

CREATIVE OFFICE SUBLEASE

 **EXPOSITION  
PL. 3317-25**

13,000 - 29,690 RSF

**EXPOSITION  
PL.  3317**

**NEWMARK**

**JENNIFER FRISK**  
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# HIGH LIGHTS

**29,690 TOTAL SF**

<b>BUILDING / FLOOR</b>	<b>RSF</b>
Building 1	±13,000
Building 2	±16,690
Total	±29,690

**RATE**  
Withheld

**TERM**  
Through July 2027

**PARKING**  
53 Spaces available on-site  
\$100 per space/mo.

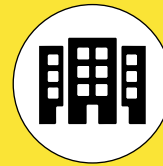
**OCCUPANCY**  
Immediate

**FURNITURE**  
Available

**NEWMARK**



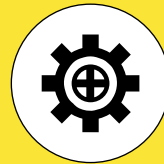
**PREMIER LOCATION** steps from Metro's Expo/Crenshaw Station



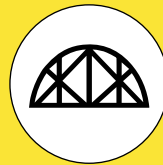
**DIVISIBLE INTO SEPARATE SPACES**  
±13,000 to 29,690 Sq. Ft. Available



**ABUNDANT LIGHT** from oversized sawtooth skylights and oversized windows



**AUTHENTIC, CREATIVE INTERIORS** with polished concrete floors, spiral ducting, and large operable bay doors



**LARGE COLUMN-FREE AREAS** with open galley kitchen area, conference rooms, and new restrooms

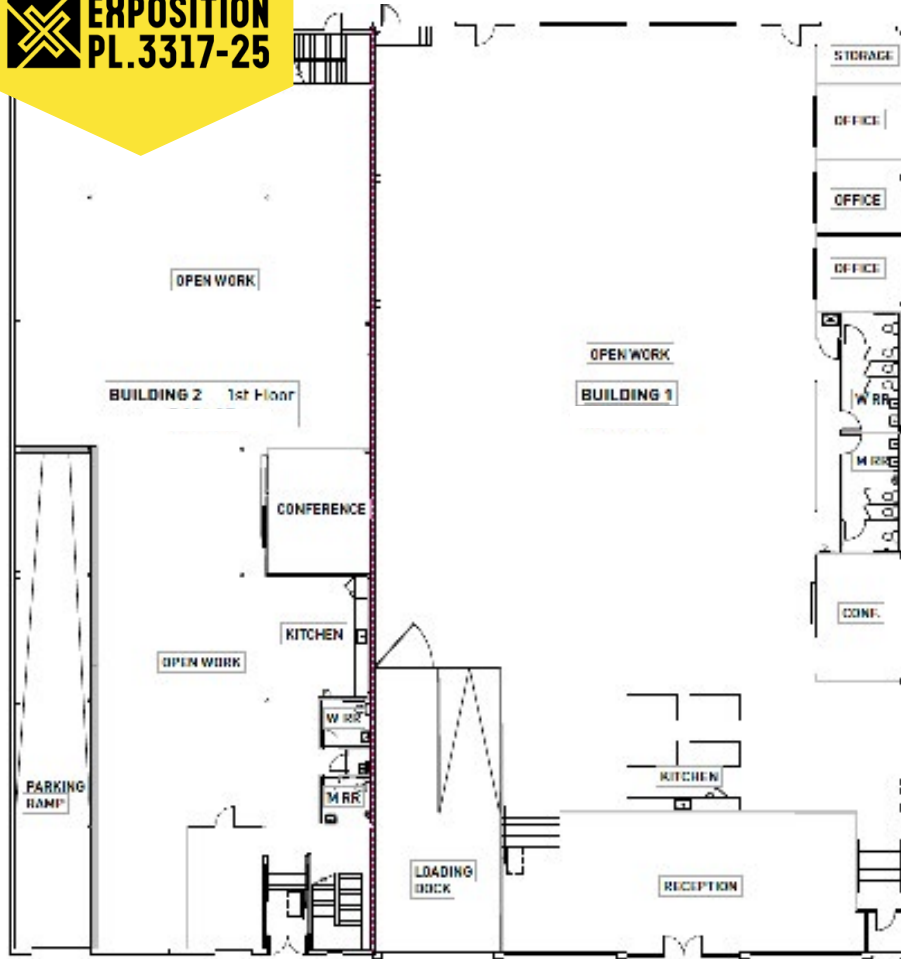


**TWO CONNECTED BUILDINGS**  
One, two-story brick building with exposed steel beams; One, one-story building with high volume, 14-foot, exposed wood bow-truss ceilings

# CREATIVE DESIGN

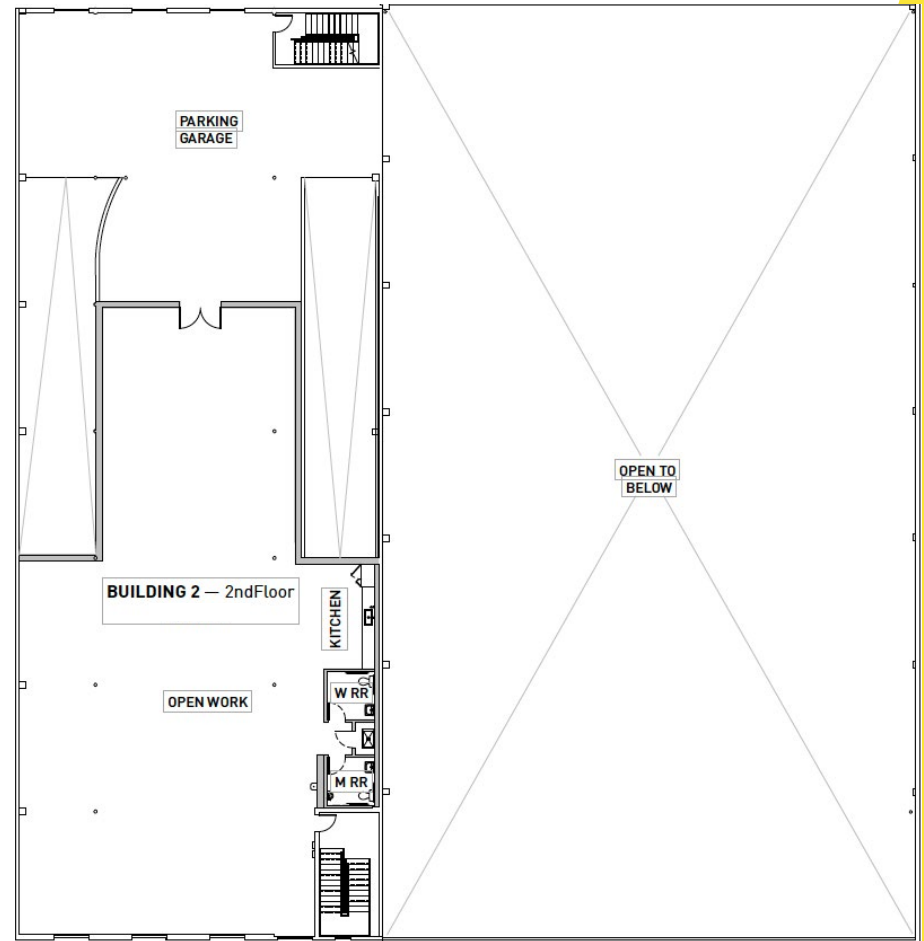
Best-in-Class Creative Office Conversion Building





**1ST FLOOR**

**BUILDING 1 - ±13,000 SF**  
**BUILDING 2 - ±8,500 SF**



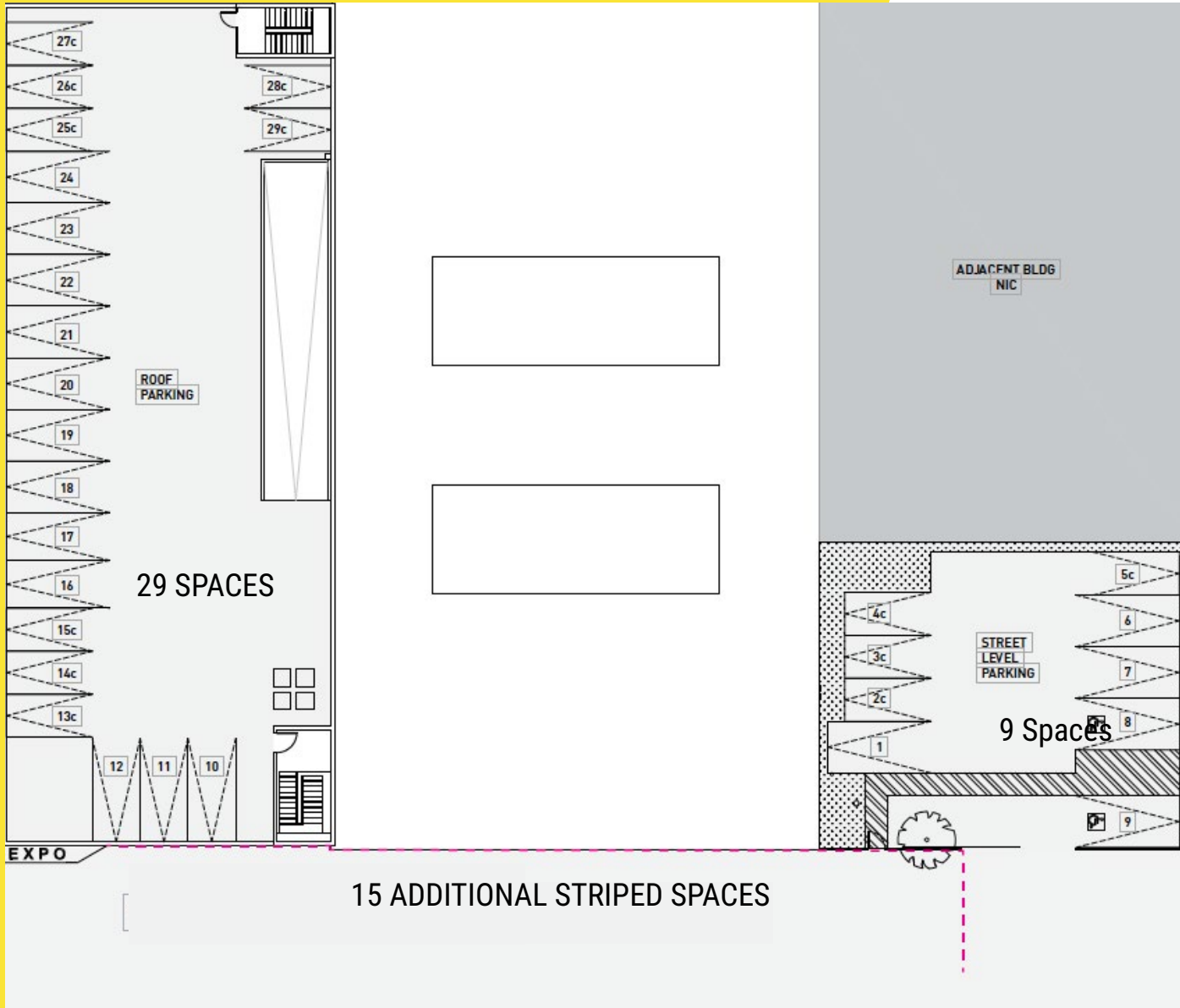
**2ND FLOOR**

**BUILDING 2 - ±8,190 SF**

NOT TO SCALE.  
Floor plan for information  
purposes only. Layout and  
furnishings may vary.

# PARKING PLAN

**53**  
**TOTAL SPACES**



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# NEIGHBORHOOD



CRENSHAW / LAX LINE

3317 EXPOSITION PL

OUTDOOR SPACE

PARKING



EXPO LINE

NEWMARK

3317-25 EXPOSITION BLVD, LOS ANGELES, CA



### UP-AND-COMING

With newly proposed high-profile developments on the way, many companies are looking for space in the area bringing a new wave of high-skilled young professionals to the area.



### TRANSPORTATION

Running from Downtown Santa Monica to Downtown, LA's Metro Expo Line makes multi-tasking to work easy.



### CLOSE TO EVERYTHING

Located in the geographic center of the LA region, commuting to K-town, Downtown, the Westside, Hollywood, and even LAX is easier than in most parts of the city – and it'll just get better with the growing network of Metro Lines.

Easy access to the 10 Freeway



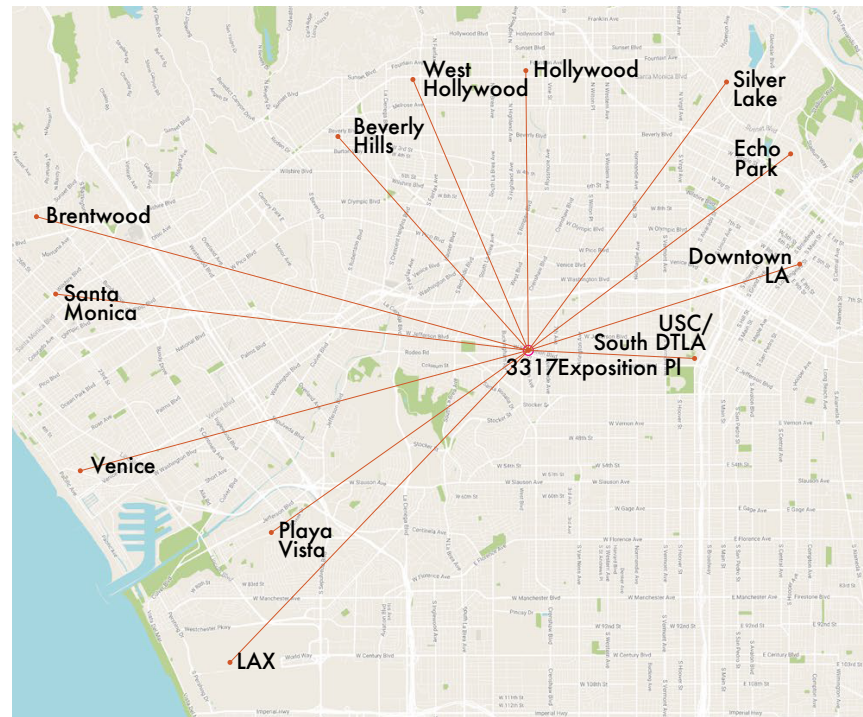
**EXPOSITION  
PL. 3317-25**



## **SUPERIOR CREATIVE BUILDING PRODUCT**

3317 Exposition Place is a one-of-a-kind creative office property. The building features eye-popping bow-truss ceilings with large open areas—perfect for collaborative working companies. Oversized saw-tooth skylights combined with the large glass storefronts provide a bright interior space.

In addition to the superior architectural qualities of the building, the property offers a remarkable location. It's at the geographic center of the Los Angeles region, midway between Downtown LA and the Westside, which means shorter average travel time for employees. It's steps away from Metro's Exposition/Crenshaw Station and minutes from the I-10 freeway. Commuting to-and-from 3317 Exposition Place will be as efficient for tenants as can be found in Los Angeles.



**NEIGHBOR  
HOOD**



**EXPO LINE**

Expo Line reached 2030 ridership expectations of 64,000 daily riders in 2017

The Expo Line Travels 15.1 miles from DTLA to Downtown Santa Monica in only 46 minutes. That's 20-40 minutes less than driving during rush hour

Expo Line Extension was completed in 2016 (6.6 miles/7 new stations) with a \$1.5 billion investment

Crenshaw Line is expected to be completed by 2022. The Exposition/Crenshaw Station will provide for transfer to the Expo Line

# PROPERTY

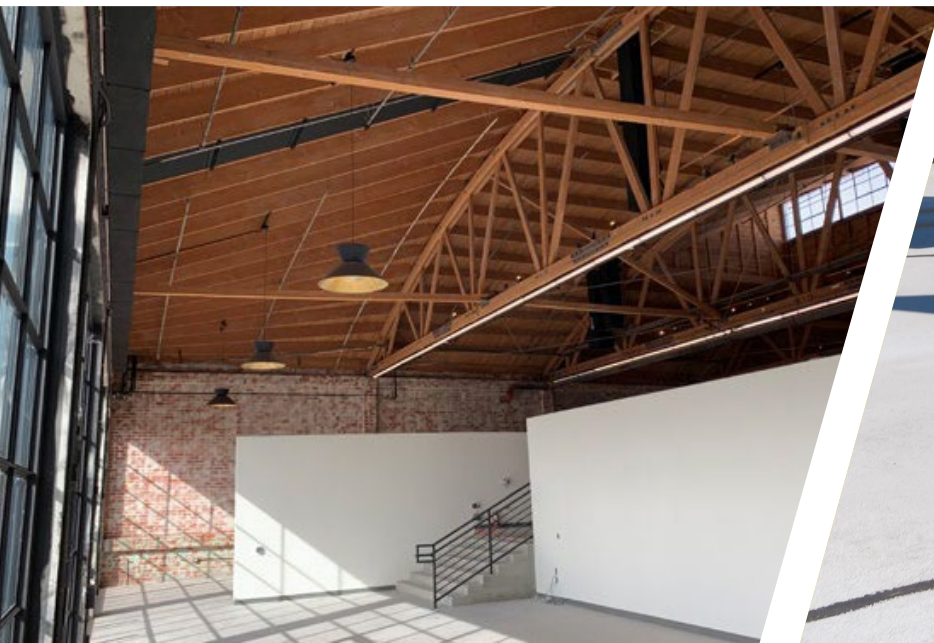
# PHOTOS



3317-25 EXPOSITION BLVD, LOS ANGELES, CA

# PROPERTY

# PHOTOS



3317-25 EXPOSITION BLVD, LOS ANGELES, CA

CREATIVE OFFICE SUBLEASE



13,000 - 29,690 RSF

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