

# OFFERING MEMORANDUM

**FOR SALE OR LEASE**  
**197 E. JEFFERSON BLVD,**  
**LOS ANGELES, CA 90011**

**AI / DATA READY BUILDING**  
**2.1 MW POWERED SHELL ~ 20,000 SQ. FT**  
**2,600 AMPS LIVE**

PRESENTED BY

**ROLAND QUINO**

COMPASS REALTY

323-683-7622

ROLAND@ROGERPERRY.COM

WWW.ROGERPERRY.COM

DRE# 01950516

**ROGER PERRY**

RODEO REALTY

310-600-1553

RPERRY@ROGERPERRY.COM

WWW.ROGERPERRY.COM

DRE# 01882885



COMPASS

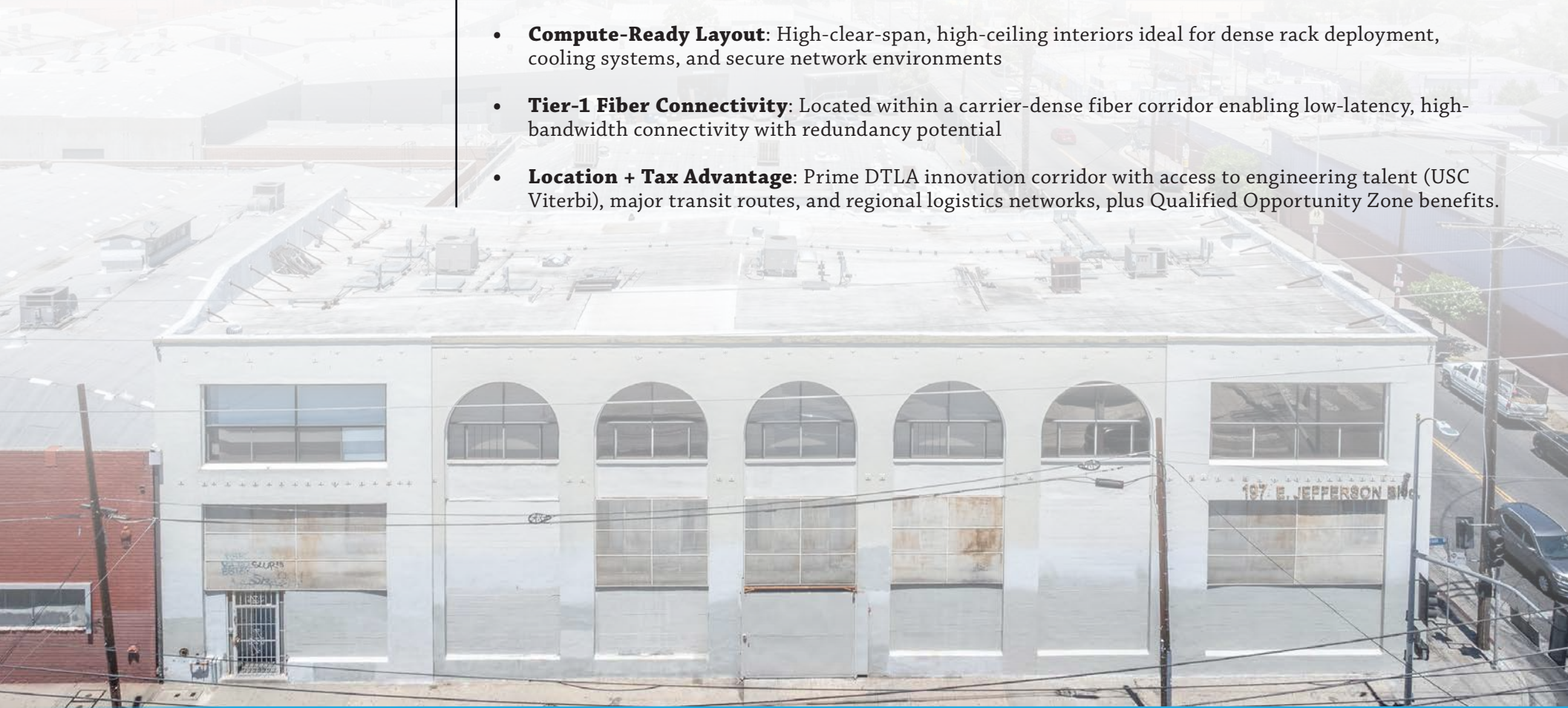


# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

The only immediately deployable ~2.1 MW compute-enabled asset in Downtown Los Angeles — a rare, plug-and-play facility with existing power, Tier-1 connectivity, and Opportunity Zone tax advantages.

- **Immediate Power:** 2,600 Amps / 480V 3-Phase (~2.1 MW) available today — bypassing the 4–5 year LADWP interconnection queue
- **Market Rarity:** One of the only DTLA assets with meaningful, immediately available electrical capacity
- **Immediate Deployment:** Existing infrastructure supports rapid activation for AI compute, data center, advanced manufacturing, or lab uses — no entitlement or utility delay
- **Compute-Ready Layout:** High-clear-span, high-ceiling interiors ideal for dense rack deployment, cooling systems, and secure network environments
- **Tier-1 Fiber Connectivity:** Located within a carrier-dense fiber corridor enabling low-latency, high-bandwidth connectivity with redundancy potential
- **Location + Tax Advantage:** Prime DTLA innovation corridor with access to engineering talent (USC Viterbi), major transit routes, and regional logistics networks, plus Qualified Opportunity Zone benefits.



# TRANSACTION DETAILS & LOCATION HIGHLIGHTS

## For Sale

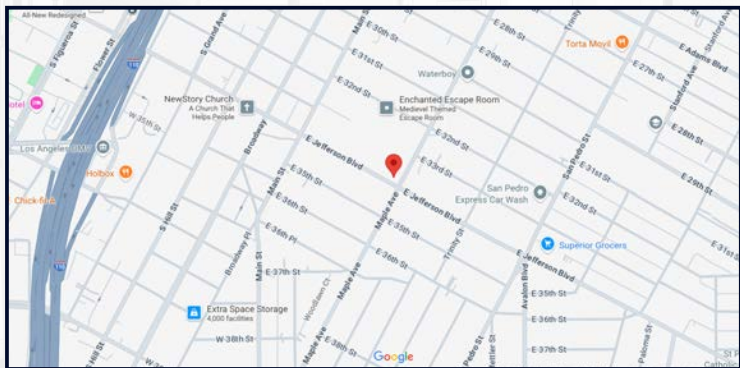
- Price Upon Request

## For Lease

- Flexible lease terms
- Delivered As-Is
- Lease Rate: Price Upon Request

## Other Highlights

- Central DTLA location near distribution hubs
- Close proximity to cannabis clusters, fashion & arts districts, USC School of Engineering
- Surrounded by logistics, light industrial, and cannabis tenants
- Prime positioning for SoCal supply chain and B2B operations



# ADDITIONAL HIGHLIGHTS

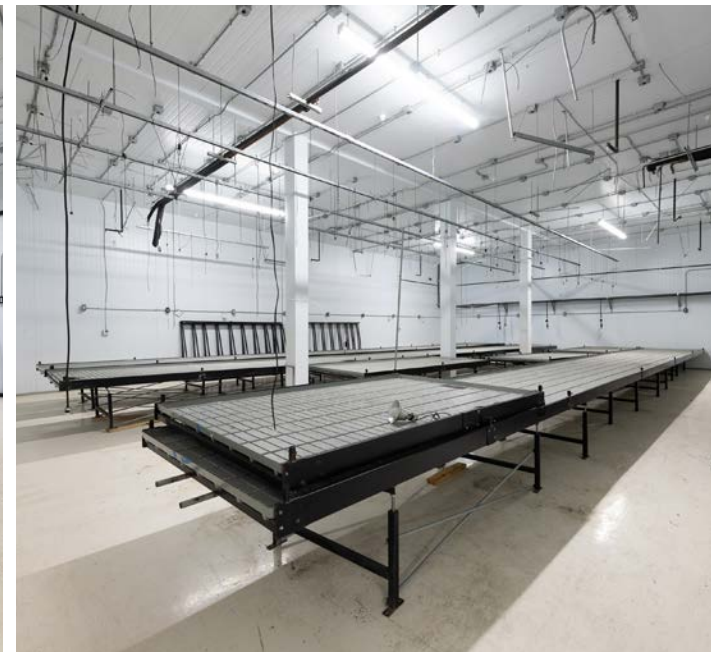
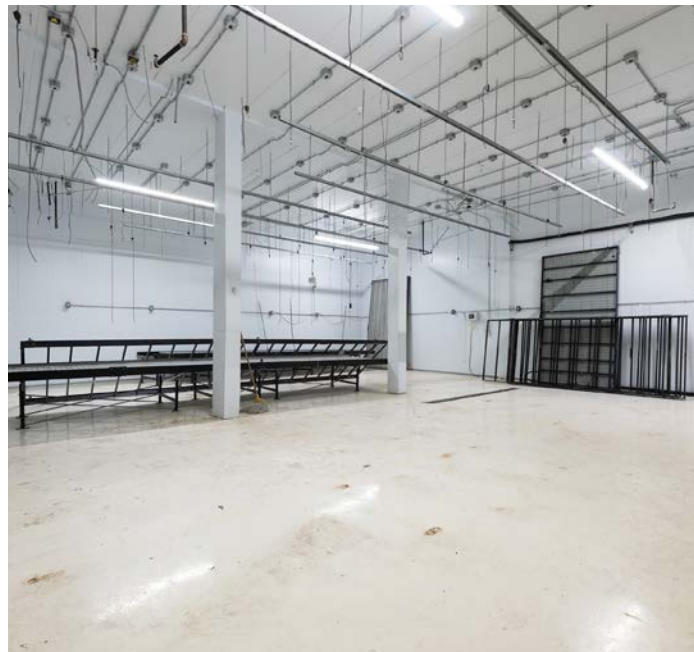
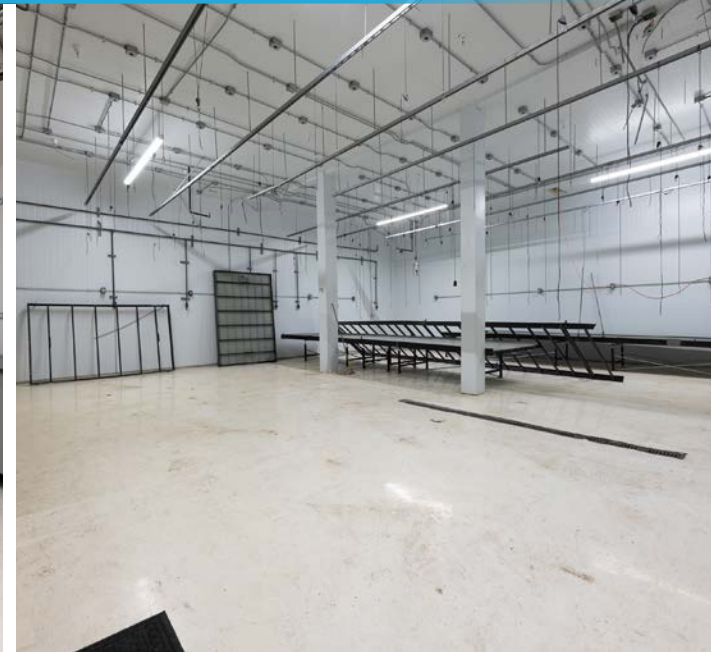
- **Power:** Massive 2,600 Amp (2.1 Megawatt) active drop.
  - One of the only DTLA assets with meaningful, immediately available electrical capacity.
- **Location:** Heart of the DTLA Innovation Corridor.
- **Tax Alpha:** Located in a Qualified Opportunity Zone (QOZ). Tenants can leverage significant tax incentives for equipment intensive build-outs.
- **Connectivity:** “Fiber-Lateral Ready.” Situated in a Tier-1 Fiber Alley with major backbones (Lumen/Zayo/Frontier) 1-2 blocks away.
- **Space:** ~20,000 SF clear-span shell. Ideal for custom hot/cold aisle containment and liquid cooling infrastructure. Open layout flexible for compute, lab, or production build-out. High ceilings.
- **Opportunity Zone Tax Advantage:**
  - Located within Qualified Opportunity Zone (QOZ)
  - Permanent 100% bonus depreciation (2025 legislation)
  - Full expensing of AI infrastructure (servers, cooling, equipment)
  - Significant Year 1 tax shield for \$5M–\$10M+ build-outs
  - Competitive advantage vs. non-OZ properties
- **Connectivity & Fiber Readiness:**
  - Located within Tier-1 fiber corridor
  - Supports high-capacity, low-latency connectivity
  - Reduces tenant infrastructure uncertainty
- **Uses**
  - AI/GPU Compute Clusters
  - Robotics & Automation Companies
  - Tech / Lab use
  - Data Center
  - Manufacturing or Industrial
  - Cannabis
  - EV Fleet Charging / Battery Storage
  - R&D Startups / Hardware Startups



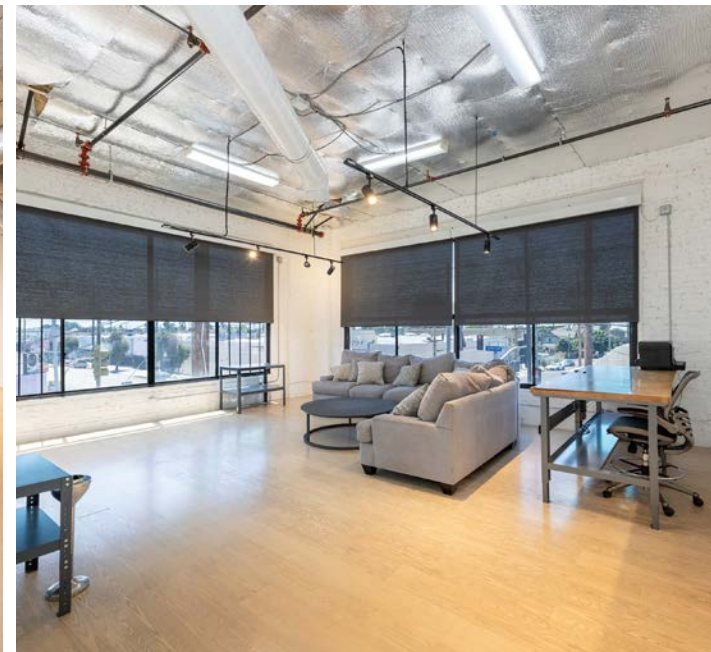
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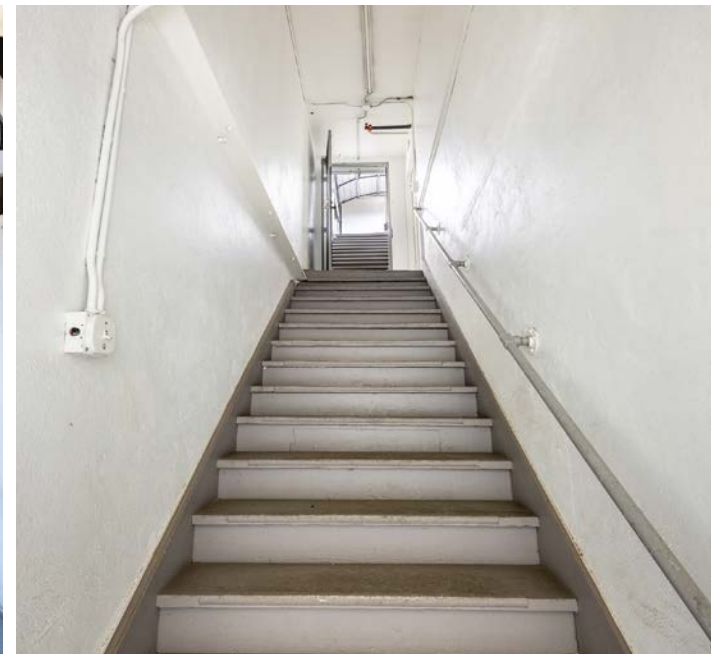
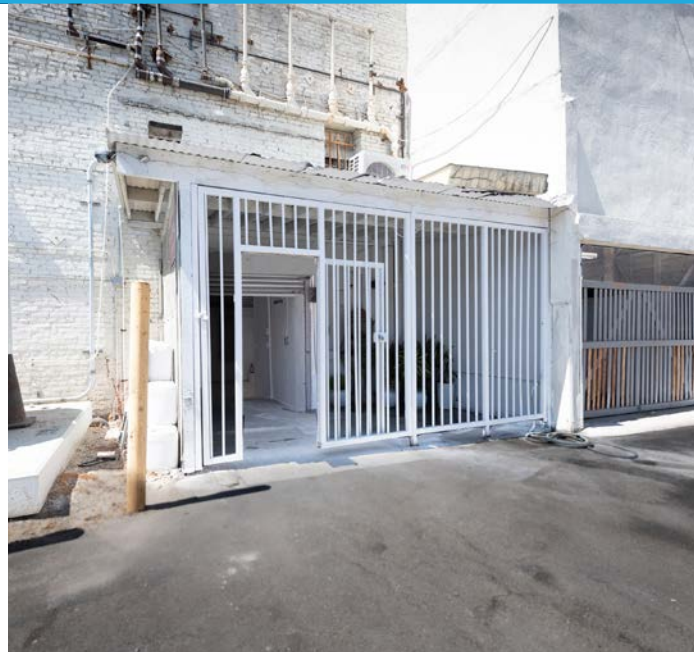
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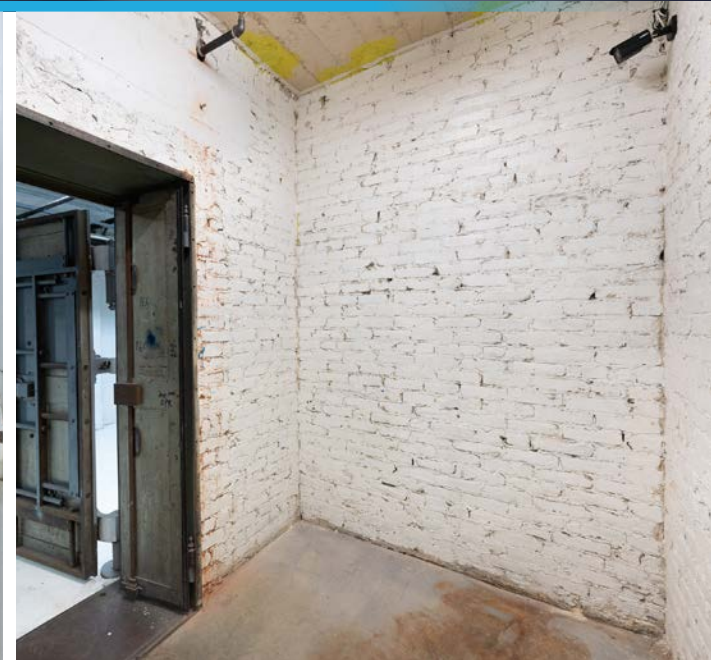
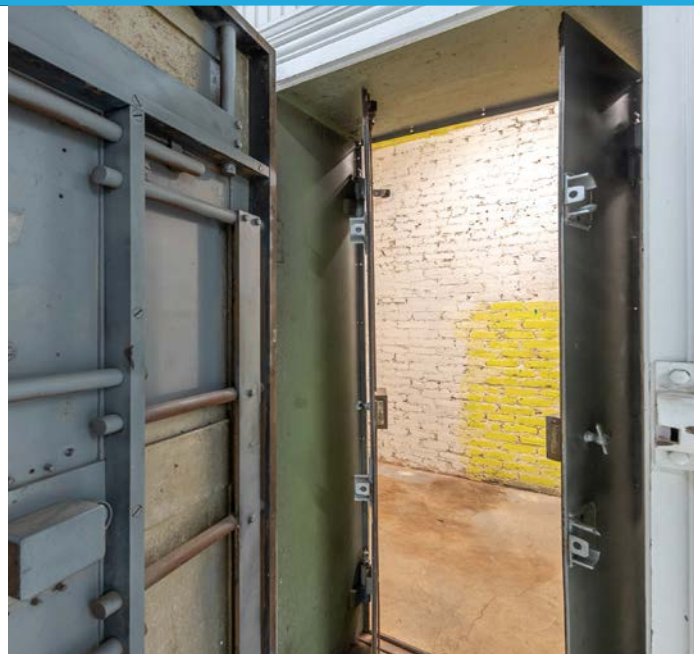
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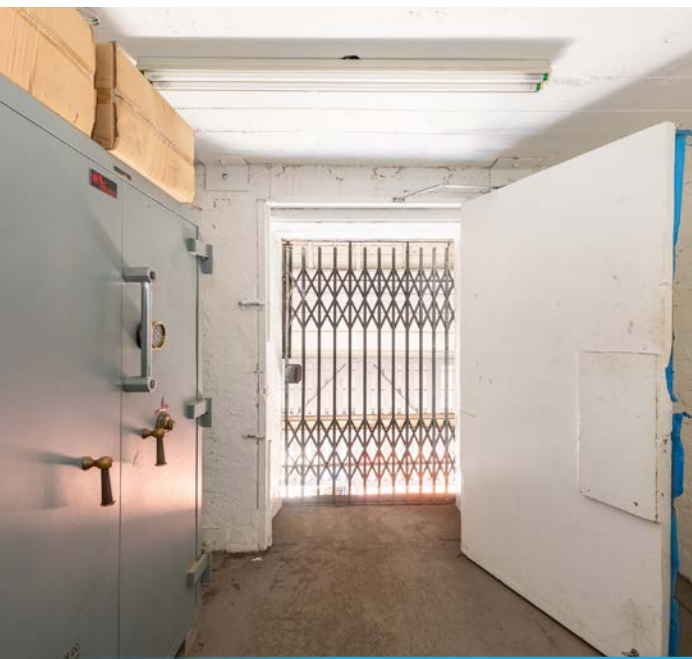
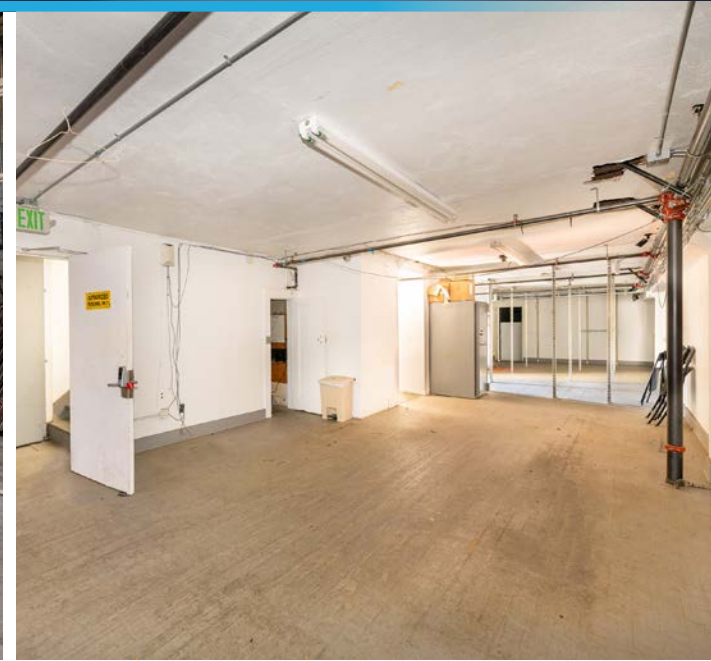
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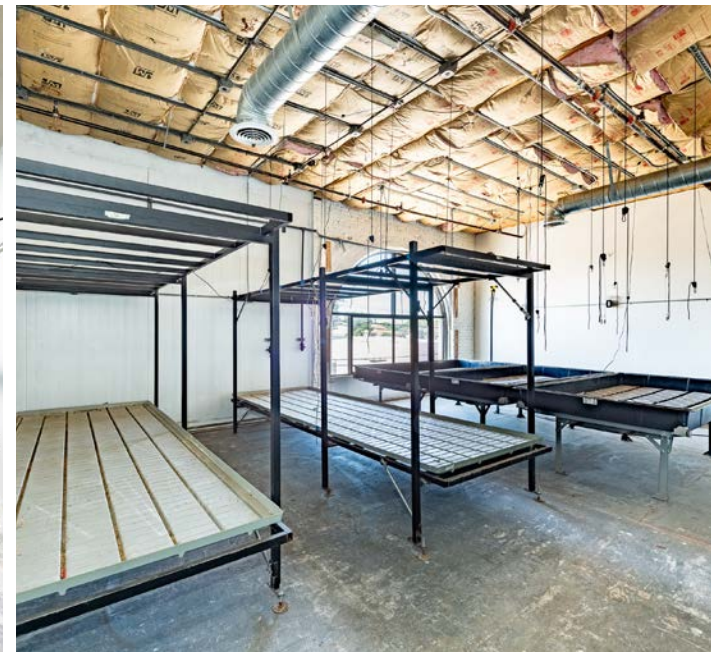
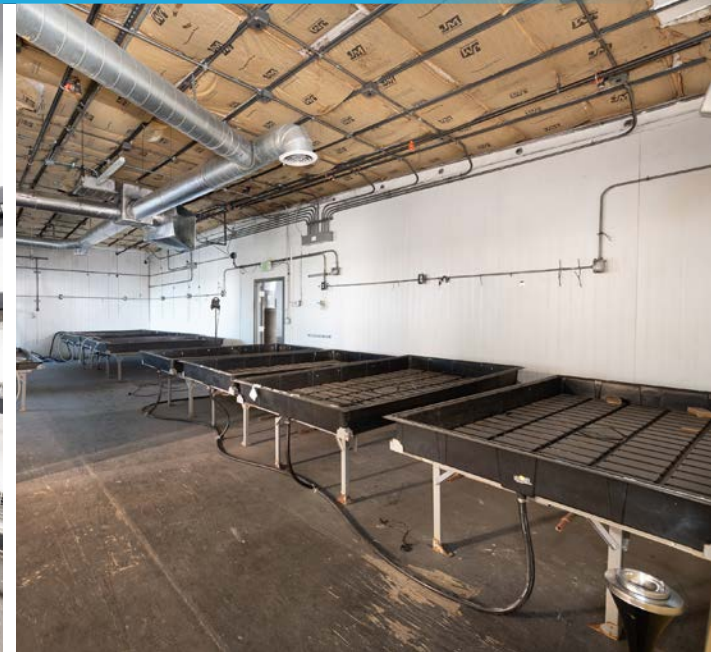
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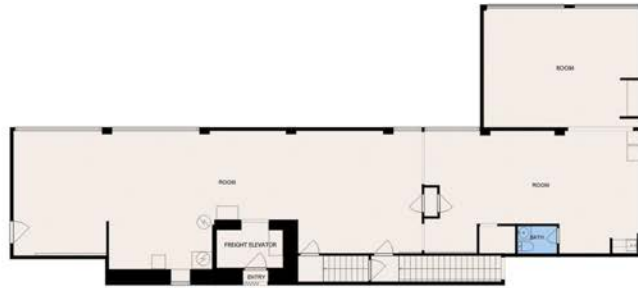
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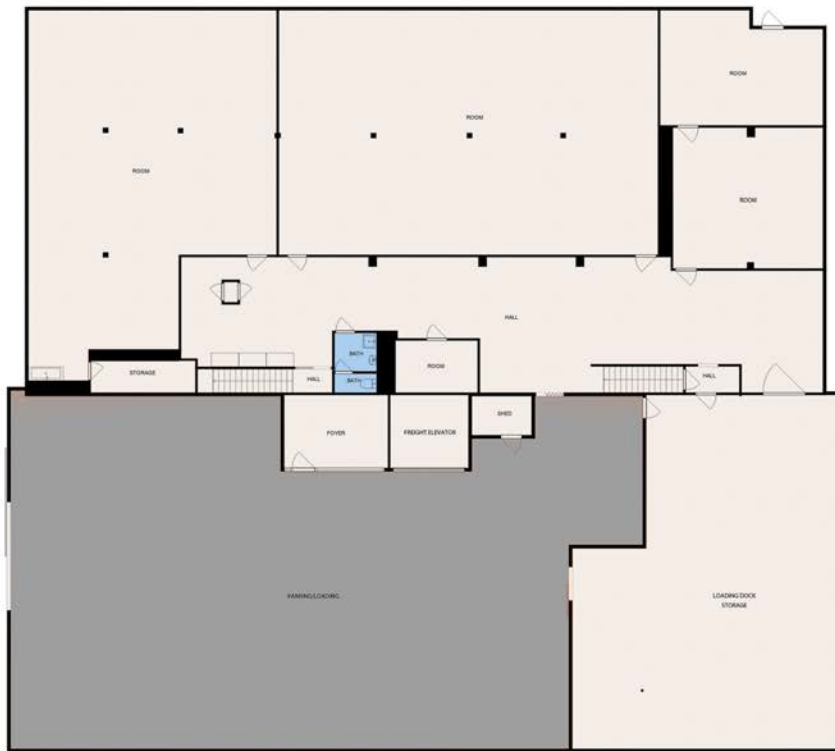
# FLOOR PLANS



FLOOR 2



FLOOR 3

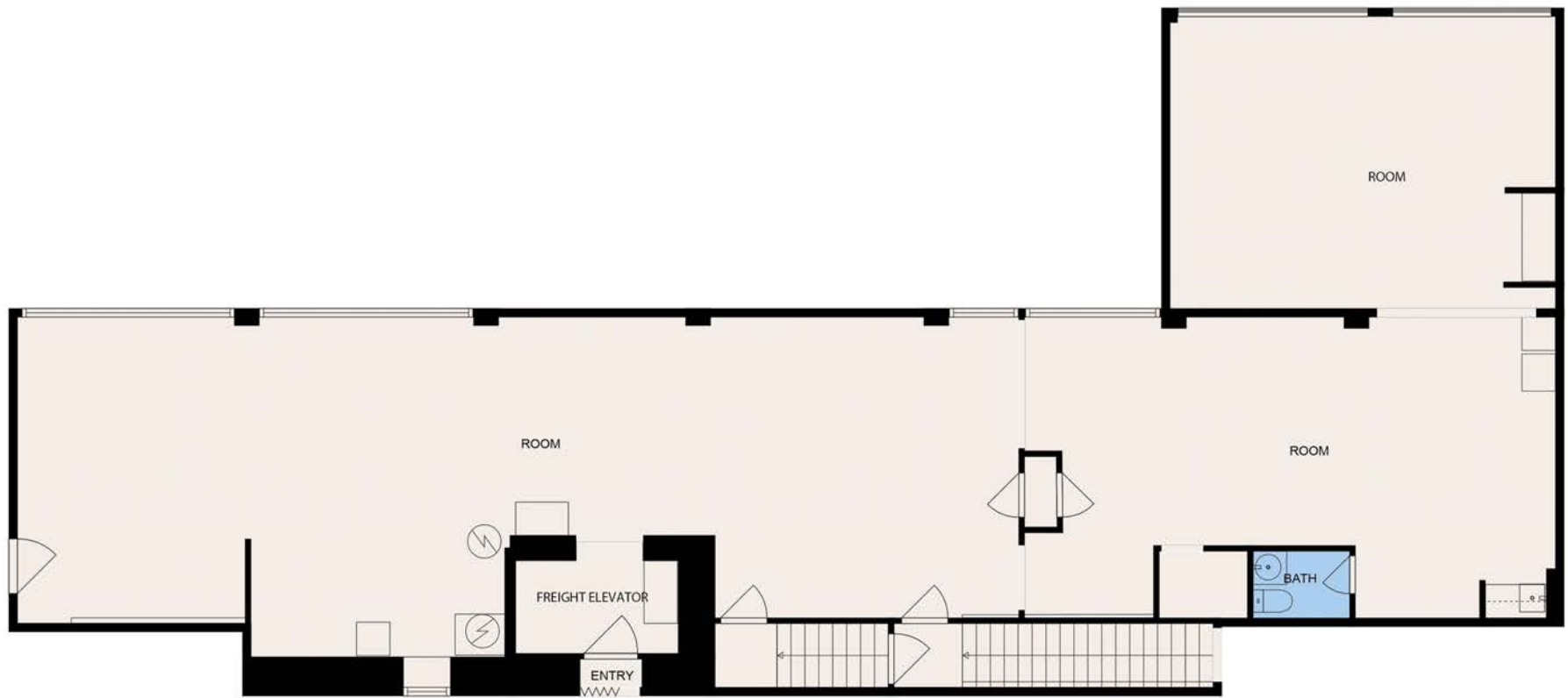


FLOOR 1

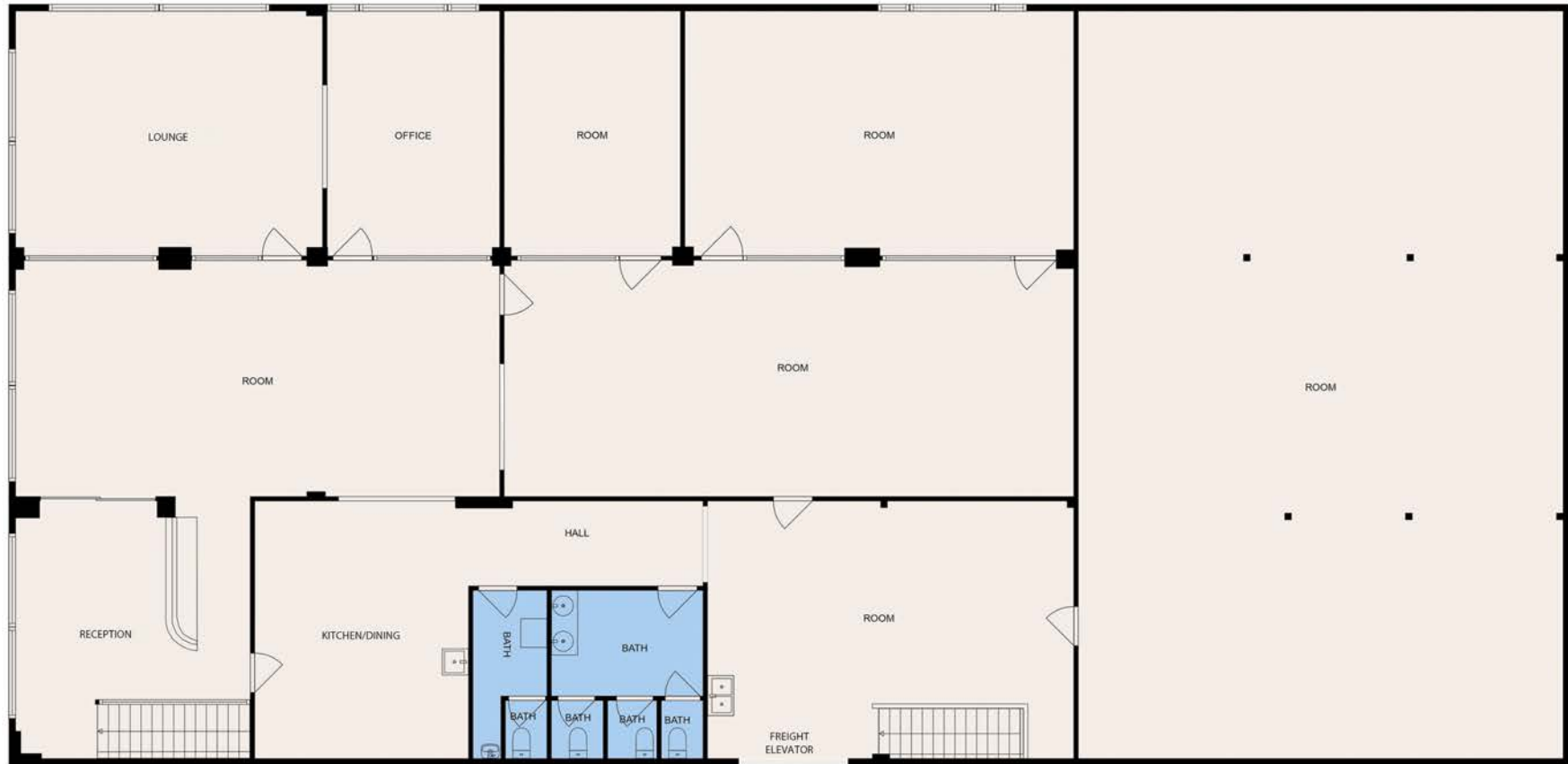
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