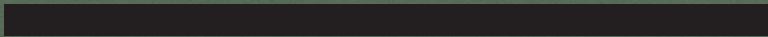


700 MAIN STREET

LOS ANGELES

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7  
MAIN



CA90014



A Historic Department Store Reimagined as a 138,000 SF  
Contemporary Creative Office Campus in the Fashion District

# PREMISES

± 138,000 SF of Creative Office & Retail

# RENT

Withheld

# OCCUPANCY

Immediate

# TERM

5 - 10 Years

# PARKING

Negotiable





## Creative Office Availability

GROUND FLOOR  
6,500 sf

FLOORS 2,3 & 4  
27,000 sf each

## Features

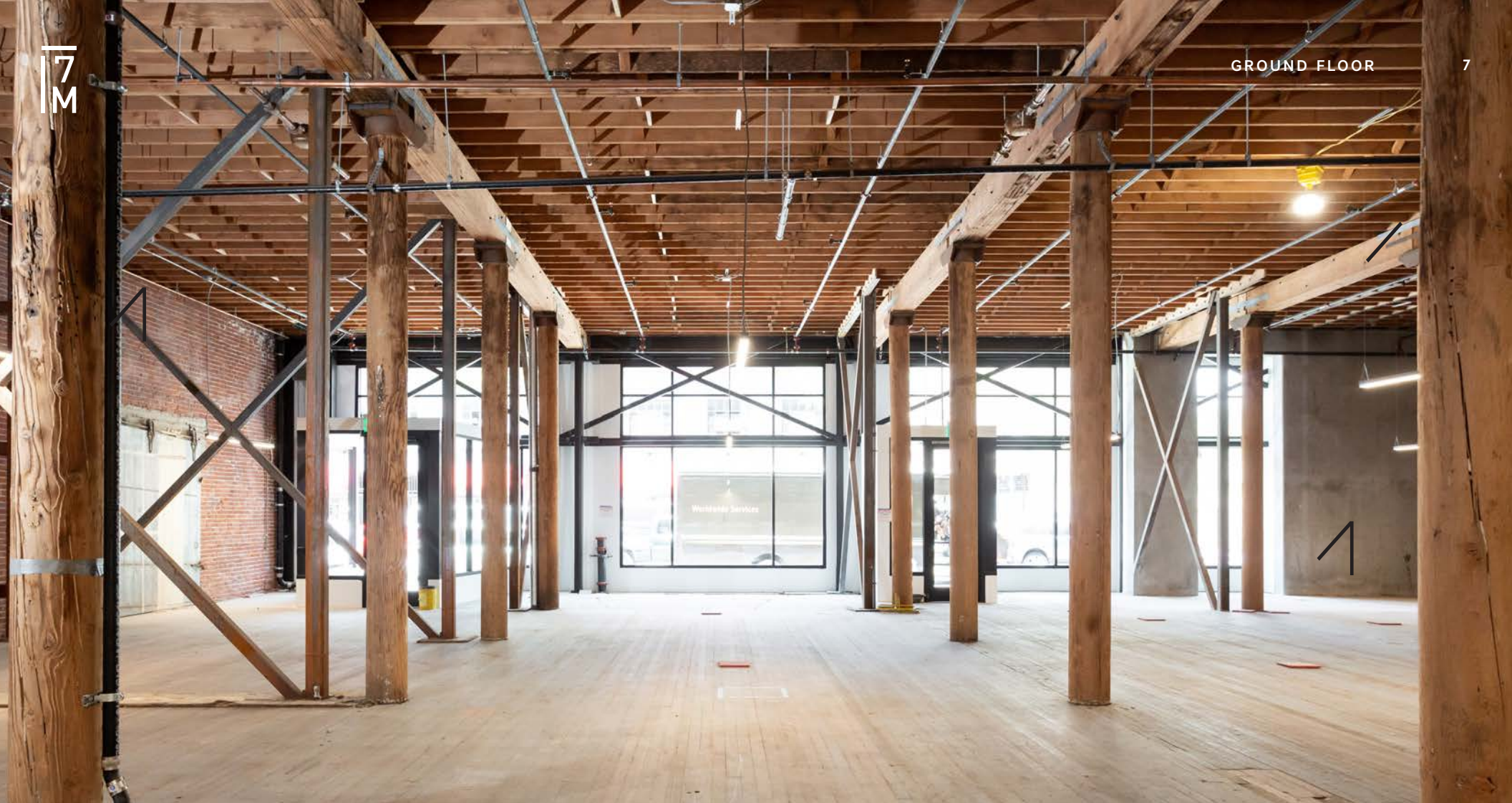
- Wood timbers and original brick walls
- New operable windows throughout the building
- 27 new skylights on 4th floor
- Floor plan can be configured for single or multi-tenant layouts
- Office Ceiling Heights: 12'-6" - 17'-0"



## Hypothetical Floor Plan - Single Tenant



# Hypothetical Floor Plan - Multi Tenant



## Ground Floor

RETAIL SPACES

RANGING FROM  
1,000 – 4,000 sf

- 2 full service restaurants with alcohol service
- In-line retail spaces along Main Street & 7th Street
- Basement: 4,000 sf speakeasy with private access through "Sliver Alley"

Features

- 
- 
- 
- 



Hypothetical Floor Plan - Ground Floor







# Building Design Features to Mitigate Impact of COVID-19

## STAIR ACCESS TO OFFICES

direct access from lobby to office level via stairwells

## EXCLUSIVE GARDEN AREA

for all tenants to enjoy working and relaxing outdoors at the ground floor

## TOUCHLESS PLUMBING FIXTURES

and lighting controls in all tenant restrooms

## OPERABLE WINDOWS

at all levels for natural ventilation and fresh air directly into tenant spaces

## ON-SITE DAY PORTER

during work week for cleaning high-touch surfaces on all levels

## INDIVIDUAL MECHANICAL UNITS

and controls for tenants' HVAC system

# DTLA & Fashion District Demographics



**45,506**  
Residential Units

**5,259**  
Units under Construction

**31,072**  
Units Planned

**\$2,593**  
Average Rent



**800+**  
Restaurants, Bars,  
Retails + Nightlife

**15+**  
Entertainment  
Venues

**30+**  
Museums +  
Galleries

**8814**  
Hotel  
Rooms

New Hotels Adjacent to  
Los Angeles Street

Hoxton Hotel  
The Proper Hotel  
Mart South Hotel  
Ace Hotel

**9**  
Grocery  
Stores



**4,431**  
Units within  
10-minute Walk of  
Los Angeles Street

**1.5**  
Million Annual  
Fashion District Visitors  
of Los Angeles Street

**5**  
Major Market Weeks  
Per Year

## FULL-TIME NEIGHBORHOOD CLEANING STAFF

Graffiti Removal  
Trash Removal  
Pressure Washing

## ADVOCACY

Neighborhood leadership with  
law enforcement, elected officials  
and policymakers

## PRIVATE SECURITY FOR QUALITY OF LIFE

24/7 Safety Patrol  
Wellness checks for people  
experiencing homelessness



**OFFICES**

- 01 William Randolph Hearst's original office
- 09 Calmart
- 15 Broadway Trade Center
- 34 Fabric

**HOTELS**

- 02 Proper Hotel
- 04 The Hoxton Hotel
- 07 Ace Hotel
- 10 Freehand Hotel

- 25 Tuck Hotel
- 38 Nomad Hotel

**RESIDENTIAL**

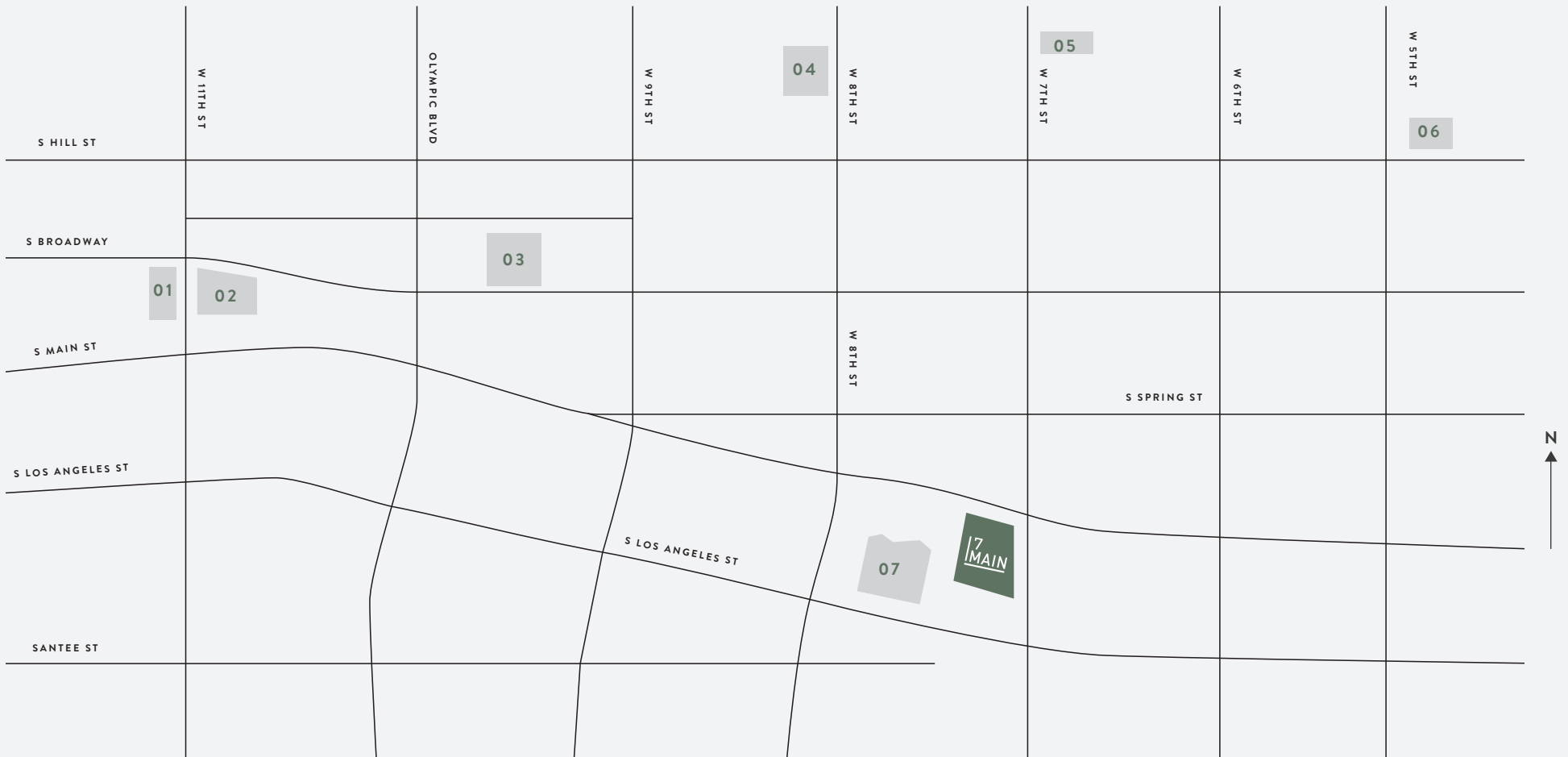
- 05 Broadway Palace Apartments
- 12 Eastern Columbia
- 28 Copper Design Space
- 35 Santee Village
- 39 The Grace
- 40 The Griffin

**RETAIL**

- 03 The Santee Alley
- 13 Acne Studios
- 14 Theory
- 16 A.P.C. & Aesop
- 17 A.L.C.
- 18 Gentle Monster
- 19 Urban Outfitters
- 20 Vans
- 21 Apple Tower Theater
- 22 Tanner Goods
- 29 Ron Tomson
- 31 COS
- 37 LA Flower Mart

**F&B**

- 06 Erewhon Market
- 08 Pattern Bar
- 11 Shake Shack & Sweetgreen
- 23 Verve Coffee
- 24 Preux & Proper
- 26 Terroni
- 27 Stumptown Coffee
- 30 Sonoratown
- 32 Little Damage
- 33 Wild Living Foods
- 36 No Ghost Bears



01 Proper Hotel



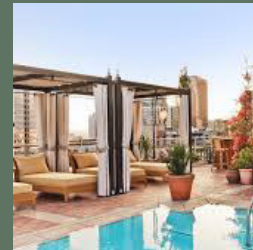
02 The Hoxton Hotel



03 Ace Hotel



04 Freehand Hotel



05 Nomad Hotel



06 Perch



07 Fabric



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