



# DISCOVER

INSPIRING SPACE TO REFINE IDEAS, BROADEN STRATEGIES AND BUILD SUCCESS



**IMMEDIATE OCCUPANCY**

# 1231 N SPRING STREET

LOS ANGELES • CA 90012

### PROPERTY HIGHLIGHTS

- ±1,932 SF to ±2,330 SF Creative Office Spaces
- Rare Opportunity to Occupy a One of a Kind Space
- New HVAC, Lighting, Electrical, Private Restroom, Kitchenette, etc.
- Direct Access to Chinatown Metro Gold Line Station Stop & Blossom Plaza
- Walking Distance to the LA State Historic Park, Llewelyn Apartments, Blossom Plaza, Highland Park Brewery, Nick's Cafe, Homegirl Cafe, Cargo Snack Shack
- AT&T Fiber (Tenant should Verify)

### PRICING SUMMARY

- Rates Starting at \$2.25 PSF/Month Modified Gross (Call Broker to Discuss pricing for Each Unit)
- No CAM Charges. However, Tenant is Responsible for Paying its Pro Rata Share of the Increase of Property Taxes and Property Insurance Costs Over the Base Year. Tenant Shall Pay for Electricity, Utilities, and Janitorial for their Unit.
- 3 Spec Units Ranging from ±1,932 to ±2,330 SF Available for Immediate Move-In - Each Unit has a Private Restroom, Kitchenette and 100% HVAC

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

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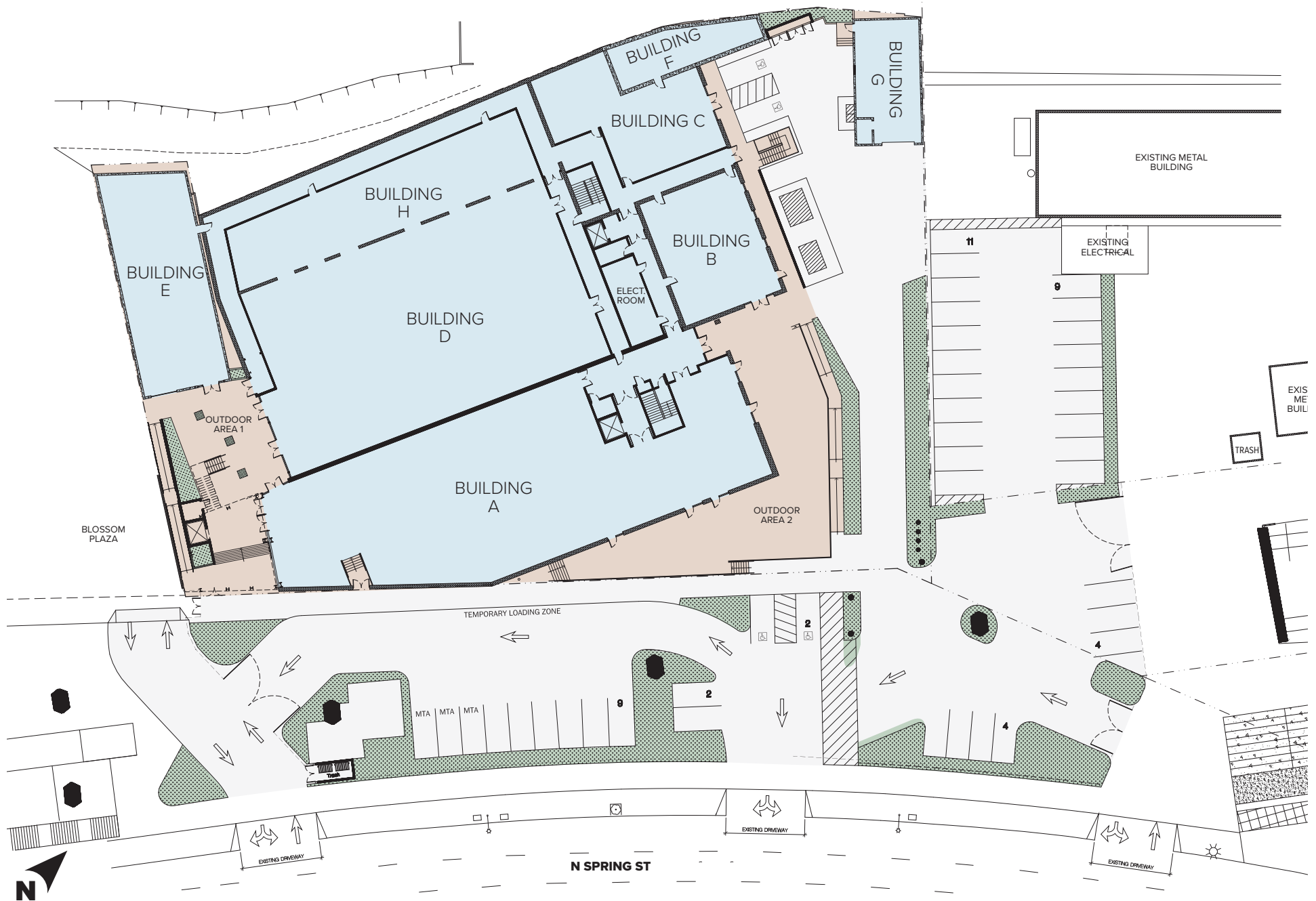
Lee & Associates- Los Angeles Central  
CORP ID 01125429  
5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040  
**LEE-ASSOCIATES.COM**

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

**LEE-ASSOCIATES.COM**



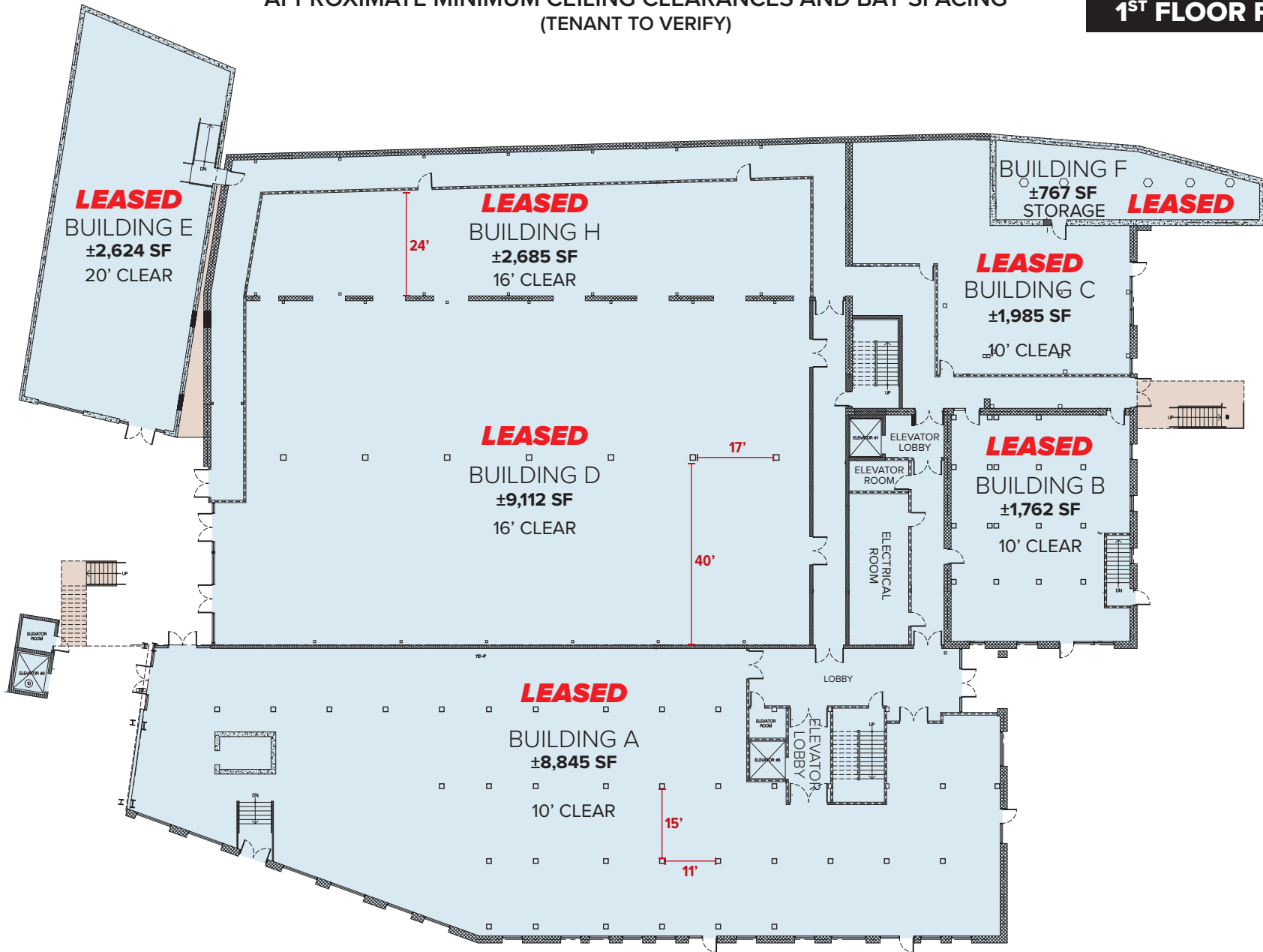
FLOOR	BUILDING	SUITE NUMBERS	AVAILABLE SF	RATE PSF
1 <sup>ST</sup> FLOOR	B	LEASED	±1,762 SF	TBD
2 <sup>ND</sup> FLOOR	B	LEASED	±1,874 SF	TBD
3 <sup>RD</sup> FLOOR	B	LEASED SUITE 301	±1,932 SF	TBD
4 <sup>TH</sup> FLOOR	B	<b>AVAILABLE</b> SUITE 400	±1,932 SF	TBD
1 <sup>ST</sup> FLOOR	C	LEASED	±1,985 SF	TBD
5 <sup>TH</sup> FLOOR	B	LEASED SUITE 500	±2,012 SF	TBD
2 <sup>ND</sup> FLOOR	C	<b>AVAILABLE</b>	±2,319 SF	TBD
3 <sup>RD</sup> FLOOR	C	<b>AVAILABLE</b> SUITE 300	±2,330 SF	TBD
1 <sup>ST</sup> FLOOR	E	LEASED	±2,624 SF	TBD
1 <sup>ST</sup> FLOOR	A	LEASED	±8,845 SF	TBD
2 <sup>ND</sup> FLOOR	A	LEASED	±10,400 SF	TBD
1 <sup>ST</sup> FLOOR	D/H	LEASED	±11,797 SF	TBD



NOTE: Drawing not to scale. All measurements and sizes are approximate.

**APPROXIMATE MINIMUM CEILING CLEARANCES AND BAY SPACING  
(TENANT TO VERIFY)**

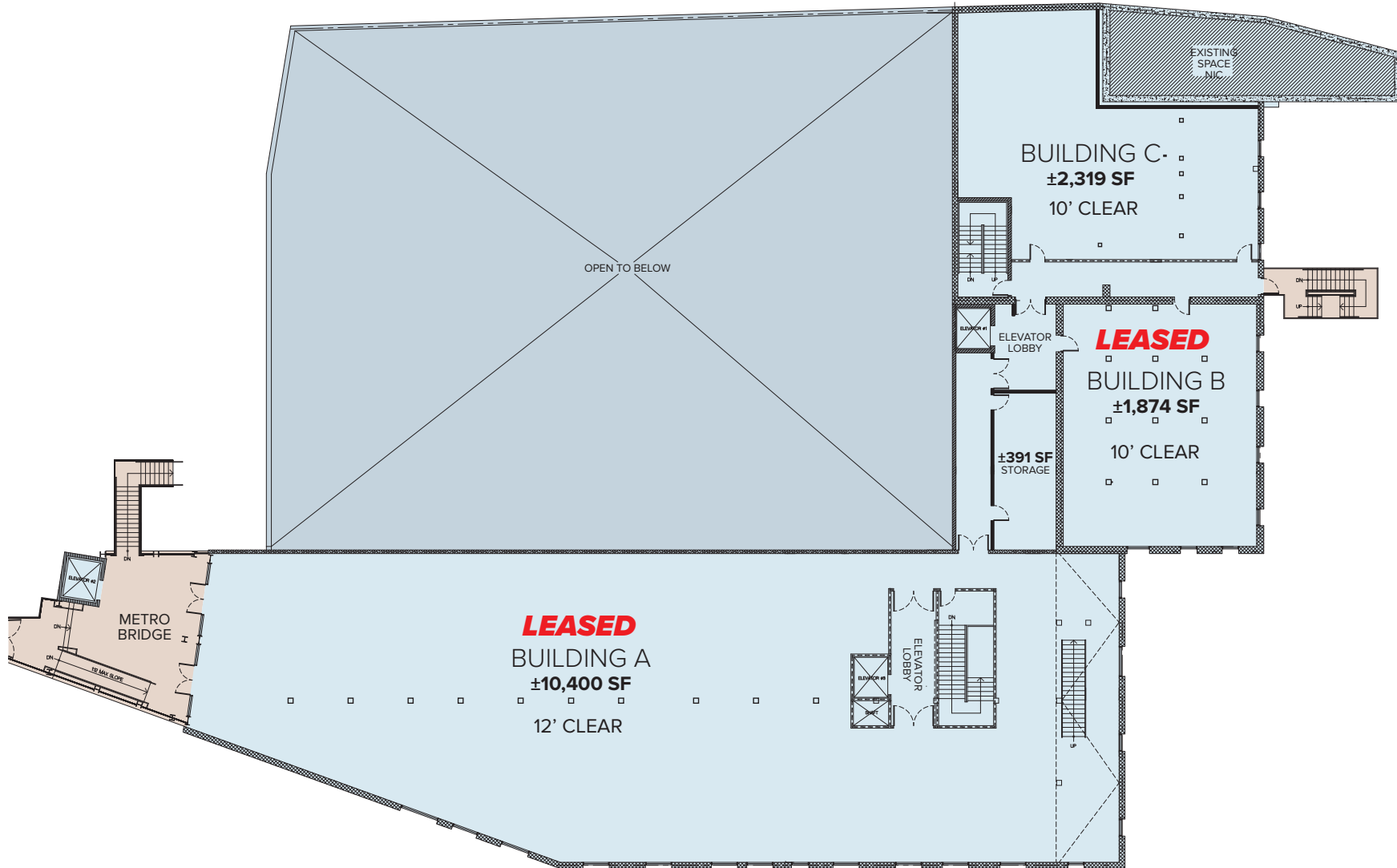
**1<sup>ST</sup> FLOOR PLAN**



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APPROXIMATE MINIMUM CEILING CLEARANCES AND BAY SPACING  
(TENANT TO VERIFY)

**2<sup>ND</sup> FLOOR PLAN**

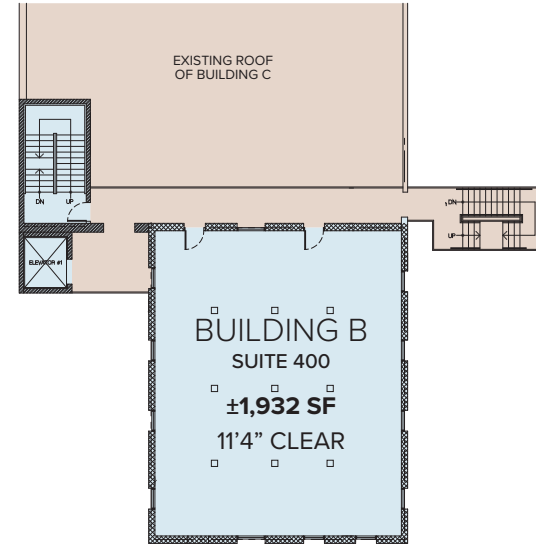
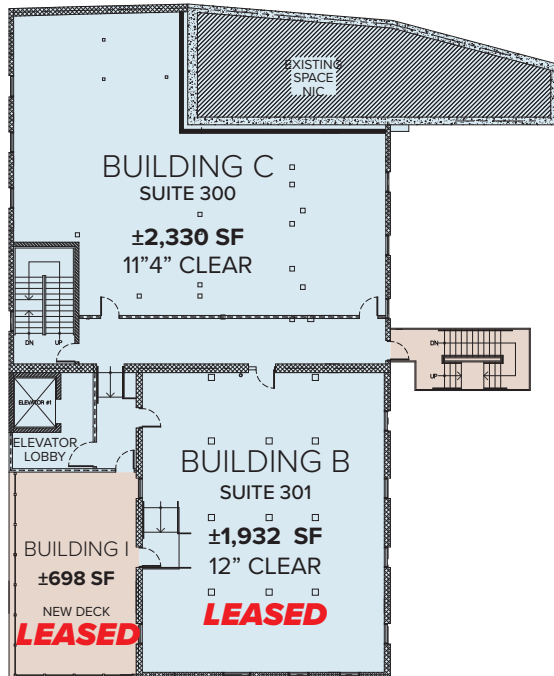


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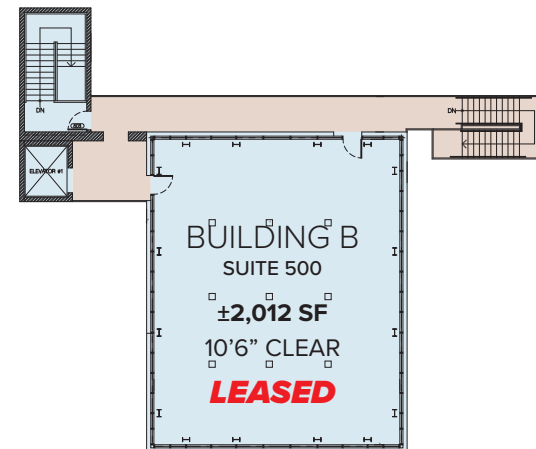
**3<sup>RD</sup> FLOOR PLAN**

**APPROXIMATE MINIMUM CEILING CLEARANCES AND BAY SPACING  
(TENANT TO VERIFY)**

**4<sup>TH</sup> FLOOR PLAN**



**5<sup>TH</sup> FLOOR PLAN**



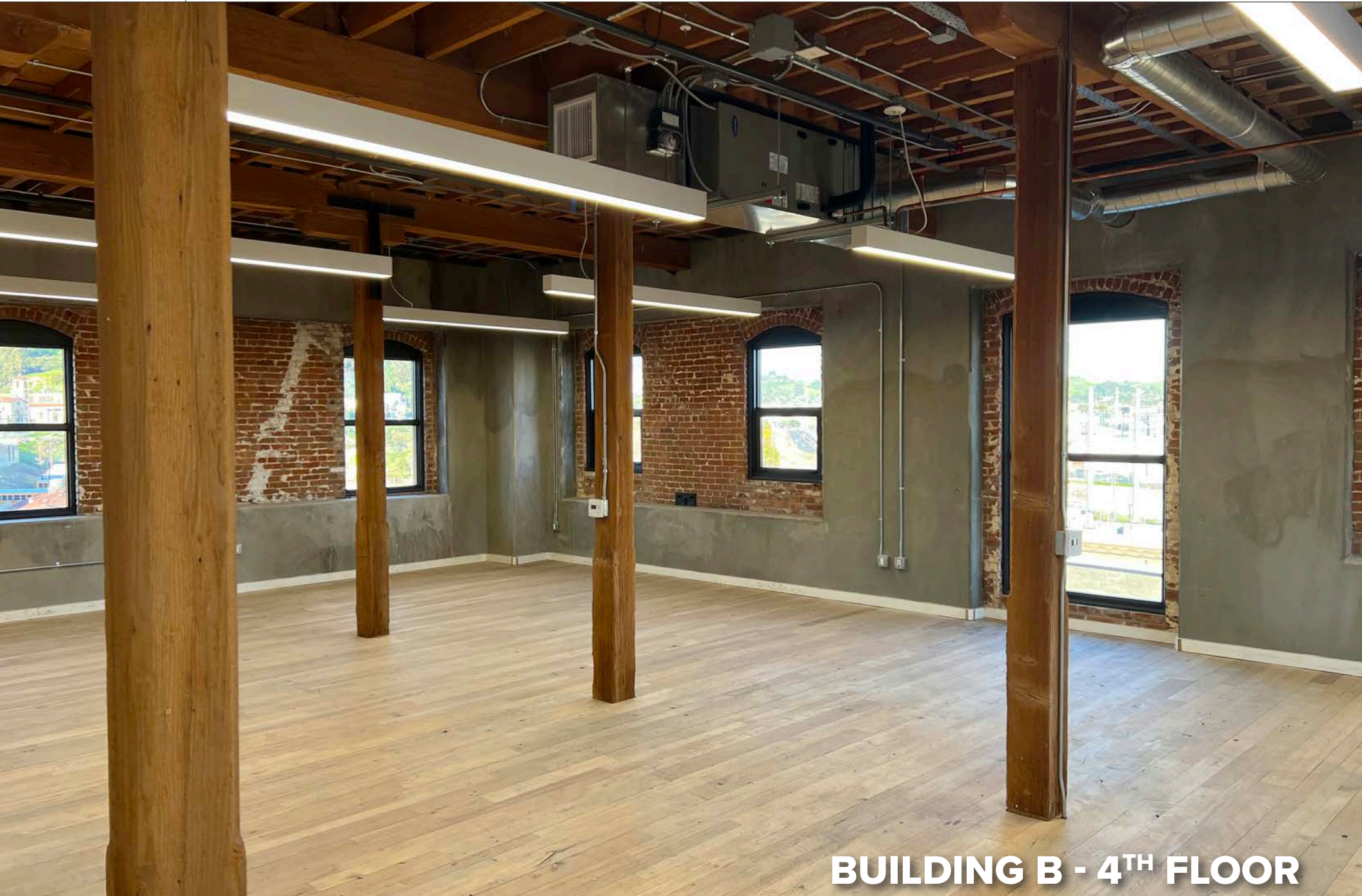
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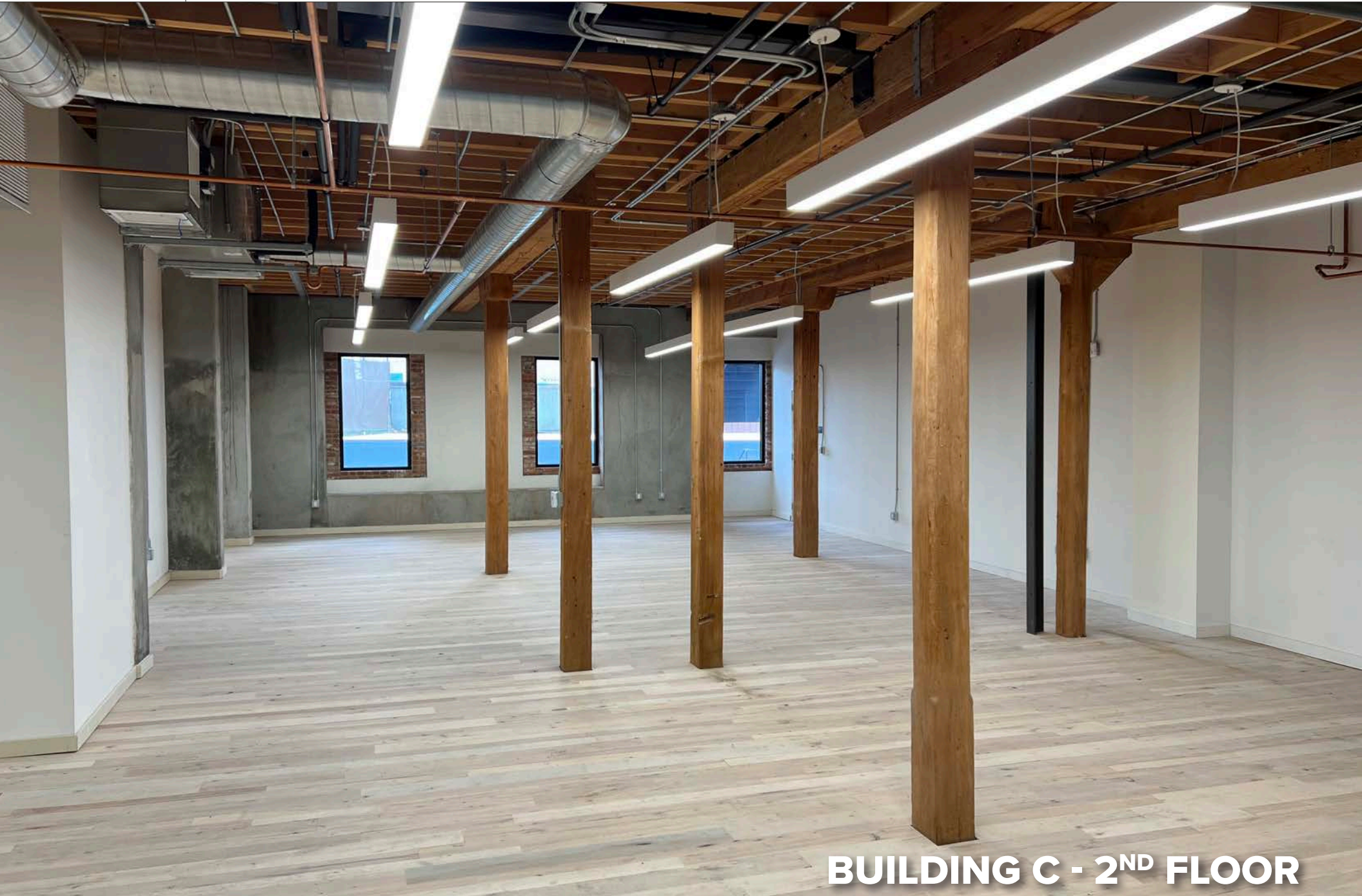








## BUILDING B - 4<sup>TH</sup> FLOOR



## BUILDING C - 2<sup>ND</sup> FLOOR



# BUILDING C - 3<sup>RD</sup> FLOOR



110

**BUENA VISTA**  
1251 N SPRING ST  
986 UNITS - PLANNED

LOS ANGELES STATE  
HISTORIC PARK

**200 MESNAGER**  
FUTURE RESIDENTIAL

**HARMONY APARTMENTS**  
942 N BROADWAY  
178 UNITS - PLANNED

**BLOSSOM PLAZA**  
237 UNITS  
BUILT 2014

**CAPITOL**  
MILLING  
60,000 SF  
CREATIVE OFFICE



**COLLEGE STATION**  
725 UNITS - PLANNED

**843 N SPRING ST**  
145,000 SF  
OFFICE/RETAIL

**LLEWELYN APTS**  
1101 N MAIN ST  
318 UNITS

**837 N SPRING ST**  
39,072 SF  
OFFICE/RETAIL

**943 N MAIN ST**  
FUTURE RESIDENTIAL

HOMEBOY INDUSTRIES/  
HOMEGIRL CAFE

**716-734 YALE ST**  
55 UNITS  
BUILT 2007

**800-812 N BROADWAY**  
FUTURE DEVELOPMENT

**708 N HILL ST**  
162 UNITS - PLANNED

**211 ALPINE ST**  
170 UNITS - PLANNED

**625 N HILL ST**  
101 UNITS  
BUILT 2003

**JIA APARTMENTS**  
639 N BROADWAY  
280 UNITS  
BUILT 2014

PHILIPPE  
THE ORIGINAL

**LA PLAZA APARTMENTS**  
355 UNITS  
BUILT 2019

101



**Due to the property having direct access to the Metro Gold Line Chinatown Station stop, this location makes it highly accessible to many areas throughout the LA Basin.**

**Rail Station**  
Transfer Station  
Busway Street Service  
Regional Rail Station

**UNDER CONSTRUCTION**

**Metro Rail**

- Red Line** ● North Hollywood to Union Station
- Purple Line** ● Wishire/Western to Union Station
- Blue Line** ● Downtown LA to Long Beach
- Expo Line** ● Downtown LA to Santa Monica
- Green Line** ● Redondo Beach to Norwalk
- Gold Line** ● East Los Angeles to Azusa

**Metro Busway**

- Orange Line** ● Chatsworth to North Hollywood
- Silver Line** ● San Pedro to El Monte

**Regional Rail**

- Amtrak**  
amtrak.com  
Amtrak Pacific Surfliner
- MetroLink**  
metrolinktrains.com  
Antelope Valley Line  
Inland Empire - Orange County Line  
Orange County Line  
Riverside Line  
San Bernardino Line  
Ventura County Line  
91/Perris Valley Line
- Airport Shuttle**  
LAX FlyAway  
laxa.org/flyaway  
LAX Shuttle (free)  
laxa.org

**NOV 2016** Subject to Change



LOS ANGELES STATE HISTORIC PARK



CHINATOWN



110

101

DTLA

UNION STATION  
LOS ANGELES

ALAMEDA ST



101

EST.  1855

# CAPITOL MILLING

FOR MORE INFORMATION, PLEASE CONTACT US

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