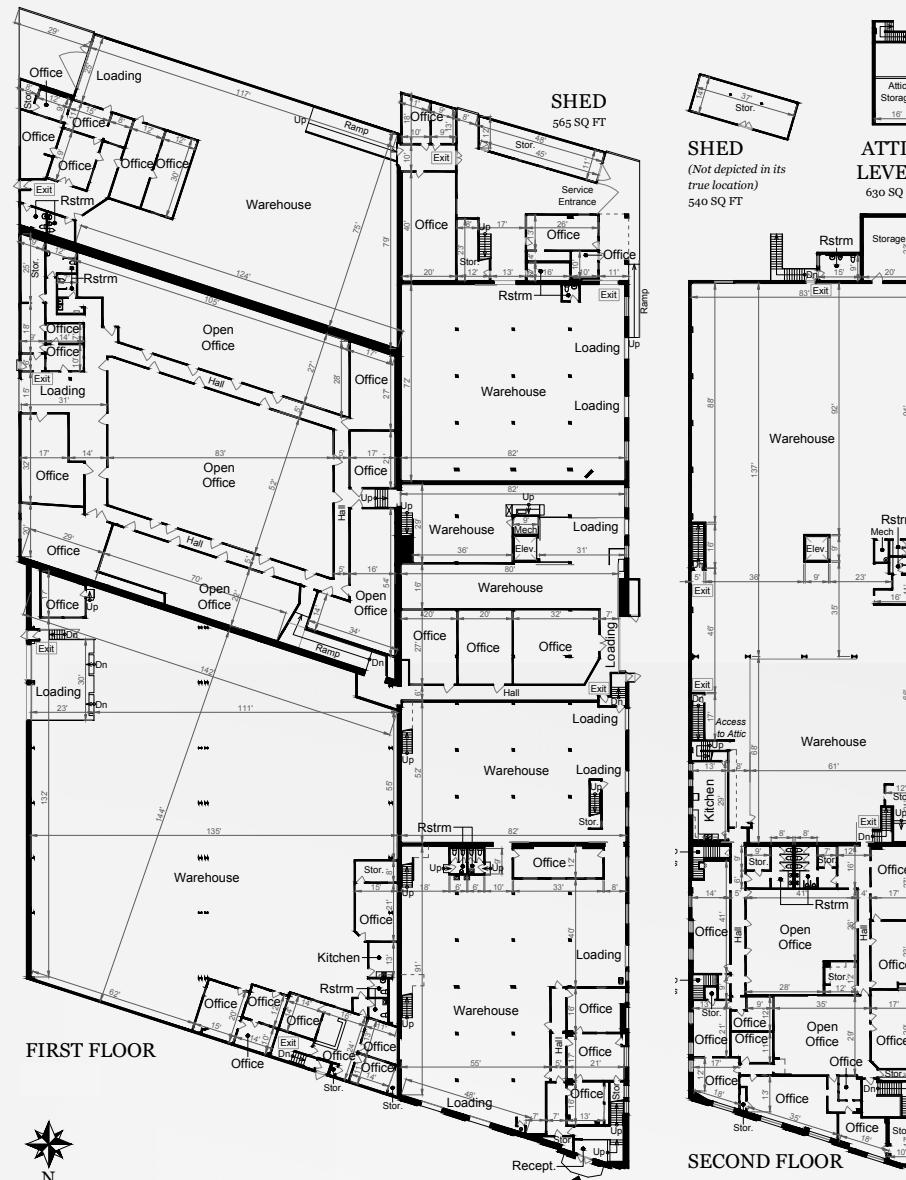
MODOC
ST.

SITE PLAN



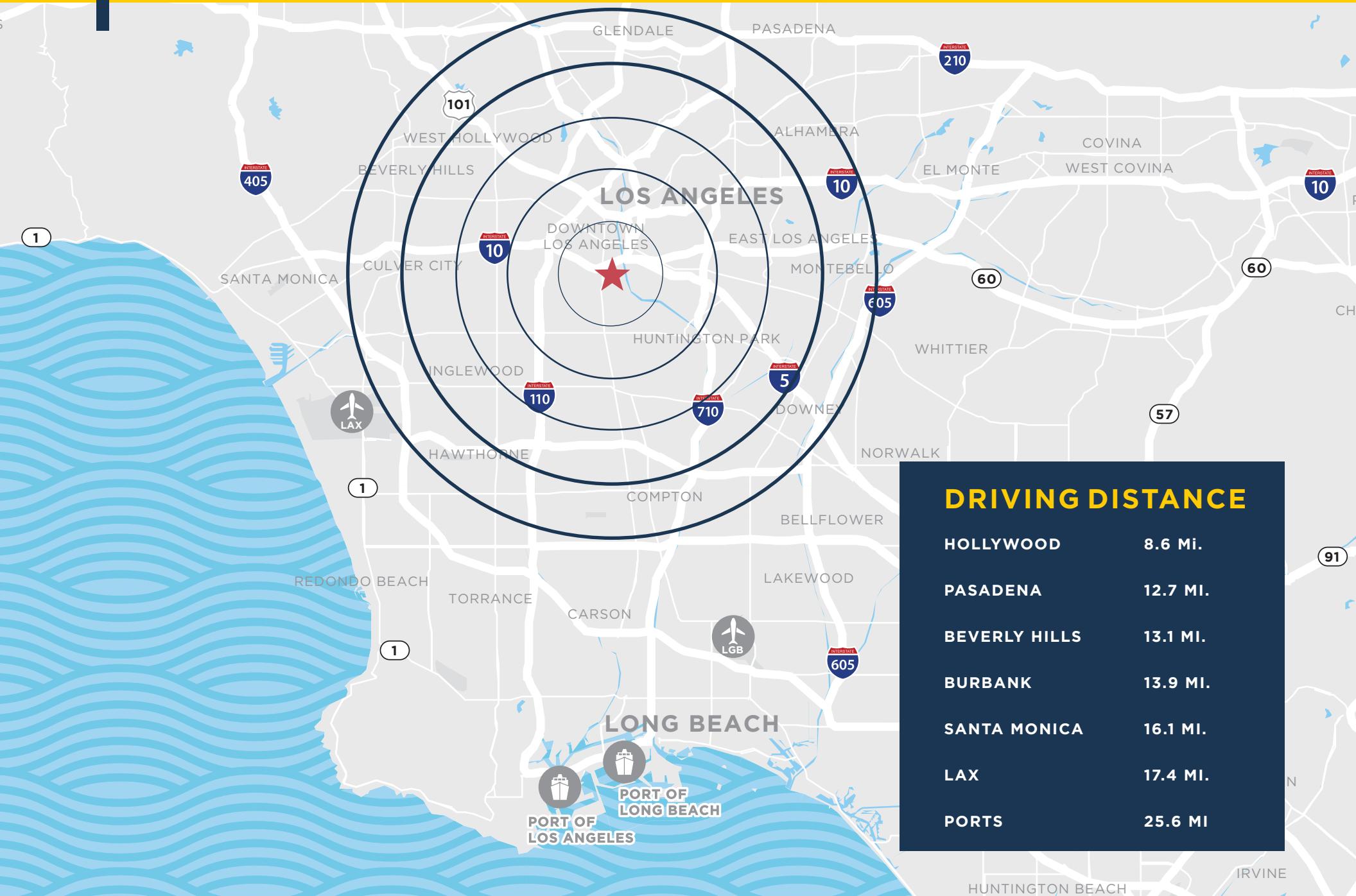
*Dimensions are approximate. For discussion purposes only.

FLOOR PLAN



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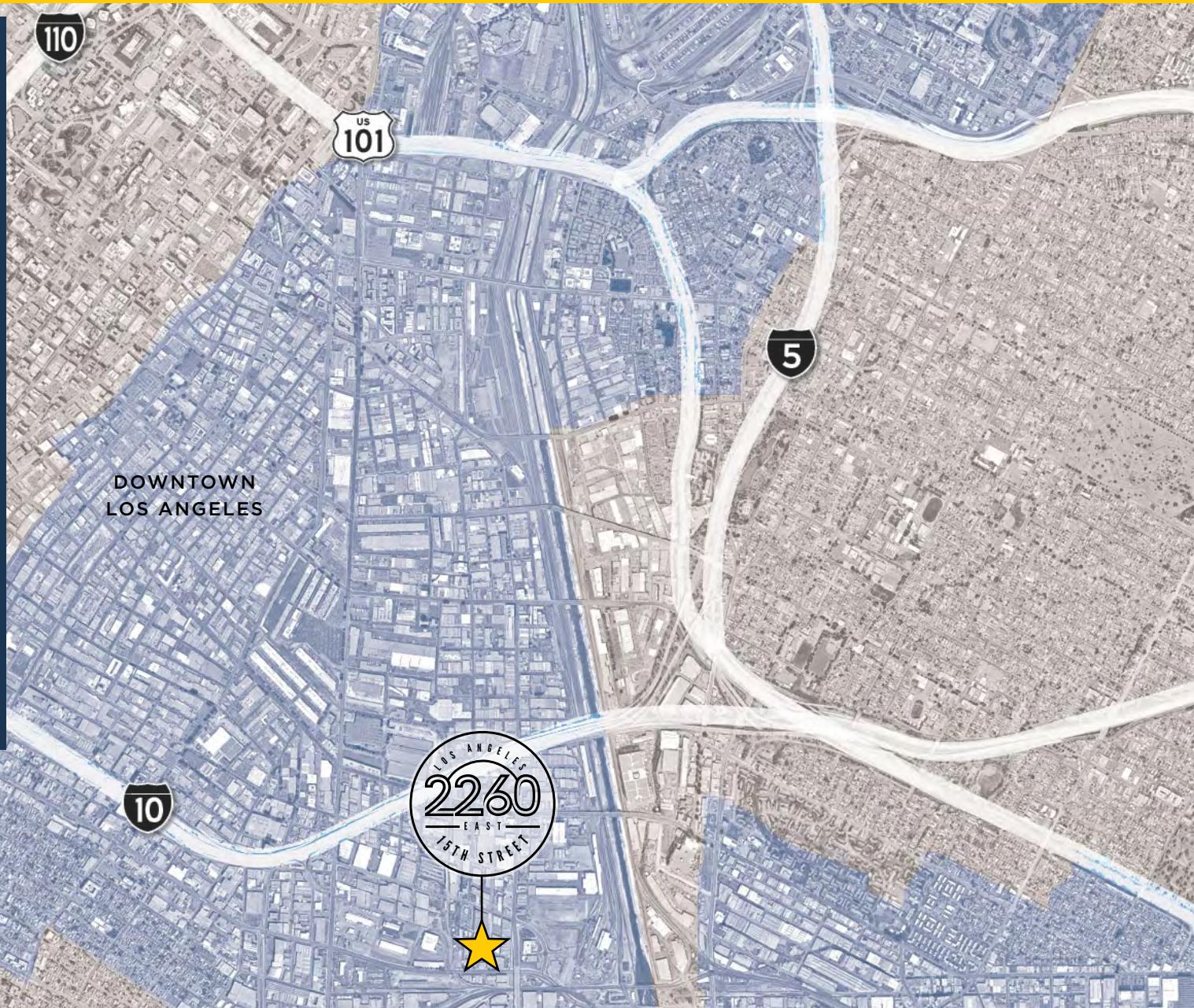
REGIONAL MAP



OPPORTUNITY ZONE

OPPORTUNITY FUND TAX BENEFITS

- Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund
- Step-up in Basis (up to 15%) Depending on Holding Period
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds
- No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years



* NOT TO SCALE - FOR DISCUSSION PURPOSE ONLY. DESIGNATED QUALIFIED OPPORTUNITY ZONES MAP IS SUBJECT TO CHANGE <https://cafinance.maps.arcgis.com>.

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