



# DOWNTOWN LOS ANGELES PURCHASE OPPORTUNITY

13-Story Office Building  
With Ground Floor Retail

*Prime Data Center Facility*



650 S GRAND AVENUE  
LOS ANGELES, CA 90017

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum

- 13-Story “Quinby Building”
- Corner of Grand Avenue & 7th Street
- Across From Bottega Louie
- Ideal for Data Center Use:  
Very Heavy Power Service  
Meet-Me Room (MMR)  
Full HVAC

*Exclusively offered by*



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**MAJOR PROPERTIES**

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An aerial photograph of Downtown Los Angeles, showing a grid of streets and various buildings. In the background, a tall, modern building with a grid-like facade is visible. The foreground shows a street intersection with cars and a bus. The overall scene is a high-angle view of the city.

## Property Offering

The “Quinby Building”, located at 650 South Grand Avenue in the heart of Downtown Los Angeles, is a historic structure built in 1926 by renowned architectural firm Meyer & Holler. This 13-story building reflects the architectural grandeur of early 20th-century Los Angeles, featuring a marble-lined lobby with many of its original design elements still intact.

It has become a versatile property, currently housing telecommunication hubs and data centers while offering retail spaces at street level. Situated at the bustling corner of 7th and Grand, the Quinby Building benefits from heavy foot traffic and proximity to key downtown amenities, including the Metro Center Station, LA LIVE, and Crypto.com Arena.

As the digital landscape rapidly expands, so do the demands for data center space, making it into one of the most competitive sectors in commercial real estate. Data center brokers have evolved from dealing with small-scale facilities to managing large, custom-built server hubs—many the size of football fields. With AI and cloud computing at the forefront of technological advancement, the need for high-power, expansive data centers is skyrocketing.

This increased demand has led to large-scale data operators securing space up to three years in advance to meet their future needs. However, power availability and construction delays are becoming major constraints. The rising complexity of power demands and specialized infrastructure, such as cooling systems for AI-driven workloads, also adds to the challenges.

The Quinby Building is ideal for a telecommunication hub/data center user, as the building offers 12 full floors above retail and includes very heavy power, full building HVAC, and a Meet-Me Room (MMR), a secure space where different telecommunications carriers, Internet Service Providers (ISPs), and network operators physically connect their networks to exchange data.

The building also offers a prime opportunity for redevelopment, with the potential for conversion into mixed-use spaces like residential, office, or hotel accommodations. Its strategic location, combined with growing demand in DTLA’s vibrant Downtown Center, makes it an attractive asset for investors.

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## Property Details

Building Area:	75,251± SF
Stories:	13
Typical Floor Area:	5,500± SF
Land Area:	6,578± SF
Year Built:	1926 (Renovated 2018)
Construction:	Reinforced Concrete
Restrooms:	One Per Floor
Passenger Elevators:	2 (Plus 1 Non-Working)
Power:	1200A/270-480V/3Ø 4W (x2) 1200A/480V/3Ø 3W 1000A/277-480V/ 3Ø 4W 400A/240V/3Ø 3W
Meet-Me Room (MMR):	Yes
HVAC:	Full
Sprinklers:	Dry
Parking:	Contract Parking Available
Zoning:	LA C2-4D
Assessor's Parcel Number:	5144-004-028

## Property Highlights

- Prime Data Center opportunity
- Ground floor retail plus 12 upper floors
- Very heavy power service, in place Meet-Me Room (MMR), and full building HVAC
- Prime Downtown Los Angeles Financial District location immediately adjacent to One Wilshire and directly across from Bottega Louie
- Northeast corner of Grand Avenue & 7th Street
- Abundant nearby contract parking available
- Short term tenancy
- Just 6 blocks east of LA LIVE, the Grammy Museum, Peacock Theater, Crypto.com Arena and the Los Angeles Convention Center
- Nearby amenities include Walgreens, Whole Foods Market, Los Angeles Athletic Club, Fig at 7th shopping mall, and restaurants Sugarfish, H&H Brazilian Steakhouse, and Le Grand

**Please Call Broker for More Information**

## About Data Centers

Blackstone, Starwood and Hines growing their platforms. Prologis is spending \$8B building out its data center business.

“The scale of the data center opportunity is immense,” Blackstone Real Estate Global co-head Nadeem Meghji told Bisnow in March. “It’s the single most exciting strategy we have globally today.”

The proliferation of IoT (internet of things) devices and the advancement in AI technologies have created vast amounts of data that need processing and storage, further fueling the demand for data centers.

A new report from Moody’s Ratings highlights the dramatic increase in data center demand, primarily fueled by advancements in artificial intelligence and ongoing digital transformation.

The report, titled *Data Centers—Artificial Intelligence: Tech Giants Rapid Buildout of Data Centers to Meet AI Demand is Not Without Risk*, provides insights into the current state and future projections of the global data center industry.

Among the report’s key findings (source *Data Center Knowledge*: July 23, 2024):

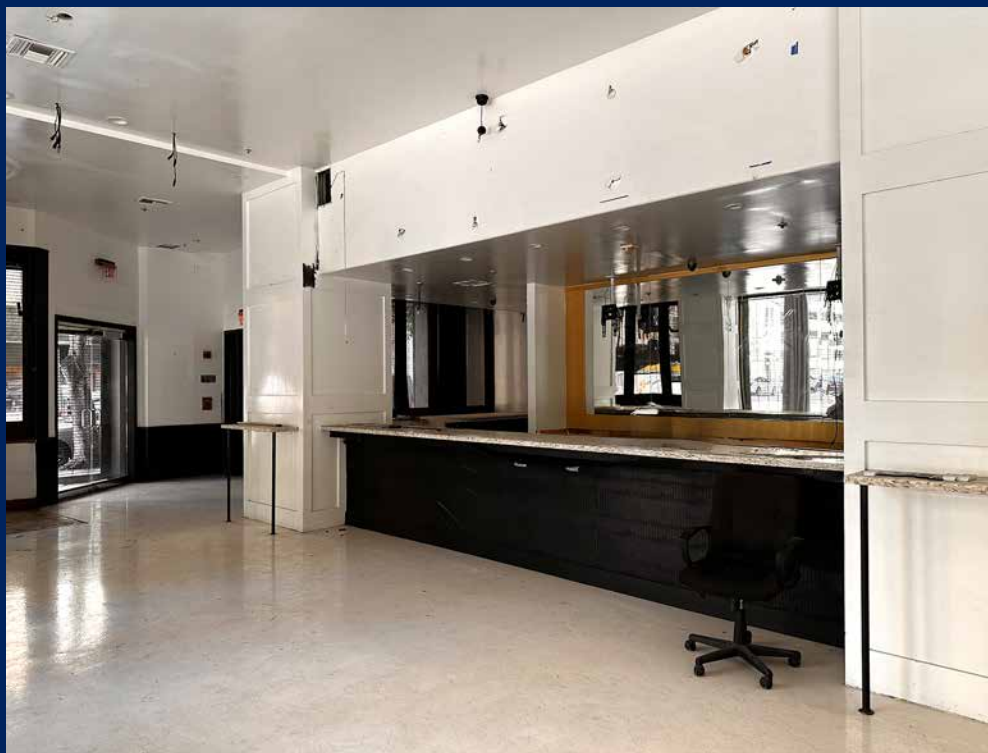
- Global data center capacity is expected to double over the next five years
- Data center electricity consumption is forecast to grow by an average of 23% annually between 2023 and 2028
- AI-specific data center energy usage is projected to grow by an average of 43% annually over the same period
- Hyperscalers estimated to increase annual IT spending by \$48 billion in 2024

“It’s a lot of investment, and there may not be a return on investment for some time.” says Dell’Oro Group senior director Baron Fung, “but no one wants to be left behind. First adopters tend to maintain a strong advantage, like Amazon did with the cloud around 10 years ago.”

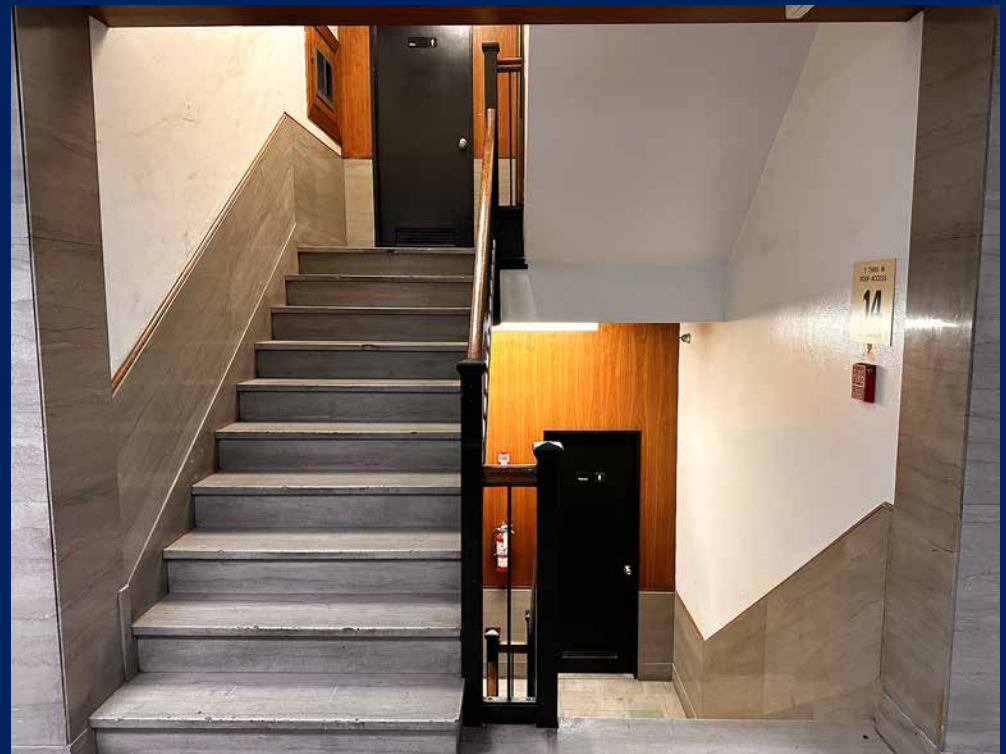




GROUND FLOOR RESTAURANT







ELEVATORS, STAIRS & UPPER FLOOR VIEWS



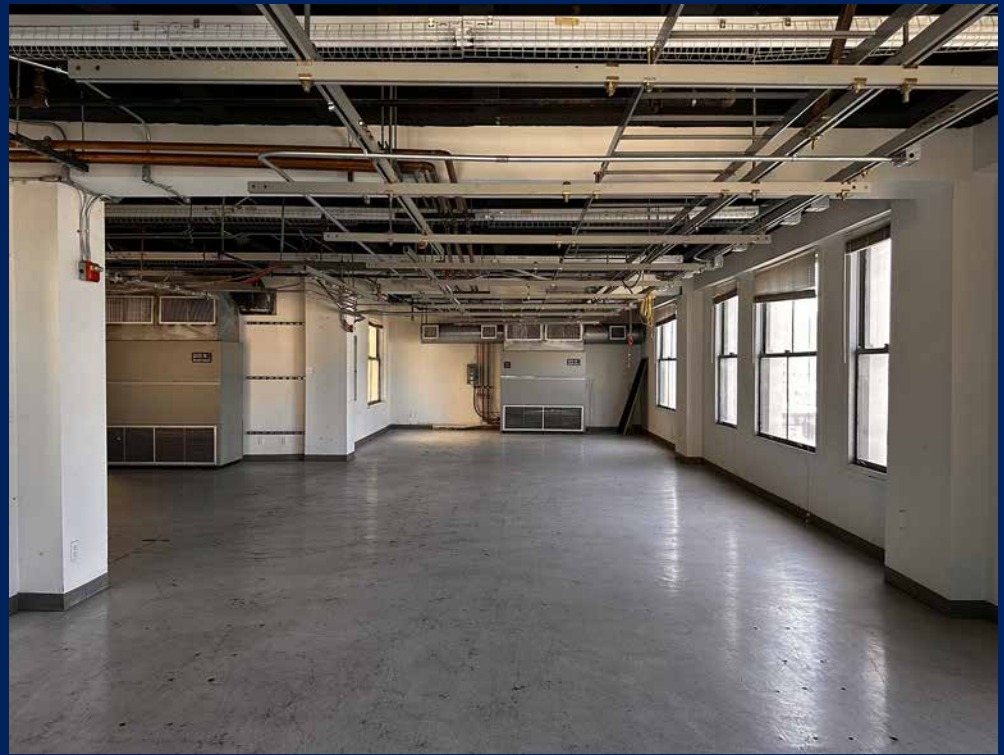




TYPICAL FLOOR







TYPICAL FLOORS







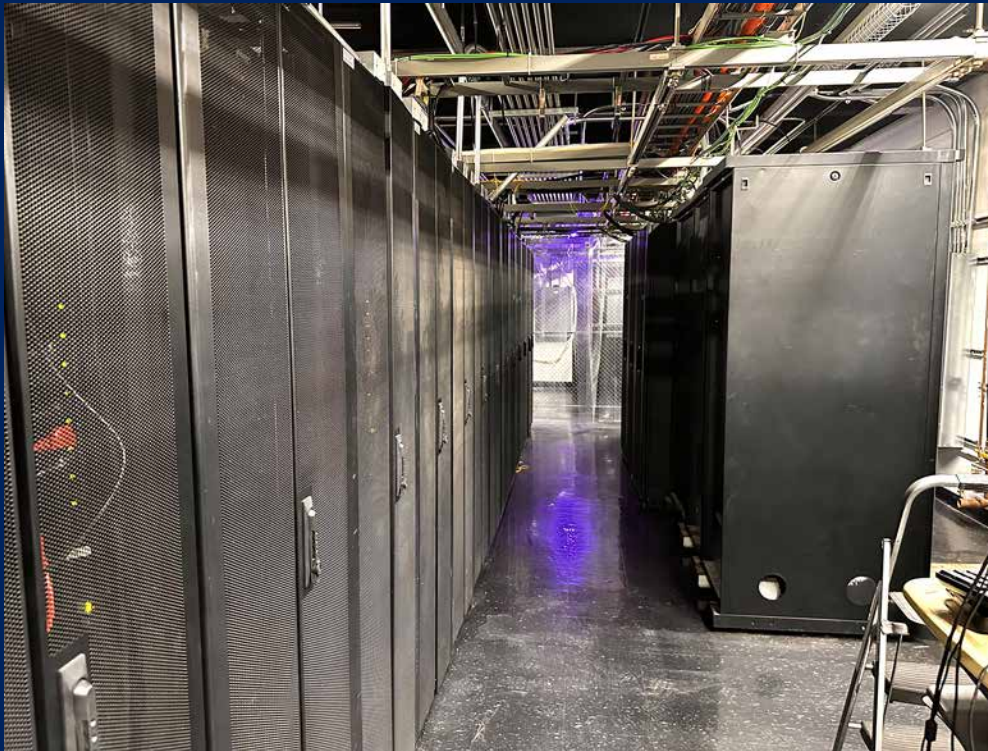
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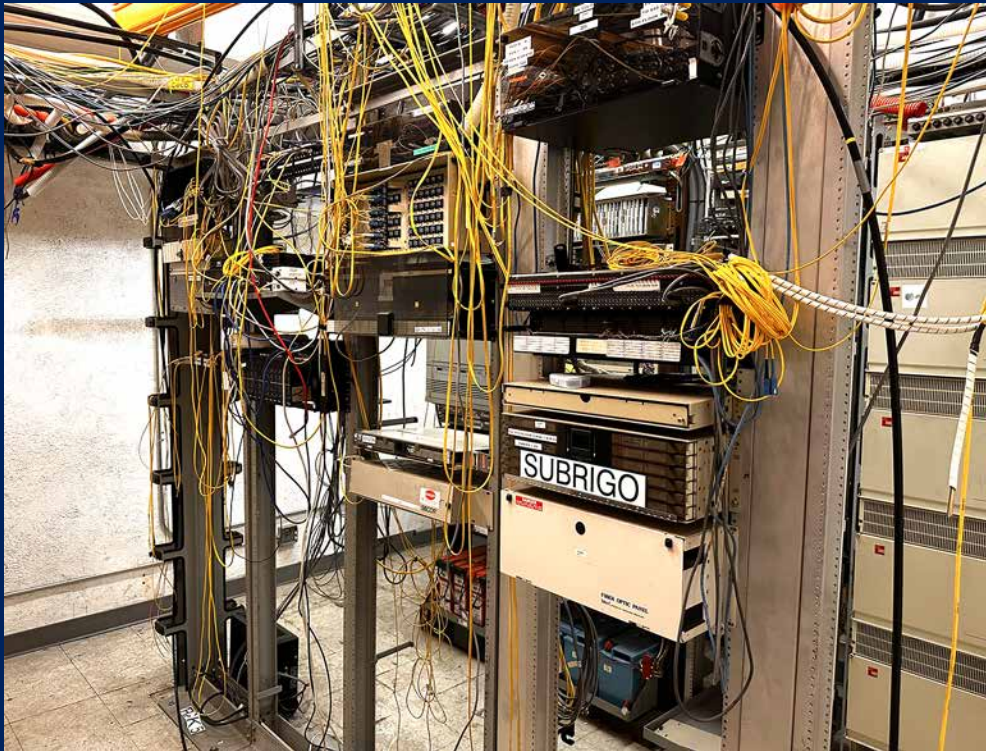
**CURRENT DATA CENTER TENANT FLOOR**







**BASEMENT MEET-ME ROOM (MMR)**



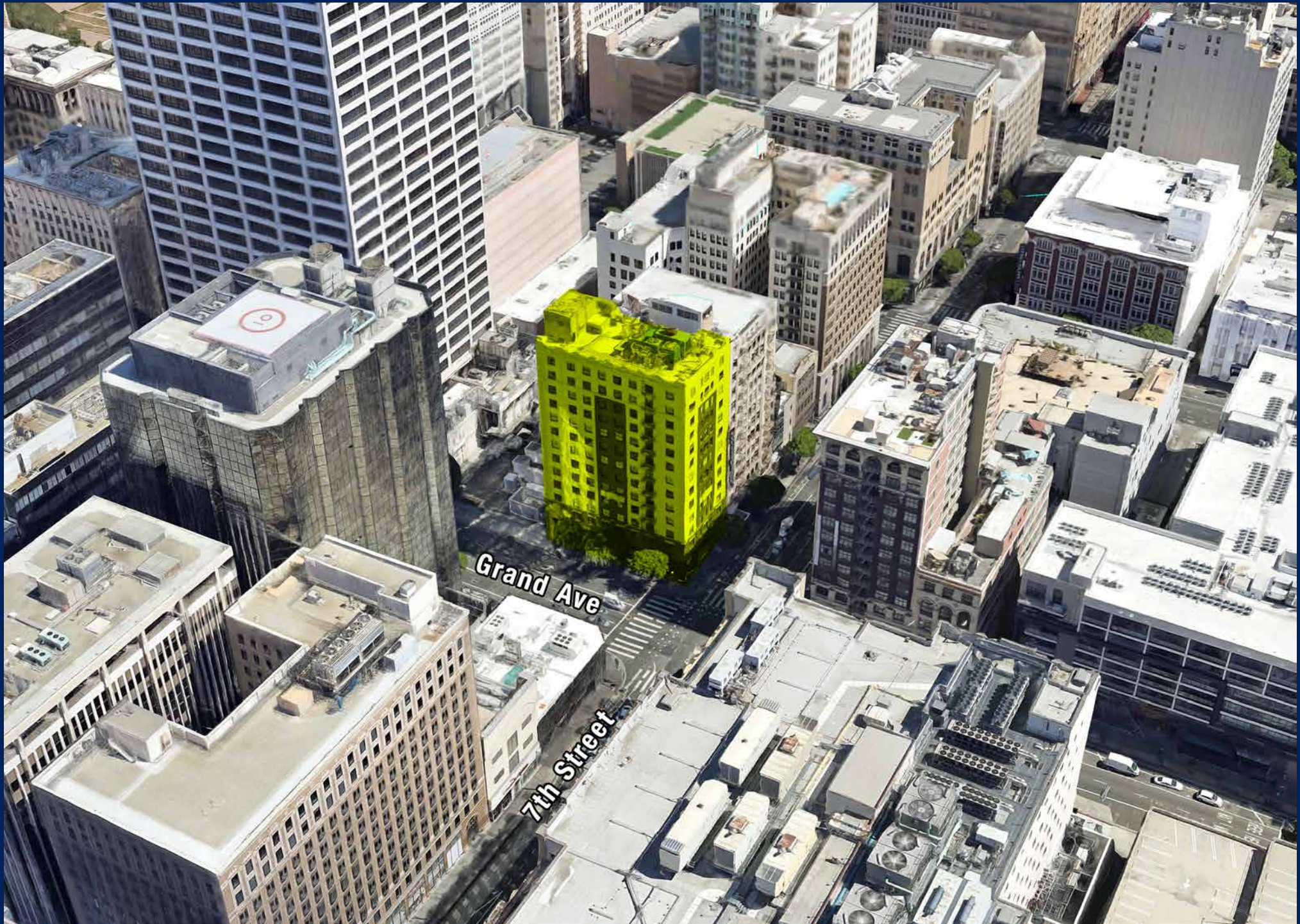


## Bsement Power Switch Boards





## Aerial Photo



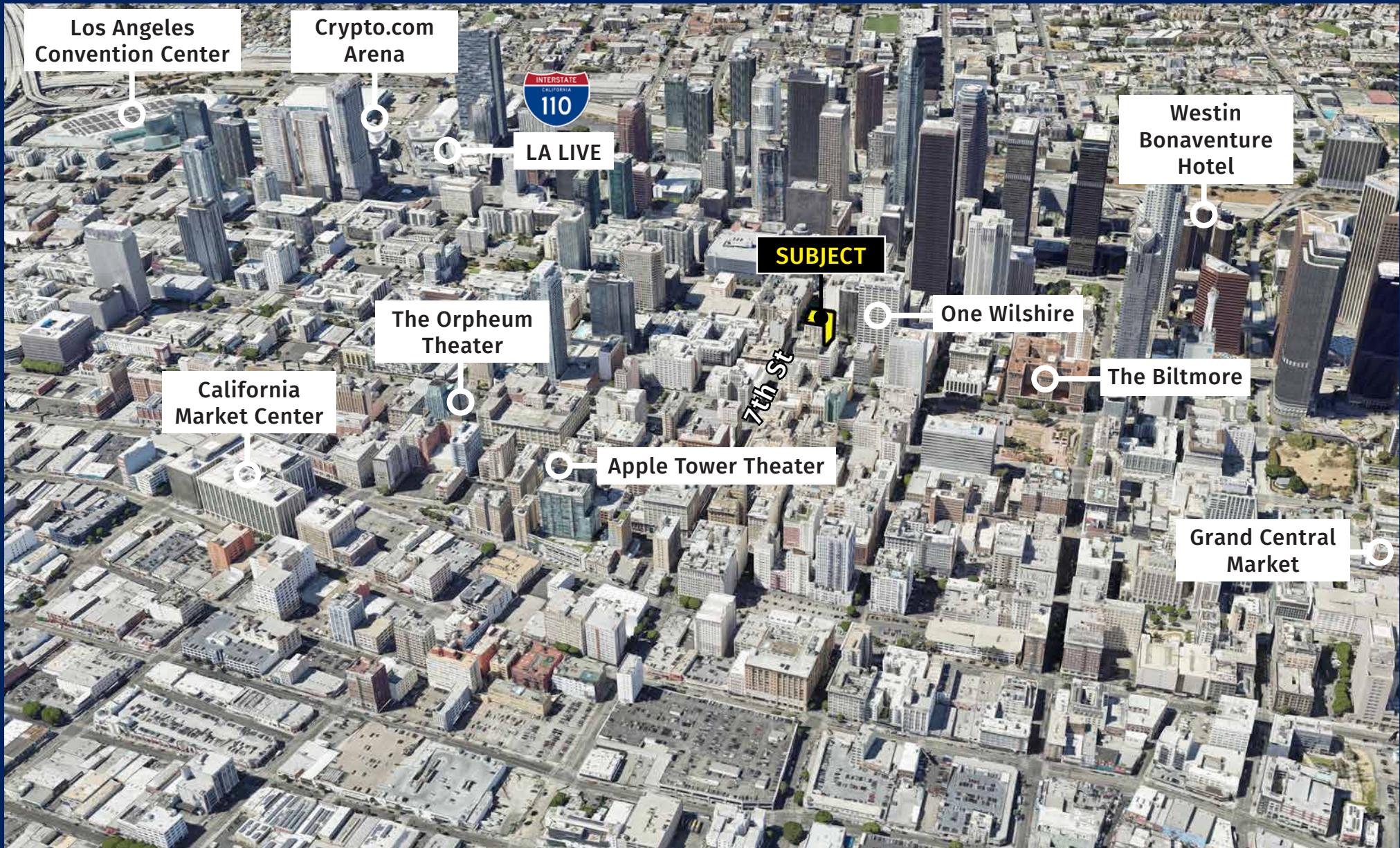


# Plat Map





# Downtown Los Angeles Amenities





# Downtown Los Angeles Districts





## This is a detailed map of downtown Los Angeles, California. The map shows a grid of streets, with major freeways (I-5, I-10, I-210) highlighted in yellow. Various neighborhoods are labeled, including Westlake, Financial District, Little Tokyo, Skid Row, Arts District, and Pico Gardens. Landmarks and points of interest are marked with icons and text, such as the Los Angeles Convention Center, Staples Center, and various museums. The map also shows the Los Angeles River and several parks. The overall layout is a typical street map with a clear orientation and detailed labeling.



# Downtown Los Angeles Demographics

## A PLACE TO WORK

**288,000+** JOBS

**\$95,000**

Average  
Household  
Income



**61%**

30 - 54 Years Old

**57%** Postsecondary Education



**65%**

Currently work  
3-5 days in DTLA



**79%**

Expect to be in  
the office at least  
half the time

## A PLACE TO VISIT, SHOP, & DINE

**17+ million** VISITORS  
per year



**\$4.5+ billion**  
retail sales per year

**745**

Retail+F&B Businesses  
per Square Mile



**171**

Food/Beverage  
Businesses  
per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**90,000+** RESIDENTS

**\$93,000**

Average  
Household Income



**26%** All new  
residential in the  
City of LA  
since 2010



**24%** Less  
Income Spent  
on Housing +  
Transportation  
than LA Average

**41%** Population  
Growth 2010 - 2022

**90%**  
Residential Occupancy



**46%**

Walk/Bike/Transit  
or Work from Home

**61%**

25 - 54 Years Old



**67%**

Postsecondary  
Education







# DOWNTOWN LOS ANGELES PURCHASE OPPORTUNITY

## 13-Story Quinby Building With Ground Floor Retail

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