PRIME DTLA OFFICE BUILDING FOR LEASE



74,400 SF 6-STORY BUILDING

Divisible For Lease From 1,552 SF to 2,823 SF

Property Details

- 74,400± SF 6-story office building with a full usable basement on 12,400± SF of land
- Historic brick and board-formed concrete construction built in 1914
- Completely renovated in 2014: Must see!
- Creative design with exposed interior walls and ceilings
- Polished concrete floors
- Light and bright from large windows
- Features a courtyard with open air seating
- Abundant contract parking in adjacent lots
- Located in the DTLA Fashion District at the corner of 8th Street and Santee Street
- Surrounded by numerous restaurants, bars, and trendy retail stores
- Assessor's parcel number 5145-003-009
- Zoned [HM1-CHC1-5] [CX3-FA] [CPIO]

LEASE RENTAL: $1.00 PER SF
TERM: 1-10 YEARS

309 EAST 8TH STREET, LOS ANGELES, CA 90014

Lease Details

SUITE	AREA	TERM	RENTAL RATE
2nd Floor, Ste 200A	2,823 SF	1-10 Years	$1.00/SF
2nd Floor, Ste 200B	1,552 SF	1-10 Years	$1.00/SF
2nd Floor, Ste 202	2,741 SF	1-10 Years	$1.00/SF
3rd Floor, Ste 307	2,139 SF	1-10 Years	$1.00/SF
4th Floor, Ste 405	1,736 SF	1-10 Years	$1.00/SF
6th Floor, Ste 601	2,314 SF	1-10 Years	$1.00/SF
6th Floor, Ste 607	1,722 SF	1-10 Years	$1.00/SF

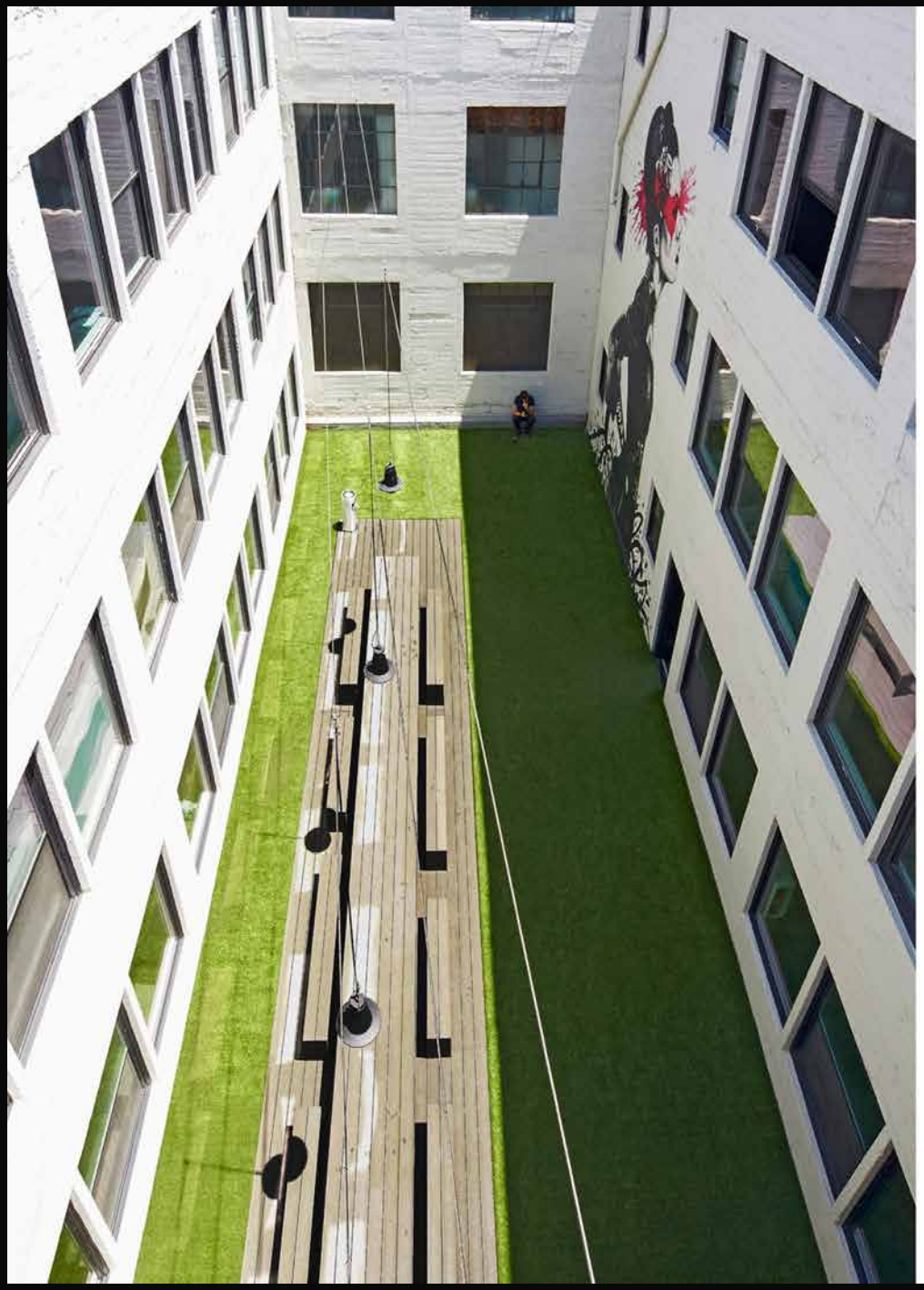
Total of 15,027 SF available for lease. Spaces may be combined into larger units.

**CAM fee to be included after year one of the inital lease term.*

Features

- 24 hour access
- Atrium
- Air conditioning
- Bus line
- Controlled access
- High ceilings
- Central heating
- Metro/Subway
- Abundant contract parking in adjacent lots

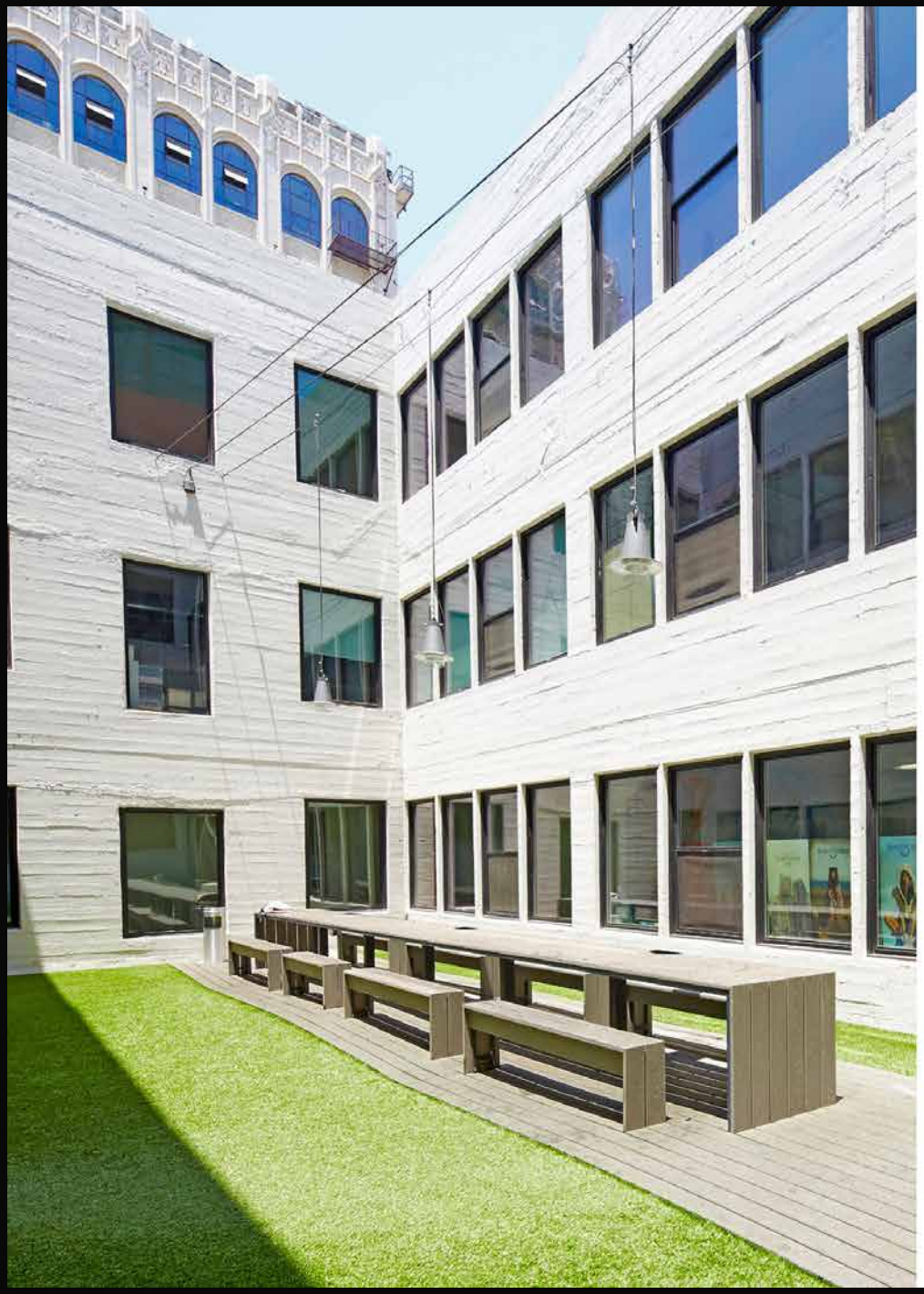
COMMON AREA PHOTOS

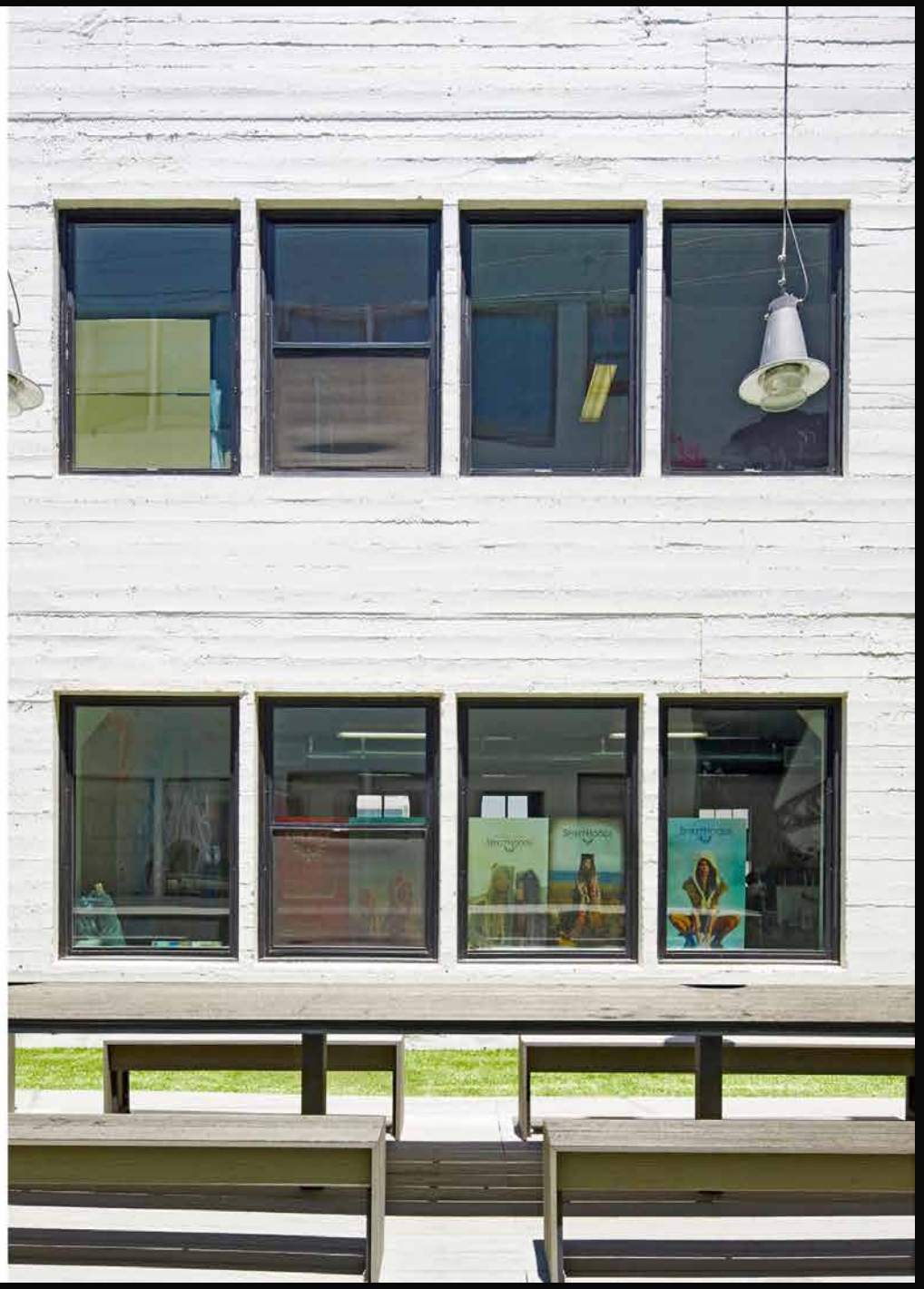




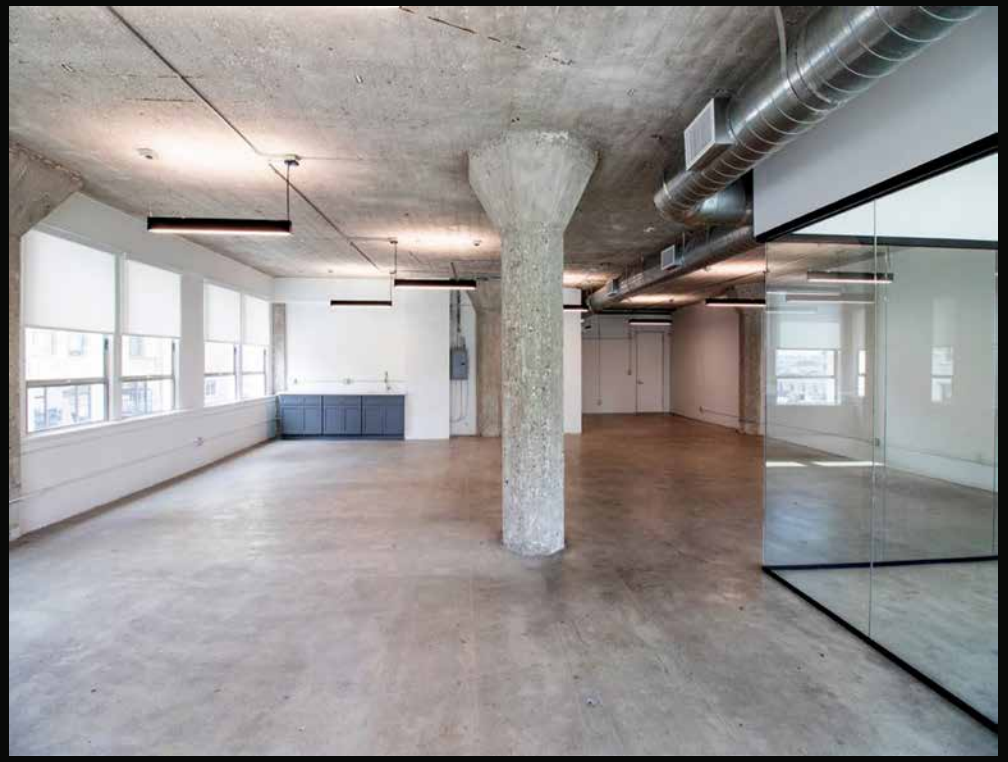


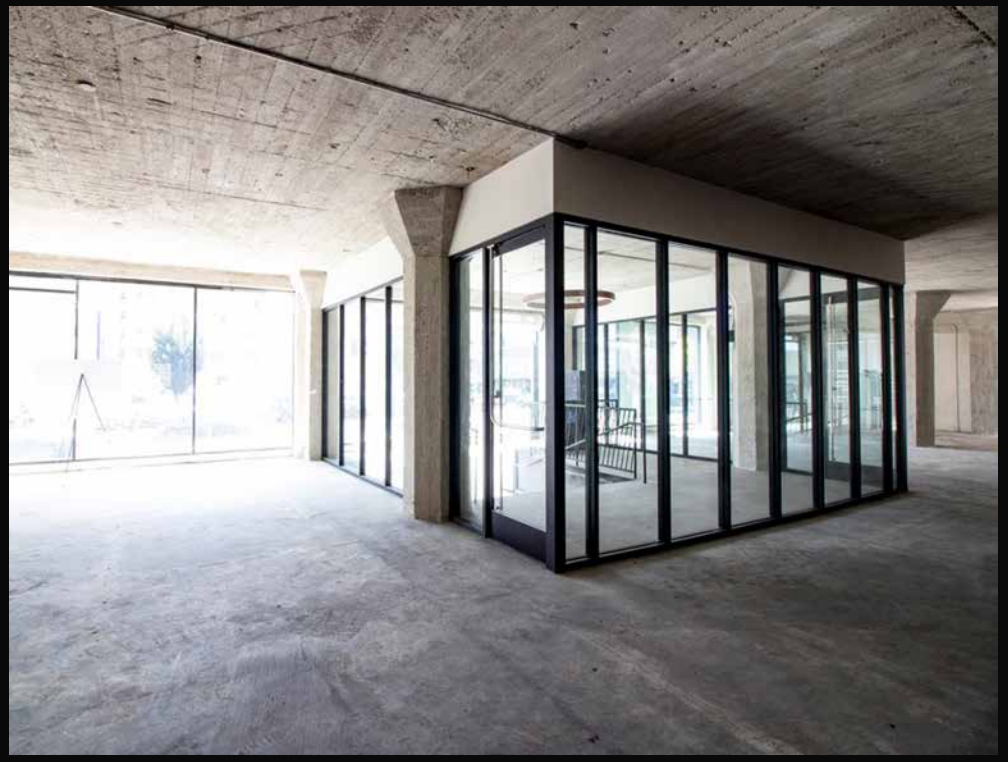
COURTYARD PHOTOS

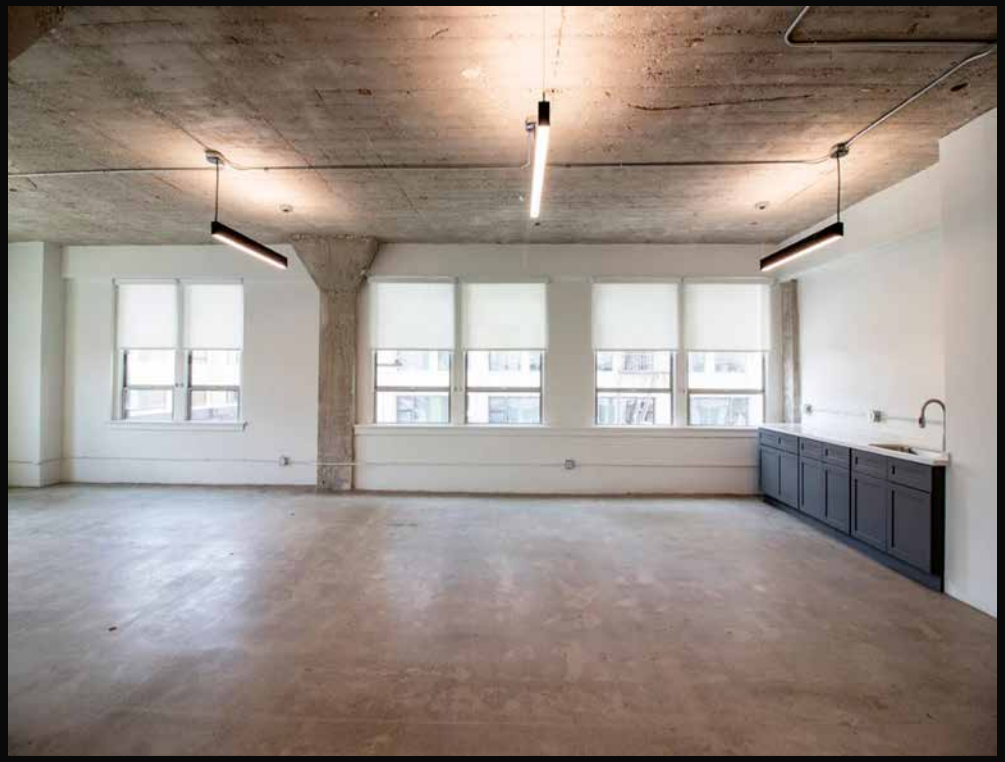


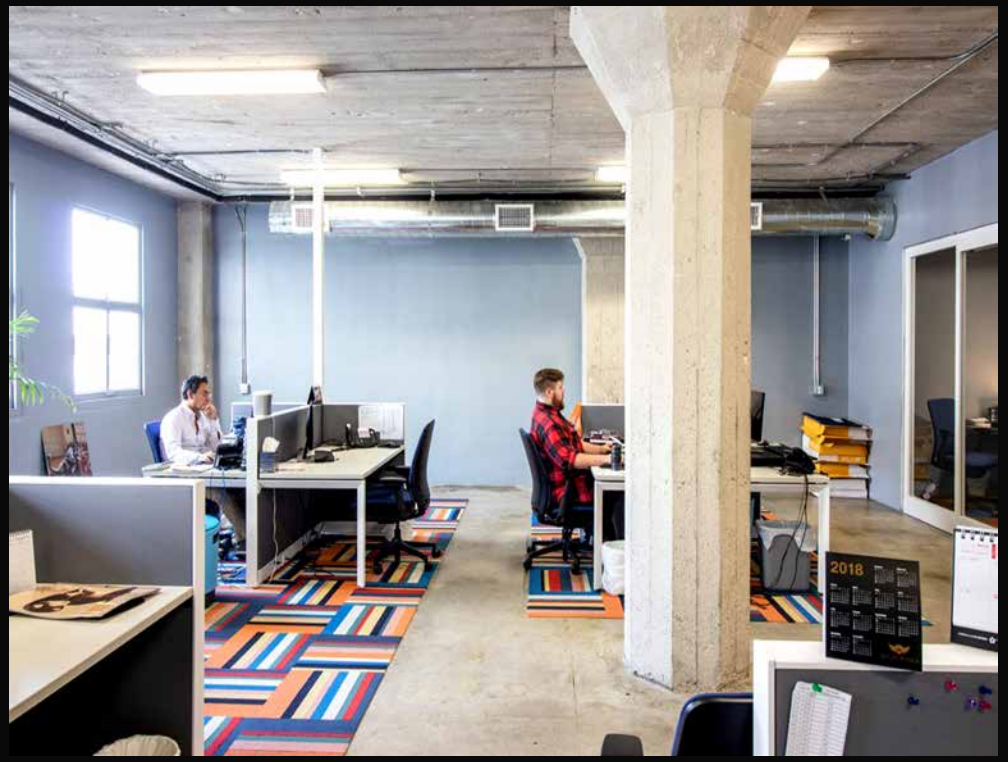


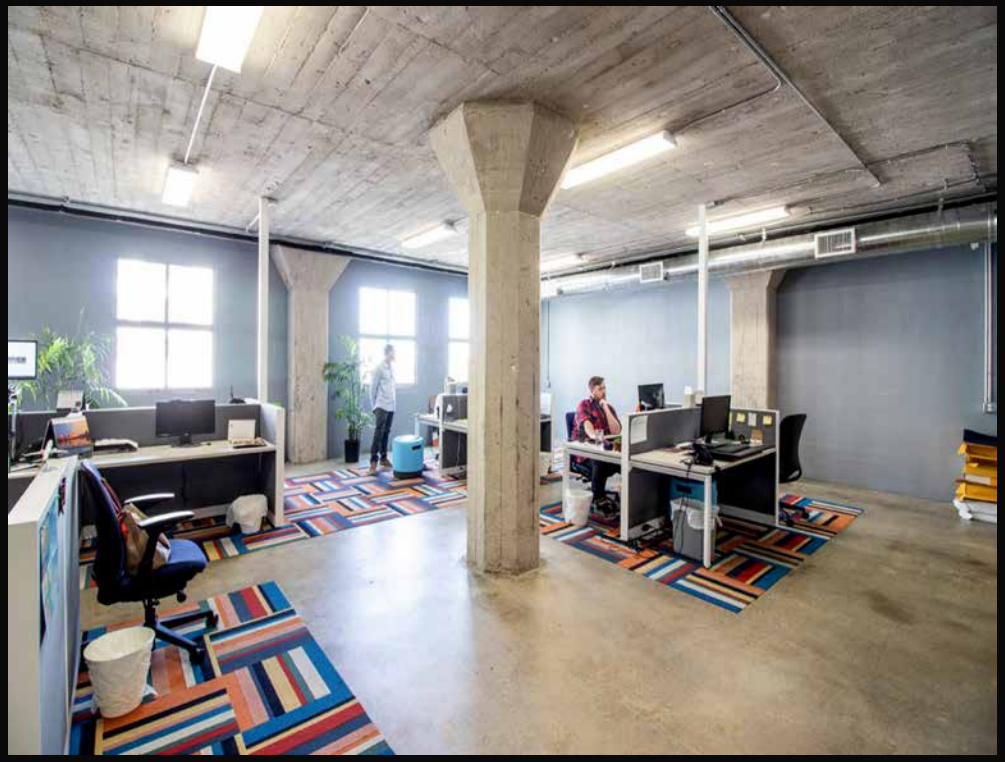









2018



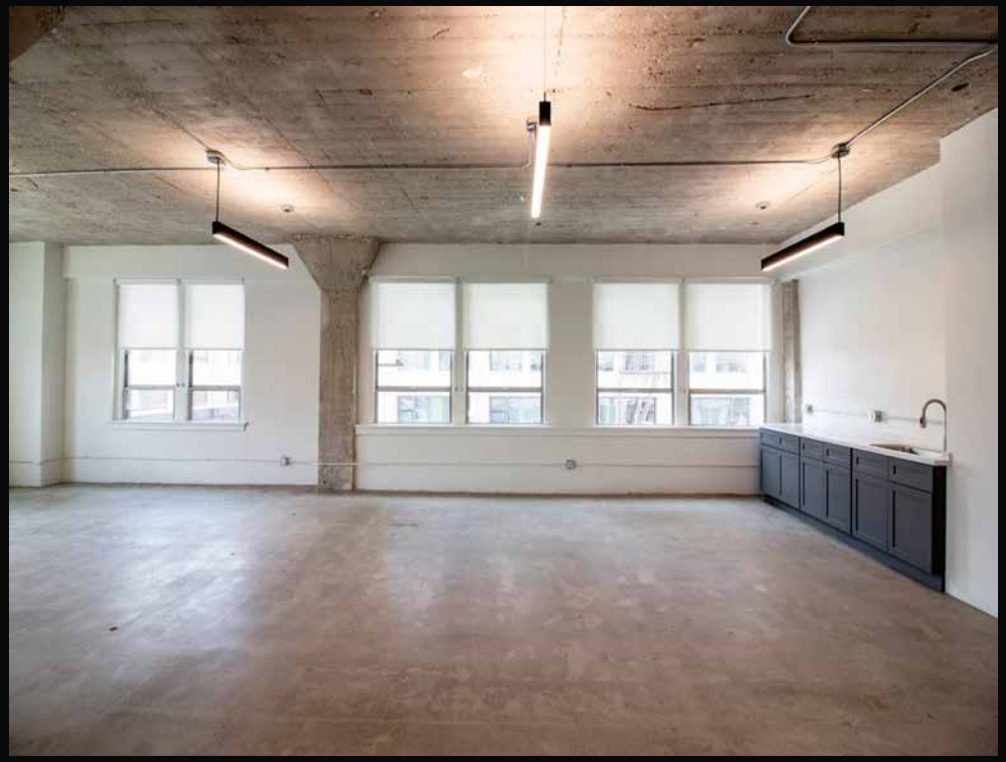


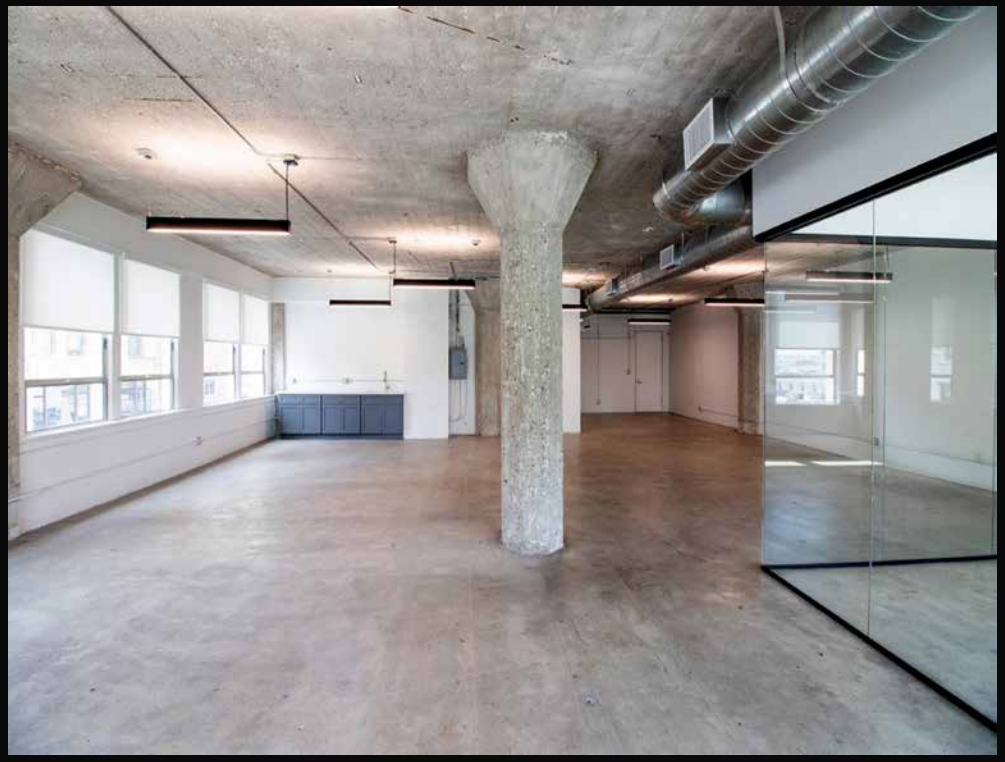


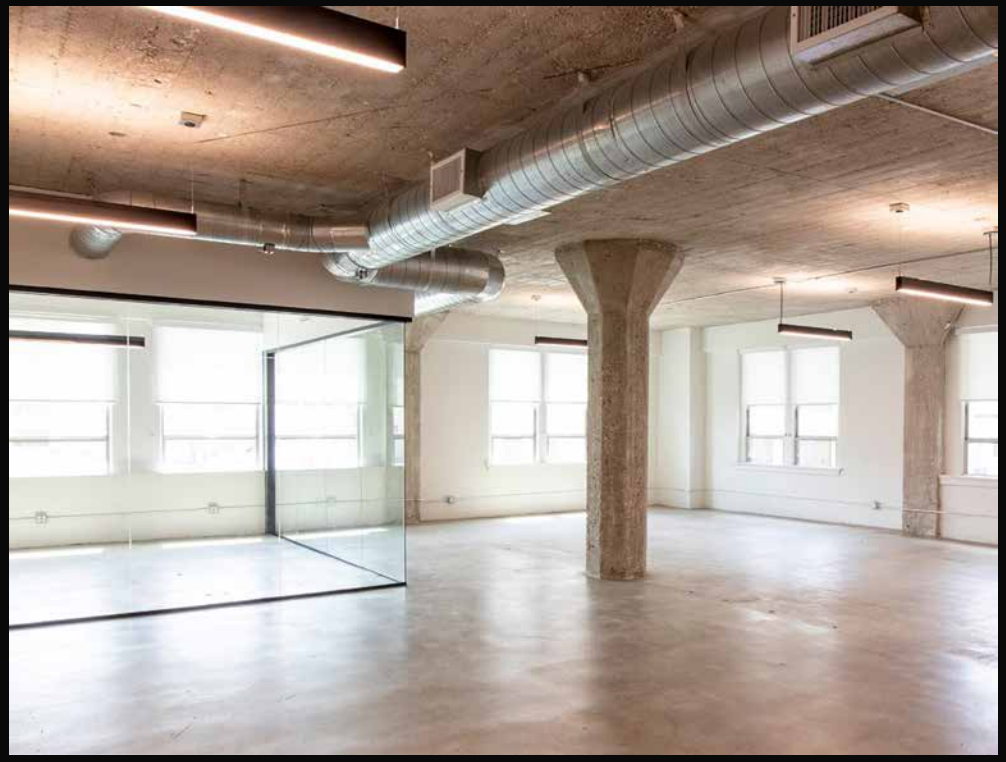




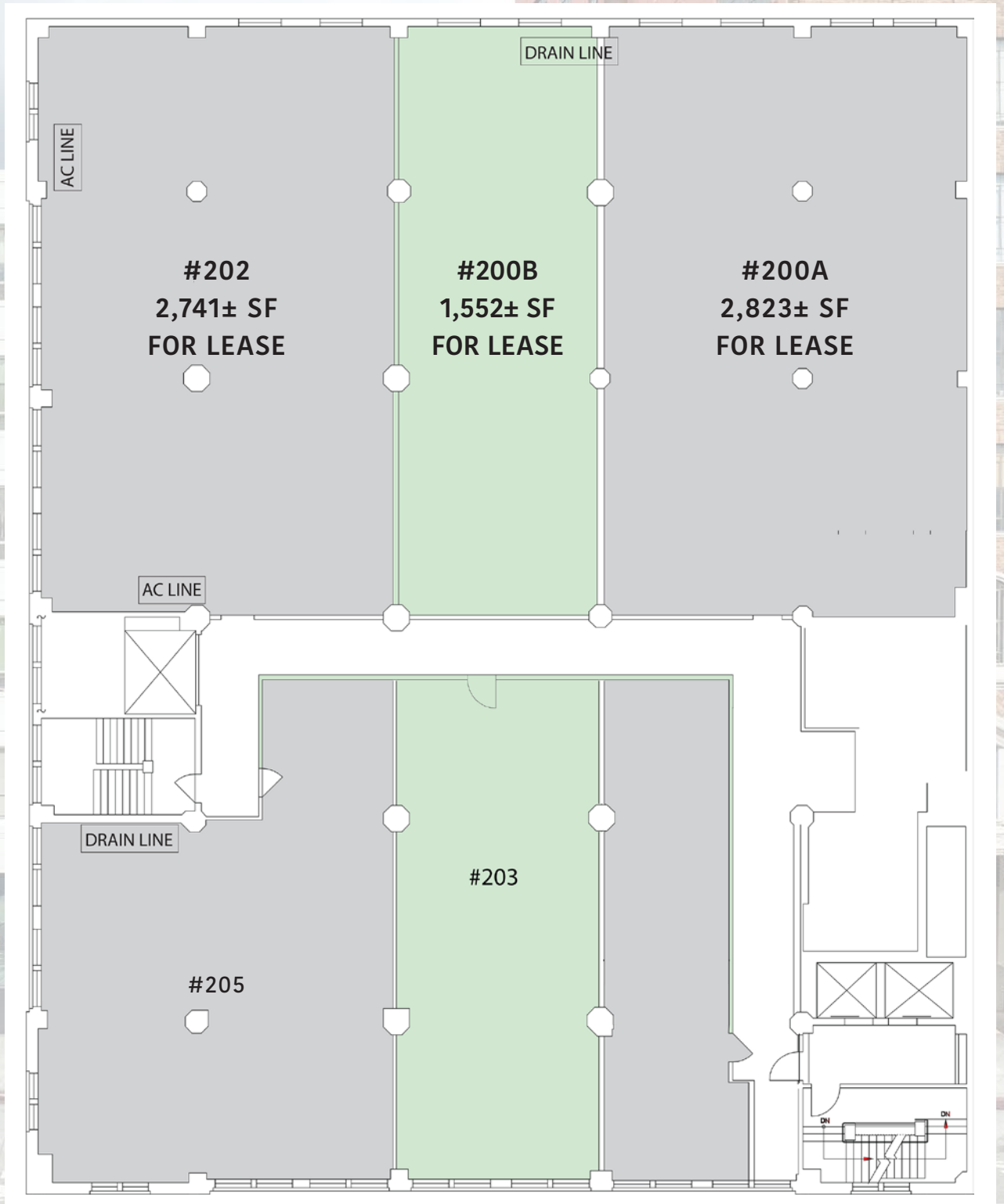








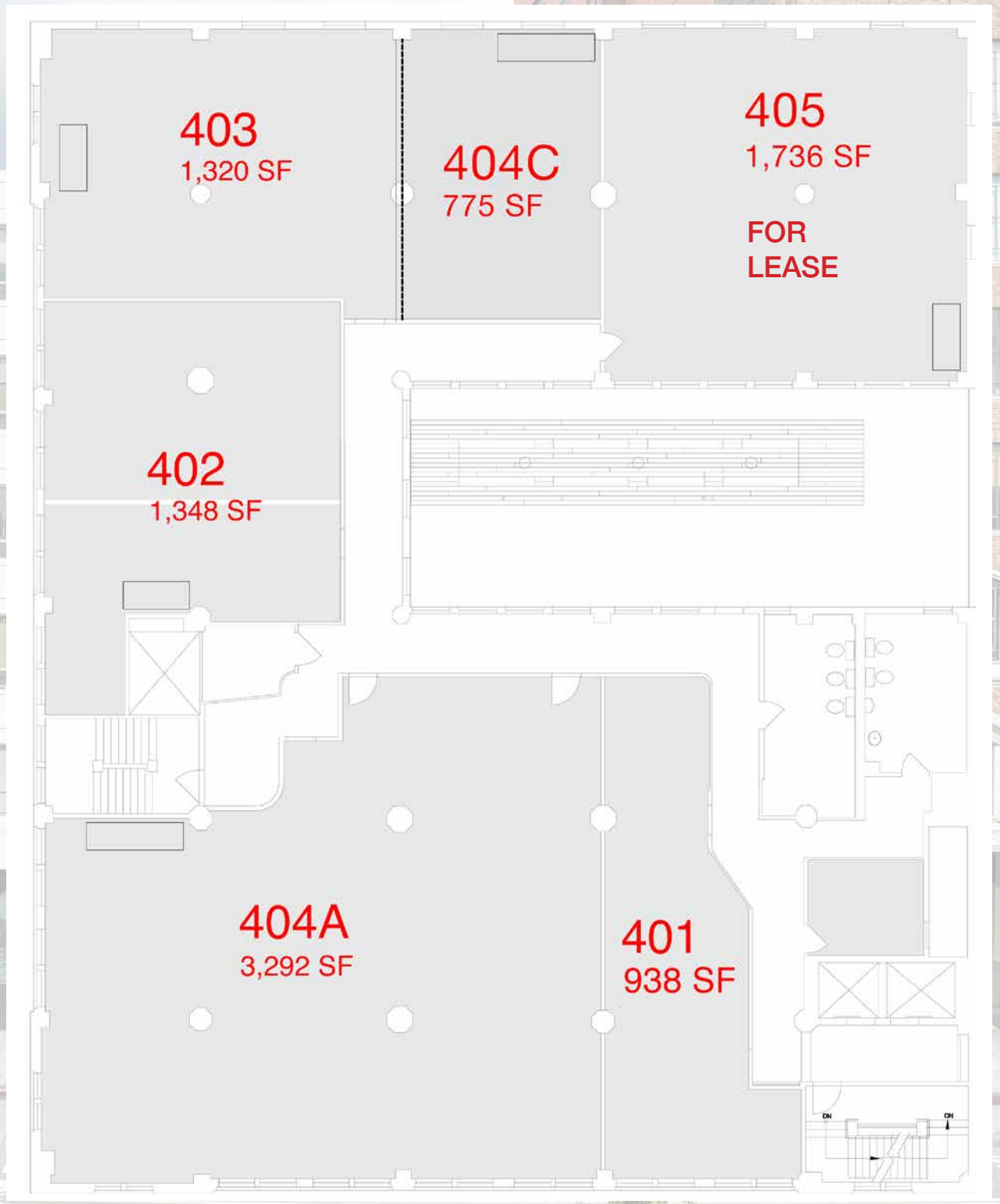
2ND FLOOR SITE PLAN



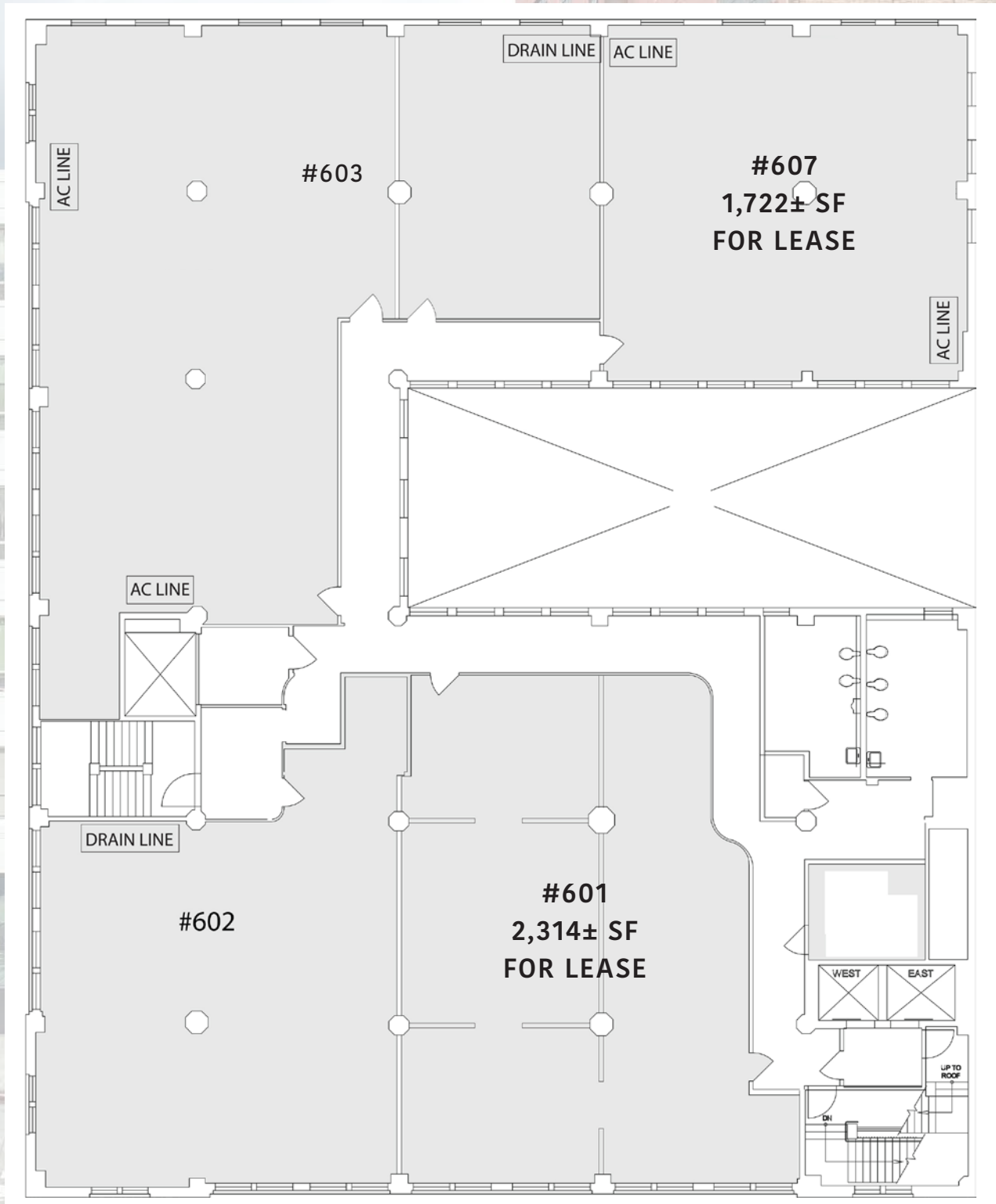
3RD FLOOR SITE PLAN



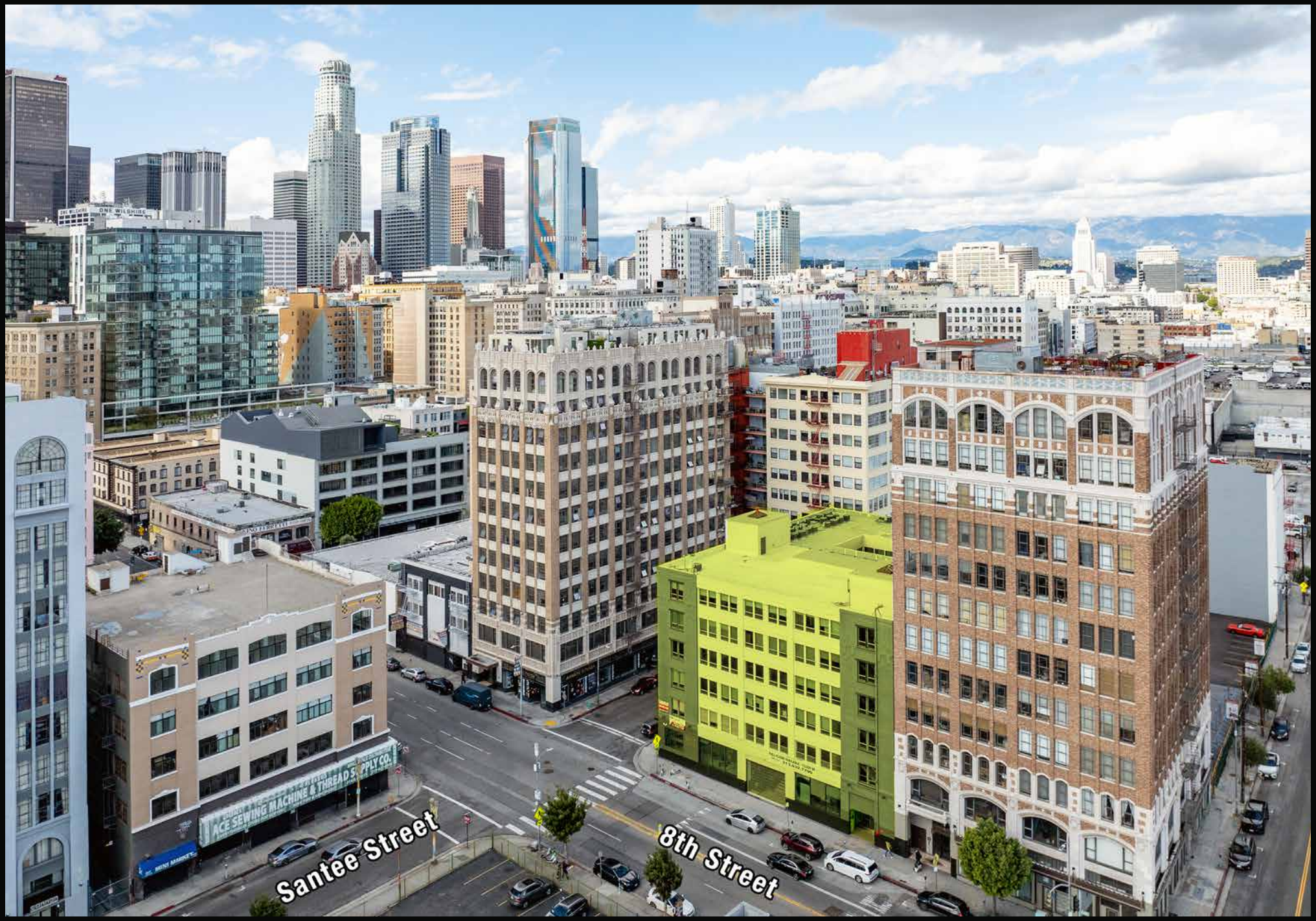
4TH FLOOR SITE PLAN



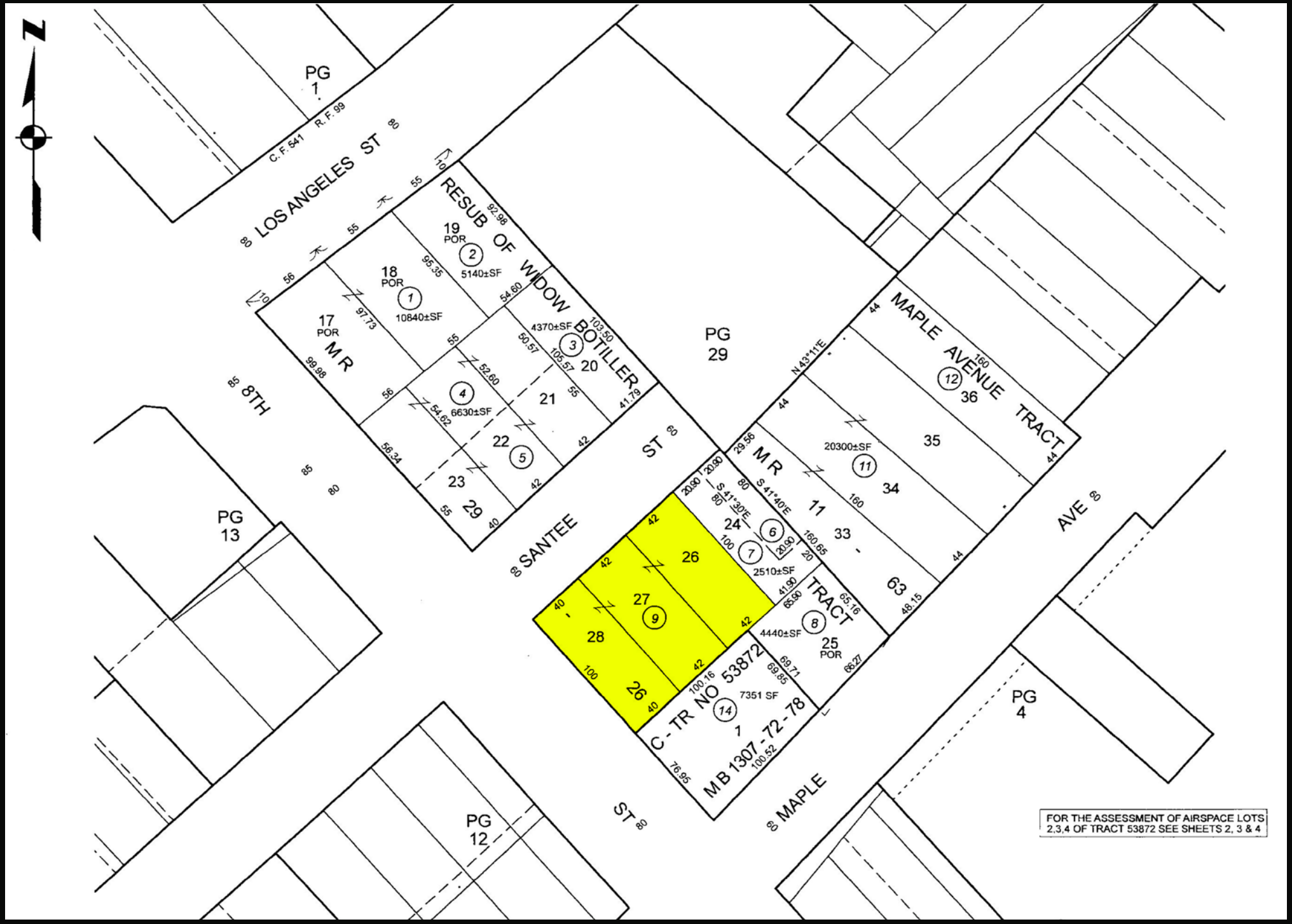
6TH FLOOR SITE PLAN



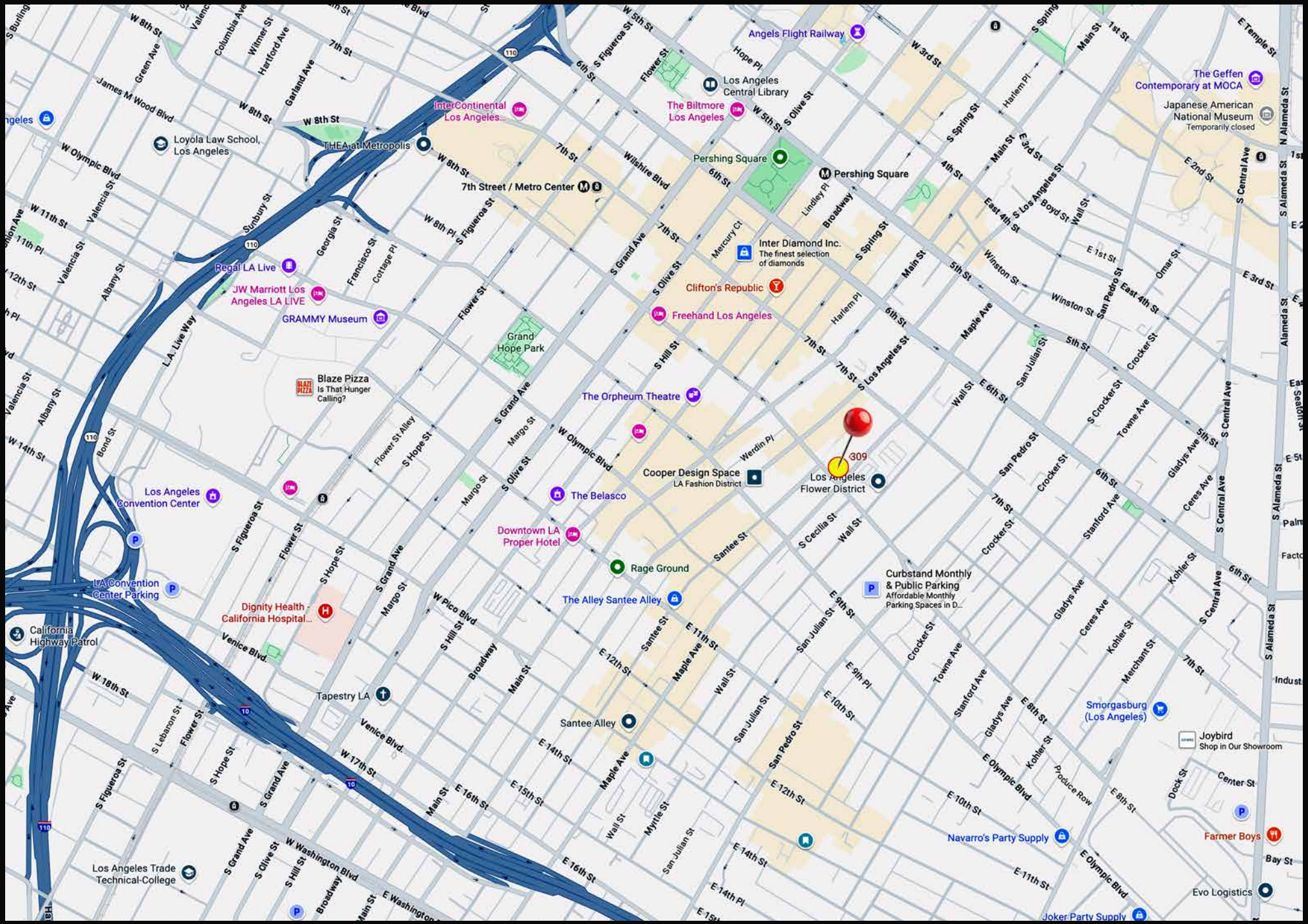
AERIAL PHOTO



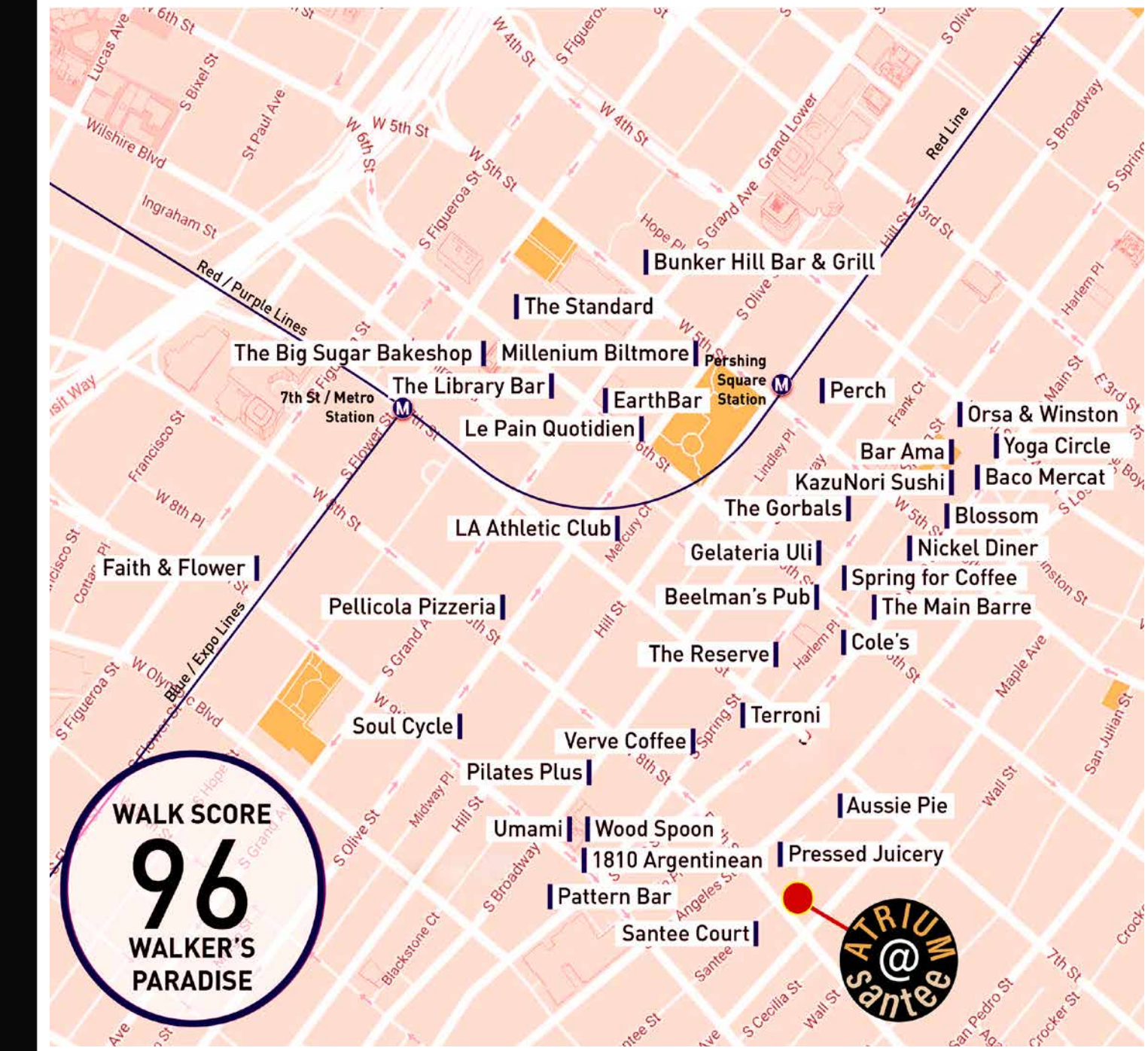
PLAT MAP


N
PG 1
LOS ANGELES ST
C.F. 541
R.F. 99
RESUB OF WIDOW BOTILLER
19 POR
2
5140±SF
18 POR
1
10840±SF
17 POR
M R
4370±SF
3
20
21
4
6630±SF
22
5
23
29
PG 29
8TH
SANTEE
ST
MAPLE AVENUE TRACT
12
36
35
20300±SF
11
34
M R
11
33
24
6
7
2510±SF
TRACT
8
4440±SF
25 POR
63
26
27
9
28
26
C - TR NO 53872
14
1
MB 1307 - 72 - 78
7351 SF
PG 13
PG 12
PG 4
AVE
MAPLE
FOR THE ASSESSMENT OF AIRSPACE LOTS 2,3,4 OF TRACT 53872 SEE SHEETS 2, 3 & 4

AREA MAP


309
Los Angeles Flower District
Cooper Design Space
LA Fashion District
Angels Flight Railway
Los Angeles Central Library
The Biltmore Los Angeles
InterContinental Los Angeles...
THEA at Metropolis
Pershing Square
7th Street / Metro Center
Inter Diamond Inc.
The finest selection of diamonds
Clifton's Republic
Freehand Los Angeles
Grand Hope Park
The Orpheum Theatre
The Belasco
Downtown LA Proper Hotel
Rage Ground
The Alley Santee Alley
Santee Alley
Tapestry LA
Curbstand Monthly & Public Parking
Affordable Monthly Parking Spaces in D...
The Geffen Contemporary at MOCA
Japanese American National Museum
Temporarily closed
Loyola Law School, Los Angeles
Regal LA Live
JW Marriott Los Angeles LA LIVE
GRAMMY Museum
Blaze Pizza
Is That Hunger Calling?
Los Angeles Convention Center
LA Convention Center Parking
Dignity Health - California Hospital...
California Highway Patrol
Los Angeles Trade Technical College
Navarro's Party Supply
Smorgasburg (Los Angeles)
Joybird
Shop in Our Showroom
Farmer Boys
Evo Logistics
Joker Party Supply
W 8th St
7th St
Wilshire Blvd
W Olympic Blvd
E Olympic Blvd
Flower St
Figueroa St
Hope St
Grand Ave
Olive St
Broadway
Main St
Spring St
Los Angeles St
San Pedro St
Maple Ave
Wall St
Crocker St
Central Ave
Alameda St
Santee St
Gladys Ave
Ceres Ave
Stanford Ave
Kohler St
Merchant St
Produce Row
Dock St
Center St
Bay St
Venice Blvd
W 18th St
W 17th St
E 16th St
E 15th St
E 14th St
E 12th St
E 11th St
E 10th St
E 9th St
E 8th St
W Washington Blvd
E Washington Blvd
W Pico Blvd
Harlem Pl
Lindley Pl
Mercury Ct
Werdin Pl
Cottage Pl
Flower St Alley
Myrtle St
Towne Ave
Omar St
Boyd St
Wall St
Winston St
E 1st St
E 2nd St
E 3rd St
E 4th St
E 5th St
E 6th St
E 7th St
E 8th St
E 9th Pl
E 10th St
E 11th St
E 12th St
E 14th St
E 14th Pl
E 15th St
E 16th St
Hartford Ave
Garland Ave
Witmer St
Columbia Ave
Green Ave
James M Wood Blvd
W Olympic Blvd
Valencia St
Albany St
Sunbury St
Georgia St
Francisco St
L.A. Live Way
Bond St
Temple St
1st St
Main St
Spring St
Broadway
Lindley Pl
Harlem Pl
Mercury Ct
Werdin Pl
Cottage Pl
Flower St Alley
Myrtle St
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E 16th St

NEIGHBORHOOD AMENITIES











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

61% 25 - 54 Years Old

67% Postsecondary Education

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

41% Population Growth 2010 - 2022

90% Residential Occupancy

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

46% Walk/Bike/Transit or Work from Home

309 E 8th Street
Los Angeles, CA 90014

74,400 SF 6-Story Building

Total of 15,207± SF
Available For Lease

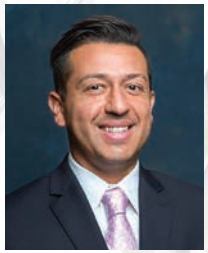
Divisible From 1,552 SF to 2,823 SF
(May be Combined)

Prime DTLA Corner Location!

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ATRIUM @ Santee

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