

1144 S
BROADWAY

DOWNTOWN LOS ANGELES

FREE STANDING
OFFICE
RETAIL
STUDIO
FLEX
BUILDING

FOR LEASE

ZACUTO GROUP
COMMERCIAL REAL ESTATE



DETAILS

1144 S. BROADWAY, LOS ANGELES, CA 90015

1ST + 2ND FLOOR - \$2.25/SF + NNN

6,800 SF (3,400 SF each floor)

BASEMENT - \$1.00/SF + NNN

2,895 SF

Nets approx .25/SF

- Highly desirable freestanding building in rapidly-developing South Park neighborhood
- Expansive loft-like interiors with double height ceilings and exposed brick
- Currently configured as a 3 floor, open concept space
- Potential uses include office, retail, studio, warehouse, industrial, and flex
- Walkable to acclaimed restaurants and high street retail along hotel row, adjacent to The Proper, The Hoxton and The Ace Hotels

LISTING TEAM



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BRE #01377441

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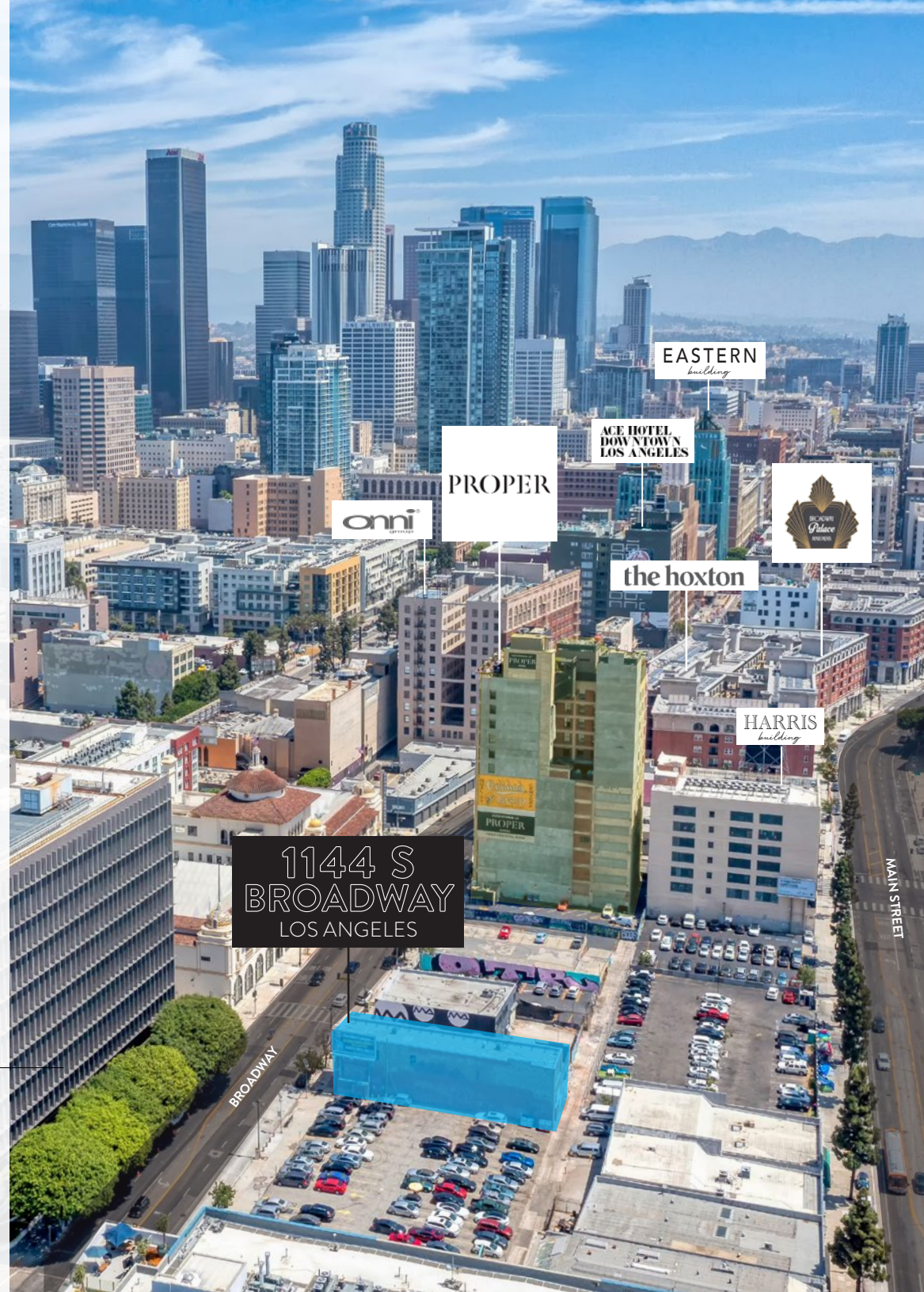
GABE HISEM

Director

231.631.2327

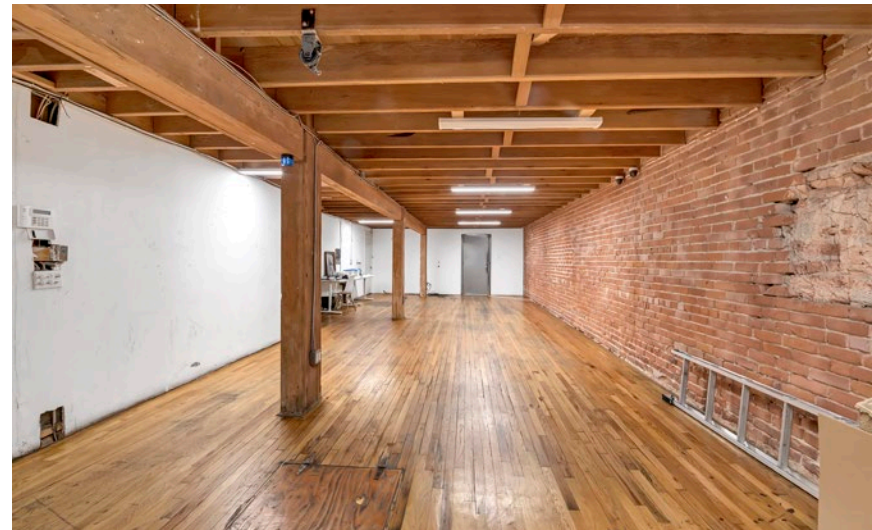
gabe@zacutogroup.com

BRE #02187347



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1144 S BROADWAY

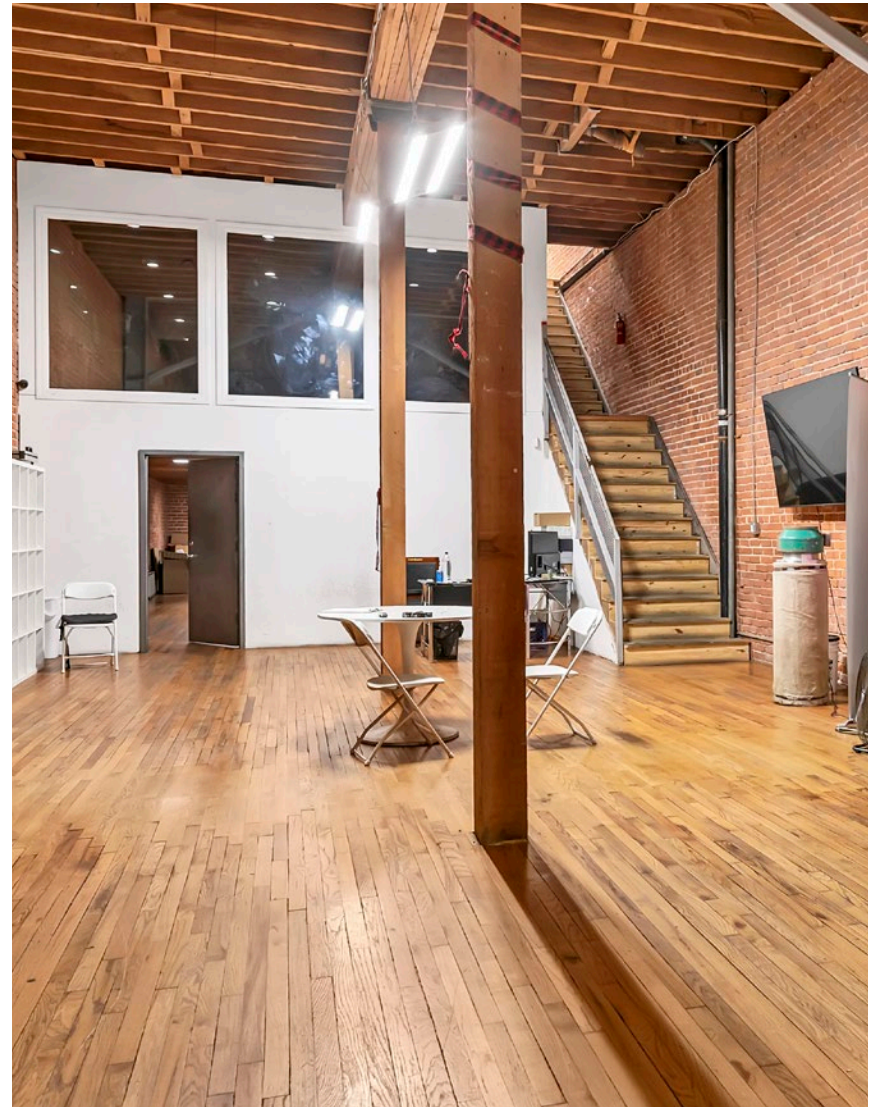
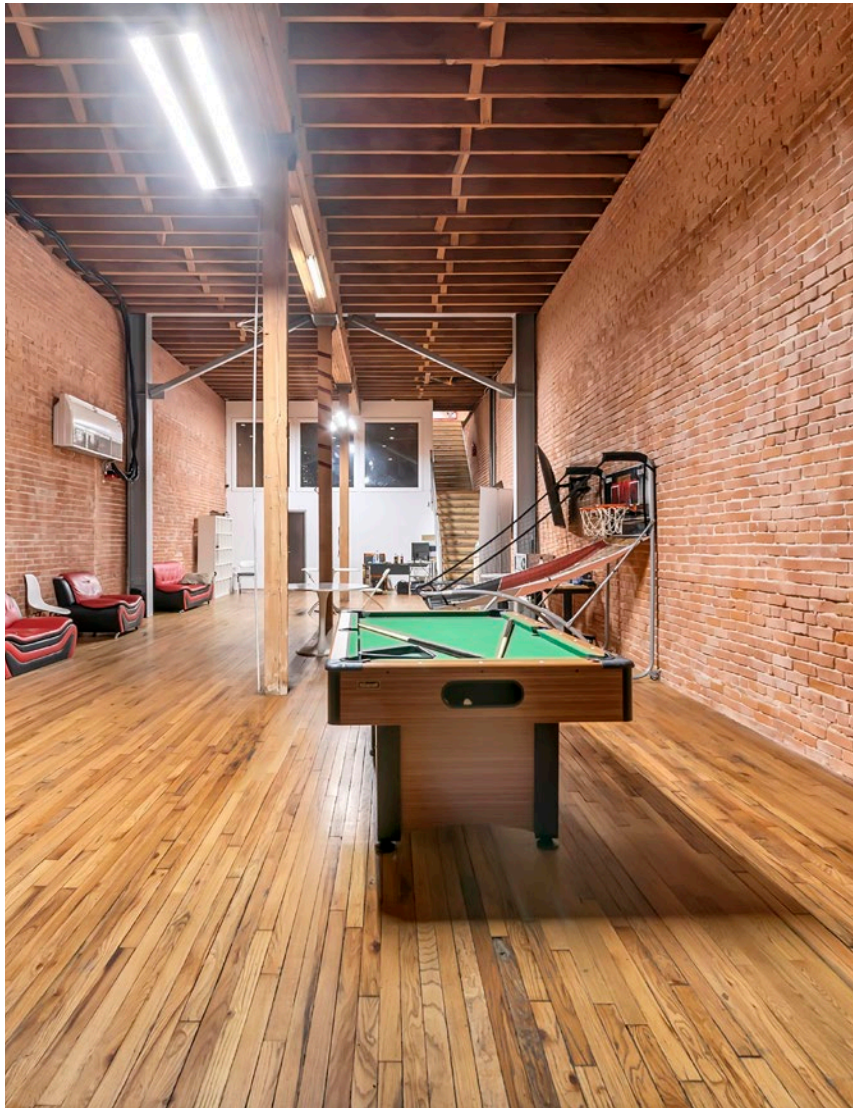
LOS ANGELES

- 3 FLOORS WITH LARGE BASEMENT STORAGE
- STRIKING CREATIVE/ INDUSTRIAL INTERIORS
- 800 AMPS OF POWER
- FRONT ROLL UP GATE
- FLEXIBLE CONFIGURATIONS
- ULTRA DESIRABLE DOWNTOWN LOCATION



LEASE

1144 S. BROADWAY, DOWNTOWN LOS ANGELES, CA 90015



crypto.com  ARENA

LOS ANGELES DEPT
of PUBLIC WORKS

HOLLYWOOD

TEN
05

PROPER

onni
GROUP

the hoxton



1144 S
BROADWAY
LOS ANGELES

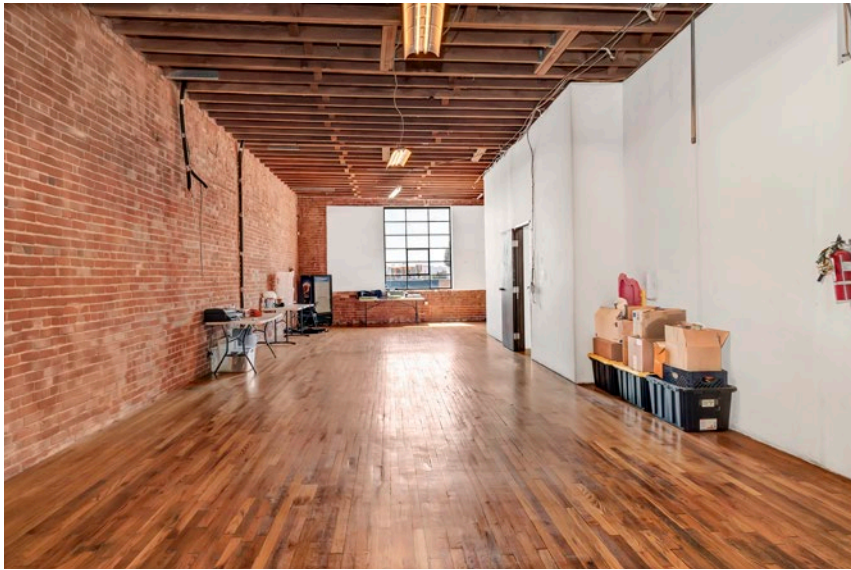
W 12TH STREET

BROADWAY



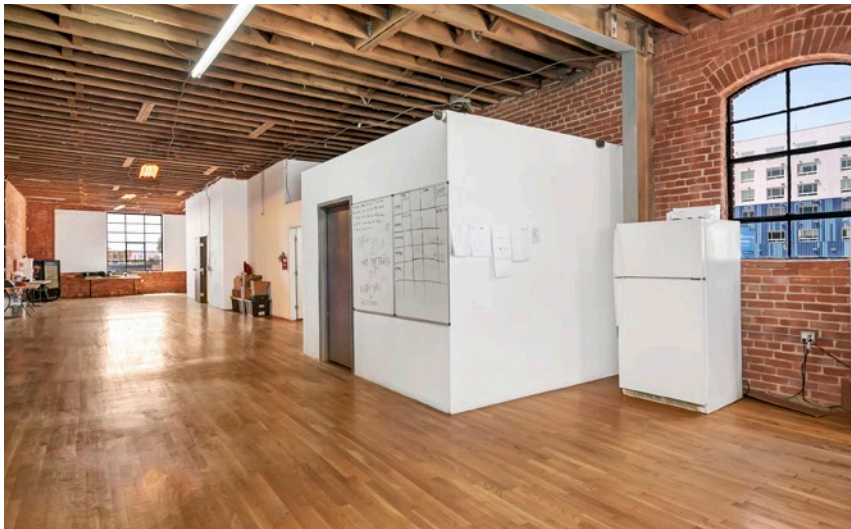
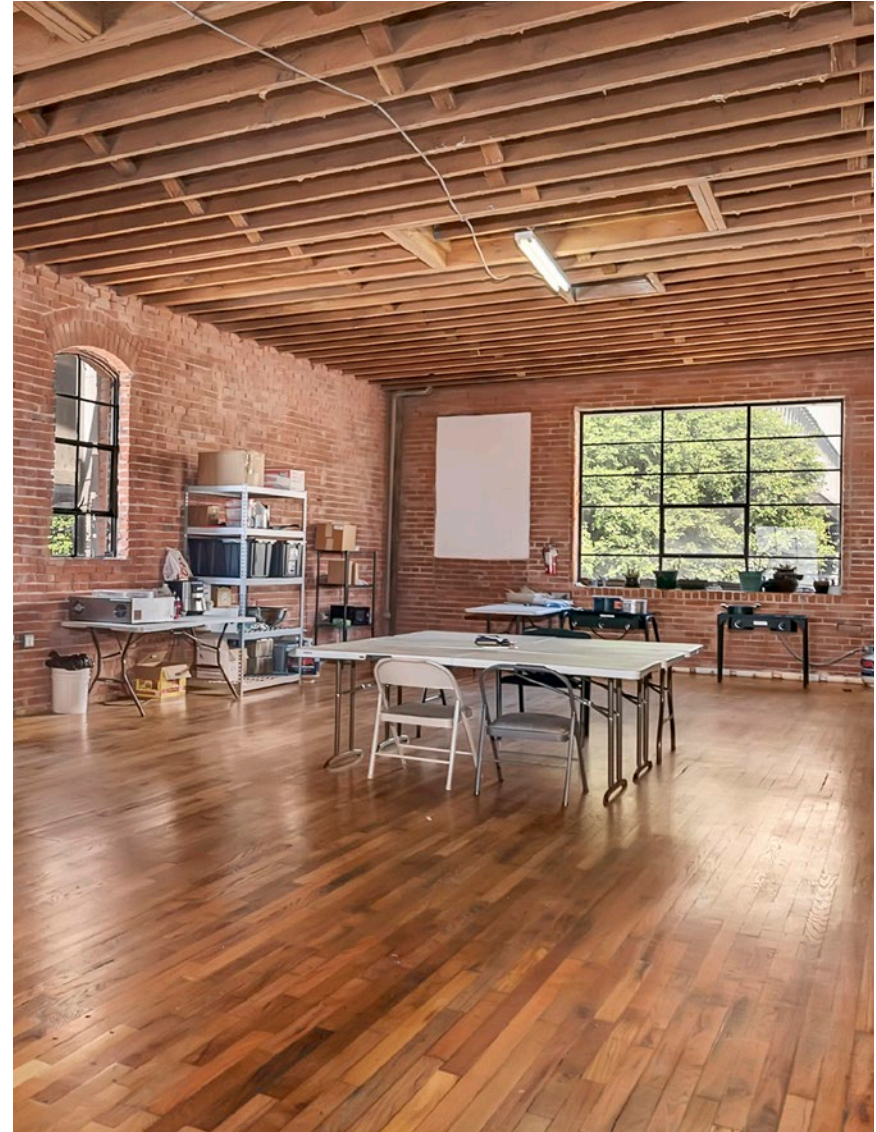
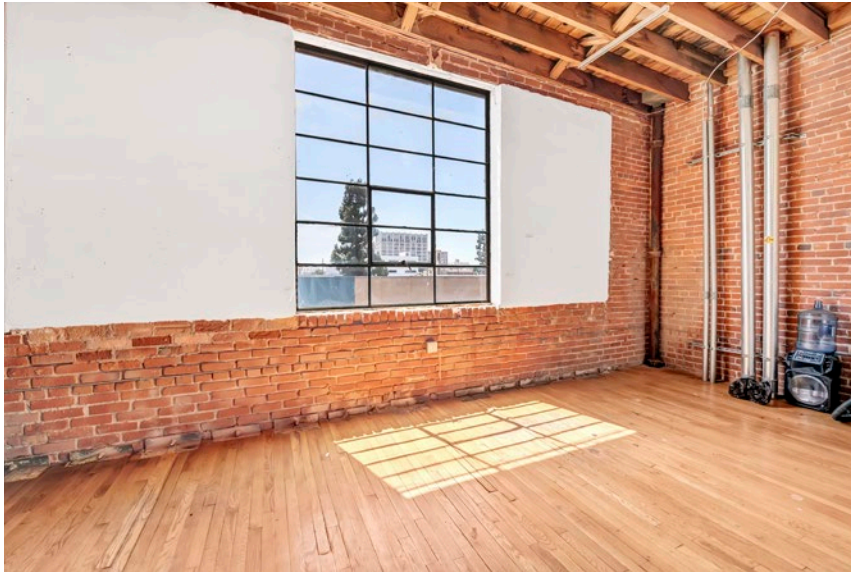
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CHINATOWN

NAUD JUNCTION

LITTLE TOKYO

FINANCIAL DISTRICT

1144 S
BROADWAY
LOS ANGELES

ARTS DISTRICT

FASHION DISTRICT

crypto.com ARENA

Los Angeles
CONVENTION CENTER

INTERSTATE
10

INTERSTATE
110

INTERSTATE
10

SANTA MONICA

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