

**Coworking Space In The**

# LA Fashion District

**1301 South Main Street  
Los Angeles, CA 90015**

*Available for Owner/Operator  
Rebranding Potential*

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# Facts and Features



## PROPERTY FEATURES

- › Rebranding potential
- › Coworking buildout already in place
- › Collaborative and private work areas
- › Perfect location for surrounding fashion industry freelancers and young, affluent residents who need a flexible work environment
- › Retail space available below



## THE OPPORTUNITY

AVAILABLE SPACE  
**±9,185 SF**

RATE SF  
**Negotiable**

TERM  
**5-10 Years**

AVAILABILITY  
**Immediate**

# Facts and Features



## YOUR BRAND HERE

Seize the opportunity to create your own space. This full-service coworking space comes complete with furnished offices, reception area, coffee station and conference rooms. You will be ready to hit the ground running and bring in your own branding. Coworking spaces offer flexible and economical alternatives to leasing traditional office space. The creative atmosphere provides essential tools that busy creatives and freelancers need. It's ready to go, so you can focus your attention on growing your business—the complete office solution in the heart of the Fashion District.



## PROPERTY OVERVIEW

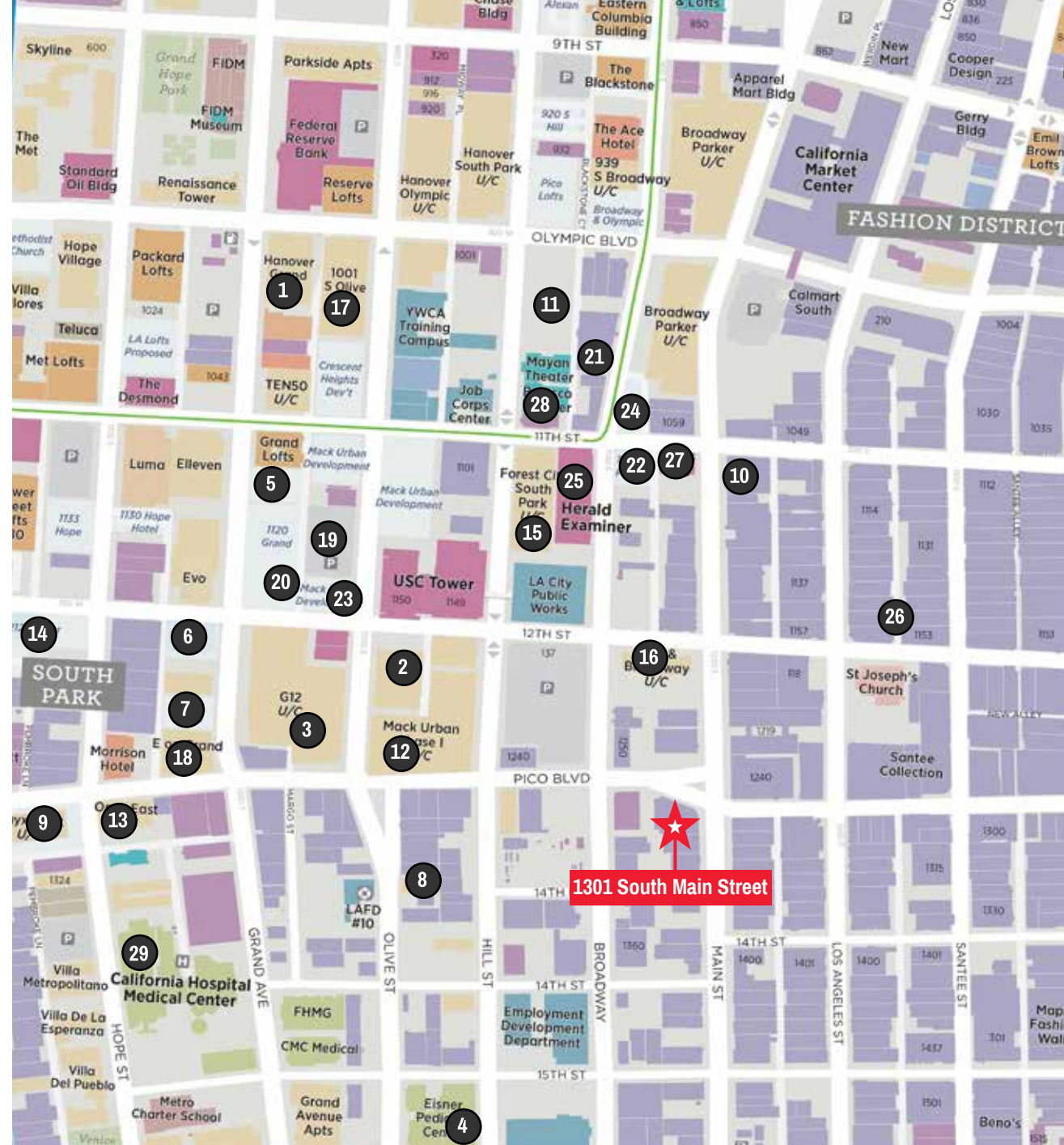
The coworking space is significantly located on the borders of South Park and the Fashion District. The Property is situated just two blocks from the USC Tower and walking distance to the California Market Center, Cooper Building, the New Mart and the Gerry Building—The center of Downtown Los Angeles' Fashion District. There are approximately 3,855 living units in planning or under construction within several blocks of the building.



# The Neighborhood Keeps Growing!

## Developments

- 1 Hanover Grand 263 Units | Mixed-Use | Open
- 2 Olive DTLA 293 Units | Mixed-Use | Open
- 3 G12 347 Units | Mixed-Use | Open
- 4 Jade Enterprises Project 218 Units | Mixed-Use | Proposed
- 5 Hope Street Apartments N/A Units | Mixed-Use | Proposed
- 6 ShengLong Tower 126 Units | Mixed-Use | Proposed
- 7 Grand Residences 150 Units | Mixed-Use | Proposed
- 8 Emerald 154 Units | Mixed-Use | Proposed
- 9 Onyx II 248 Units | Mixed-Use | Proposed
- 10 Jade Enterprises Project 379 Units | Mixed-Use | Proposed
- 11 Omni Project 498 Units | Mixed-Use | Proposed
- 12 Wren 362 Units | Mixed-Use | Under Construction
- 13 Onyx 162 Units | Mixed-Use | Under Construction
- 14 Onni Project 730 Units | Mixed-Use | Under Construction
- 15 11X12 Hill/Herald Examiner 177 Units | Mixed-Use | Under Construction
- 16 11X12 Main/Herald Examiner 241 Units | Mixed-Use | Under Construction
- 17 Olympic & Olive 201 Units | Mixed-Use | Under Construction
- 18 E on Grand 115 Units | Mixed-Use | Under Construction
- 19 Mack Urban Project II N/A Units | Mixed-Use | Under Construction
- 20 Mack Urban Project 512 Units | Mixed-Use | Under Construction
- 21 Western Pacific Building 377 Rooms | Hotel | Proposed
- 22 The Proper 148 Rooms | Hotel | Under Construction
- 23 Mack Urban Project Hotel 300 Rooms | Hotel | Under Construction
- 24 Hoxton Hotel 164 Rooms | Hotel | Under Construction
- 25 Herald Examiner 80,000 SF | Creative Office | Proposed
- 26 Downtown Executive Multiplex 29,654 SF | Creative Office | Open
- 27 The Harris Building 58,000 SF | Office | Under Construction
- 28 Belasco Theater Theater | Open
- 29 California Medical Center Hospital | Open



|                   |                         |                       |                |
|-------------------|-------------------------|-----------------------|----------------|
| Office Buildings  | Industrial Buildings    | Civic & Institutional | Residential    |
| Retail Stores     | Motion Picture Studios  | Medical Facilities    | Adaptive Reuse |
| Wholesale Outlets | Culture & Entertainment | SRO & Public Housing  | Hotels & Clubs |



# Fashion District Highlights



Employs  
**30,000 people**



The California Market Center has  
**2 million SF**  
of designer/creative office space

Fashion District boasts over  
**\$10 billion** in annual business



Hosts over  
**1,200 showrooms**



Welcomes  
**1.5 million**  
visitors annually



Almost  
**7 million SF**  
of office space  
within 2 blocks



Over  
**3 million SF**  
of retail/industrial space  
within 2 blocks



**3,377 living units** within 2 blocks of the  
location and **1,738 additional units**  
under construction

# About Downtown LA



## Popular Venues

- > Staples Center
- > Dodger Stadium
- > Expo Park/USC
- > The Music Center
- > Microsoft Theater



## Top Activities

- > Dine-in Restaurant 70%
- > Sight-seeing/Photo-taking 44%
- > Hang out with friends 42%
- > People-watch 38%
- > Visit Museum or Art Gallery 22%



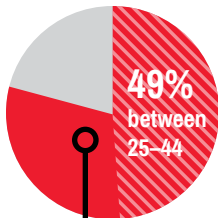
## Population

Trade area (resident) population of **50,000**

Day time population of **500k**



## Shopping



**80%**  
shop near work

**7.4** times per month  
(vs. a benchmark of 2.6)

On average spends  
**\$384.13**  
(vs. \$255.89 benchmark)



|               | LIVE but don't work here | LIVE/WORK | WORK but don't live here |
|---------------|--------------------------|-----------|--------------------------|
| MEDIAN AGE    | 38                       | 37        | 45                       |
| BA OR HIGHER  | 76%                      | 80%       | 73%                      |
| MEDIAN INCOME | \$96.6k                  | \$99.9k   | \$99.6k                  |



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Work in an  
Innovative  
Environment



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