

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

- Reception Desk
- Wooden floors
- Hardwired with 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
- 3 Conference Rooms
- 16 Private office Vari Sit-to-Stand Desk systems and Vari ergonomic office chairs
- 8 open plan work-spaces with Vari ergonomic office chairs
- Access to rent additional building services including Photo Studio and 20,000 sq ft event space
- Adjacent monthly parking passes available to purchase







AUTOMATIC
CAUTION
DOOR

212



LOS ANGELES

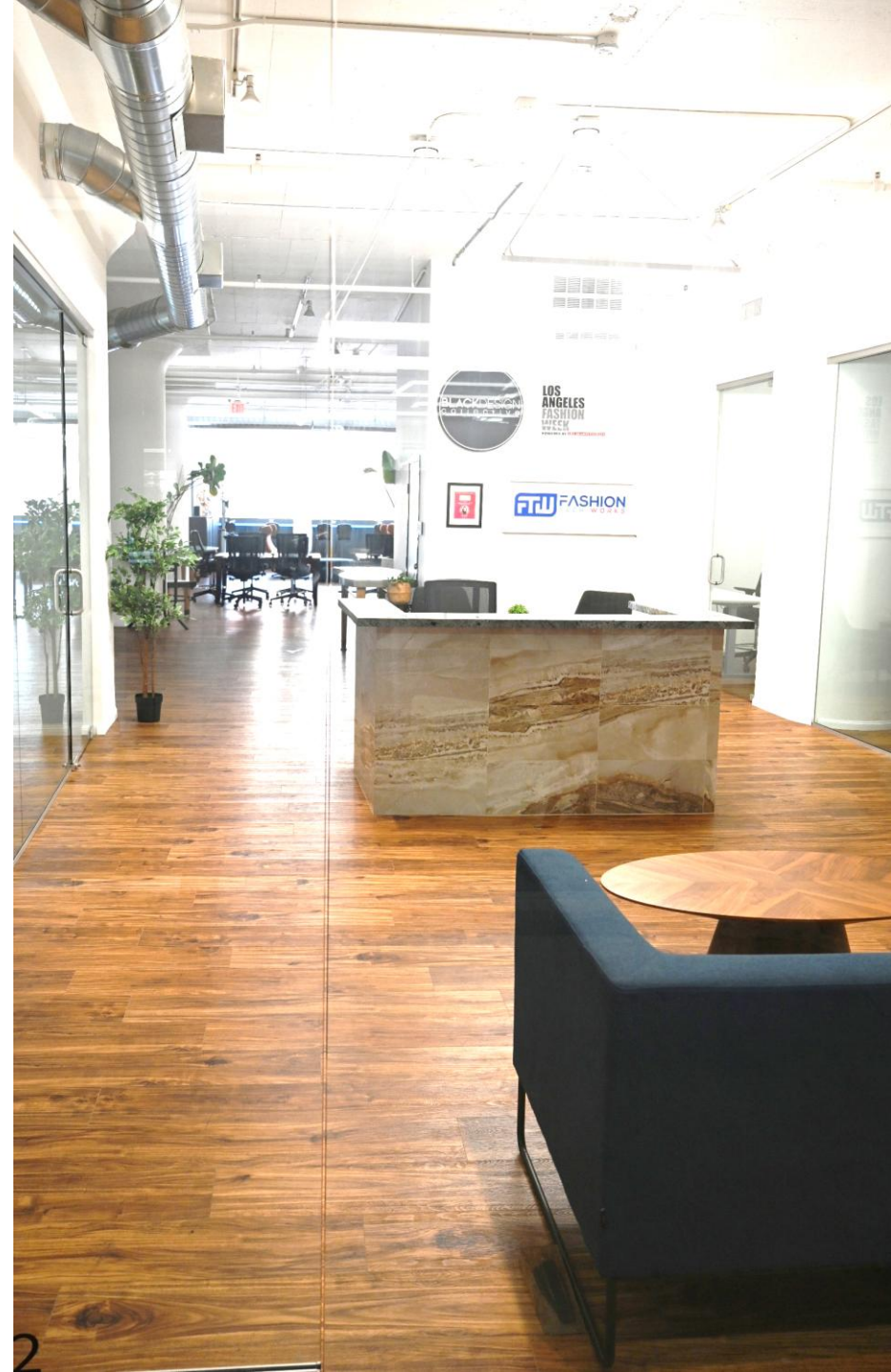








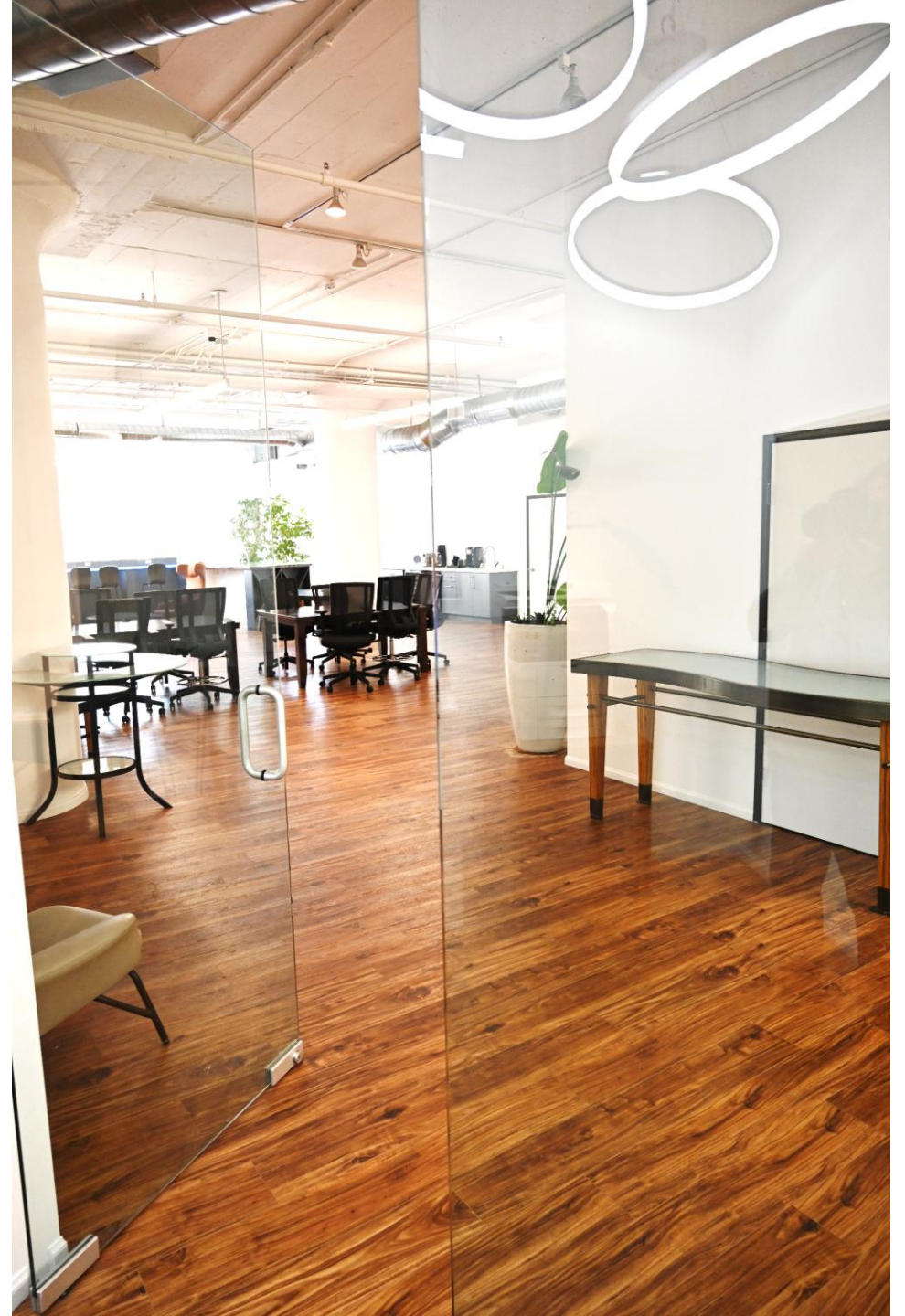


















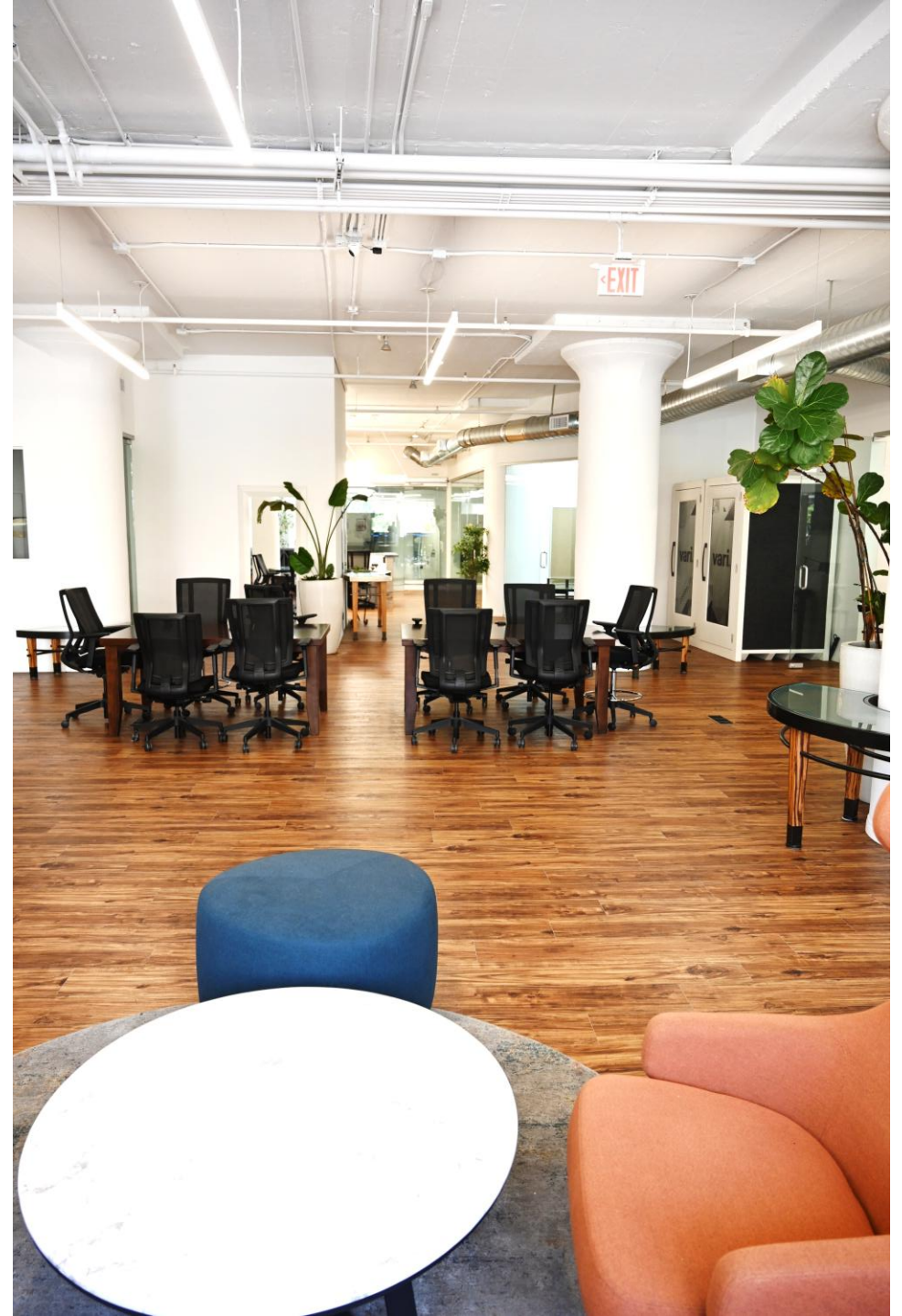


































Lots of light throughout the space and a glorious view of the DTLA skyline

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 four-year lease terms available

Fully furnished and equipped 4400 sq ft at \$3.25/sq ft = \$14,300/month rent with fixed annual increase of 3%.

Monthly share of operating costs for HVAC, Utilities and Internet set at \$700/month with 3% fixed annual increase.

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