

816 S FIGUEROA ST, LOS ANGELES, CA 90017



A DIVISION OF
LEE & ASSOCIATES



\$1.65/SF for the first 6 months for leases signed before October 1

**Flagship DTLA Office with Signage | Full Floor Availability | Move-In Ready
~29,000 SF across 4 levels**



PREMISES:

Bsmt: +- 7,191 SF

3rd Floor: +- 7,350 SF

4th Floor: +- 7,353 SF

5th Floor: +- 7,350 SF

* 4th and 5th floors are connected by spiral staircase

RENT:

\$1.65/SF for the first 6 months for leases signed before October 1

PARKING:

Ample parking at the 800 S Figueroa lot
(\$200 per space per month)

OCCUPANCY:

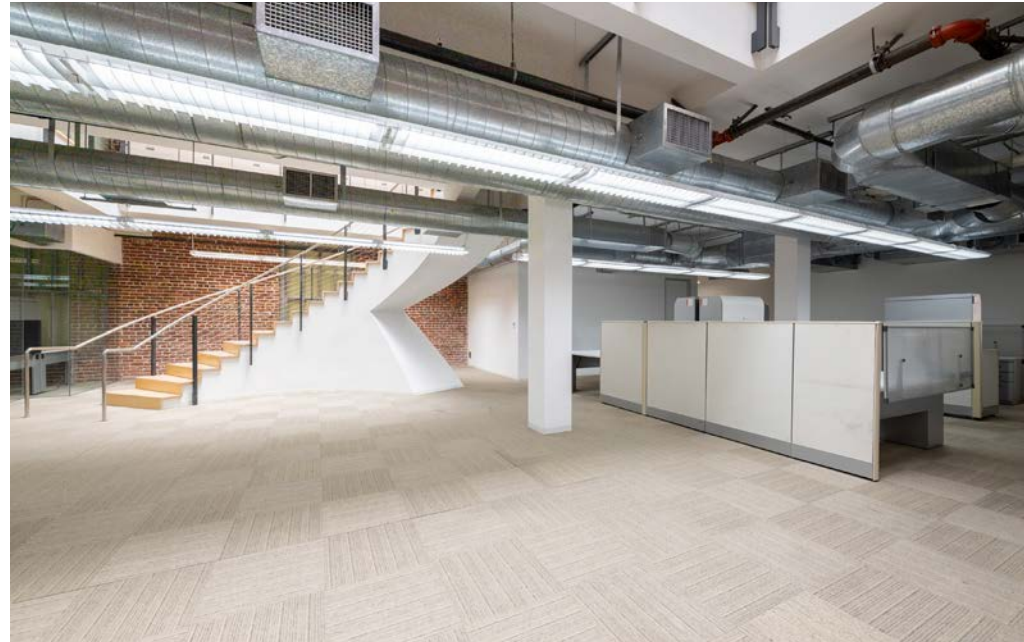
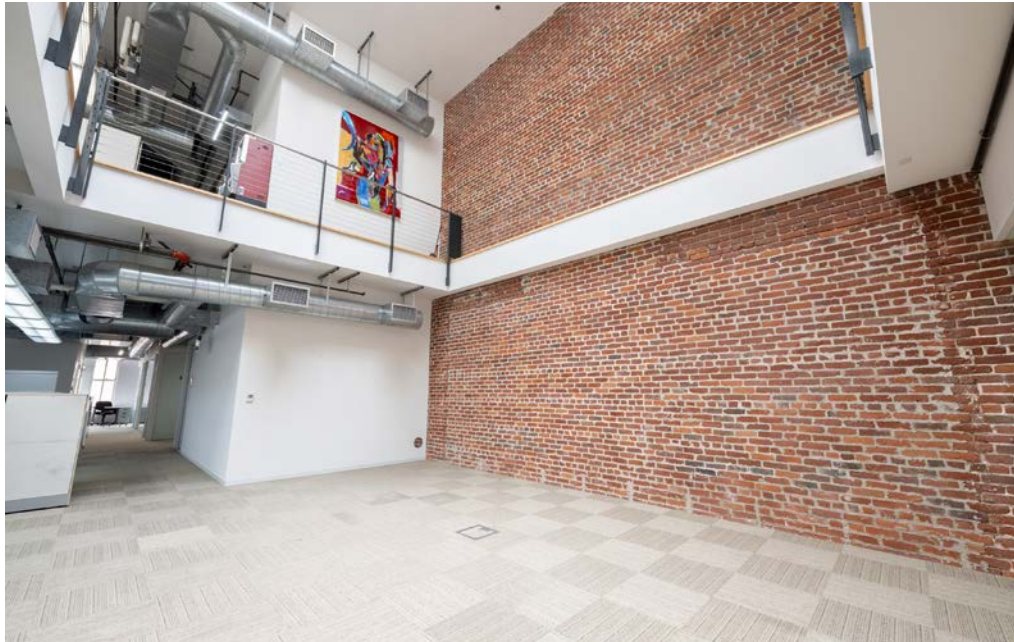
Immediate

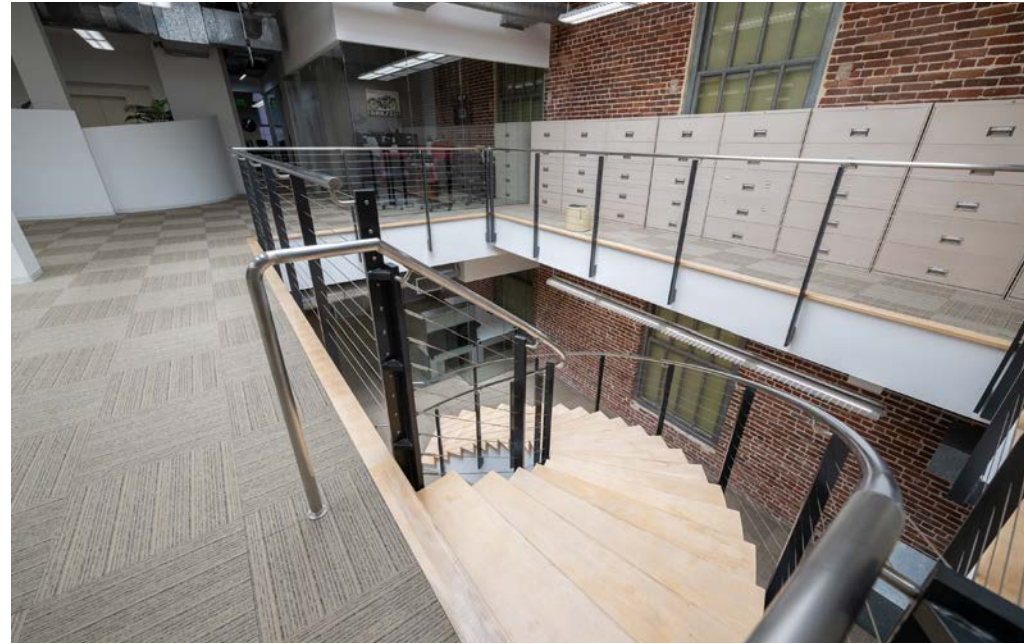
TERM:

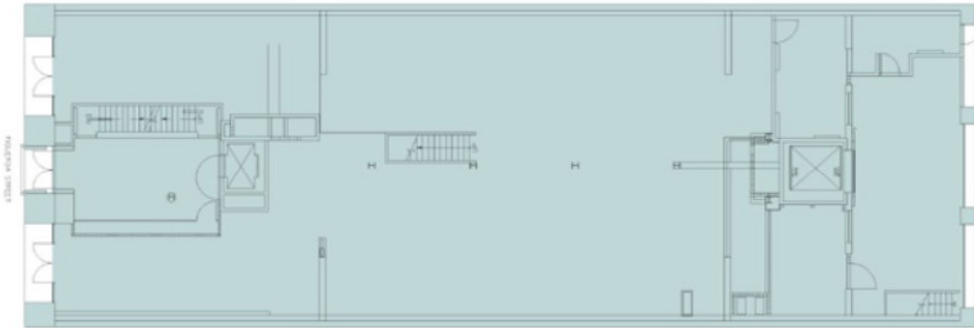
Negotiable

FEATURES:

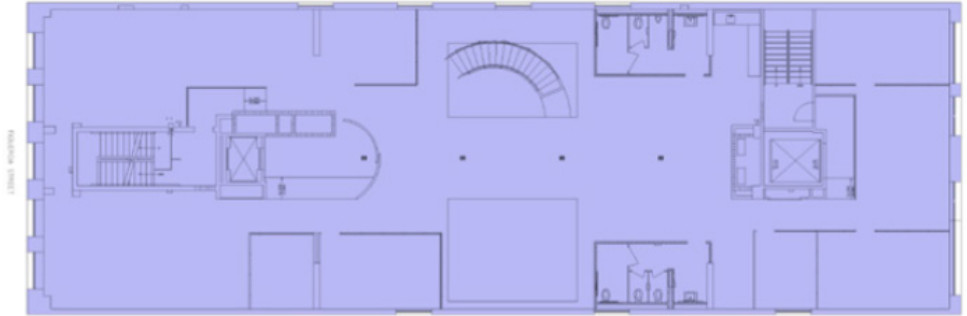
- Rare, Standalone HQ w/ Signage (formerly occupied by American Heart Association)
- Private Elevator Access
- On-site Security
- Move-In Ready
- Mix of Private Offices & Open Layout
- Direct access to all major freeways
- Walking distance to 7th St Metro Station



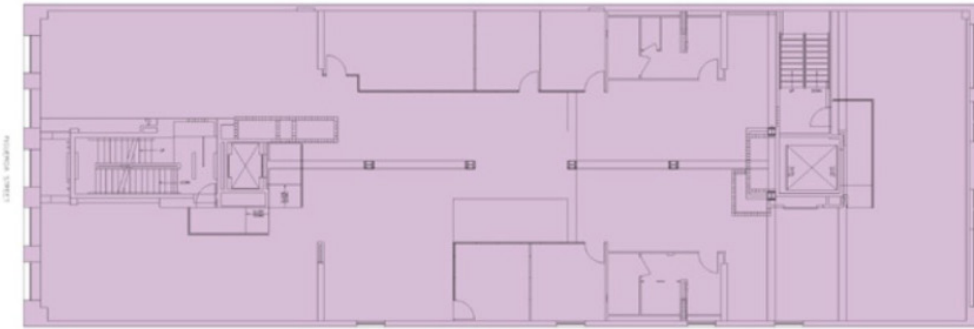




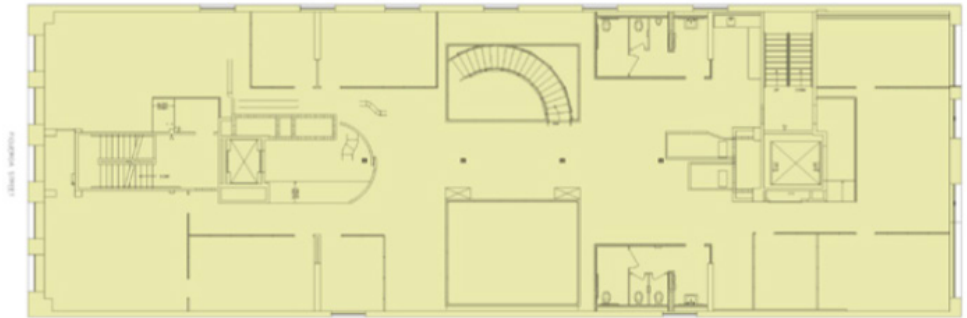
FIRST FLOOR 7,154 SF SLAB TO SLAB 16'8"



FOURTH FLOOR 7,353 SF SLAB TO SLAB 10' 11"



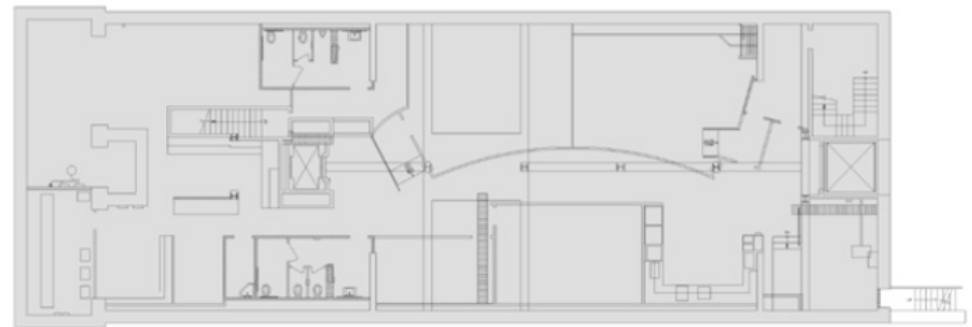
SECOND FLOOR 7,363 SF SLAB TO SLAB 10' 10"



FIFTH FLOOR 7,350 SF SLAB TO SLAB 13' 9"



THIRD FLOOR 7,350 SF SLAB TO SLAB 10' 2"



LOWER LEVEL 7,191 SF SLAB TO SLAB 9' 11"

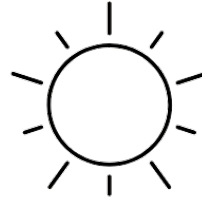






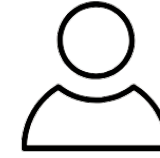
2024 POPULATION

2 Miles
284,415
5 Miles
1,170,536
10 Miles
3,350,831



2029 PROJECTION

2 Miles
278,463
5 Miles
1,133,275
10 Miles
3,239,434



MEDIAN AGE

2 Miles
36.4
5 Miles
36.7
10 Miles
37.9



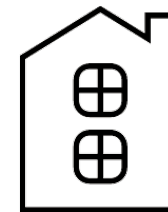
AVG HOUSEHOLD INCOME

2 Miles
114,660
5 Miles
416,676
10 Miles
1,196,910



INCOME OVER \$200K

2 Miles
7,037
5 Miles
28,768
10 Miles
124,042



MEDIAN HOME VALUE

2 Miles
\$790,448
5 Miles
\$809,166
10 Miles
\$832,114

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