

ARTS DISTRICT BUILDINGS

923-927 S SANTA FE AVE | LOS ANGELES | CA

FOR LEASE

2 BUILDINGS TOTALING
±15,970 SF



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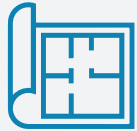
 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

923-927 S SANTA FE AVE. LOS ANGELES, CA

CREATIVE OFFICE IS GREAT FOR UNPRECEDENTED TIMES

923-927 S. Santa Fe offers a unique office layout that allows for a more flexible implementation of security measures as the economy begins to reopen.



SPACIOUS LAYOUT

923-923 S. Santa Fe offers a flexible configuration that is perfect for reopening your offices in a creative way. The large open work area allows for social distancing rather than your traditional cubicles.



EASY MAINTENANCE

Traditional offices usually are shared amongst many tenants. 923-927 S. Santa Fe offers a space that is specific to your company which allows you to have full control over access, cleaning and any potential challenges. Being that we are offering a single tenant space this also allows for less foot-traffic that occurs in your traditional offices.



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FOR LEASE

923 S SANTA FE AVE., LOS ANGELES, CA

DETAILS

AVAILABLE SF

Office Area: 1,611 SF
Building Area: 9,583 SF

CLEAR HEIGHT

12'

DH LOADING

2 (Two) 6'x 8'

PARKING

8 Parking Spaces

FOR LEASE

927 S SANTA FE AVE., LOS ANGELES, CA

DETAILS

AVAILABLE SF

Office Area: 1,200 SF
Building Area: 6,387 SF

CLEAR HEIGHT

12'

DH LOADING

1 (One) 10'x 10'

PARKING

5 Parking Spaces

BUILDINGS HIGHLIGHTS

- Located In Heart Of Arts District
- Ideal For Creative Uses and Retail Showroom Potential
- Neighboring Warner Bros Music, Spotify, Bestia, and across from SOHO House
- Wood Bow-Truss Roof Structure and Abundant Natural Light
- Brick Construction, Renovated Nov 2020
- 400 Amps, 240 Volts, 3 Phase, 4 W
- 13 Parking Spaces
- Combined for 15,970 SF Total
- Total Lot Size, 18,000 SF
- Office 2,811 SF



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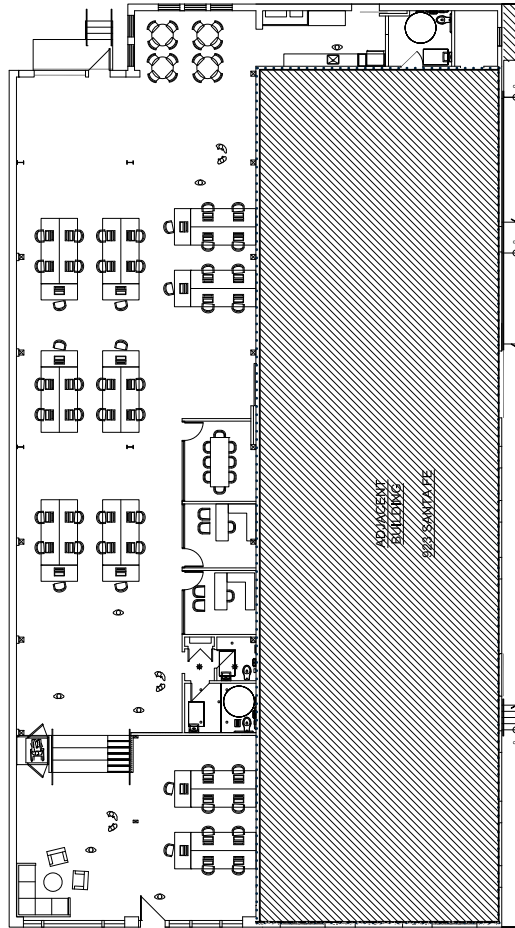
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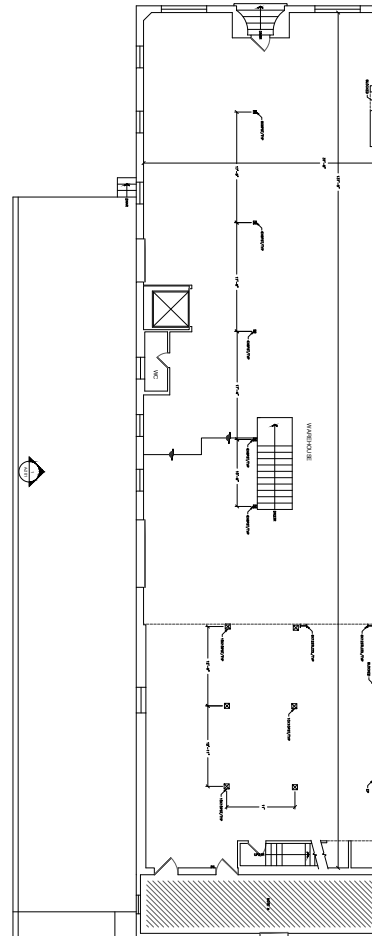
923-927 S SANTA FE AVE. LOS ANGELES, CA

FLOOR PLAN

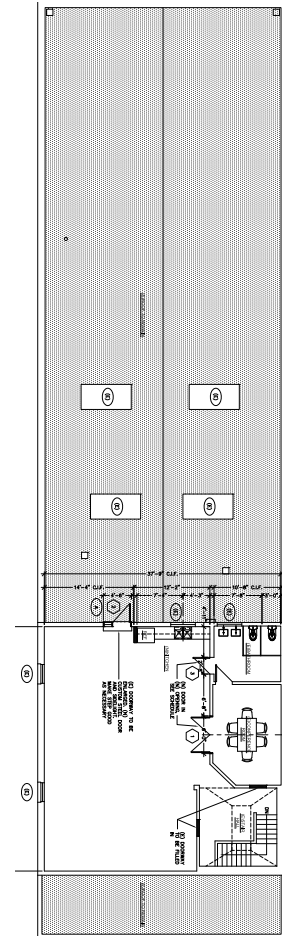
927 S Santa Fe Avenue



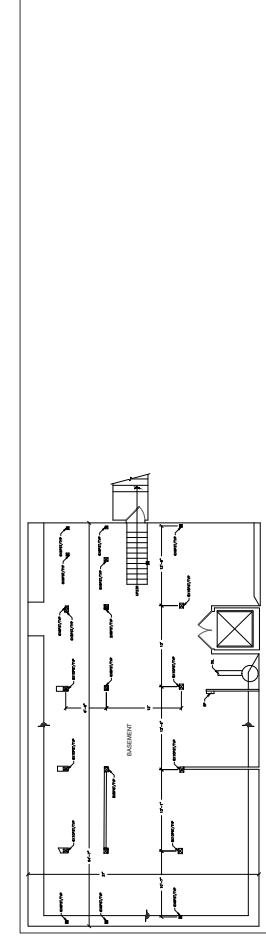
923 S Santa Fe Avenue



GROUND FLOOR LEVEL
5,574 SF



SECOND FLOOR LEVEL
1,611 SF



BASEMENT LEVEL
2,398 SF

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PHOTOS



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FOR LEASE

923-927 S SANTA FE AVE. LOS ANGELES, CA

NEIGHBORHOOD



A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



GREENBAR DISTILLERY



HOUSE OF MACHINES



WUSTKUCHE



CAFE GRATITUDE

RESTAURANTS

- | | |
|-------------------------------|-------------------------|
| 1. Hock + Hoof | 7. The Factory Kitchen |
| 2. Catch 21 | 8. Yxta Cocina Mexicana |
| 3. Zinc Cafe & Market and Bar | 9. Cafe Gratitude |
| 4. Brera Ristorante | 10. Amazebowls |
| 5. Comfort LA | 11. Wustkuche |
| 6. Urth Caffe | |

COFFEE

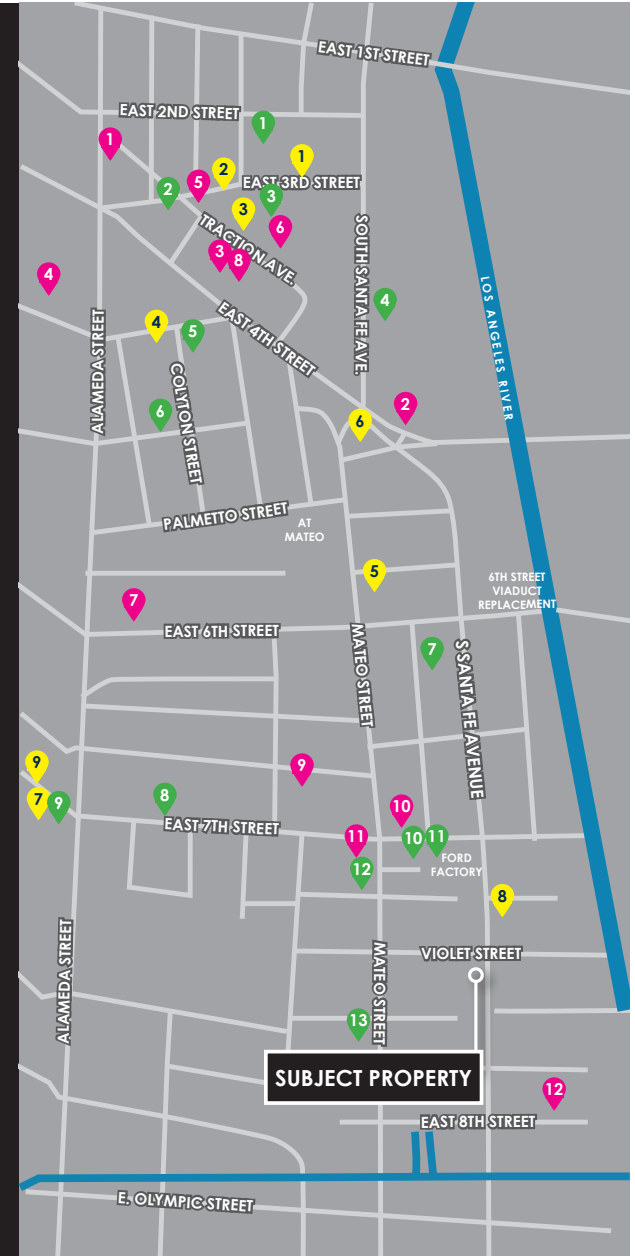
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|-----------------------------|------------------------------|
| 1. Eat.Drink.Americano | 7. Cafe Dulce |
| 2. Blacktop Coffee | 8. Stumptown Coffee Roasters |
| 3. Groundwork Coffee Co. | 9. Go Get Em Tiger |
| 4. Coffeehall Arts District | |
| 5. Blue Bottle Coffee | |
| 6. Verve Coffee Roasters | |

BAR & BREWERIES

- | | |
|------------------------------|-------------------------------|
| 1. Angel City Brewery | 7. Lost Spirits Distillery |
| 2. Here & Now | 8. The Study |
| 3. Arts District Brewing Co. | 9. Pour Haus Wine Bar |
| 4. High Tide | 10. Tony's Saloon/ Pizzanista |
| 5. Death & Co. | 11. Everson Royce Bar |
| 6. Pali Wine Co. | 12. Greenbar Distillery |

RETAIL / MUSEUMS

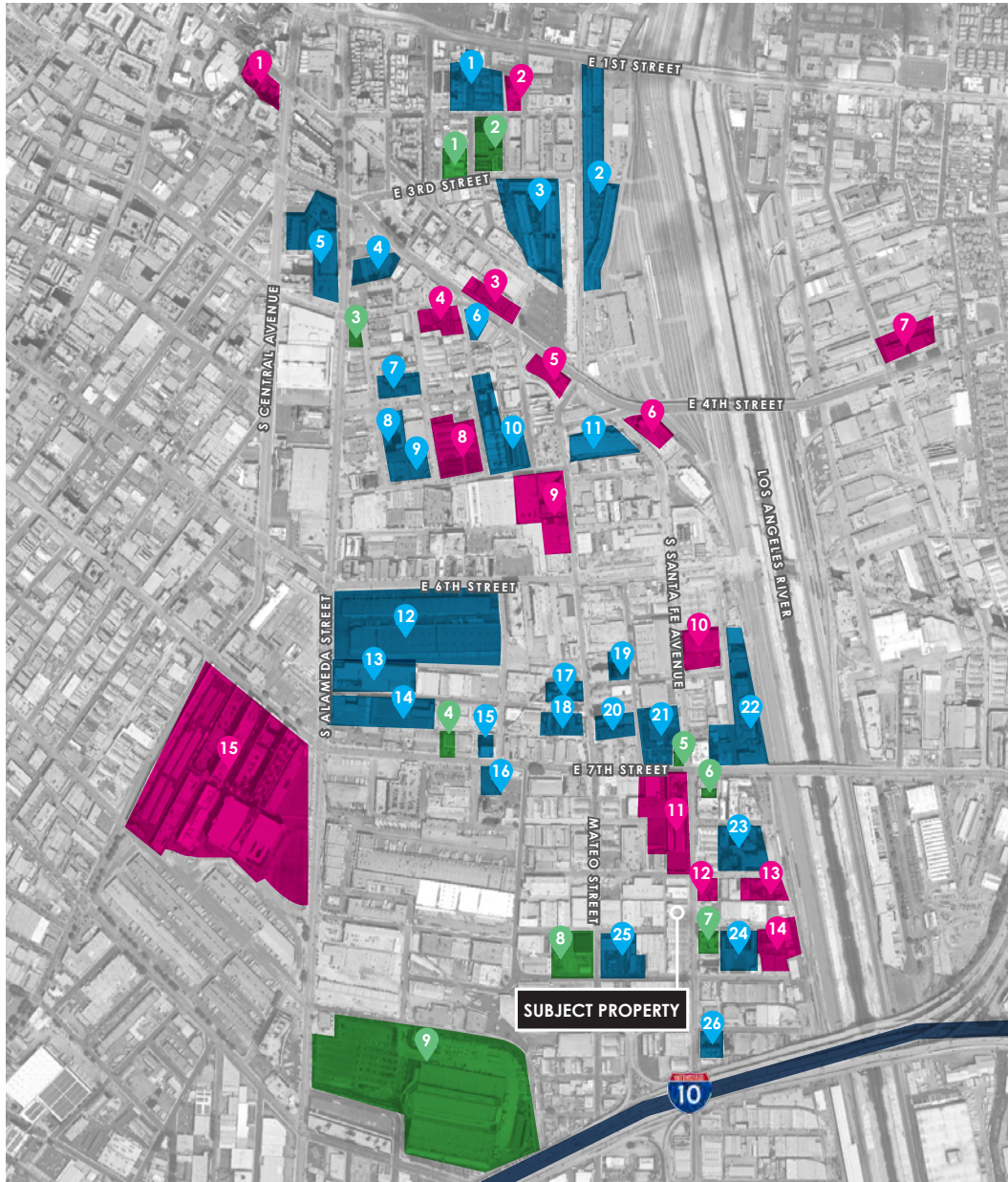
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|---------------------------|---------------------------|
| 1. Hauser & Wirth | 7. Dover Street Market |
| 2. 3.1 Phillip Lim | 8. ICA LA |
| 3. Apolis: Common Gallery | 9. Mission Workshop |
| 4. Hennessey + Ingalls | 10. Commonwealth |
| 5. A+D Museum | 11. The House of Machines |
| 6. Arts District Co-op | 12. The Good Liver |
| | 13. Rolling Greens |



FOR LEASE

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DEVELOPMENTS



CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz
Innovation Campus
9. AT MATEO
10. 640 S Santa De
11. Ford Factory
(Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. 400 South Alameda
4. ICA LA
5. 2057 East 7th Street
6. Firehouse Hotel & Bar
7. Soho Warehouse
8. Rolling Greens
9. LA Times Printing Pla

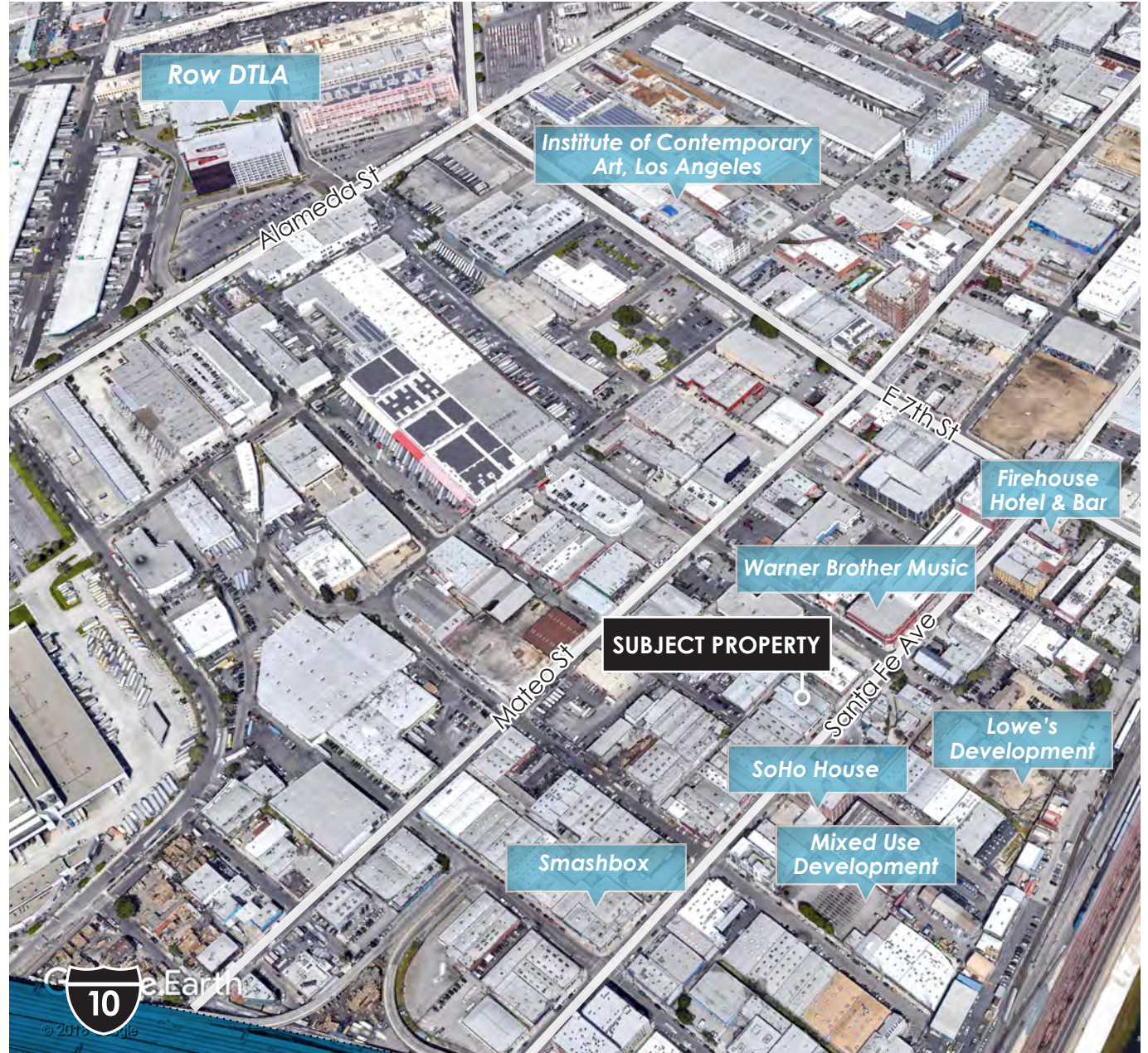
RESIDENTIAL / MIXED USE

1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria
Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Buscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet
(HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House

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CORPORATE NEIGHBORS



FOR LEASE

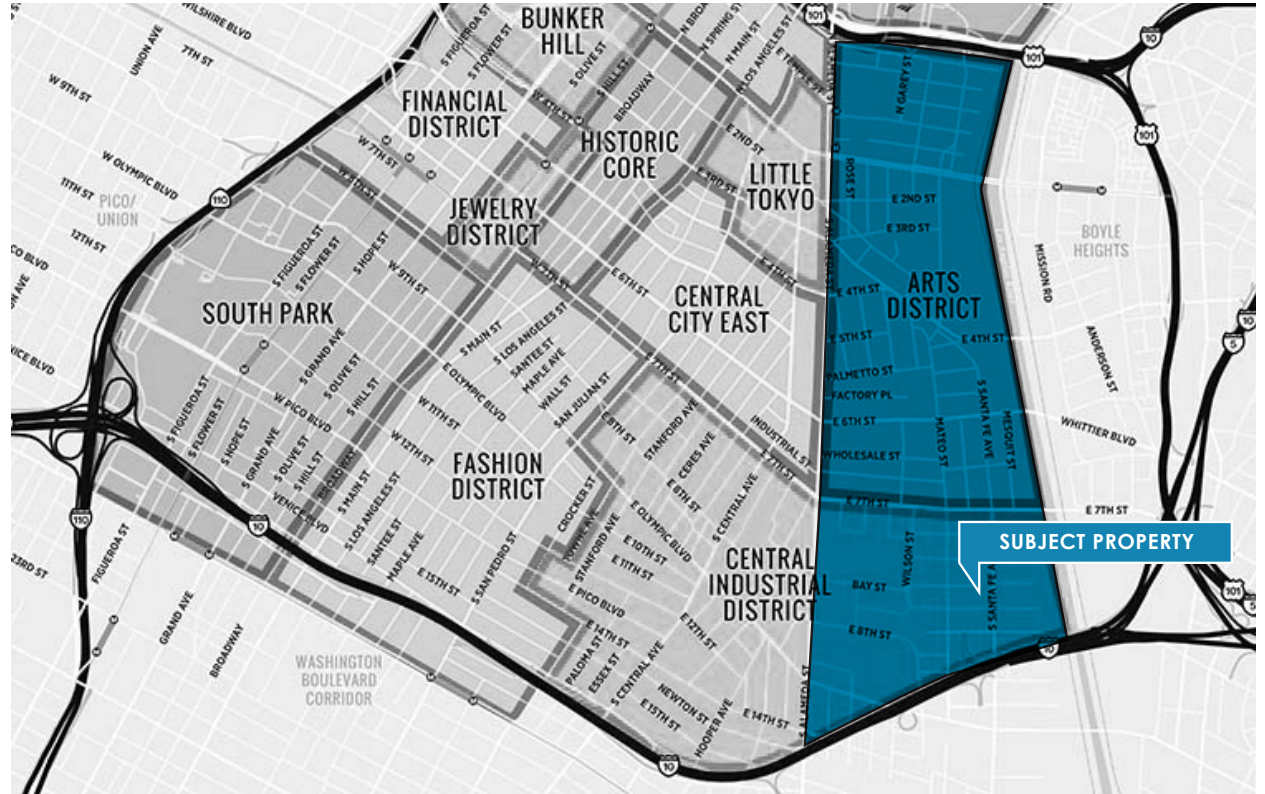
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OPPORTUNITY ZONE

OPPORTUNITY ZONE BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years

map by cartifac*



DEMOGRAPHICS DOWNTOWN LA

DOWNTOWN LA 2020

143,236 PEOPLE (2 MILE RADIUS)	46,783 HOUSEHOLDS (2 MILE RADIUS)	70,648 HH INCOME (2 MILE RADIUS)
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DOWNTOWN LA 2025

+144,784 PEOPLE	+47,767 HOUSING UNITS	+167,707 JOBS
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CONSUMER SPENDING

\$1,161,036,076
CONSUMER SPENDING
(2 MILE RADIUS) | 2025



\$1,023,515,833
CONSUMER SPENDING
(2 MILE RADIUS) | 2020

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