

817 SOUTH

LOS ANGELES ST.

Fashion District
Ground Floor Space
DTLA



URBANLIME
REAL ESTATE



THE NEIGHBORHOOD

The Fashion District is the hub of LA's fashion Industry with 100 blocks of independently owned businesses. The District is also home to the LA Flower District, Santee Alley and the Fabric District.

LOS ANGELES STREET STREETScape

The Fashion District is one of the only DTLA submarkets undergoing a major streetscape initiative. Los Angeles street has already begun its transformation with all new crosswalks, foliage and pedestrian bump outs.



Ground Floor



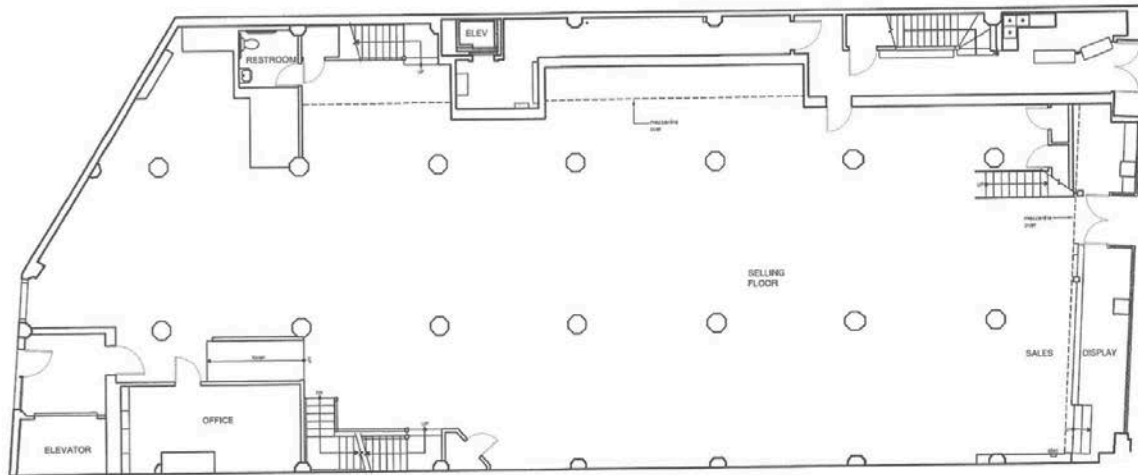
Mezzanine

817 SOUTH LOS ANGELES ST represents a tremendous opportunity to occupy a prominent street location in the heart of the Fashion District in DTLA.

The building has recently undergone a historic façade renovation from 1916 with original glazed bricks. The space features dramatic ceilings, great street frontage, large open areas and a ton of natural light, freight and passenger elevator service all levels.

Ideal for a **fashion retailer or showroom, special events, co-working space, wholesale & warehouse** under one roof or **creative office** with street presence.

Ground Floor



First Floor - 6,196 Sq. Ft.

817 SOUTH LOS ANGELES ST

Ceiling Height

30 ft on ground floor

Size: 9,030 SF

> Ground Floor: 6,196 SF

> Mezzanine: 2,834 SF

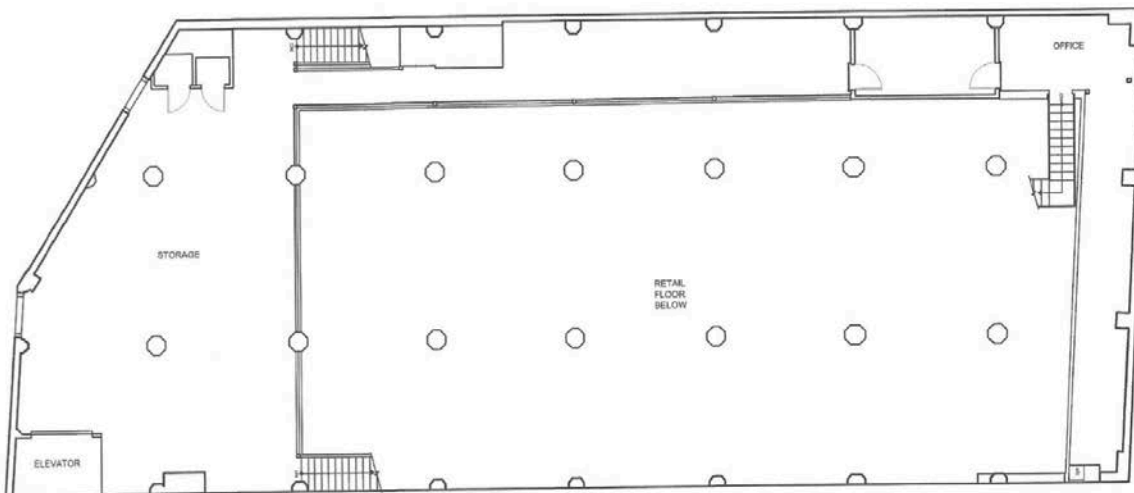
Rate: \$2.50 psf Ground Floor

Rate: \$1.50 psf Mezzanine

Term: 1-10 years

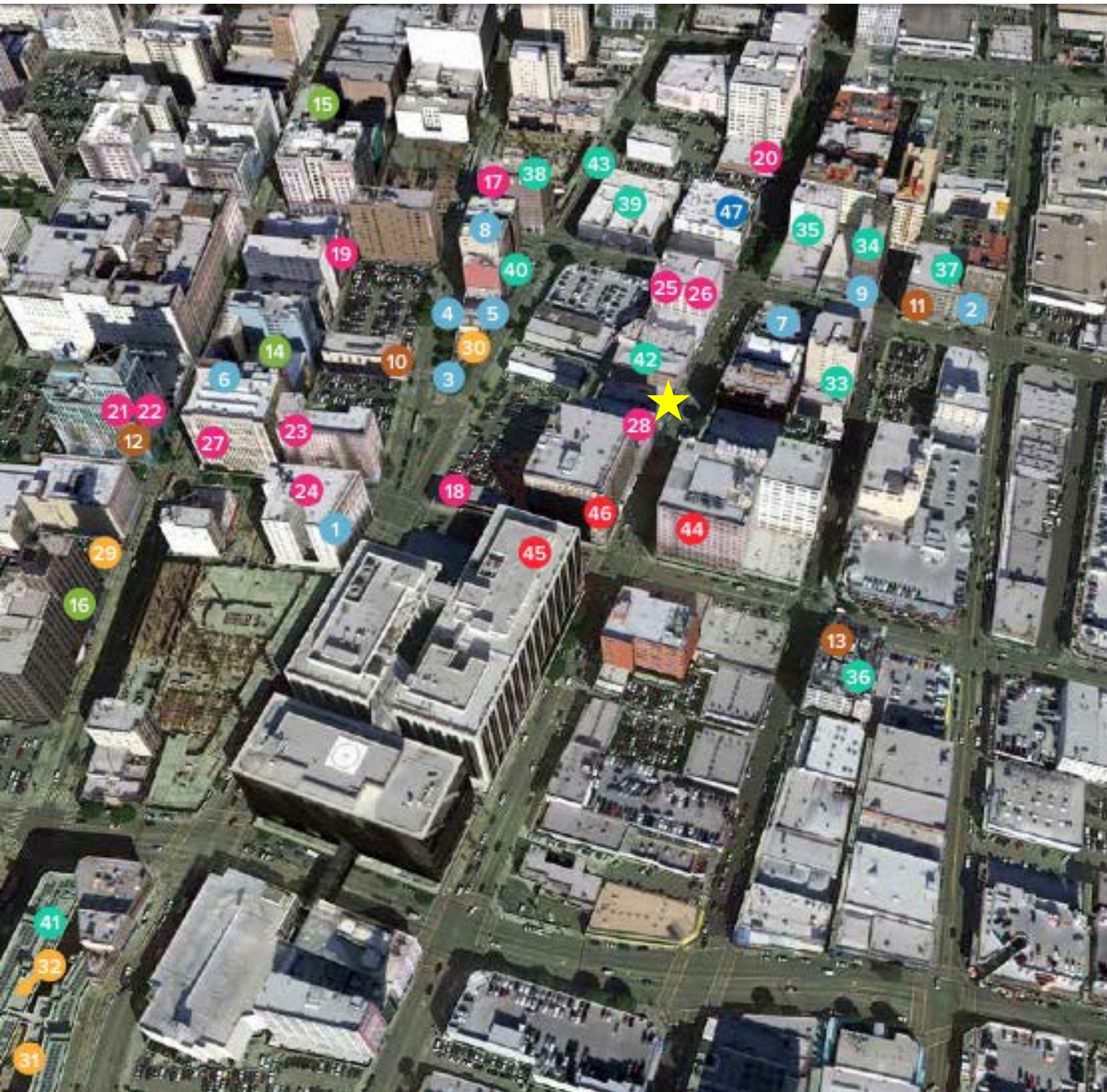
Available: Immediately

Mezzanine



Mezzanine 1st Floor - 2,834 Sq. Ft.

Amenity Map – Fashion District



As a part of its renaissance, the LA fashion district is thriving, with new construction and developments as its centerpiece.

Adaptive reuse conversions of historic buildings have made way for over 1,000 residential units in the district, bringing a new dimension to this Los Angeles hub.

Residents of downtown's newest neighborhood get to experience first-hand the vitality, creativity, and diversity that is the LA fashion district.

- **BAR / RESTAURANTS**
- 1. Pattern Bar
- 2. Poppy & Rose
- 3. Preux & Proper
- 4. Peking Tavern
- 5. Cranes Downtown Bar
- 6. Broadway Bar
- 7. Sonora Town
- 8. Terroni
- 9. Anatra
- **COFFEE BARS**
- 10. Verve
- 11. Coffee Colab
- 12. I Café
- 13. Starbucks
- **THEATRES**
- 14. Orpheum Theatre
- 15. Globe Theatre
- 16. United Artists Theatre

- **RETAIL / COWORK**
- 17. Skin Graft
- 18. Nice Kicks
- 19. Urban Outfitters
- 20. Pop Obscure Records
- 21. Theory
- 22. A.L.C
- 23. H. Merrick of California
- 24. Michael Costello
- 25. Avenue of the Arts Art Gallery
- 26. Escape Room LA
- 27. Tanner Goods
- 28. The Park Coworking

- **HOTEL**
- 29. Ace Hotel
- 30. Tuck Hotel
- 31. Hoxton Hotel
- 32. Dream Hotel

- **HOUSING**
- 33. Maxfield Loft (96 units)
- 34. Garment Lofts (77 units)
- 35. Santee Court (237 units)
- 36. Emil Brown Lofts (38 units)
- 37. Textile Building (71 units)
- 38. Great Republic Lofts (72 units)
- 39. Huntington Apts (193 units)
- 40. National Tower Lofts (93 units)
- 41. Broadway Palace (680 Units)
- 42. 825 S Los Angeles St (12 Units)
- 43. 732 & 755 S Spring [Holland Partners - 500+ Units]

- **DESIGN CENTERS**
- 44. Cooper Design Center
- 45. California Market Center
- 46. The New Mart

- **OFFICE CONVERSION**
- 47. 755 S Los Angeles Street



FOR MORE INFO...

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