



FOR SALE

 CUSHMAN & WAKEFIELD
GILL | BURNS | YOO

DOWNTOWN LA

ARTS DISTRICT



EAST 15TH STREET

IMPERIAL STREET

S SANTA FE AVE

EAST 16TH STREET

HIGHLIGHTS



One-of-a-Kind Campus



14 Dock High Positions



Ideal for Owner-User or Investor



Approx. an Acre of Gated Yard
with Ample Parking



Located in the Opportunity Zone



Next to Arts District and
Numerous Amenities



Brand New Roof



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



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



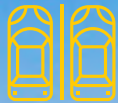
YEAR BUILT

1931, 1976



ZONING

M3-1-RIO



PARKING

±125 SPACES



LOADING

14 DH, 2 GL



CLEAR HEIGHT

11' - 18'



POWER

HEAVY

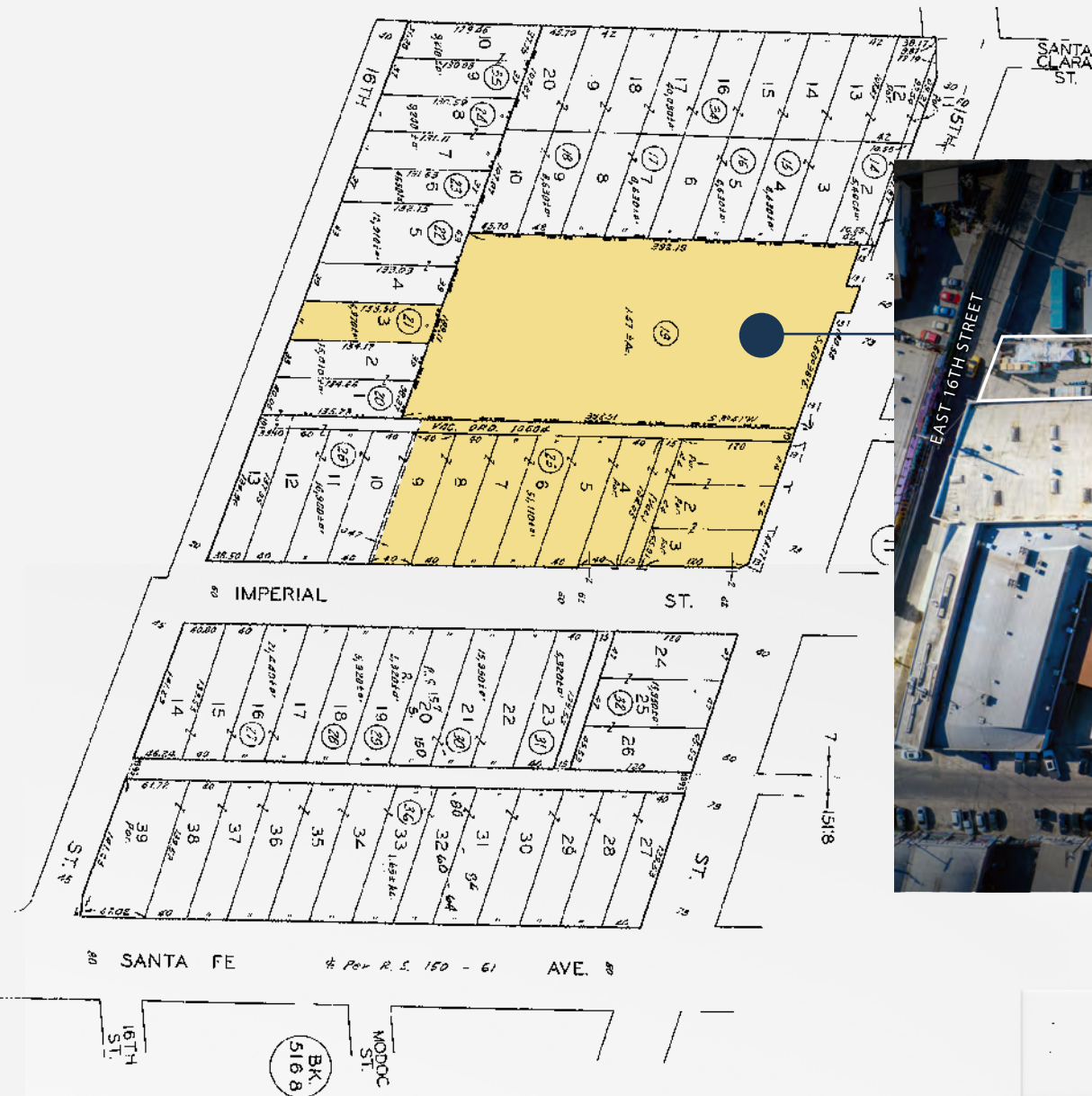


CONSTRUCTION

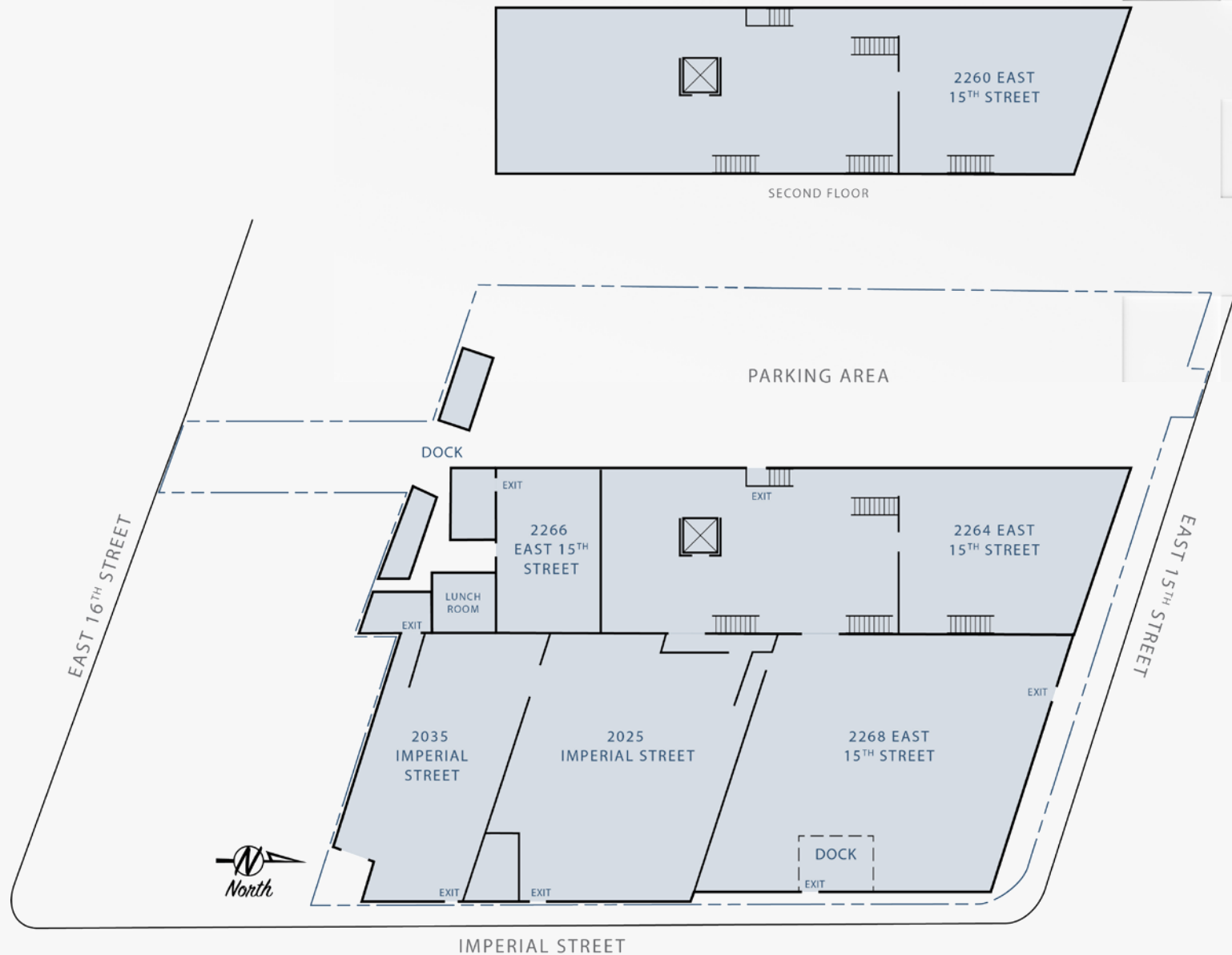
VARIES



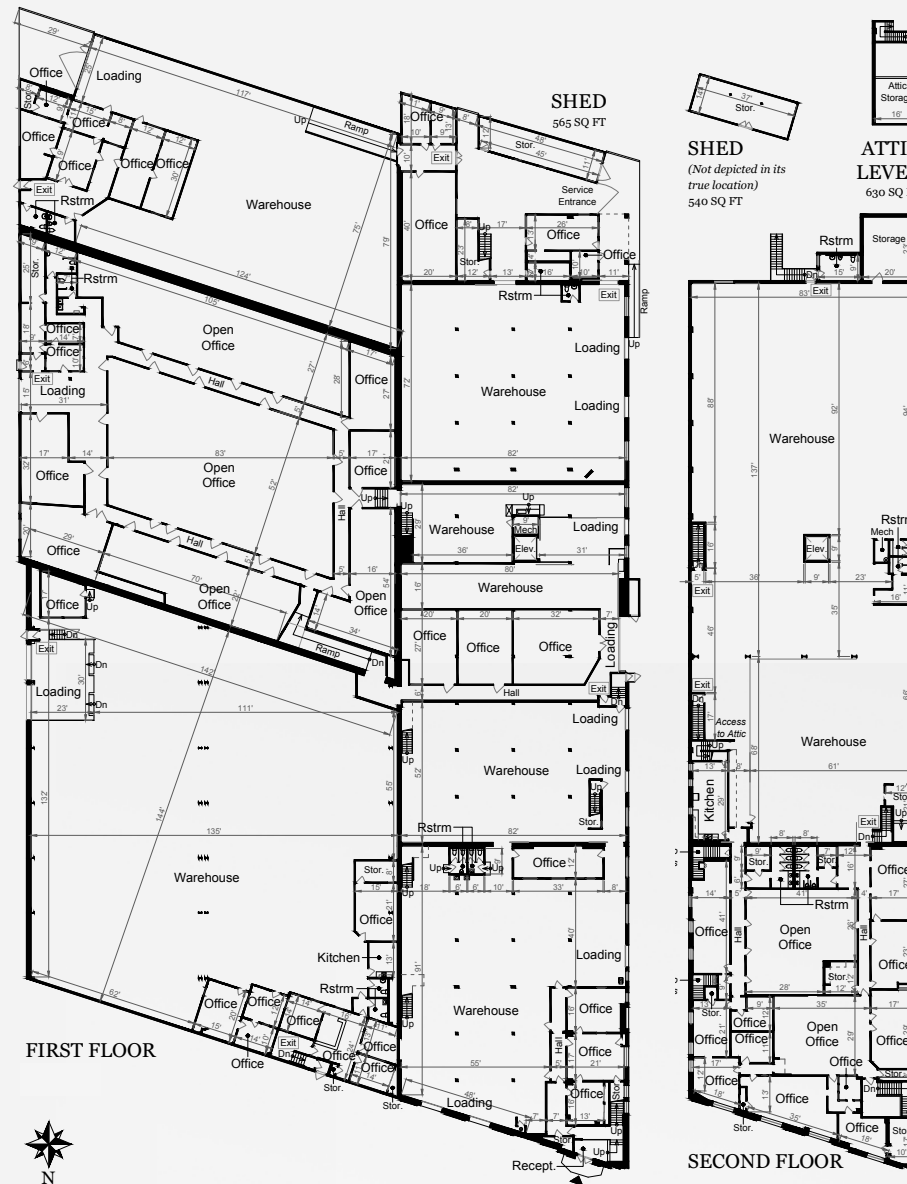
PARCEL MAP



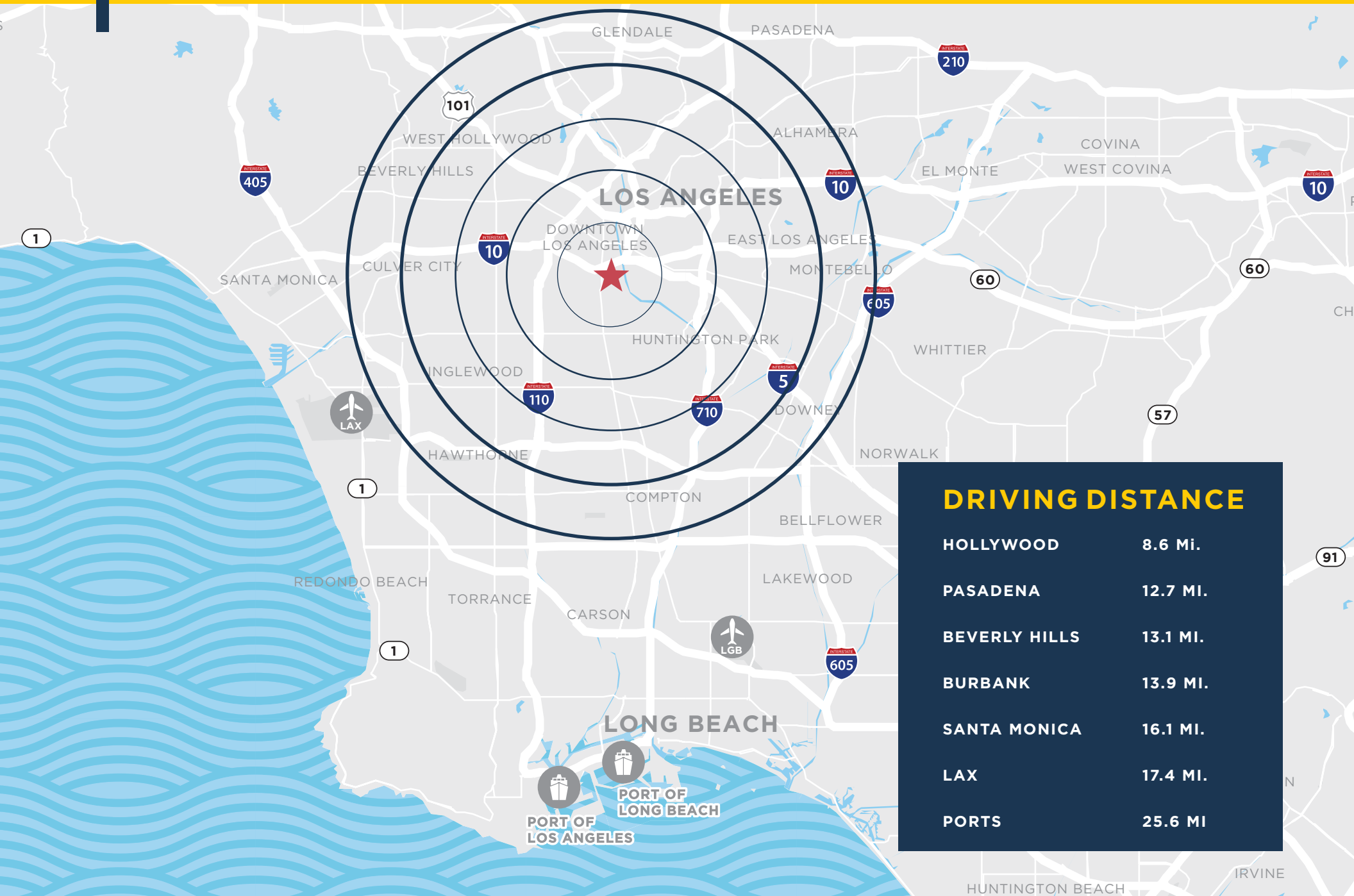
SITE PLAN



*Dimensions are approximate. For discussion purposes only.



REGIONAL MAP



DRIVING DISTANCE

HOLLYWOOD 8.6 Mi.

PASADENA 12.7 Mi.

BEVERLY HILLS 13.1 Mi.

BURBANK 13.9 Mi.

SANTA MONICA 16.1 Mi.

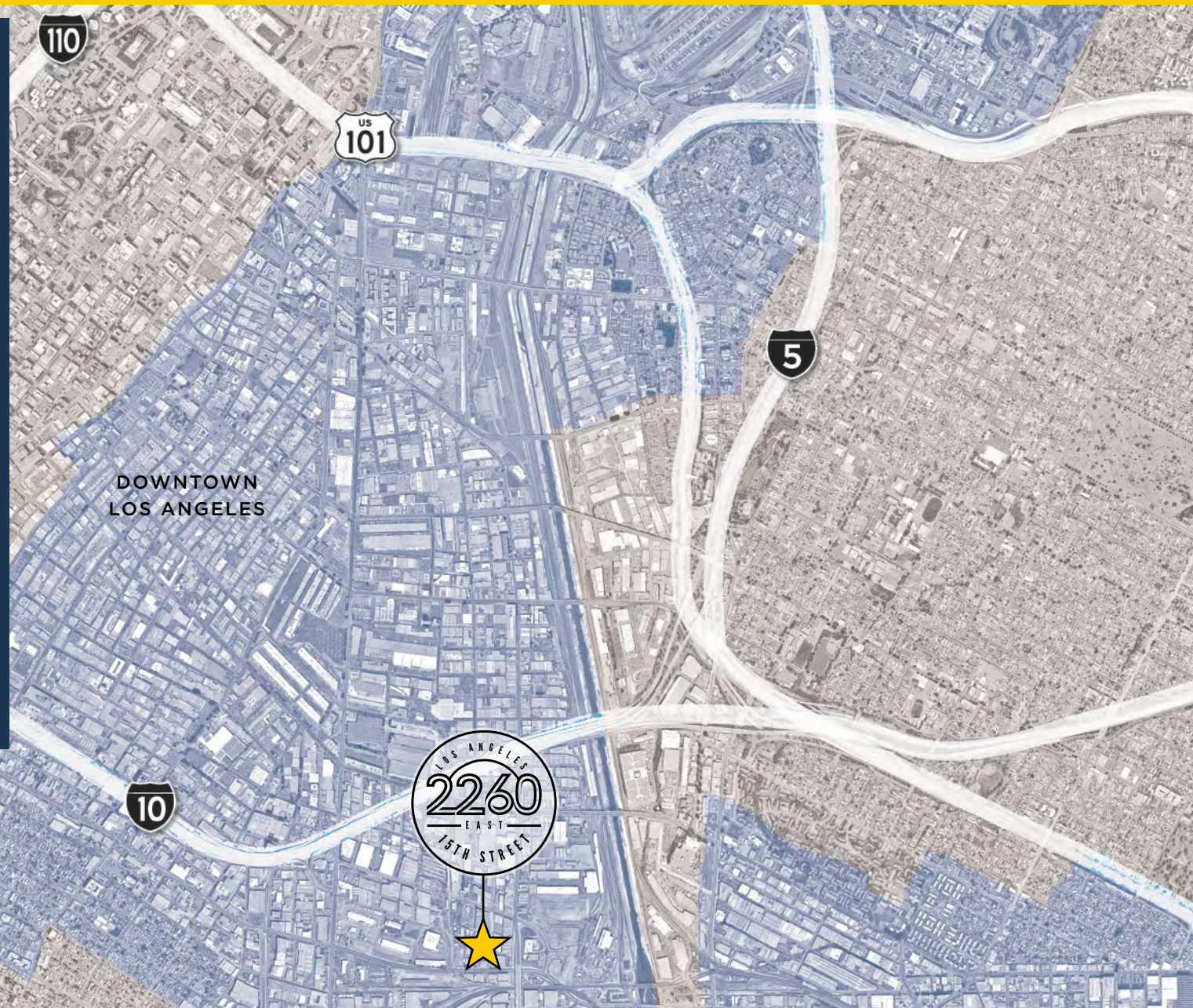
LAX 17.4 Mi.

PORTS 25.6 Mi.

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>.

* THE MATERIALS PROVIDED ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY. THESE MATERIALS DO NOT, AND ARE NOT INTENDED TO, CONSTITUTE LEGAL ADVICE, AND YOU SHOULD NOT ACT OR REFRAIN FROM ACTING BASED ON ANY INFORMATION PROVIDED. PLEASE CONSULT WITH YOUR OWN LEGAL COUNSEL ON YOUR SITUATION AND SPECIFIC LEGAL QUESTIONS YOU HAVE.

BRANDON GILL

Executive Director

+1 213 629 6528

brandon.gill@cushwake.com

Lic 01262330

BRANDON BURNS

Executive Director

+1 213 629 6541

brandon.burns@cushwake.com

Lic 01194796

JAE YOO

Executive Director

+1 213 629 6551

jae.yoo@cushwake.com

Lic 01503567



©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.