

ATRIUM @ SANTEE

NAI Capital
AVAILABLE
213-632-7700
JOSEPH FAULKNER

309 E. 8TH ST., LOS ANGELES, CA 90014

CREATIVE OFFICE & RETAIL SPACE FOR LEASE | 868-5,250 SF

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Key Highlights

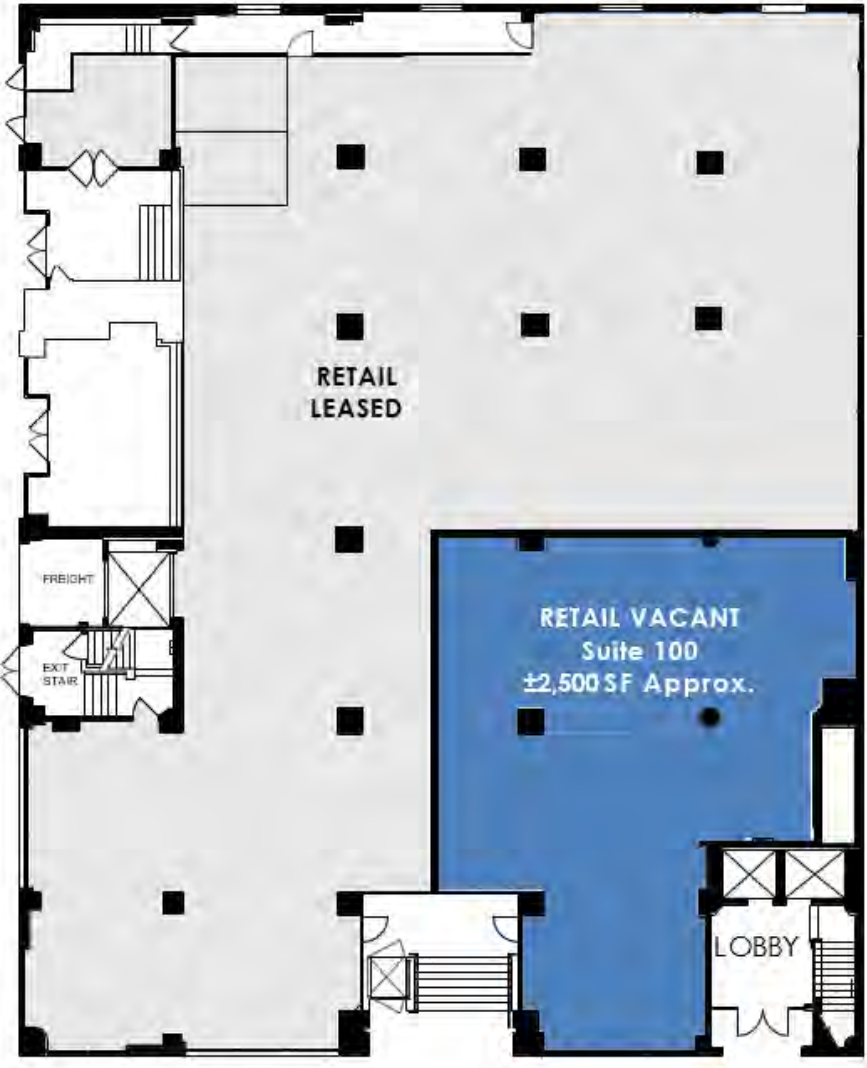
- Historic brick and boardform concrete building completed in 1914, renovated in 2014.
- Located in the heart of DTLA's Fashion District and surrounded by DTLA's best eateries and bars.
- Creative Industrial look design with exposed interior walls and ceilings and polished concrete floors.
- Immediate Occupancy
- Term: 1 to 10 years
- Parking: Abundant parking in adjacent lots. \$100 to \$130/month

Availability

SF AVAILABLE	SPACE	SF
Ground Floor	Suite #100	± 2,500 SF Approx.
2nd Floor	Suite #200B	± 1,552 SF
2nd Floor	Suite #205	± 1,907 SF (Avail. 12/1/20)
3rd Floor	Suite #300	± 868 SF
3rd Floor	Suite #306	± 2,015 SF (Avail. 2/1/21)
4th Floor	Suite #401	± 938 SF
4th Floor	Suite #405	± 1,736 SF
6th Floor	Suite #602	± 2,026 SF

1ST FLOOR

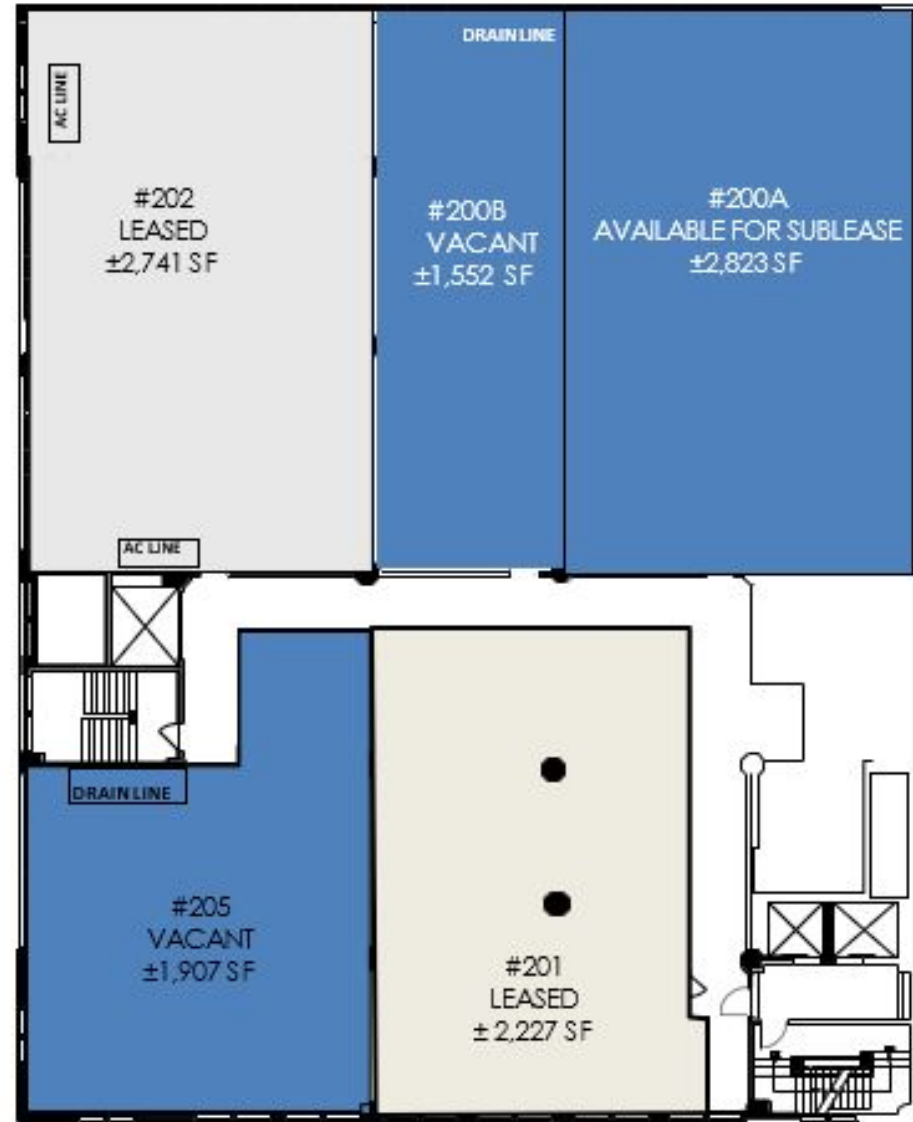
RETAIL SITE PLAN





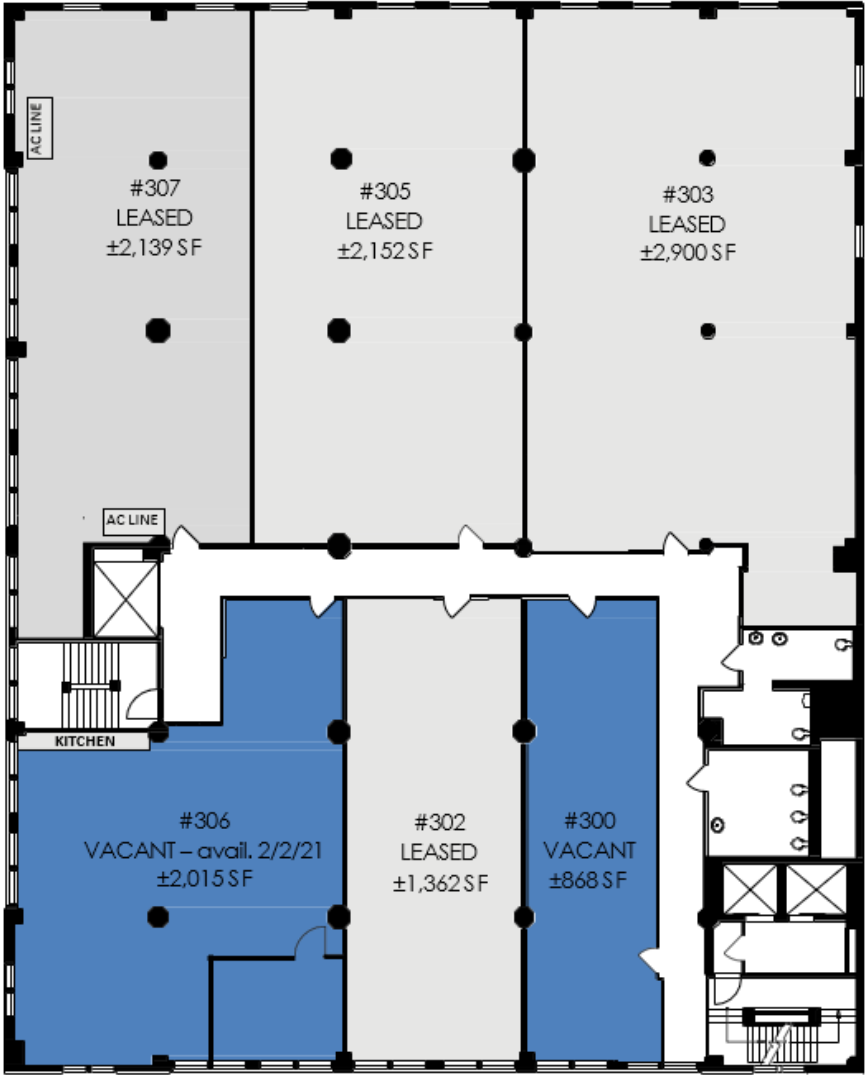


2ND FLOOR RETAIL SITE PLAN



3RD FLOOR

RETAIL SITE PLAN





Suite 307



Suite 300



Suite 307



Suite 300

4TH FLOOR RETAIL SITE PLAN





Suite 405



Suite 405



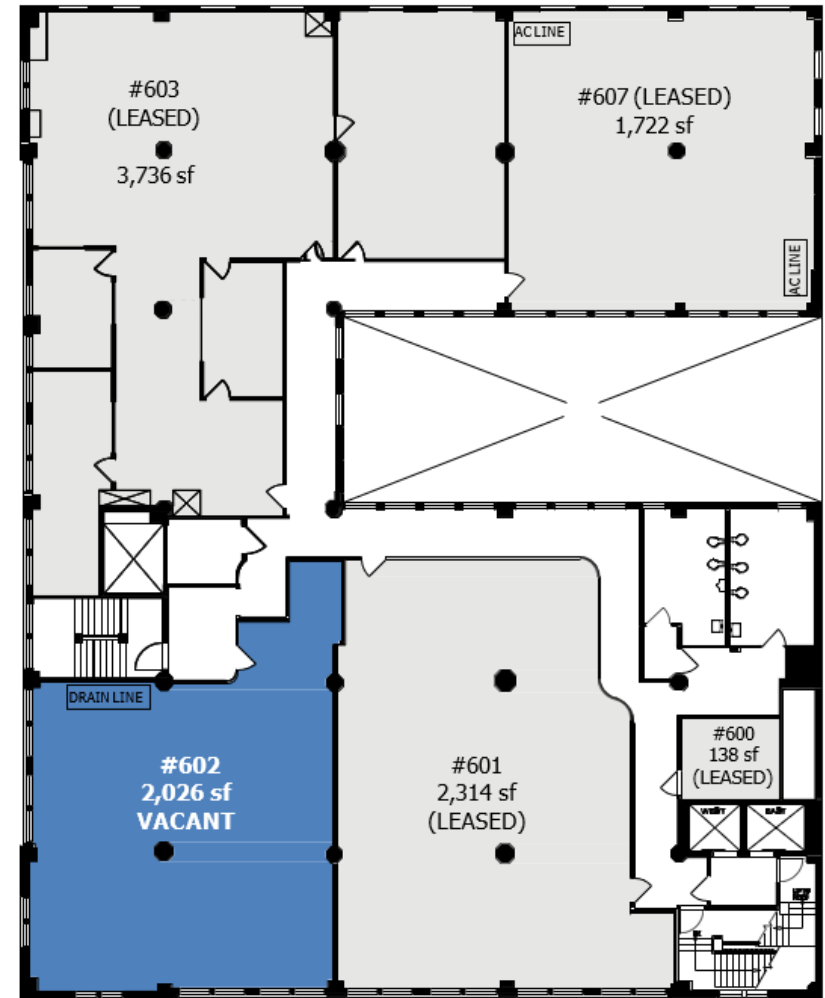
Suite 405

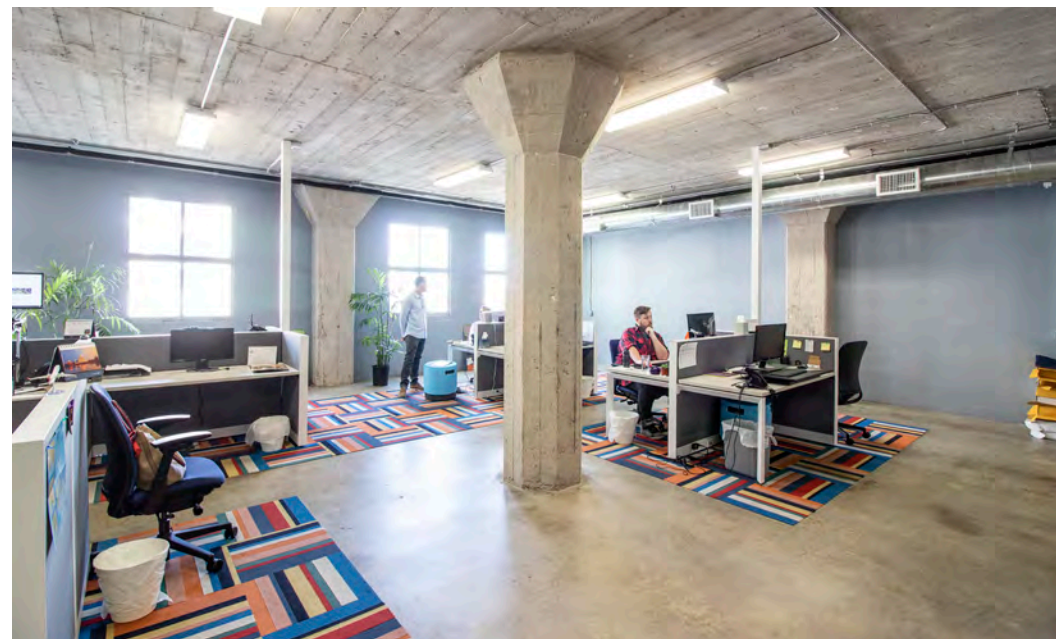


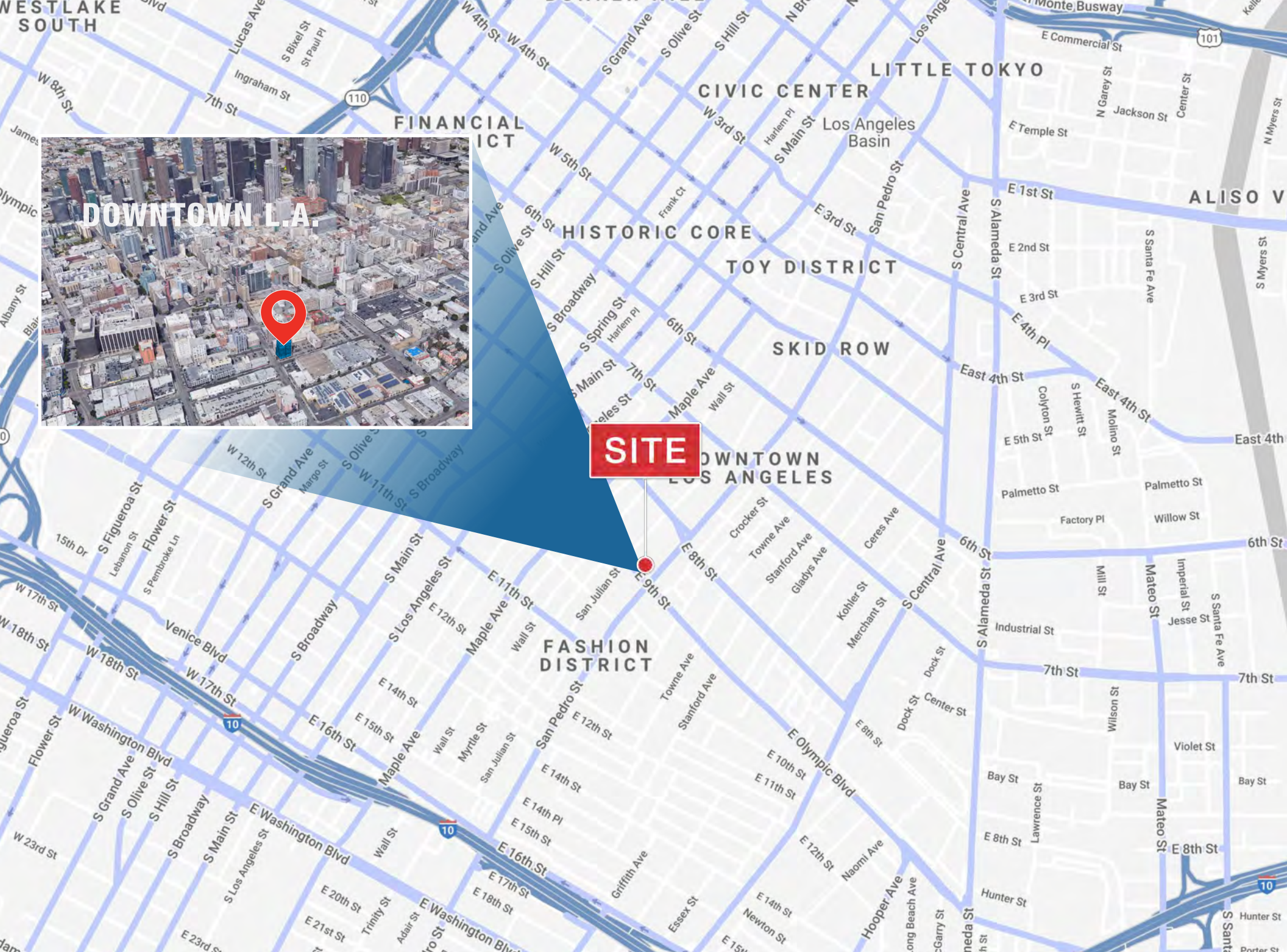
Suite 401



6TH FLOOR RETAIL SITE PLAN

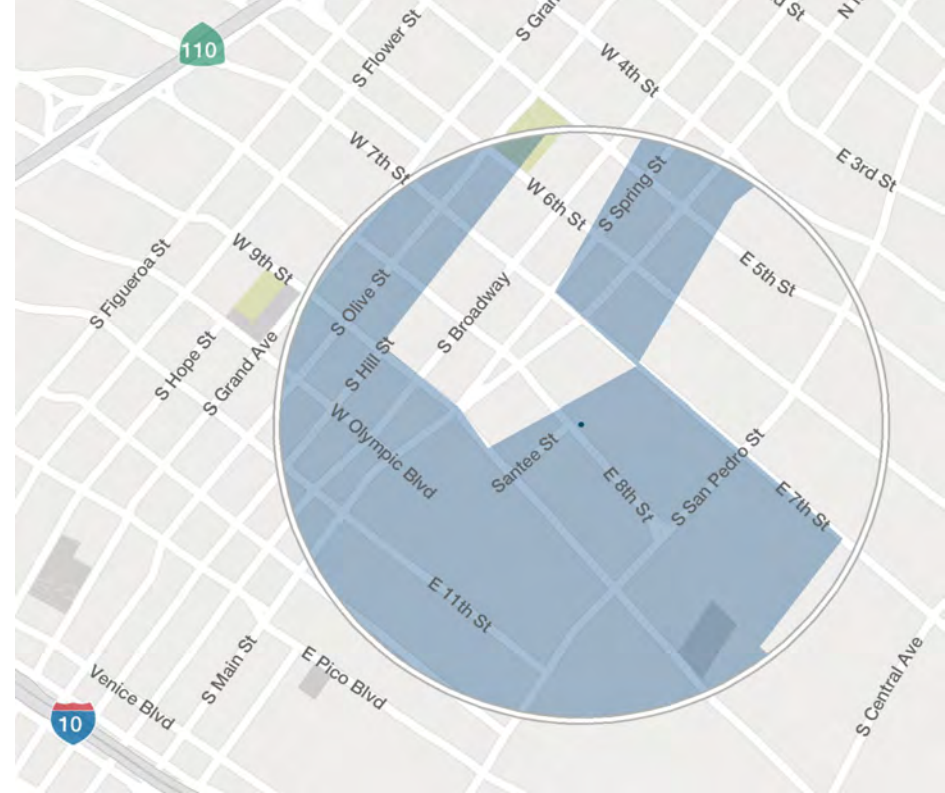






DOWNTOWN L.A.

SITE



Downtown L.A. Fashion District

- DTLA's Fashion District is an exciting walkable neighborhood with a diverse, high-quality amenity base
- Vibrant community of creative tenants in a unique fashion driven environment
- 4 Metro Lines running from downtown to Santa Monica, Pasadena, Long Beach and Hollywood.
- Easy access to the 10 and 110 Freeways



Walk Score
94
 Walker's Paradise

Transit Score
100
 Rider's Paradise

Downtown

CONTACT INFORMATION

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