



FOR LEASE | TWO BUILDINGS

**923-927** S. SANTA FE AVENUE  
DTLA | CA

FOR MORE INFORMATION, CONTACT:

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± **15,970 SF** | **ARTS DISTRICT**

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15,970 SF  
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ARTS DISTRICT

## CREATIVE OFFICE IS GREAT FOR UNPRECEDENTED TIMES

923-927 S. Santa Fe offers a unique office layout that allows for a more flexible implementation of security measures as the economy begins to reopen.

### SPACIOUS LAYOUT



923-923 S. Santa Fe offers a flexible configuration that is perfect for reopening your offices in a creative way. The large open work area allows for social distancing rather than your traditional cubicles.

### EASY MAINTENANCE



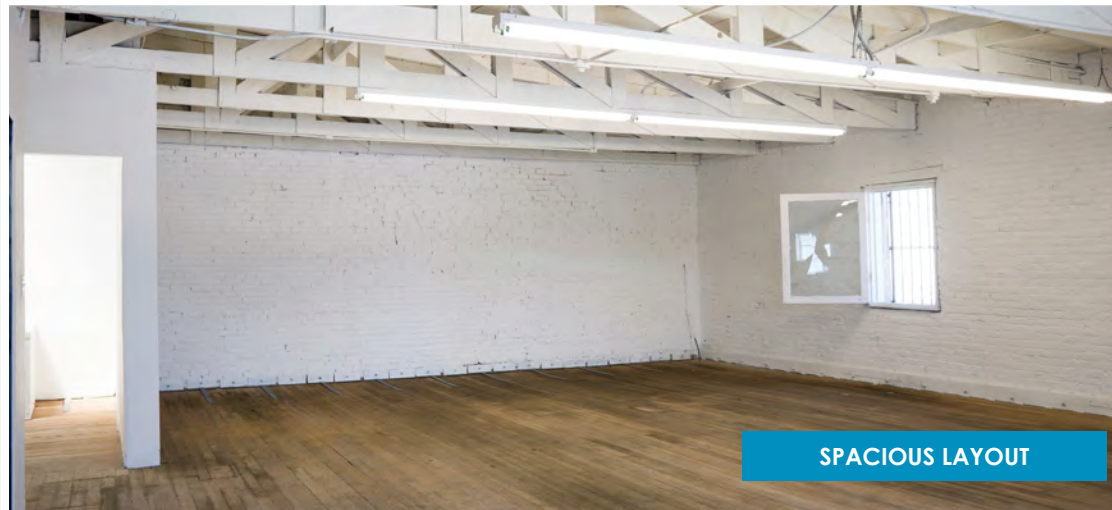
Traditional offices usually are shared amongst many tenants. 923-927 S. Santa Fe offers a space that is specific to your company which allows you to have full control over access, cleaning and any potential challenges. Being that we are offering a single tenant space this also allows for less foot-traffic that occurs in your traditional offices.



MULTIPLE ACCESS POINTS



EASY MAINTENANCE



SPACIOUS LAYOUT

AERIAL  
OF  
PROPERTY

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## 923-927 S Santa Fe Ave Combined For Lease

- Located In Heart Of Arts District
- Ideal For Creative Uses and Retail Showroom Potential
- Walking Distance To Retail and Residential
- Wood Bow-Truss Roof Structure and Abundant Natural Light
- Brick Construction, Potential for Outdoor Terrace
- (1) Dock High (10x10)
- 400 Amps, V 240, 3 Phase, 4 W
- 13 Parking Spaces
- Combined for 15,970 SF Total
- Total Lot Size, 18,000 SF



15,970  
AVAILABLE SF



18,000  
TOTAL LOT SF



2,811  
OFFICE SF  
TOTAL (5)



2 +1  
6'X8' | 10'X10'  
DH LOADING



13  
PARKING  
SPACES

## 923 S Santa Fe Avenue for Lease



9,583  
AVAILABLE SF



12'  
CLEAR HEIGHT



1,611  
OFFICE SF  
TOTAL (2)



2  
6'X8'  
DH LOADING



8  
PARKING  
SPACES

## 927 S Santa Fe Avenue for Lease



6,387  
AVAILABLE SF



12'  
CLEAR HEIGHT



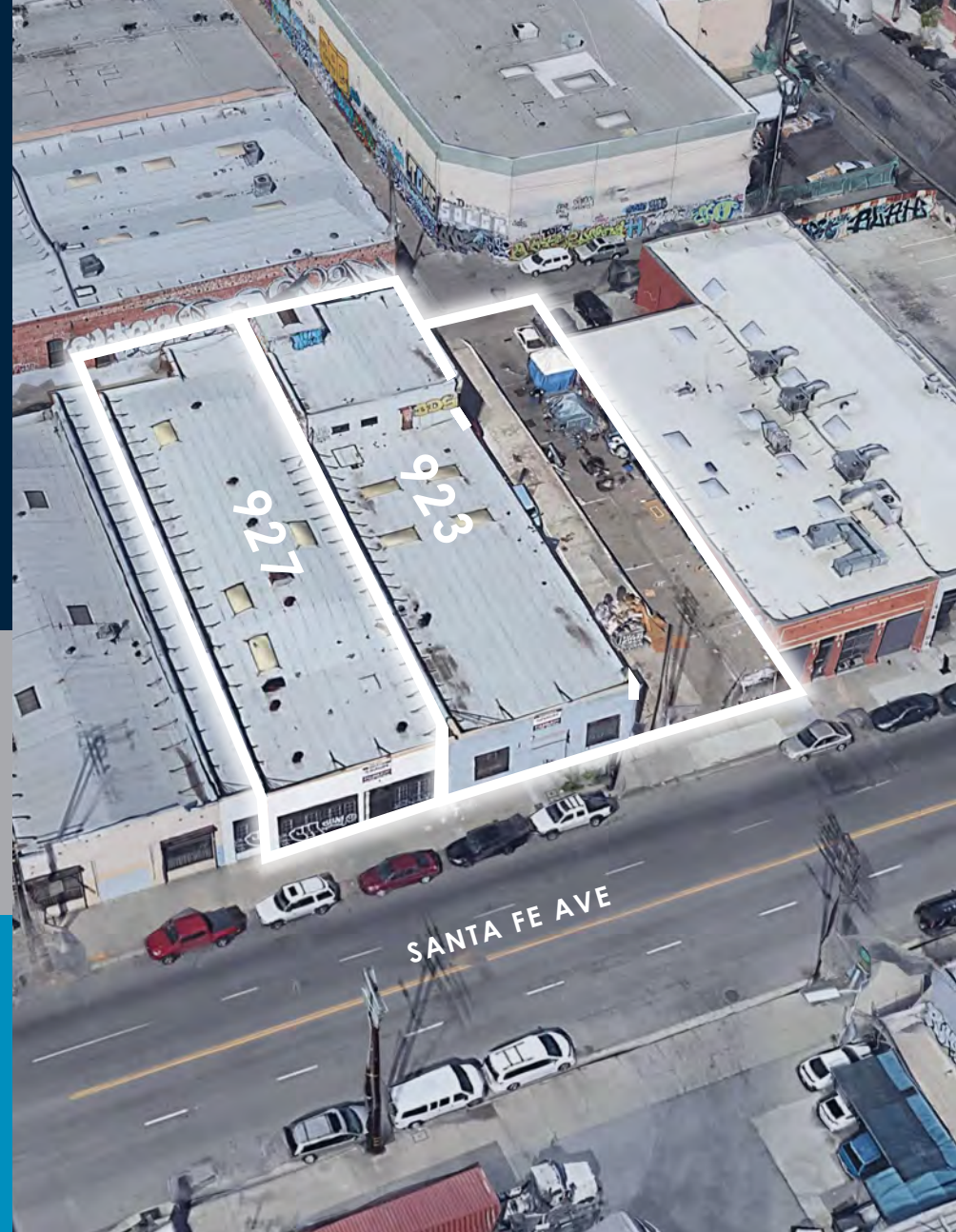
1,200  
OFFICE SF  
TOTAL (3)



1  
10'X10'  
DH LOADING



5  
PARKING  
SPACES



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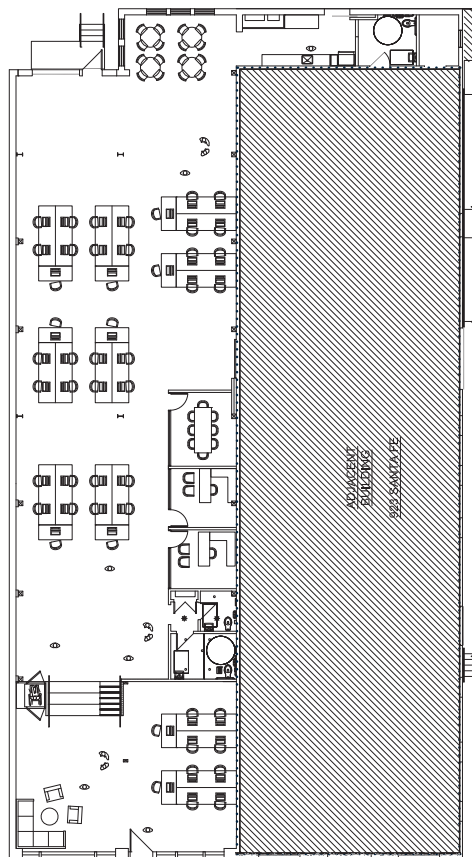
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15,970 SF  
FOR LEASE

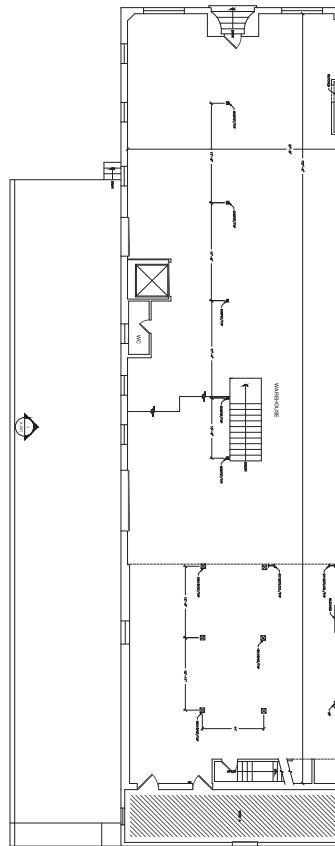
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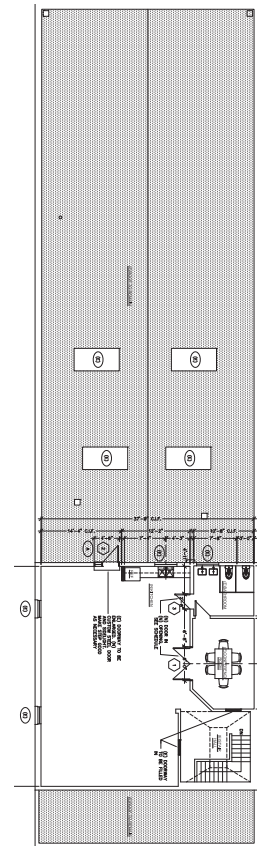


927 Santa Fe Ave.

6,387 SF

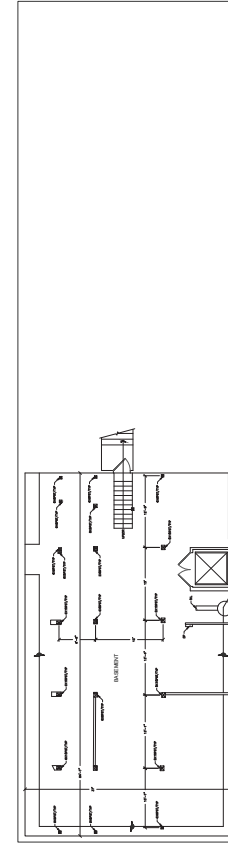


GROUND FLOOR LEVEL  
5,574 SF



923 Santa Fe Ave.

SECOND FLOOR LEVEL  
1,611 SF



BASEMENT LEVEL  
2,398 SF

## Floor Plan

- Located in the Heart of the Arts District
- Freestanding Building with Parking
- Bow Truss Roof, Natural Light
- Neighboring Warner Bros. Music, Spotify, Bestia, and Across from SoHo House

**923 Santa Fe:**  
9,583 SF Including  
2,398 SF High Clear  
Basement  
1,611 SF 2nd Floor

**927 Santa Fe:**  
6,387 SF

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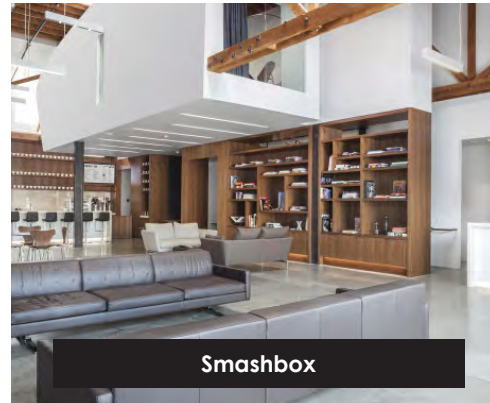
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Warner Music Group



Smashbox



SoHo House

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A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



ROLLING GREENS



HOUSE OF MACHINES



GUERRILLA TACOS



TARTINE MANUFACTORY

RESTAURANTS

- 1. Father's Office
- 2. Inko Nito
- 3. Manuela
- 4. Wurstkuche
- 5. Cafe Gratitude
- 6. Urth Caffe
- 7. The Chairman
- 8. Bavel
- 9. Zinc Cafe
- 10. Factory Kitchen
- 11. Officine BRERA
- 12. Urban Radish
- 13. Little Bear
- 14. Church & State
- 15. Tartine Manufactory
- 16. Guerrilla Tacos
- 17. Bread Lounge
- 18. Bestia
- 19. Cosme LA

COFFEE

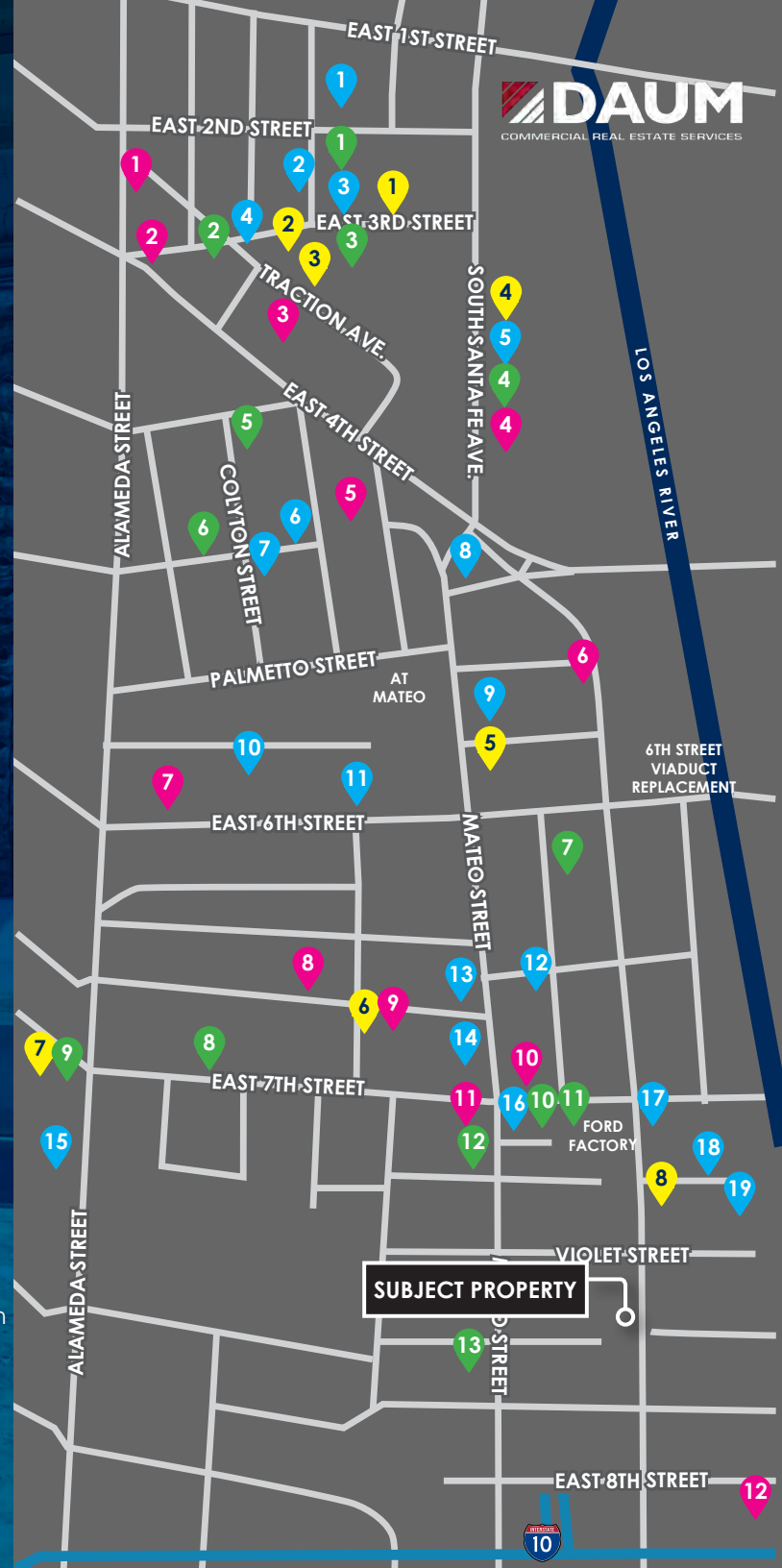
- 1. Eat, Drink, Americano
- 2. Blacktop Coffee
- 3. Groundwork Coffee Co.
- 4. Bulletproof Coffee
- 5. Blue Bottle Coffee
- 6. Cafe Societe
- 7. Cafe Dulce
- 8. Stumptown Coffee Roasters

BAR & BREWERIES

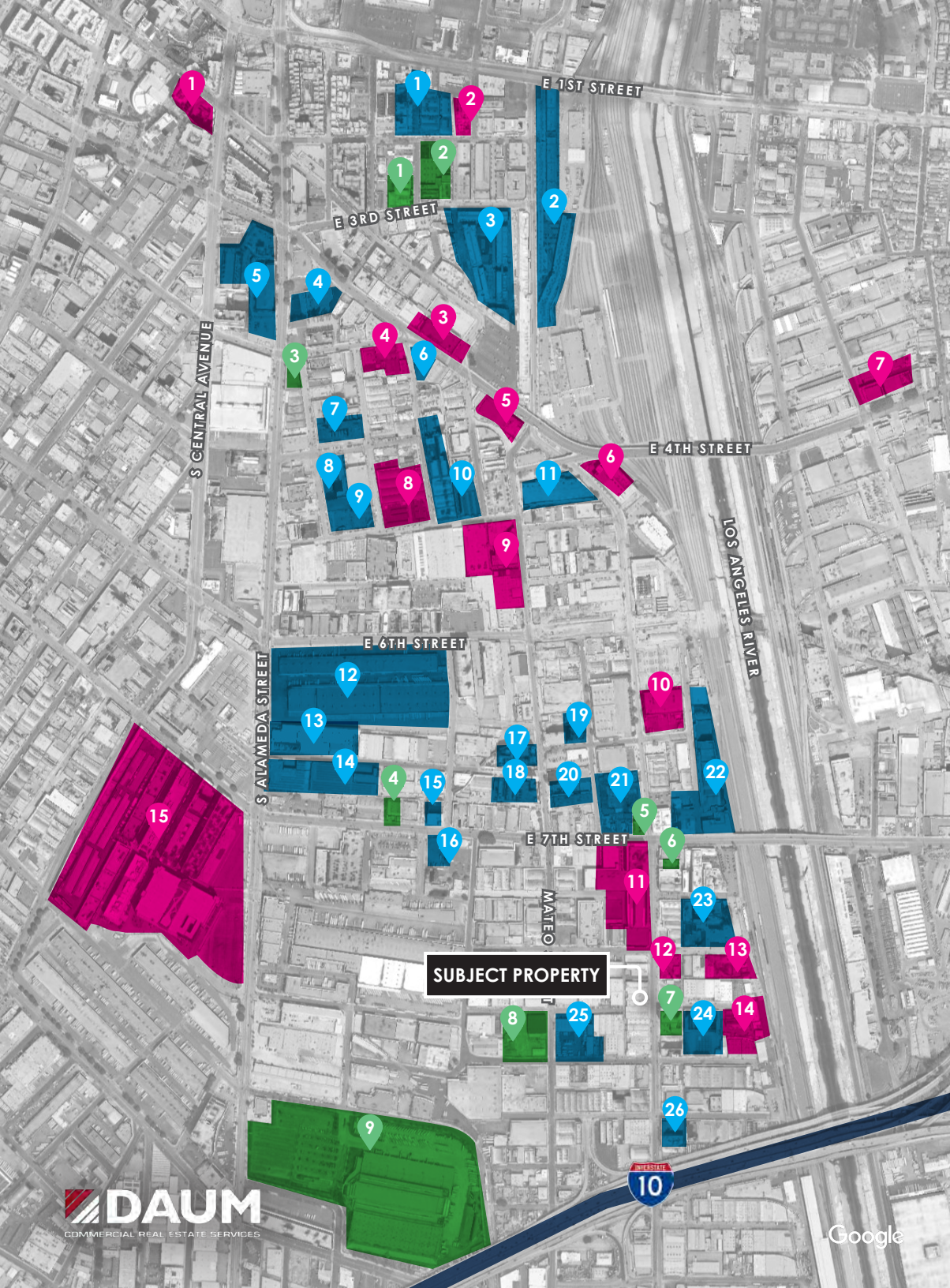
- 1. Angel City Brewery
- 2. Eighty Two
- 3. Arts District Brewing Co.
- 4. Westbound
- 5. Resident DTLA
- 6. Villain's Tavern
- 7. Lost Spirits Distillery
- 8. Iron Triangle
- 9. Pour Haus Wine Bar
- 10. Tony's Saloon/Pizzanista
- 11. Everson Royce Bar
- 12. Greencraft Distillery

RETAIL / MUSEUMS

- 1. Hauser & Wirth
- 2. 3.1 Phillip Lim
- 3. Apolis: Common Gallery
- 4. Hennessy + Ingalls
- 5. A+D Museum
- 6. Arts District Co-op
- 7. Dover Street Market
- 8. ICA LA
- 9. Mission Workshop
- 10. Commonwealth
- 11. The House of Machines
- 12. The Good Liver
- 13. Rolling Greens



# ARTS DISTRICT DEVELOPMENTS



## CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo (Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz
9. AT MATEO
10. 640 S Santa De
11. Ford Factory (Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

## HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. 400 South Alameda
4. ICA LA
5. 2057 East 7th Street
6. Engine Co 17
7. Soho Warehouse
8. Rolling Greens
9. LA Times Printing Plant Site

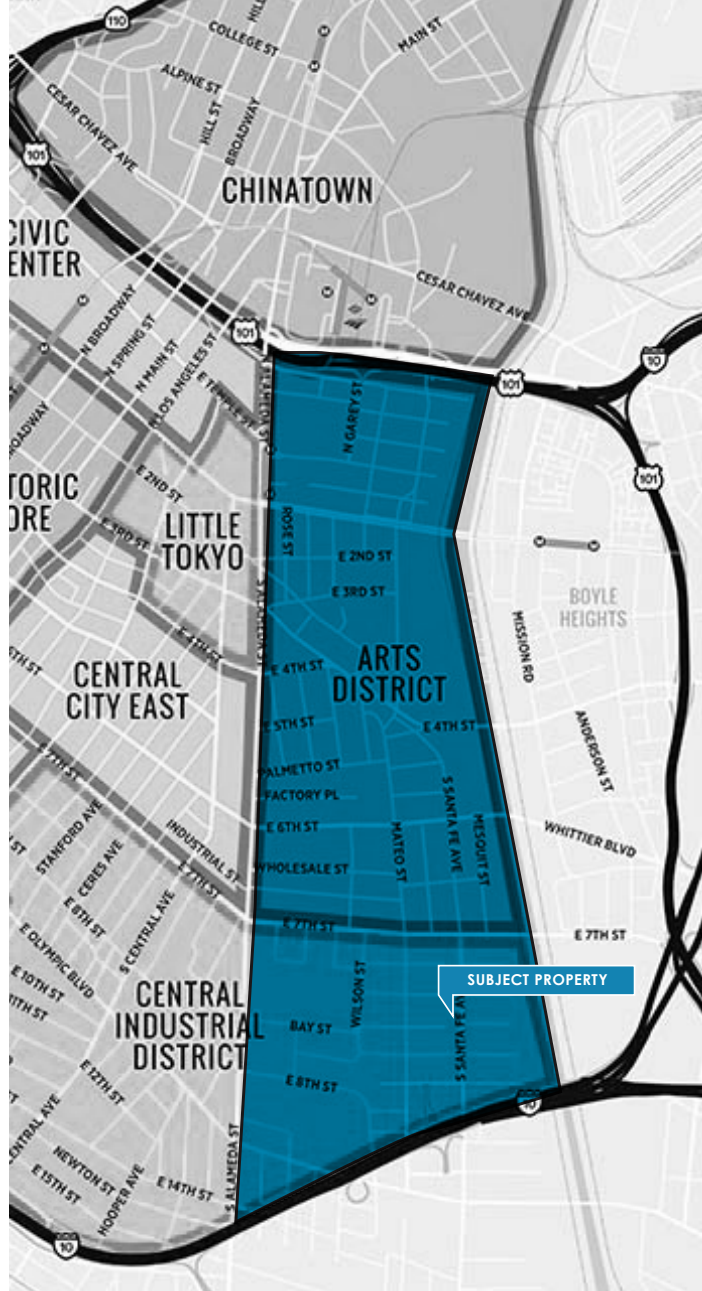
## RESIDENTIAL / MIXED USE

1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Buscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet (HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House

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## DEMOGRAPHICS

DOWNTOWN LA | CA

DOWNTOWN LA 2018

**+69,719**  
PEOPLE

(1 MILE RADIUS)

**+31,040**  
HOUSEHOLDS

(1 MILE RADIUS)

**\$39,978**  
HH INCOME

(1MILE RADIUS)

CONSUMER SPENDING

**\$727,782**

CONSUMER SPENDING  
(1 MILE RADIUS) | 2023



**\$626,573**

CONSUMER SPENDING  
(1 MILE RADIUS) | 2018

DOWNTOWN LA 2040

**+125,000**  
PEOPLE

**+70,000**  
HOUSING  
UNITS

**+55,000**  
JOBS

## OPPORTUNITY ZONE BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years

map by cartifact\*

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