



FOR LEASE

Ground Floor Retail
&
Upper Floor Office Suites
PARK CENTRAL BUILDING

*Prime DTLA Location
Across From Pershing Square*

412 West 6th Street
Los Angeles, CA 90014

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

412 West 6th Street
Los Angeles, CA 90014

Property Details

Available Ground Floor Retail Area: 6,300 SF

Lease Rate: \$18,900 per month (\$3.00 per SF NNN)

Available Office Areas: 127 SF to 360 SF

May be combined to create larger spaces

Total of 19,742 SF available for lease

Lease Rate: \$2.50 per SF NNN (one month free)

Total Floors: 14

Year Built: 1910

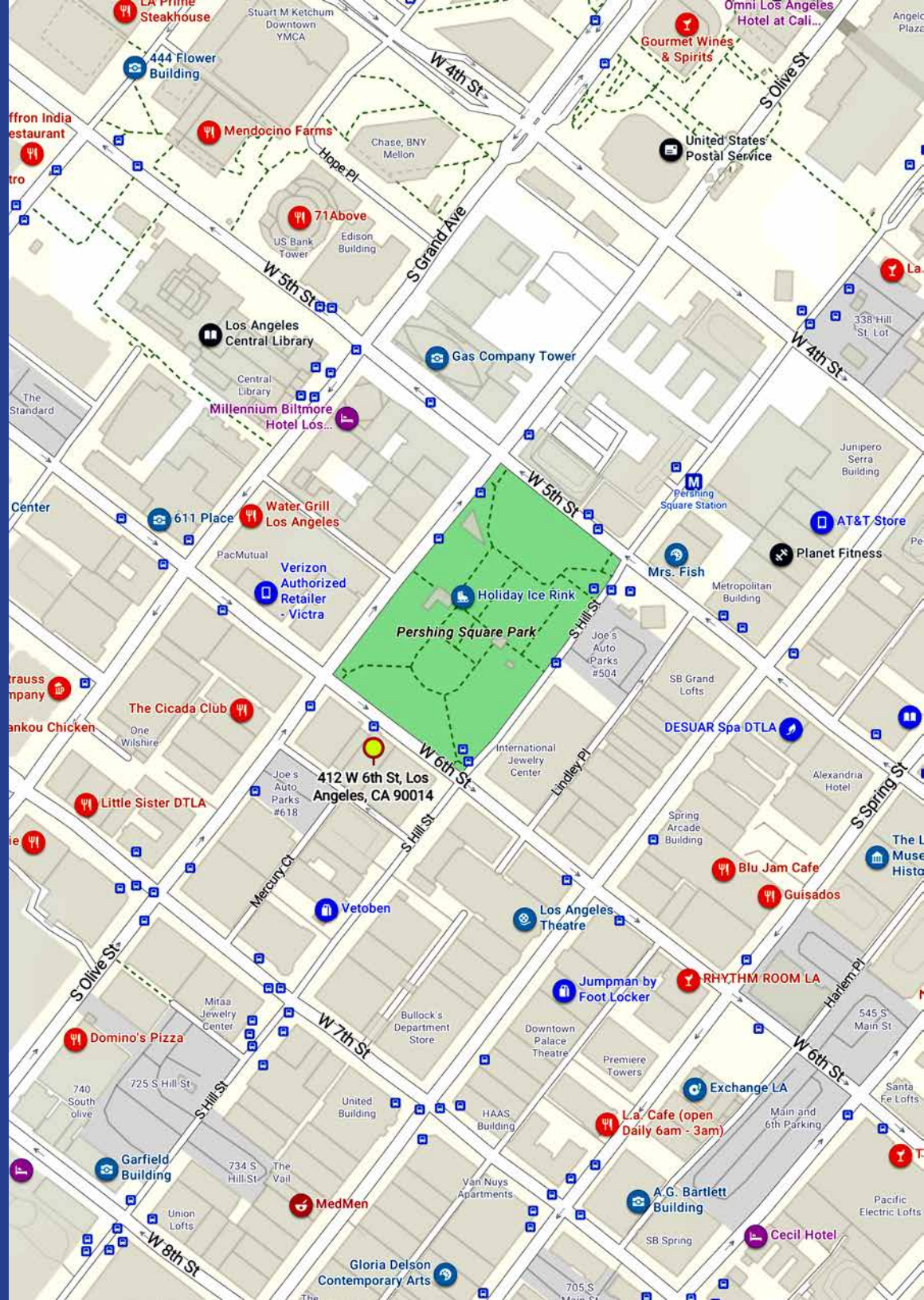
Construction: Masonry

Zoned: LA C5-4

Parking: Abundant nearby contract parking

Located on the north side of 6th Street across from Pershing Square, between Olive and Hill Streets

One block from the Water Grill and two blocks from the Millennium Biltmore Hotel and the Los Angeles Central Library



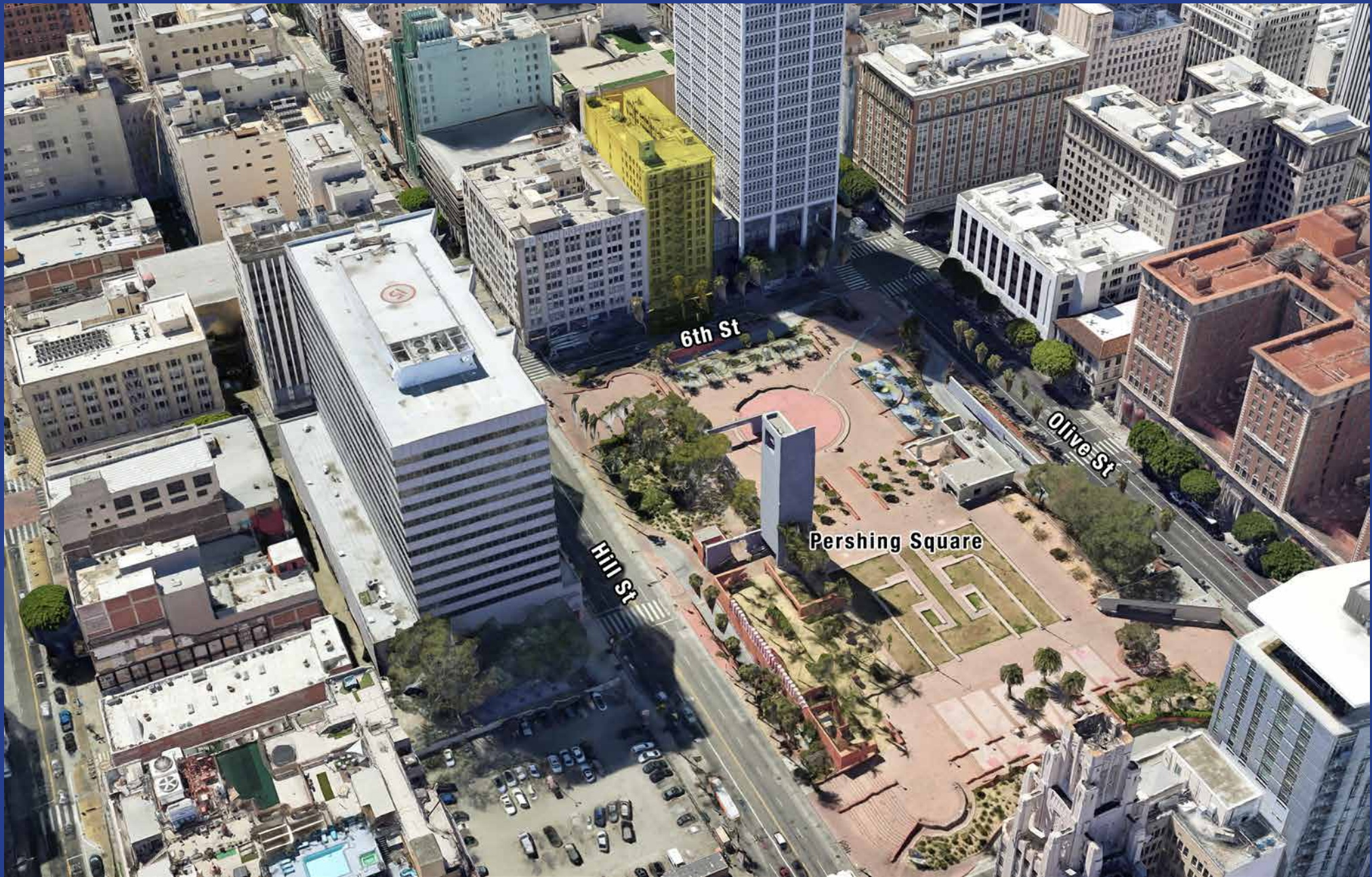
Available Office Suites (98 Units: Total of 19,742 SF)

UNIT #	SF	RENT/SF	RENT/MO.
208	172	\$2.50	\$430
209	140	\$2.50	\$350
214	170	\$2.50	\$425
221-222	188 ea.	\$2.50	\$470
223	180	\$2.50	\$360
224-225	127 ea.	\$2.50	\$317.50
304	188	\$2.50	\$470
312	276	\$2.50	\$552
314	170	\$2.50	\$425
317	172	\$2.50	\$430
403-404	188 ea.	\$2.50	\$470
411	297	\$2.50	\$742.50
415	297	\$2.50	\$742.50
416	164	\$2.50	\$410
417	172	\$2.50	\$430
501	310	\$2.50	\$775
502-508	188 ea.	\$2.50	\$470
509	140	\$2.50	\$350
510	360	\$2.50	\$900
511	297	\$2.50	\$742.50
512	170	\$2.50	\$425
514	272	\$2.50	\$680
516	164	\$2.50	\$410
517	172	\$2.50	\$430
518-519	188 ea.	\$2.50	\$470

UNIT #	SF	RENT/SF	RENT/MO.
603	188	\$2.50	\$470
604	282	\$2.50	\$564
608	172	\$2.50	\$430
609	140	\$2.50	\$350
618-619	188 ea.	\$2.50	\$470
706-707	188 ea.	\$2.50	\$470
717	172	\$2.50	\$430
718	188	\$2.50	\$470
721-722	260 ea.	\$2.50	\$650
723	249	\$2.50	\$622.50
724-725	127 ea.	\$2.50	\$317.50
804-807	188 ea.	\$2.50	\$470
816	164	\$2.50	\$410
817	172	\$2.50	\$430
818	188	\$2.50	\$470
821	188	\$2.50	\$376
823	249	\$2.50	\$622.50
824-825	127 ea.	\$2.50	\$317.50
911	297	\$2.50	\$742.50
912	172	\$2.50	\$430
914	272	\$2.50	\$680
917	172	\$2.50	\$430
918-919	188 ea.	\$2.50	\$470
921	188	\$2.50	\$470
922	260	\$2.50	\$650
923	249	\$2.50	\$622.50

UNIT #	SF	RENT/SF	RENT/MO.
924-925	127 ea.	\$2.50	\$317.50
1004	188	\$2.50	\$470
1019-1020	188 ea.	\$2.50	\$470
1105-1106	188 ea.	\$2.50	\$470
1108	172	\$2.50	\$430
1115	297	\$2.50	\$742.50
1116	329	\$2.50	\$822.50
1117	238	\$2.50	\$476
1118-1123	260 ea.	\$2.50	\$650
1124	127	\$2.50	\$317.50
1212	172	\$2.50	\$430
1216	164	\$2.50	\$410
1218	188	\$2.50	\$470
1301	301	\$2.50	\$752.50
1303-1306	188 ea.	\$2.50	\$470
1312	272	\$2.50	\$680
1411	297	\$2.50	\$742.50

Property Aerial



Ground Floor Retail Space



Area Map



Downtown Los Angeles Demographics

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.



I LIVE in DTLA

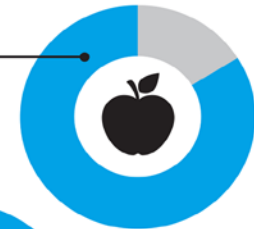
\$123K

Average Household Income



84%

want more
supermarkets



38

Median
Age



81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years

80% are passionate about DTLA



55%

walk to
work in
DTLA



I WORK in DTLA

\$122K

Average Household Income



33%

regularly use
Metro Rail to
commute



41

Median
Age



81%

Earned a BA or Higher

63% are top executives or professionals

79% say DTLA is a good fit for their industry



44%

would
consider
moving
to DTLA



I VISIT DTLA

Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



PARK CENTRAL BUILDING
412 West 6th Street
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DTLA Lease Opportunities
Across From Pershing Square

6,300 SF Ground Floor Retail

Various Sizes of Upper Floor
Office Suites: 127 SF to 360 SF
(May be Combined for Larger Space)

Exclusively offered by

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