900 S BROADWAY

LOS ANGELES, CA 90015

- LOCATED IN HEART OF FASHION DISTRICT
- CORPORATE HQ LEVEL FINISHES
- INTERIOR OPEN AIR SPACE/KITCHEN

PRESENTED BY

SEHYUNG KIM

Senior Vice President | LIC NO 01327276

e skim@lee-associates.com

p 213.290.3599

fashiondistrict.info

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YOUR GATEWAY TO REAL ESTATE IN THE FASHION DISTRICT

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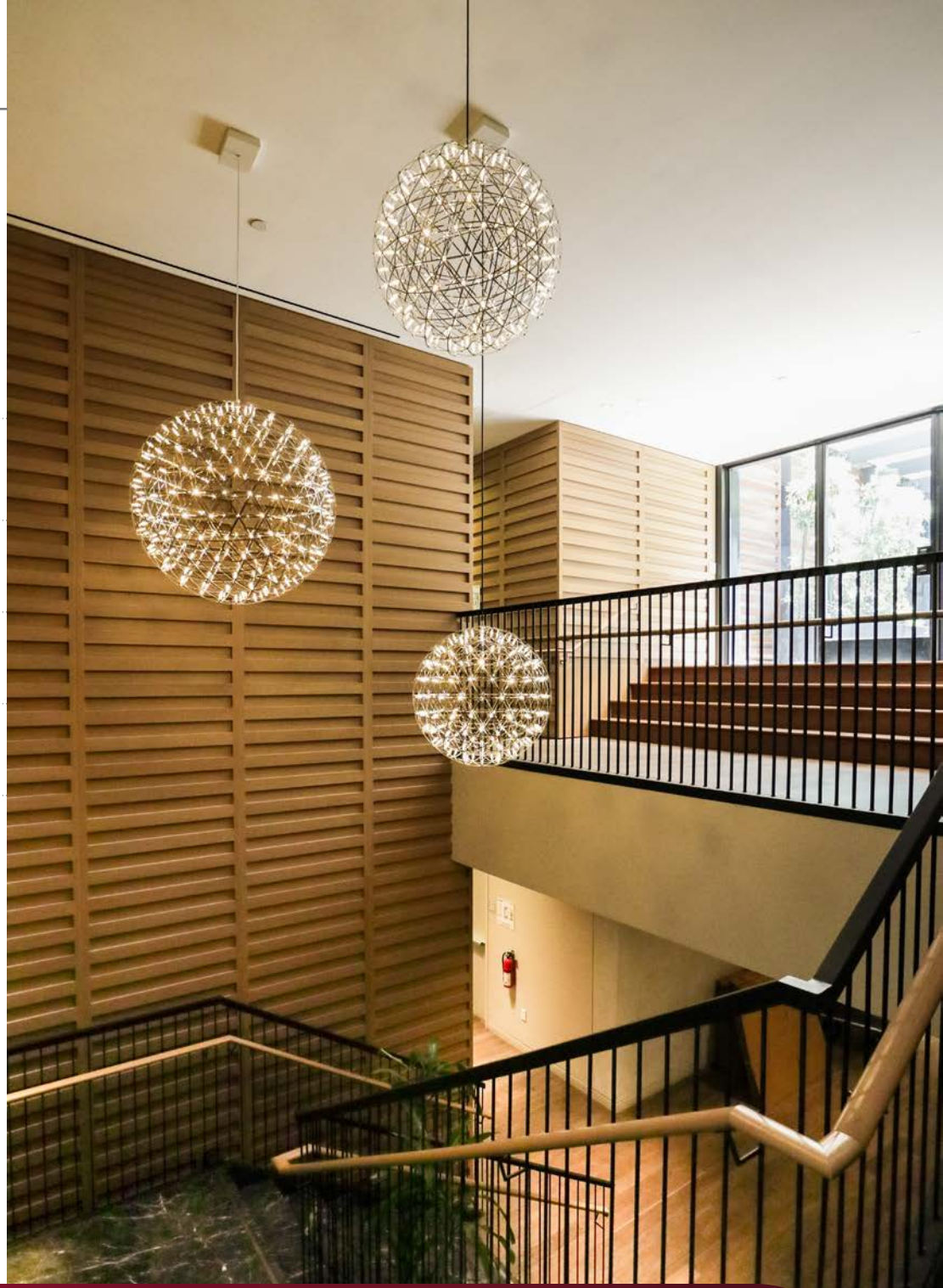
PROPERTY HIGHLIGHTS

PROPERTY SPECIFICATIONS

SIZE	±22,400 SF (Including Basement) ±17,506 SF (On Title/ does not include basement)
LOT SIZE	±6,280 SF
ORIGINAL YEAR BUILT	1905
APN	5139-002-18
ZONING	[Q] C2-4D-DCO-SN [Q] - Qualified Classification: Zoning Changed to Ensure Community Compatibility (4) - Height District 4: FAR 13:1; No Height Limit (D) - Development Limitations: Design Guidelines in Place. (CDO) - Community Design Overlay: Broadway SN - Sign District: Historic Broadway



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PROPERTY HIGHLIGHTS

LOCATION HIGHLIGHTS

Southeast Corner of West Ninth Street and Broadway

Immediate Access to Fashion Showrooms and Offices:

- California Market Center
- Cooper Design Space
- The New Mart
- Gerry Building

One Block from Apple Store Tower Theater

Retail Stores within the block include: Gentle Monster, Urban Outfitters, West Elm

Across Street from Stile Suite Hotel Building

Income from Rooftop Billboard

CONTACT BROKER FOR **CURRENT** RENT ROLL

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LOCAL LANDMARKS

RETAIL SPACES

1	Apple
2	Urban Outfitters
3	Gentle Monster
4	West Elm

RESTAURANTS

1	Sonoratown
2	Broken Mouth
3	Pine and Crane
4	Dune DTLA
5	Lala's
6	Bottega Louie
7	Grand Central Market

COMMERCIAL CENTERS

1	California Market Center
2	Cooper Design Space
3	The New Mart
4	Gerry Building

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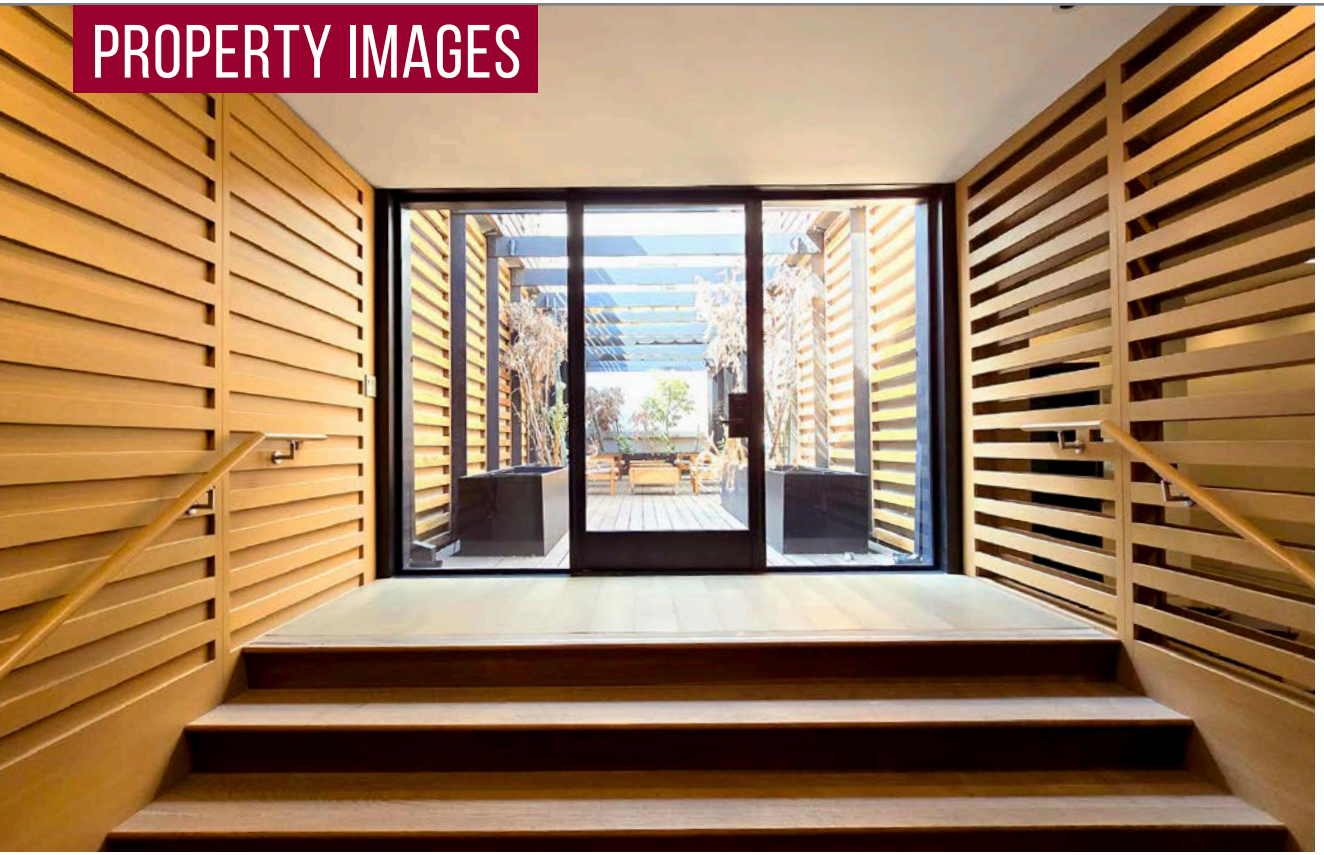
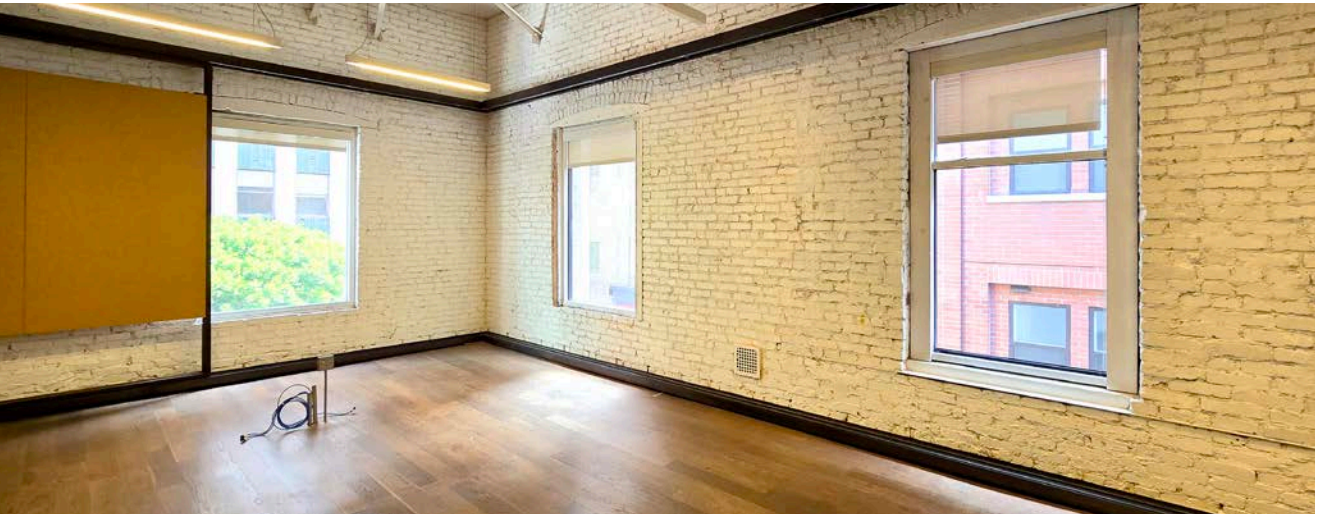
*NO FURNITURE NOW, CAN BE FURNISHED TO LOOK AS SUCH

PROPERTY IMAGES





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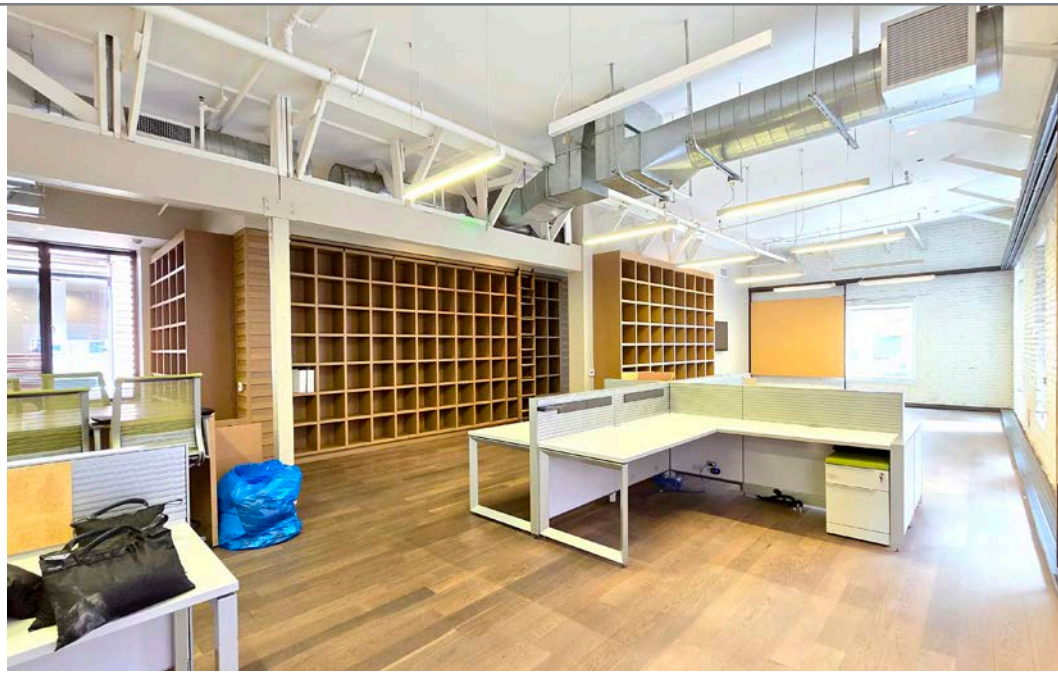

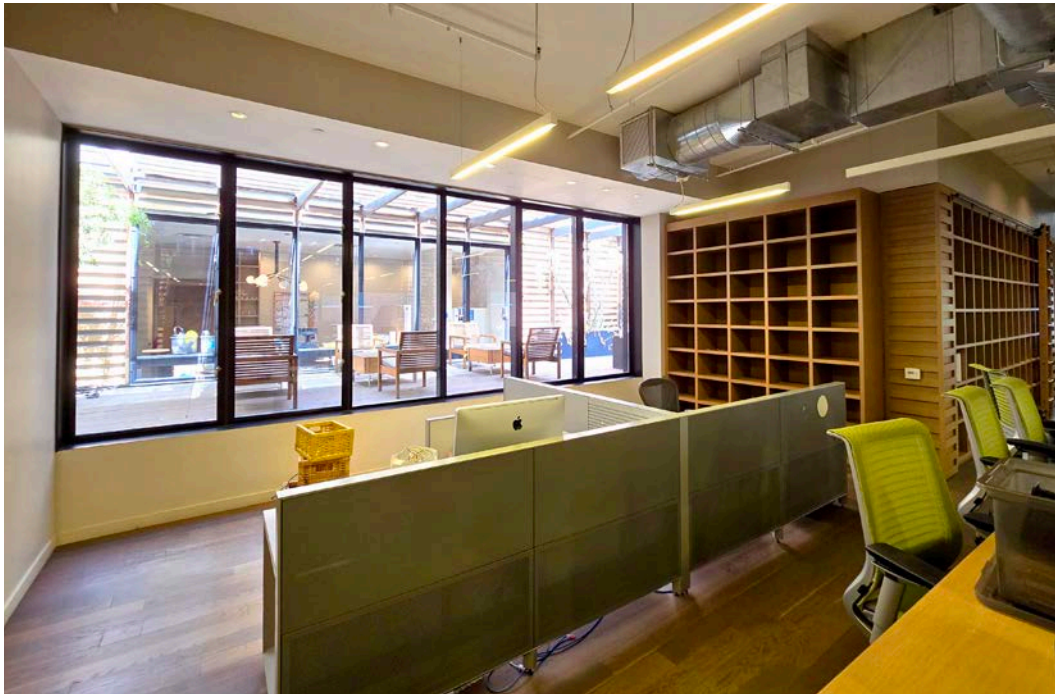

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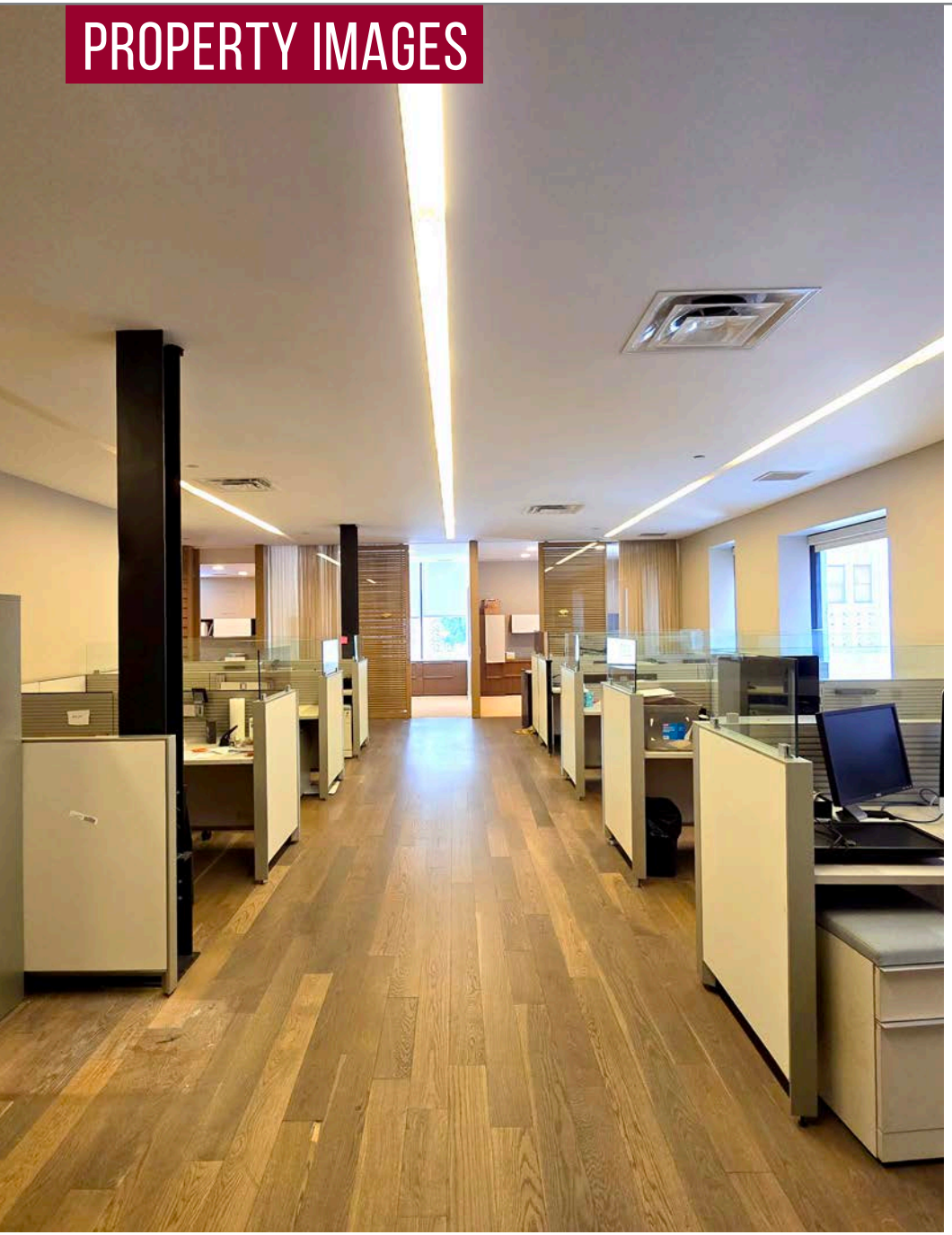

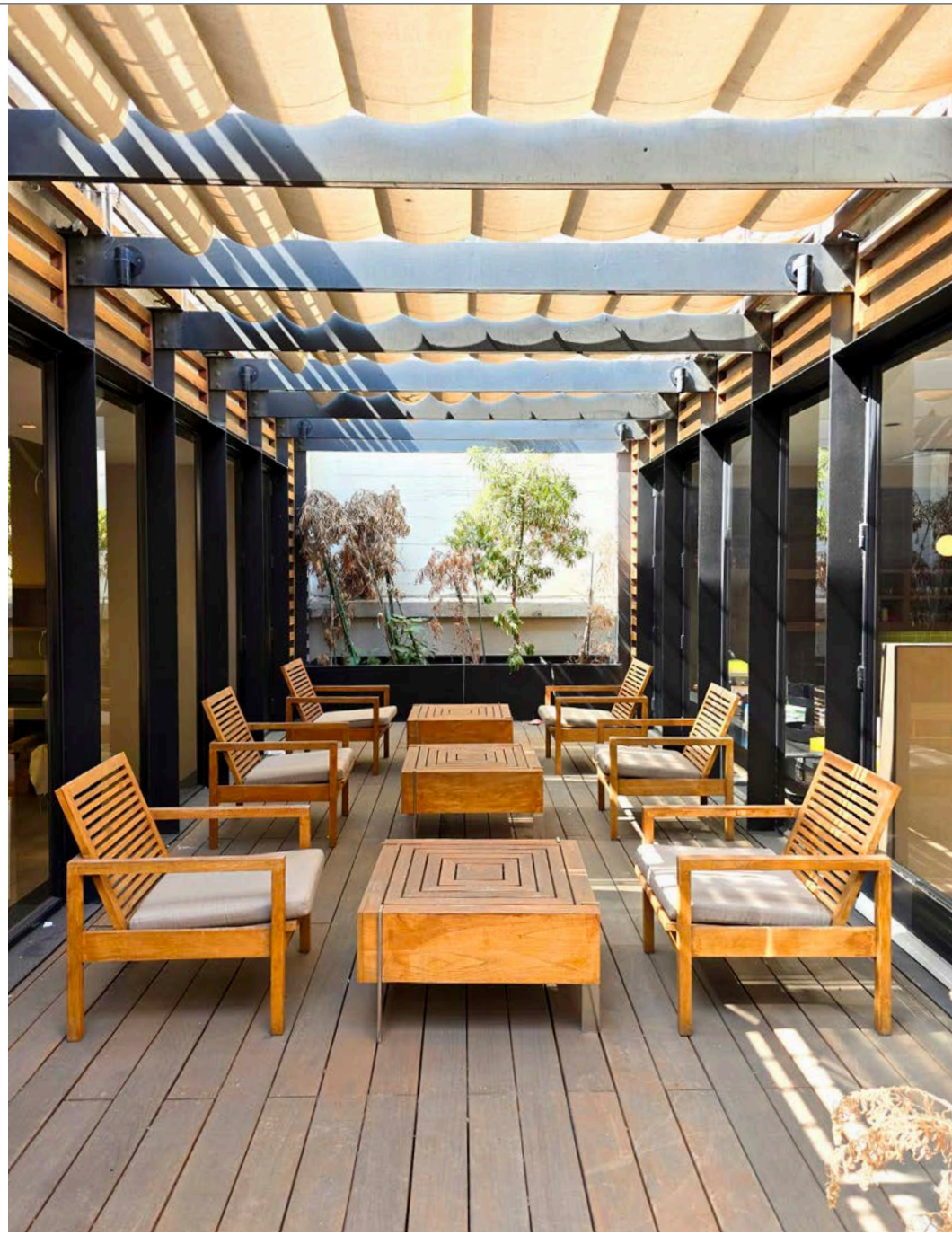

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**IMAGES OF FORMER GROUND FLOOR TENANT

PROPERTY IMAGES

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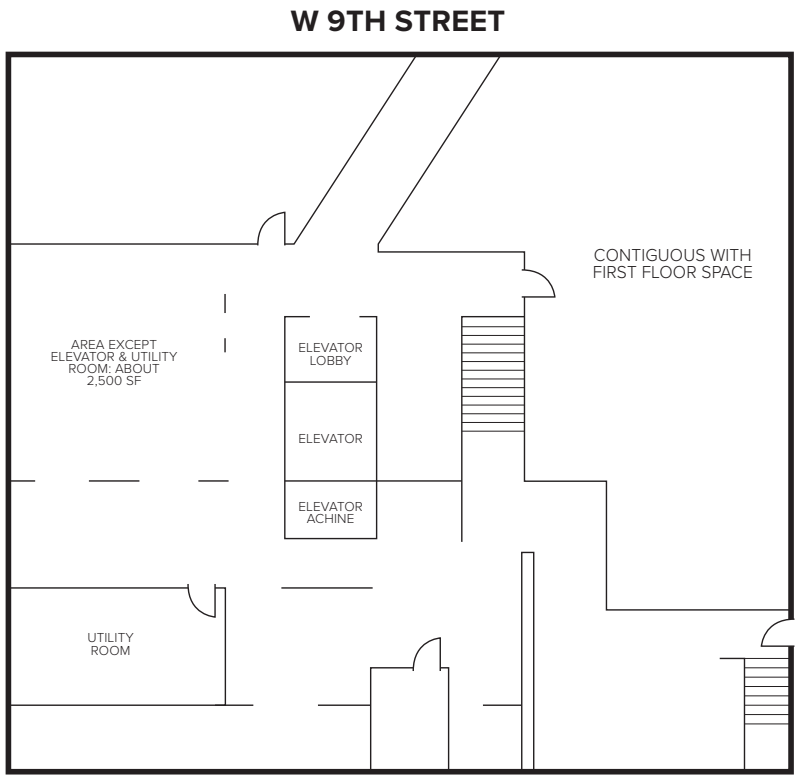
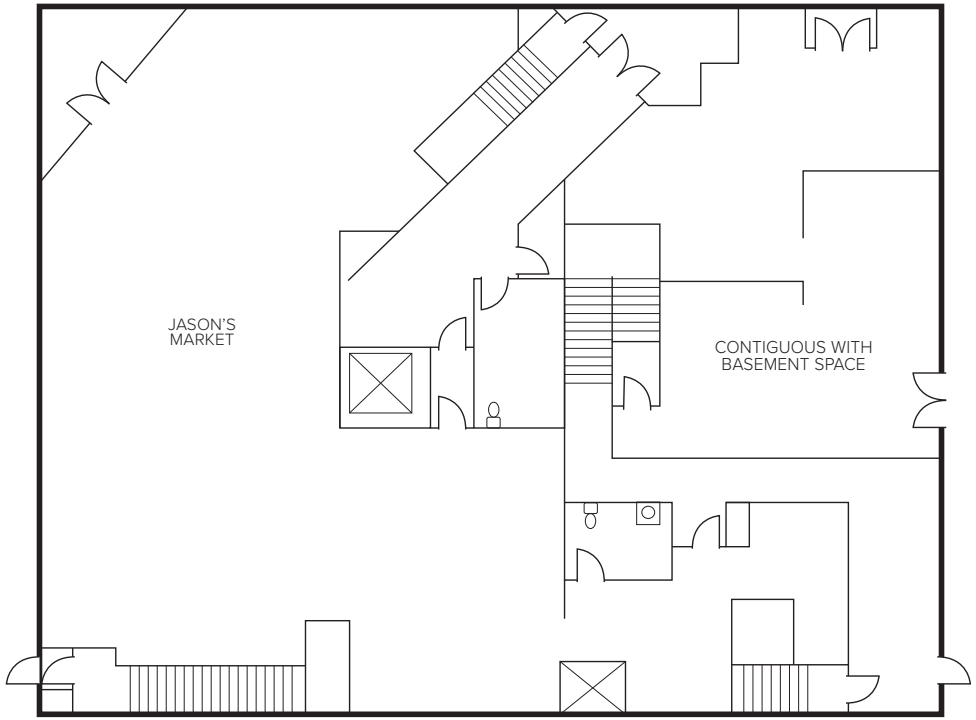
BASEMENT



1ST FLOOR



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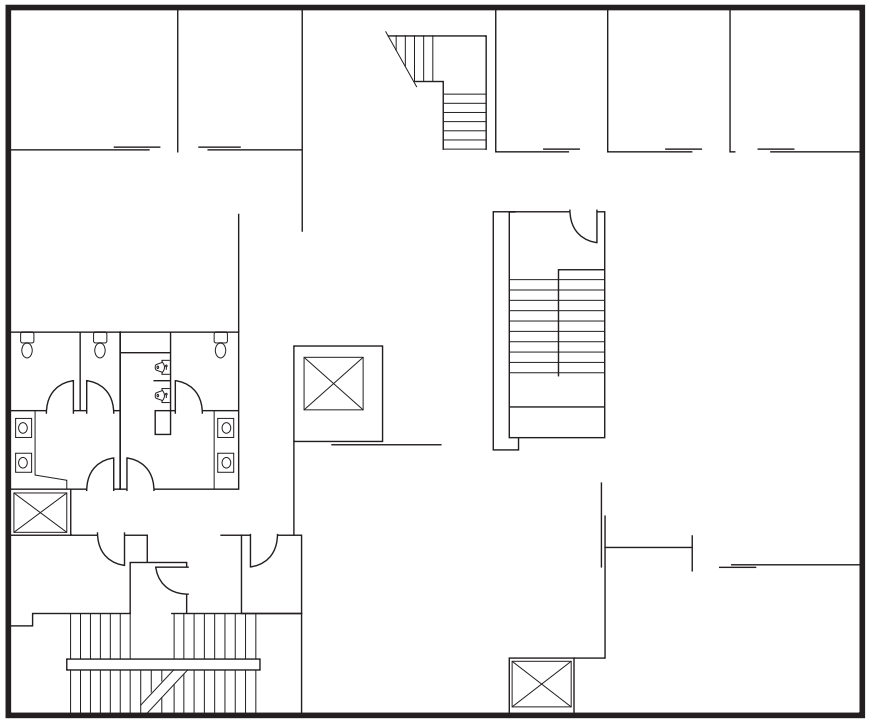

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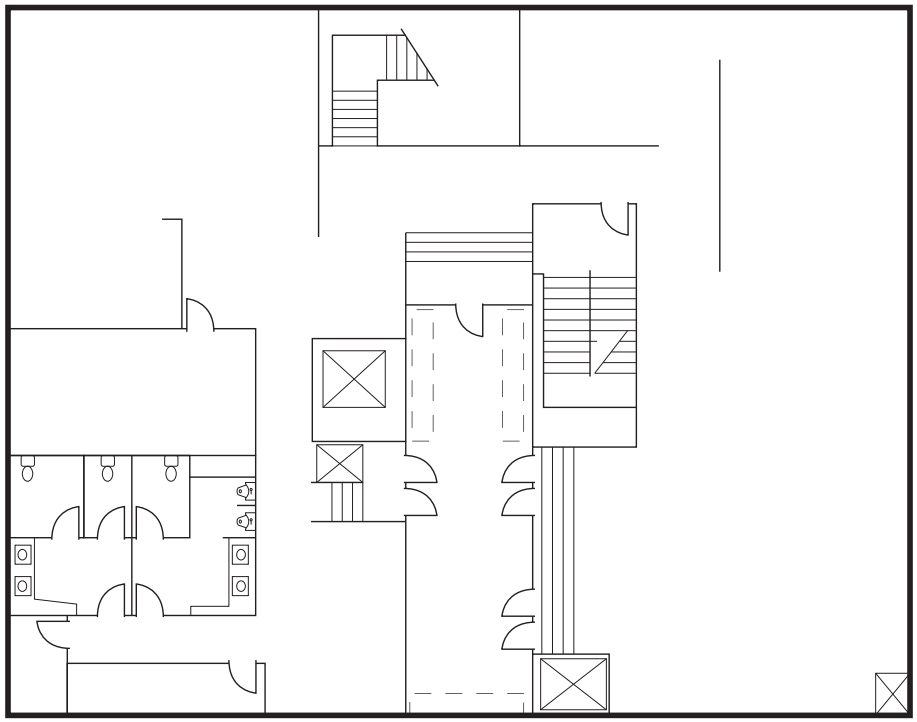

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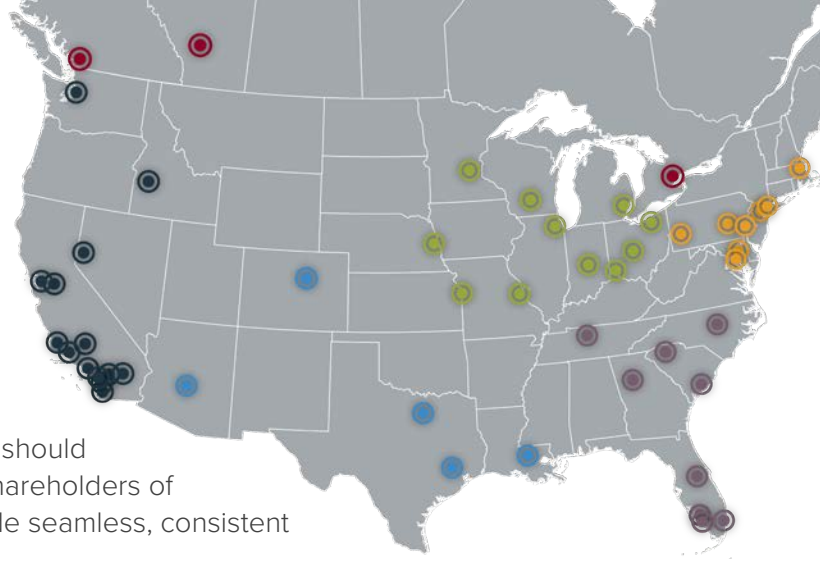
LOS ANGELES



ABOUT US

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

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BROKERAGE EXPERIENCE

INTERNATIONAL PRESENCE & LOCAL EXPERTISE

1.2+ MILLION
SF IN ACTIVE LISTINGS

NATIONWIDE PRESENCE

California	Louisiana	Michigan	Maryland	Tennessee
Idaho	Texas	Minnesota	New York	North Carolina
Nevada	Indiana	Missouri	New Jersey	South Carolina
Washington	Illinois	Nebraska	Pennsylvania	Canada: Alberta
Arizona	Kansas	District Columbia (DC)	Florida	British Columbia
Colorado	Ohio	Massachusetts	Georgia	Ontario

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