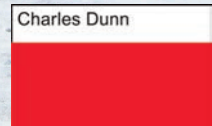
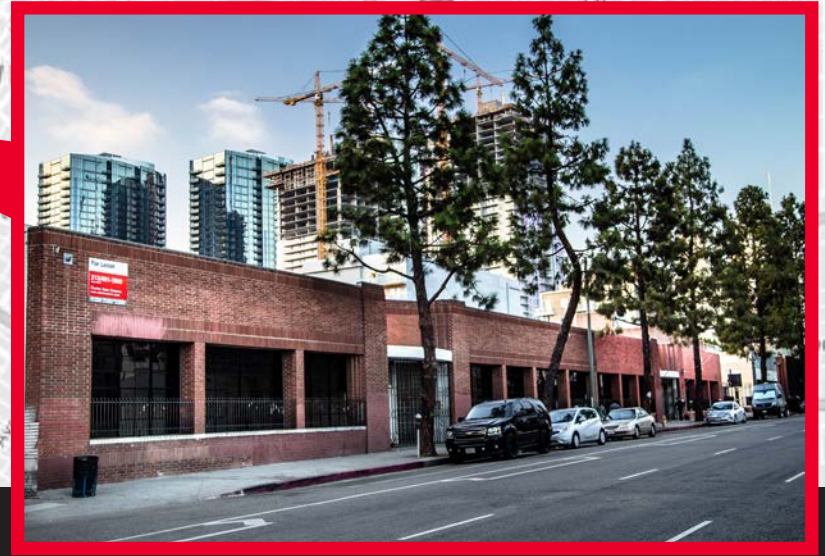
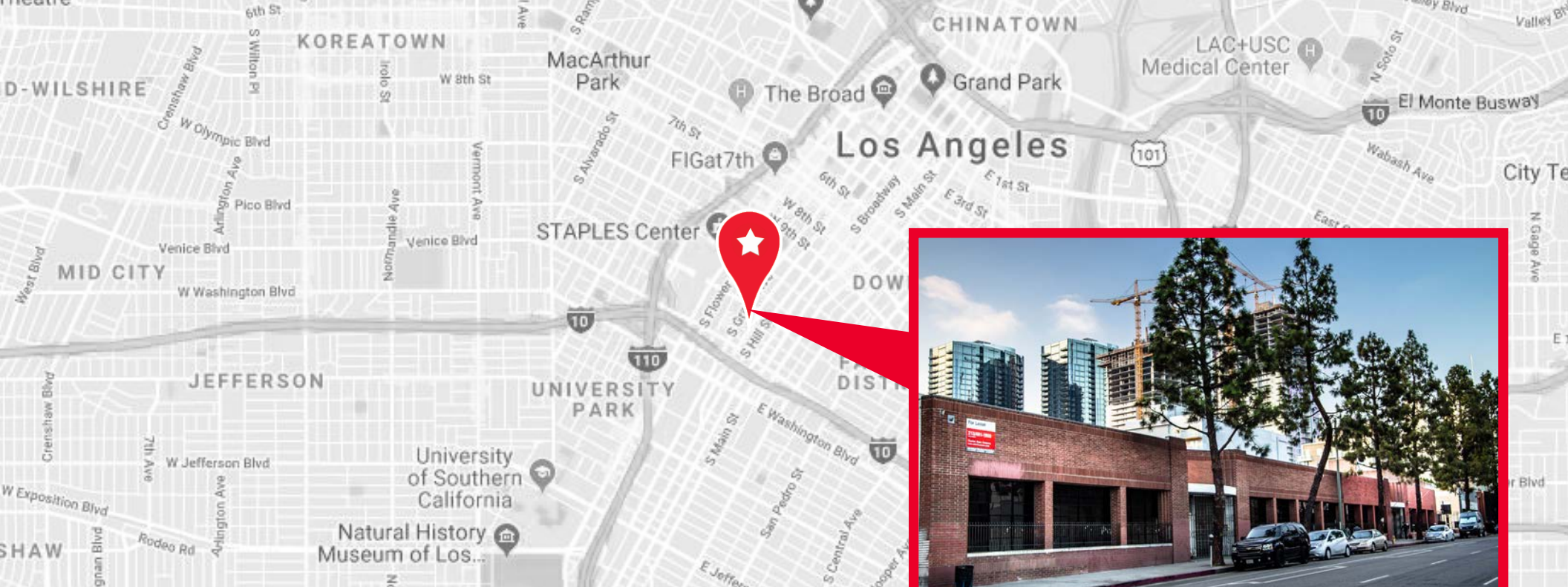


1335
S. GRAND AVENUE

FOR LEASE
CREATIVE FLEX BUILDING
SOUTH PARK DISTRICT





PROPERTY INFORMATION

Prime 44,760 SF Creative Flex building available in DTLA's exploding trade area. The property is situated on 51,836 SF of land and features ample private parking in a secured gated fenced lot, bow-truss ceilings with skylights throughout, 14' clearance height and multiple ground level loading doors in the front and rear. It is centrally located surrounded by a plethora of amenities and within close proximity to major freeways I-10 and I-110, in addition to public transportation.

HIGHLIGHTS

- ± 44,760 SF of building on ± 51,836 SF of land
- \$2.25 PSF per month, NNN
- Creative Flex Space
- 14 foot clearance to the lowest beam
- Multiple ground level loading doors in the front and rear
- 1000 amps of Phase 3 and 400 amps of Phase 1 power
- Centrally located with easy access to 110 and 10 freeways
- Approximately 60 surface parking spaces with additional insider parking possible
- Close proximity to Metro Expo, Blue Line, and Red Lind Stations
- Walk Score® Walker's Paradise (95) & Transit Score® Rider's Paradise (99)

PROPERTY RENOVATION UNDERWAY

Completion Expected December 2018



6-min walk to
Metro Light Rail



60 surface
parking
spaces



4-min
drive to
L.A. LIVE



Visible
building-top
signage



Ample
natural light
throughout





1335
S. GRAND AVENUE





PROPERTY RENOVATION UNDERWAY



PROPERTY RENOVATION UNDERWAY



BROKEN SPANISH



LA LIVE / STAPLES CENTER



MICROSOFT THEATER

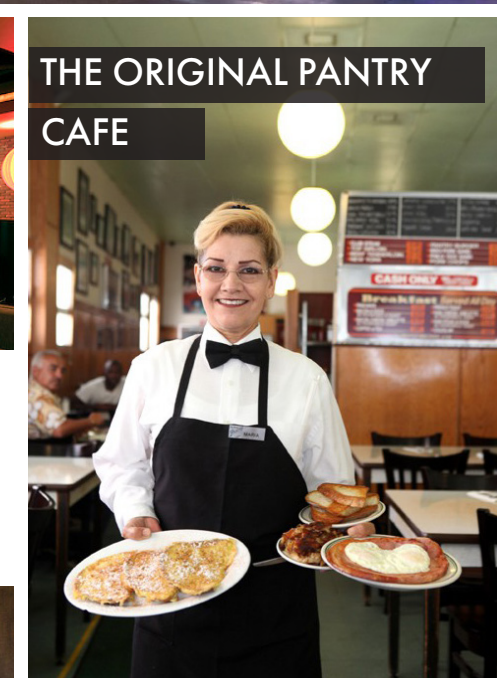


THE CONGA ROOM



LUCKY STRIKE

SOUTH PARK DISTRICT AMENITIES



THE ORIGINAL PANTRY
CAFE



YARD HOUSE



PREUX & PROPER



REGAL CINEMAS

NEARBY AMENITIES



Ritz-Carlton
+
JW Marriott
Los Angeles L.A. LIVE

Metropolis
Los Angeles

FIGat7th

Regal Cinemas
LA LIVE 14

Circa LA
Apartments

Staples Center

Microsoft Theater

GRAMMY Museum
L.A. LIVE

Oceanwide
Plaza

Los Angeles
Convention Center



PICO Station



Surrounded by restaurants, shopping, entertainment and over 500,000 square feet of new retail construction and developments, this property is centrally located in the exploding DTLA trade area and just minutes from freeways and public transportation.

Charles Dunn

1335

S. GRAND AVENUE

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