

Fully Furnished Office of the Future located in the heart of the DTLA Fashion District for Lease

Located on the second floor of the New Mart building which is the premier West Coast wholesale and D-T-C Apparel Building, this fully-equipped furnished state-of-the art showroom/office space is available and move-in ready

Square Footage: 4,400 sq ft office space and 1,200 sq ft content creation space

Inclusive of:

- Reception Desk
- Wooden floors
- Hardwired and plentiful data ports and outlets and Internet and Security Cameras
- Automatic front door system with key fob entry for tenants
- Dual HVAC Systems
- Fully functional kitchen with wine cooler, small and large refrigerators, plentiful drawers & sink
- Podcast Studio
- 2 Vari Private Phone booths
- 2 Conference Rooms
- 7 Private offices with 16 Vari Sit-to-Stand Desk systems and ergonomic office chairs
- 8 open plan work-spaces with Vari ergonomic office chairs
- Access to rent additional building services including 20,000 sq ft event space
- Adjacent monthly parking passes available to purchase



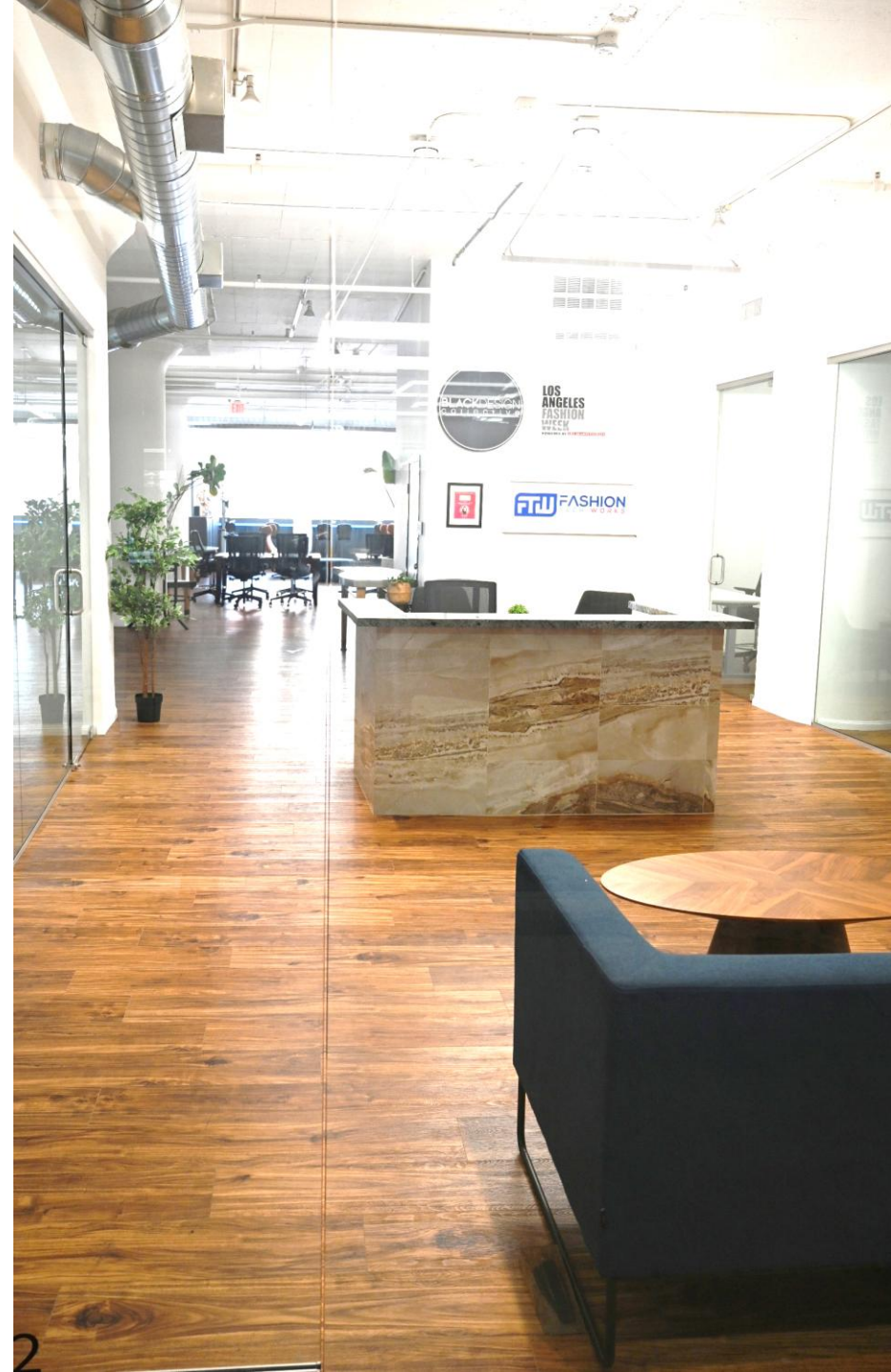






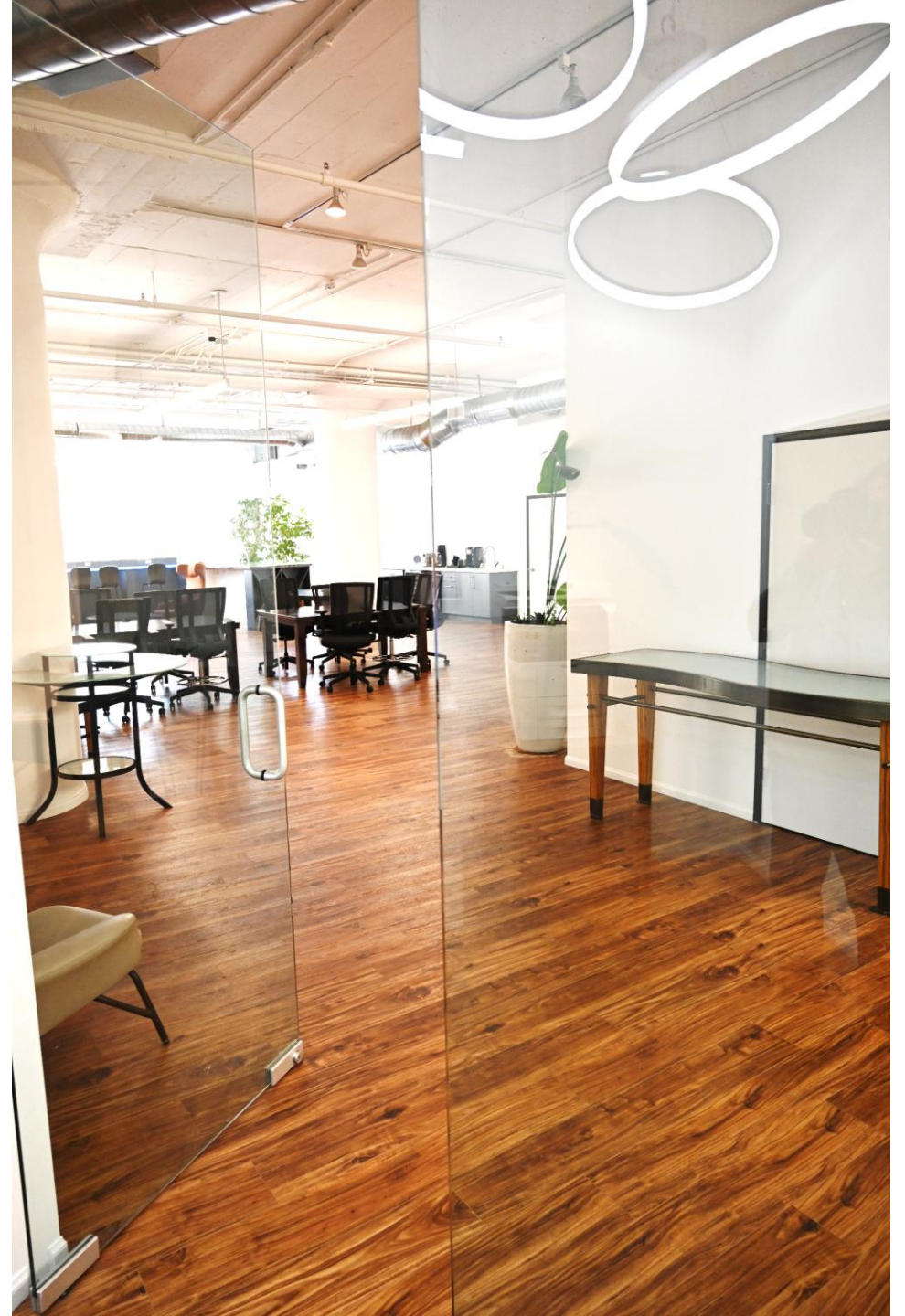
















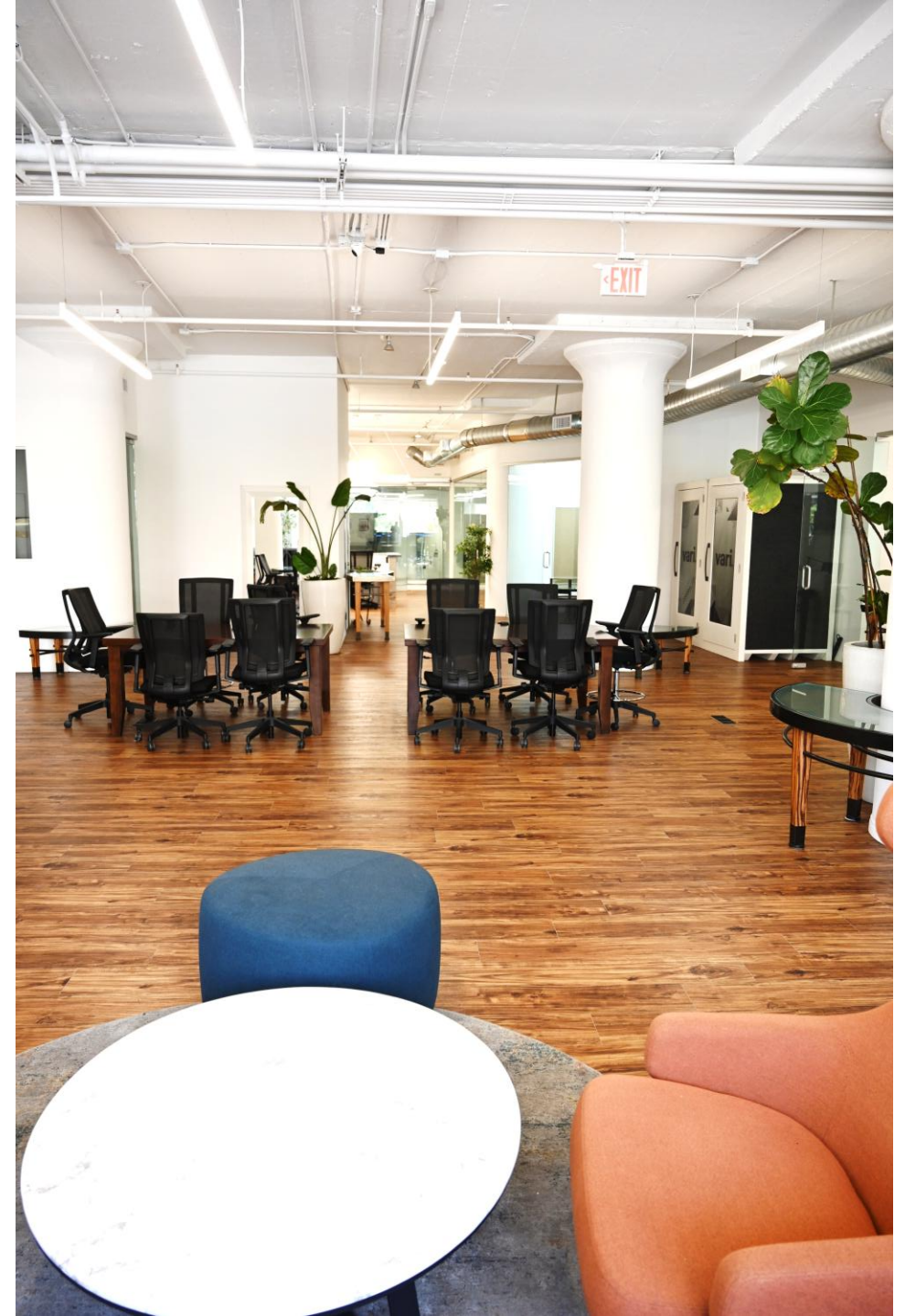


























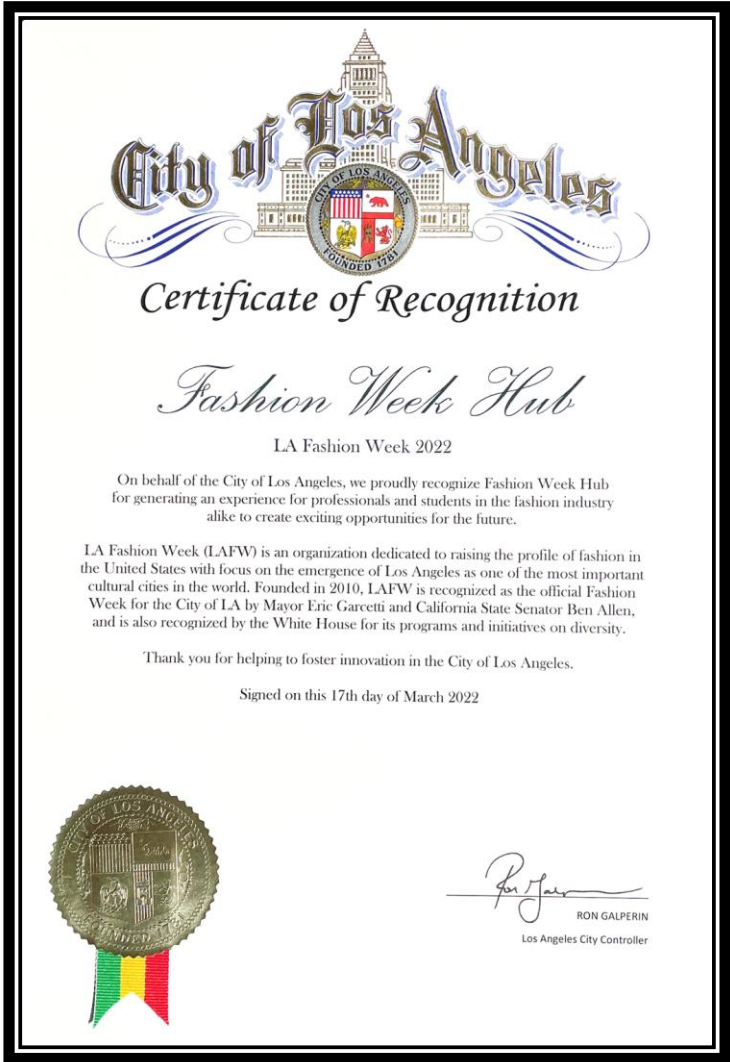


Lots of light throughout the space and a
glorious view of the DTLA skyline





The 20,000 sq ft event space has been recognized by the City of Los Angeles as the “Official Fashion Hub” of DTLA



Lease terms available for qualified tenants



Minimum of a two-year to Maximum of five-year lease terms available

Fully furnished and equipped 4400 sq ft office space at \$3.25/sq ft plus 1,200 sq ft content creation studio for combined monthly rental of \$18,200/month base rent with fixed annual increase of 3%.

Monthly share of operating costs for HVAC, Utilities and Internet set at \$1.250/month with 3% fixed annual increase.

Adjacent monthly parking passes available to purchase at \$225/month

For Inquiries please contact:

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