



FOR SALE OR LEASE

OWNER-USER OPPORTUNITY · INDUSTRIAL / OFFICE FLEX

2700 S. Grand Ave.

Los Angeles, California 90007

DOWNTOWN LOS ANGELES · M1 ZONING · 2-STORY FREESTANDING

\$4,499,000
ASKING SALE PRICE

\$1.25 / SF / Mo
ASKING LEASE RATE

20,583 SF
TOTAL BUILDING

THE OPPORTUNITY

A rare owner-user opportunity in the heart of DTLA

2700 S. Grand Avenue is a freestanding, two-story industrial/office flex building offered for sale or lease. Ground-floor warehouse with 14-foot clear heights meets a fully built-out corporate headquarters suite above — 100% air-conditioned, gated, and immediately available.

This property was purpose-built for one thing: giving the owner-user total control over their operational environment, without compromise between workspace and workflow. A turnkey headquarters in one of LA's most connected industrial submarkets.



Full HVAC
ON BOTH LEVELS

Sprinkler
ON BOTH LEVELS

Elevator
FREIGHT 2800 LBS

Parking
17 SPACES - GATED

Ground Floor

WAREHOUSE / INDUSTRIAL

Perimeter private offices, open flex floor plan, reception, lounge and freight elevator.

±10,293	14'	800A	Grade-level	Storage &
WAREHOUSE SF	CLEAR HEIGHT	120/240V POWER	ROLL-UP DOOR	ELECTRICAL ROOM



FIRST FLOOR PLAN · ±10,293 SF · OPEN OFFICE 2,280 SF



Second Floor

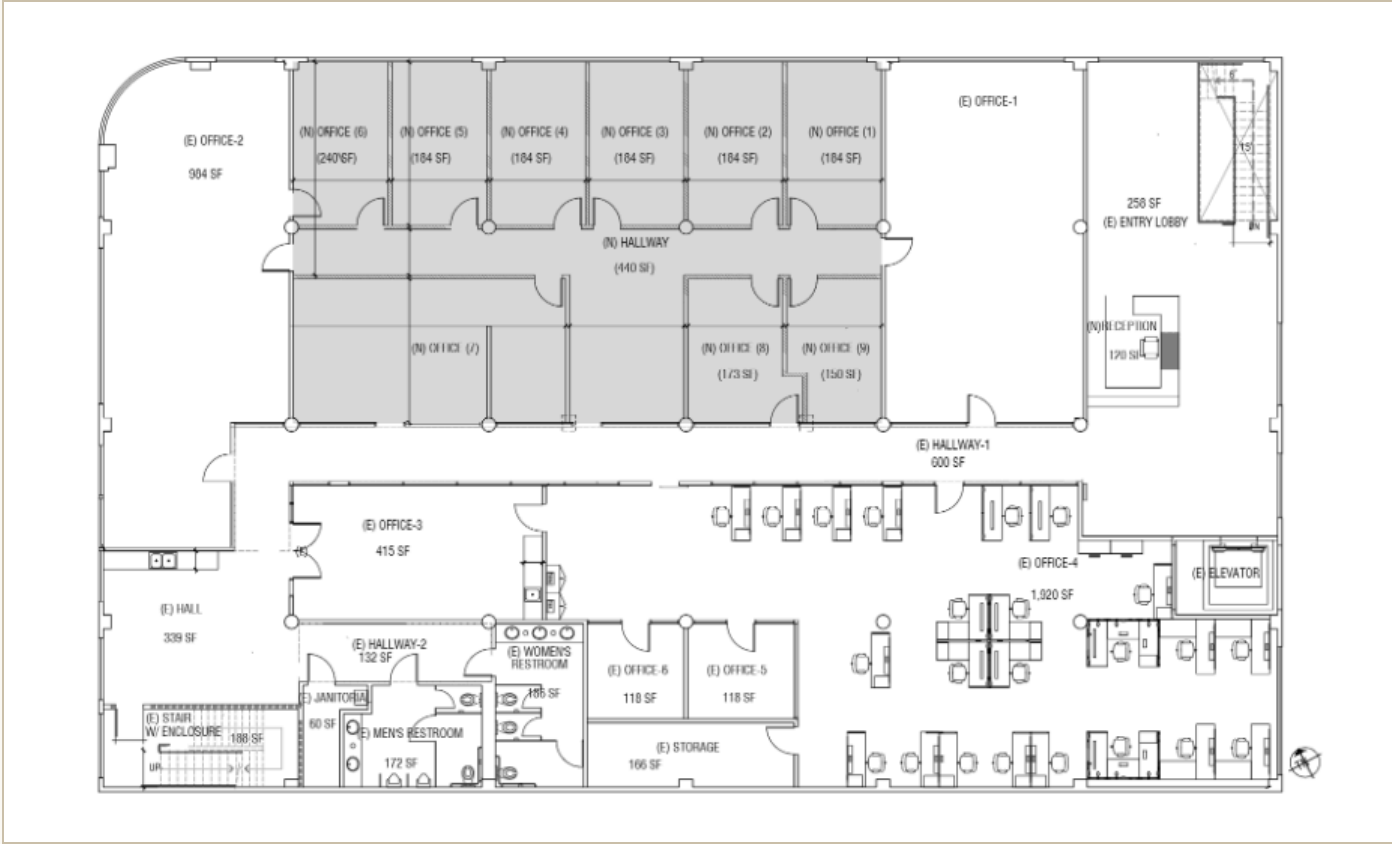
CORPORATE OFFICE SUITE

Move-in-ready corporate headquarters, fully remodeled in 2021 — private offices, open bullpen, two conference rooms, gender-separated ADA-compliant restrooms and a full break room.

±10,293	2021	Conference	Full Kitchen	Restrooms
OFFICE SF	HQ REMODEL	2 ROOMS	BREAK-ROOM	ADA-COMPLIANT



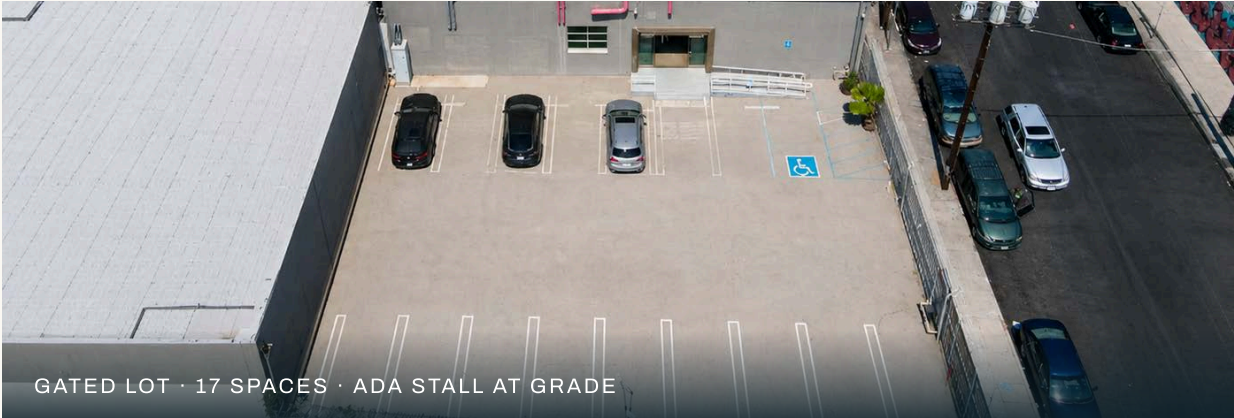
SECOND FLOOR PLAN · ±10,293 SF · PRIVATE OFFICES + OPEN BULLPEN



Property Gallery

EXTERIOR & INTERIOR

A streamline-moderne corner landmark, freshly repositioned for its next owner-user.



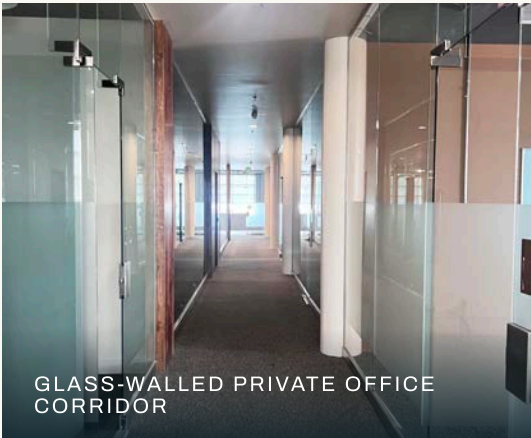
GATED LOT · 17 SPACES · ADA STALL AT GRADE



HARD-CORNER FRONTAGE ·
S. GRAND & W. 27TH



SECOND-FLOOR OPEN OFFICE ·
NATURAL LIGHT



GLASS-WALLED PRIVATE OFFICE
CORRIDOR



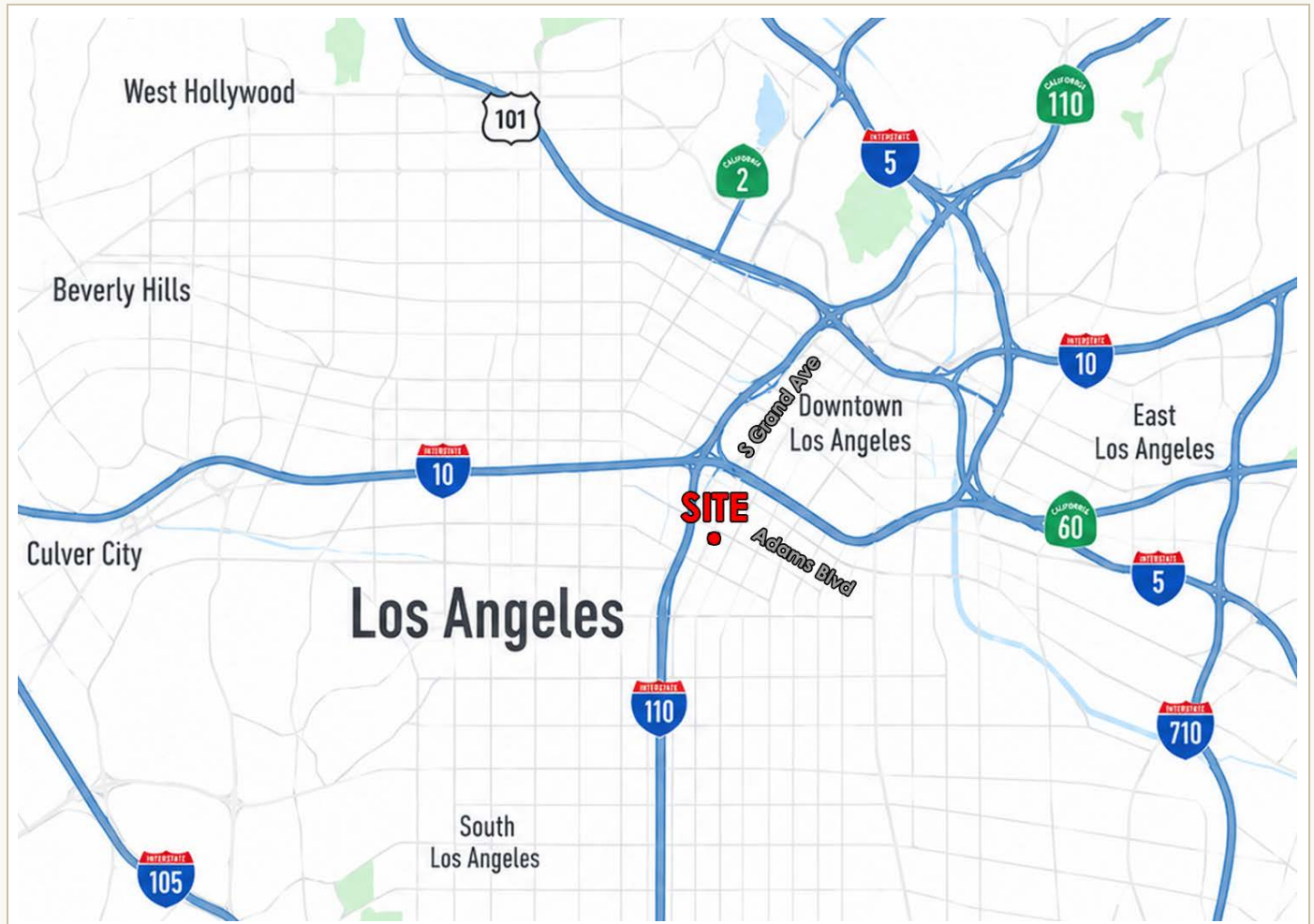
PREMIUM 2021 FINISHES

Location

LOGISTICS-READY · FREEWAY-DIRECT · DTLA-CONNECTED

2700 S. Grand Avenue occupies a corner lot at S. Grand Avenue and W. 27th Street — one of the most freeway-accessible positions in the Downtown Los Angeles submarket. The I-110 on-ramp at Adams Blvd is less than half a mile away, with direct connections to the I-10, I-5 and SR-60.

The surrounding South Park corridor is anchored by USC, Exposition Park and the Natural History Museum, with a growing cluster of nonprofit and institutional users — well suited to mission-driven organizations needing both operational and executive space in a single address.



FREEWAY ACCESS

I-110 on-ramp (Adams Blvd) — < 0.5 miles
Direct to I-10 E/W, I-5 N/S and SR-60

INSTITUTIONS NEARBY

USC Main Campus · Exposition Park ·
Natural History Museum · LA Memorial Coliseum

DTLA CORE

1.5 miles to the Financial District ·
2 mi to LA Live / Convention Center

REGIONAL CONNECTIVITY

20 min to LAX · **15 min** to Long Beach Port interchange ·
Metro E (Expo) Line nearby

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ABOUT LIFT COMMERCIAL GROUP

LIFT Commercial Group is a SoCal-based boutique brokerage specializing in owner-user acquisitions, industrial leasing and investment sales — with deep roots in the DTLA and South LA submarkets.

FIRM CAPABILITIES

- Owner-User Acquisitions & Dispositions
- Industrial Leasing & Flex Product
- Investment Sales — DTLA & South LA
- Pacific Rim Brand U.S. Market Entry
- Bilingual Advisory — English & Korean