

# FOR SALE

TEAM  
CONDON

alexa • brittany • connor • erica  
jacob • kevin • kylie • mckenna  
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## Owner/User or Multifamily Development Opportunity

13,900 SF Commercial Building

216 S Spring Street, Los Angeles, CA 90012



### Exclusive Listing Agents

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# THE OPPORTUNITY

**Cushman & Wakefield of California, Inc.** as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **216 S Spring Street, Los Angeles, CA 90012** (the "Property"), a one-story, freestanding 13,900 square foot concrete building originally built in 1950. The Property includes a loading dock on Harlem Alley in the rear of the building.

The Property is conveniently located in the Bunker Hill submarket of Downtown Los Angeles just north of the Grand Central Market. The Property is within walking distance to the Civic Center/Grand Park Metro Station. The Property is also right next to several notable Downtown Los Angeles parks, including Pershing Square and Grand Park.

216 S. Spring also presents the unique opportunity to build 120 units that have been thoughtfully designed with the modern city dweller in mind. Located in close proximity to an abundance of amenities, public transit options and some of the most prominent employers in the City, this is a site that offers businesses and companies to own a uniquely sized property that can be easily retrofitted for a variety of uses.





# PROPERTY OVERVIEW



## ADDRESS

216 S Spring Street, Los Angeles, CA 90012



## PROPERTY TYPE

Commercial



## YEAR BUILT

1950



## STORIES

1



## LOADING DOORS

1



## NET RENTABLE AREA

13,900 SF plus Basement



## LOT SIZE

+/- 12,784 SF



## FRONTAGE

+/- 80 SF along Spring Street



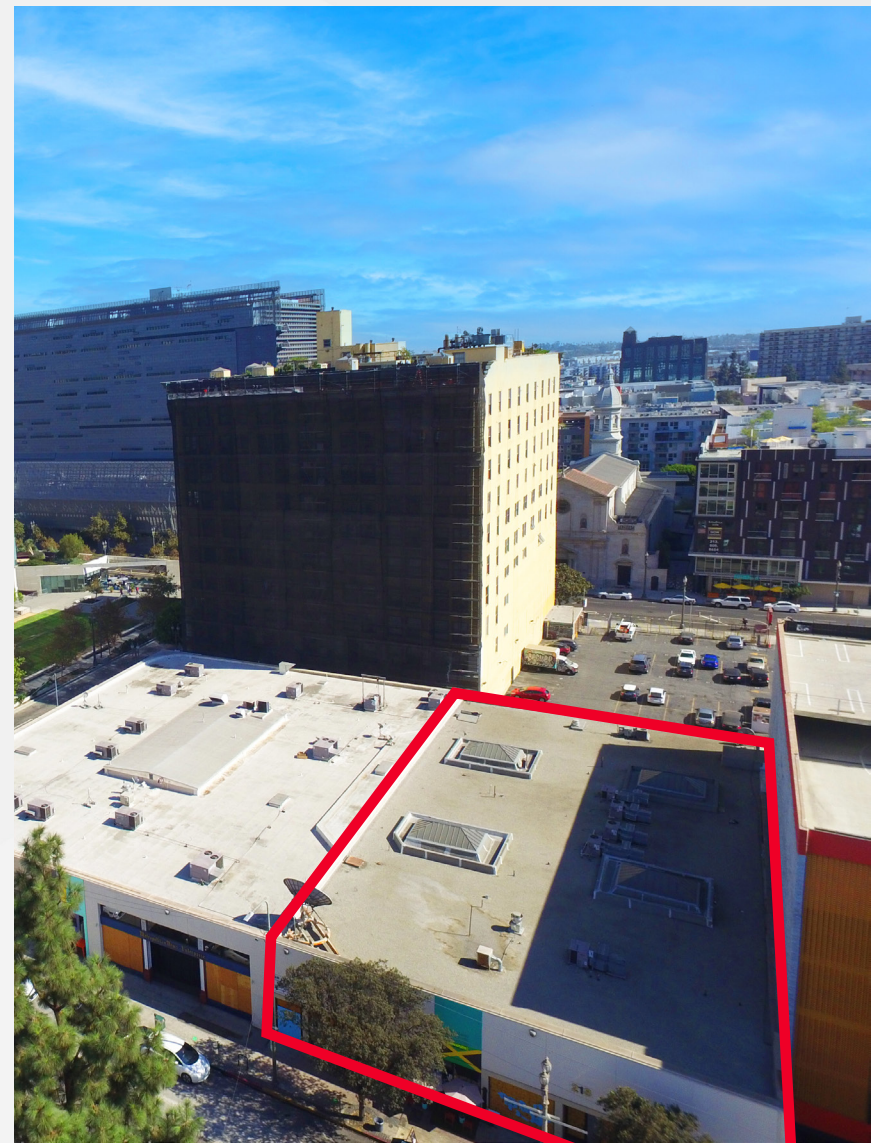
## APN

5149-007-005

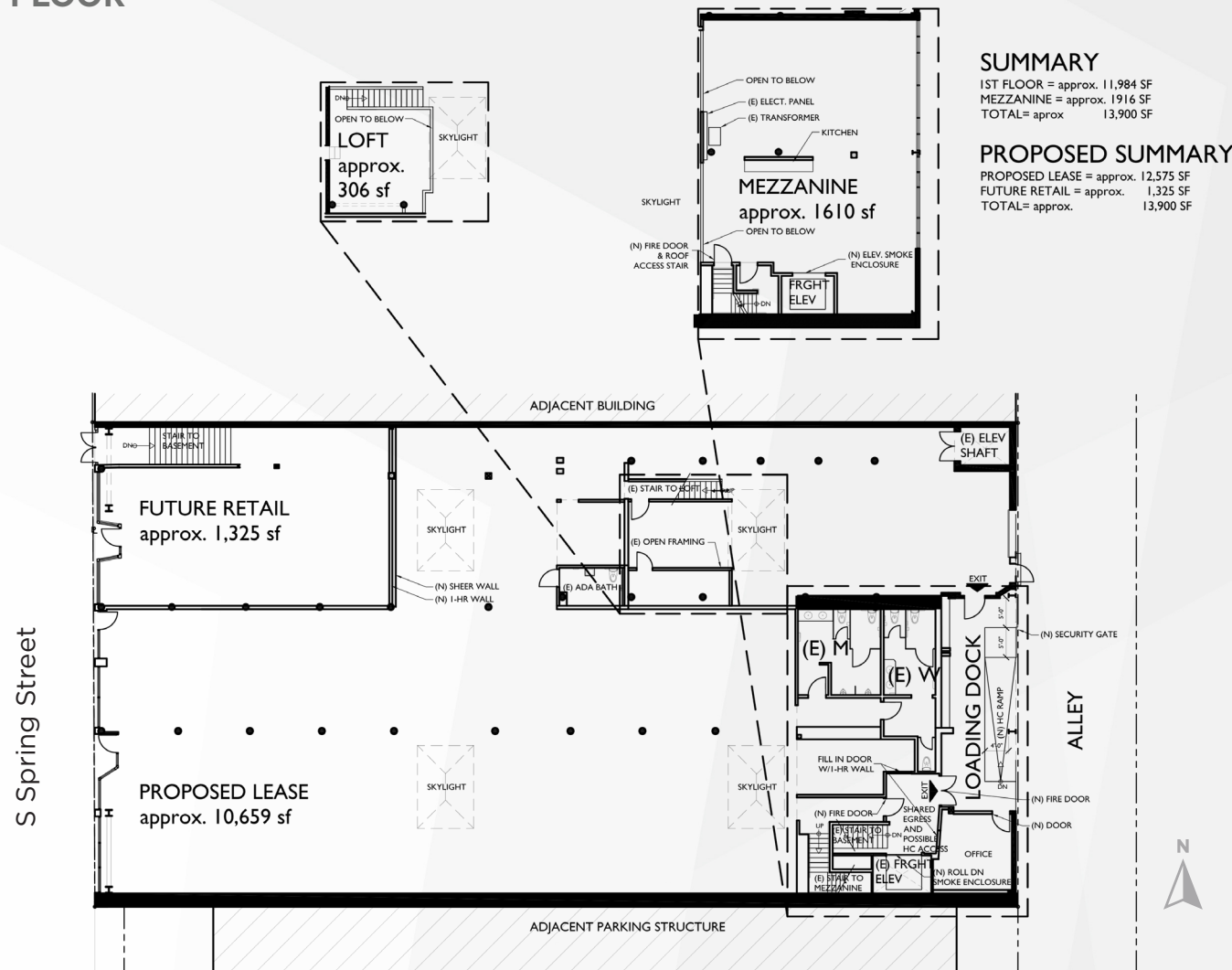


## ZONING

C2-4D

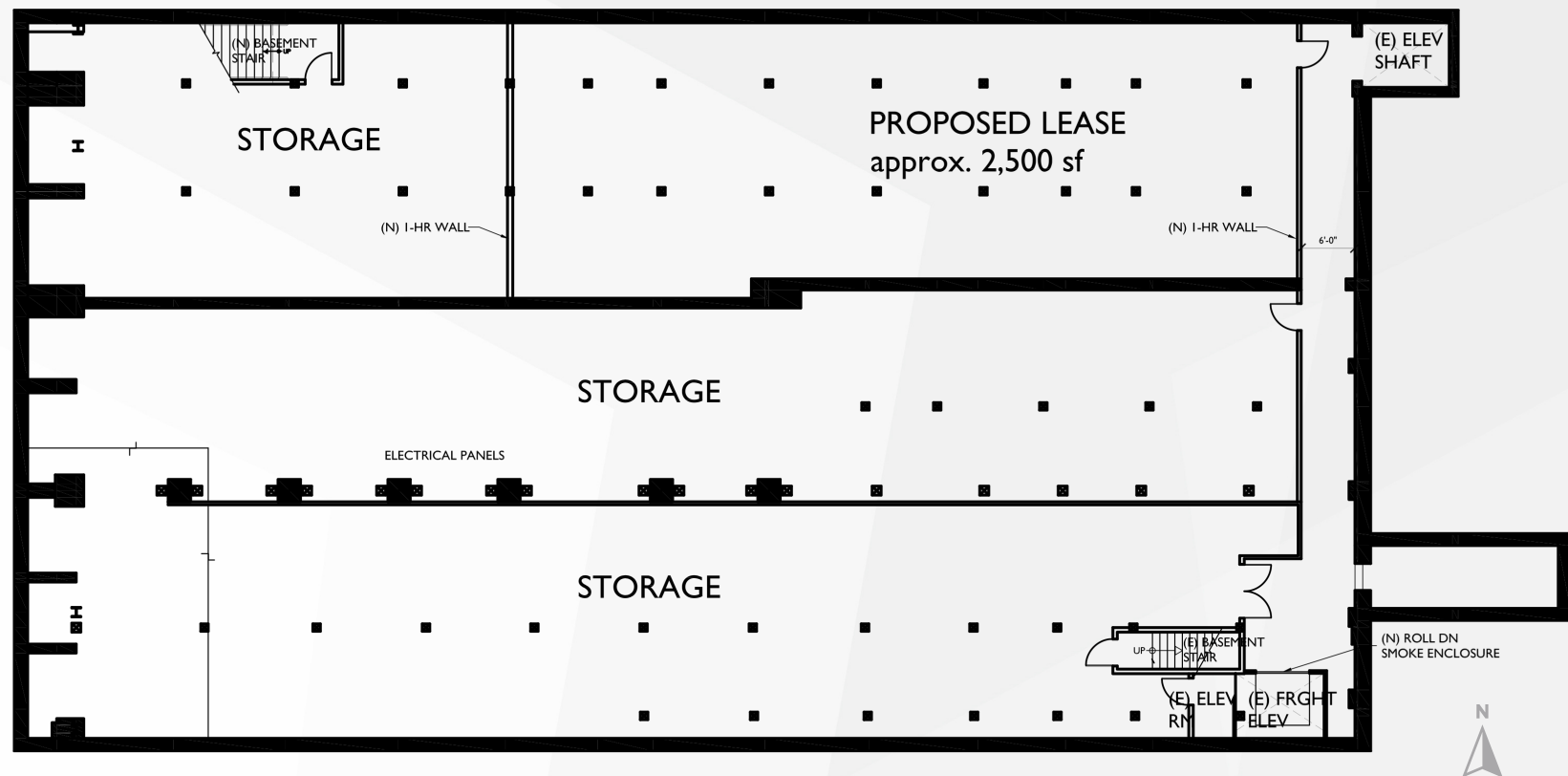


## FIRST FLOOR



# FLOOR PLANS

## BASEMENT





# TRANSACTION GUIDELINES



The offering of **216 S Spring** is being conducted exclusively by **Cushman & Wakefield**. All questions and inquiries should be directed to the Cushman & Wakefield representatives. Prospective investors are strongly discouraged from directly contacting Owner without the express written consent of Cushman & Wakefield. Owner and Cushman & Wakefield reserve the right to alter the Transaction Guidelines in their sole discretion.

Cushman & Wakefield will be available to assist prospective investors to arrange on-site inspections to answer any questions related to information contained in this Memorandum. The prospective buyer will be selected by Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price
- Timing of due diligence and closing periods
- Source of both equity and debt (if applicable) for the transaction





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