

# INDUSTRIAL FOR SALE

AVAIL SF: 100,000

TOTAL BLDG SF: 100,000



ADDRESS 901 EAST 3RD STREET, LOS ANGELES, CA ZIP 90013

**\*\*\* PRIME DOWNTOWN LOS ANGELES DEVELOPMENT SITE \*\*\***

**PERFECT FOR ARTIST LOFT CONVERSION**

**ADJACENT TO LITTLE TOKYO -- ACROSS FROM SCI-ARC**

**NEAR METRO RAIL AND ALL DOWNTOWN FREEWAYS**

**EARTHQUAKE WORK COMPLETE**

**NEAR CAFE METROPOL, WURSTKUCHE, ZIP FUSION & NEW CONDOS**

LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net \_\_\_\_\_ Term \_\_\_\_\_  
 SALE PRICE \$ 17,500,000 Price/SF \$ 175.00 Tax \$ TBD Yr 2009-2010  
 Terms ALL CASH TO SELLER Possession COE  
 Avail SF 100,000 Dim IRR X IRR Power A 2000 V 480 Ø 3 W \_\_\_\_\_  
 Min. SF 100,000 Dim IRR X IRR Lighting FLUOR Heat SPACE Cooling NONE PWR Notes VERIFY  
 Land SF 79,000 Dim IRR X IRR Trk Hi Pos 9 Dim 14 X 40; 12 X 39  
 Const BLK,CON Roof WDF,WDB Grd Lev Drs 0 Dim \_\_\_\_\_ Well N  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 2 W 2  
 Sprkd ORD.HAZ. Min Clr Hgt 10 OFFICE DATA Ofc SF 4,000 # 10 Rest Rms: M 2 W 2  
 Pkg 0 Fenced N Yr Blt 1870R20 A/C Y Heat Y Fin Ofc Mezz SF 1,500 Incl in Avail SF Y  
 Thomas Bk Pg# 634-H4 Zone LA M3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. ELEV,MULT  
 AGENT Bradley Luster (213) 747-4154, Mark Silverman (213) 747-0379 Region C Listing # 3068  
 FIRM Major Properties  
 FTCF AP000N000S250/AOAA Notes ALSO KNOWN AS "THE GRAFFITI BUILDING". BUYER TO VERIFY ALL INFORMATION.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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**Commercial & Industrial Specialists**

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