$2.00/RSF Broker Bonus

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

ATRIUM @ SANTEE

309 E. 8TH ST., LOS ANGELES, CA 90014

CREATIVE OFFICE SPACE FOR LEASE | 868-5,250 SF

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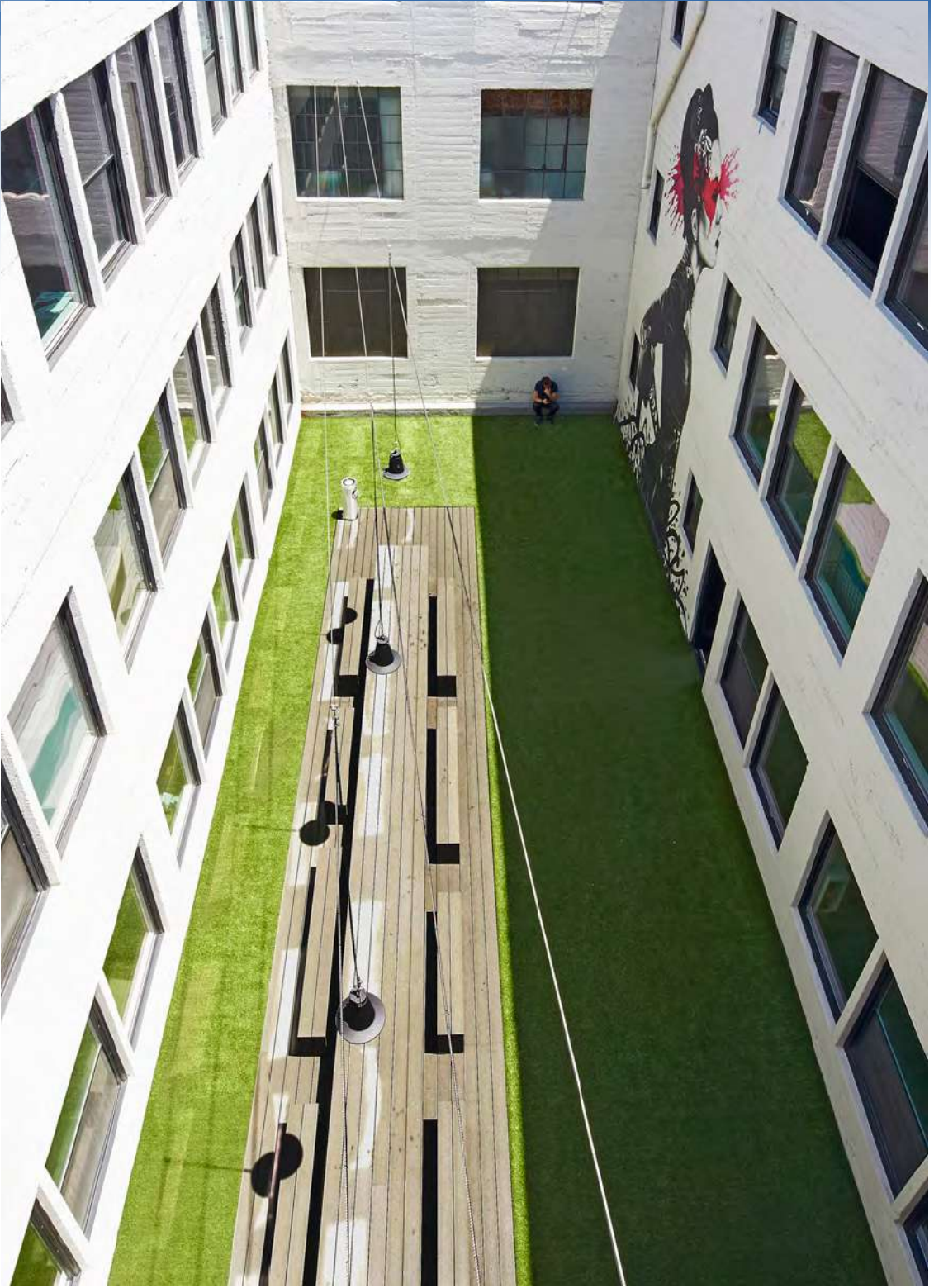


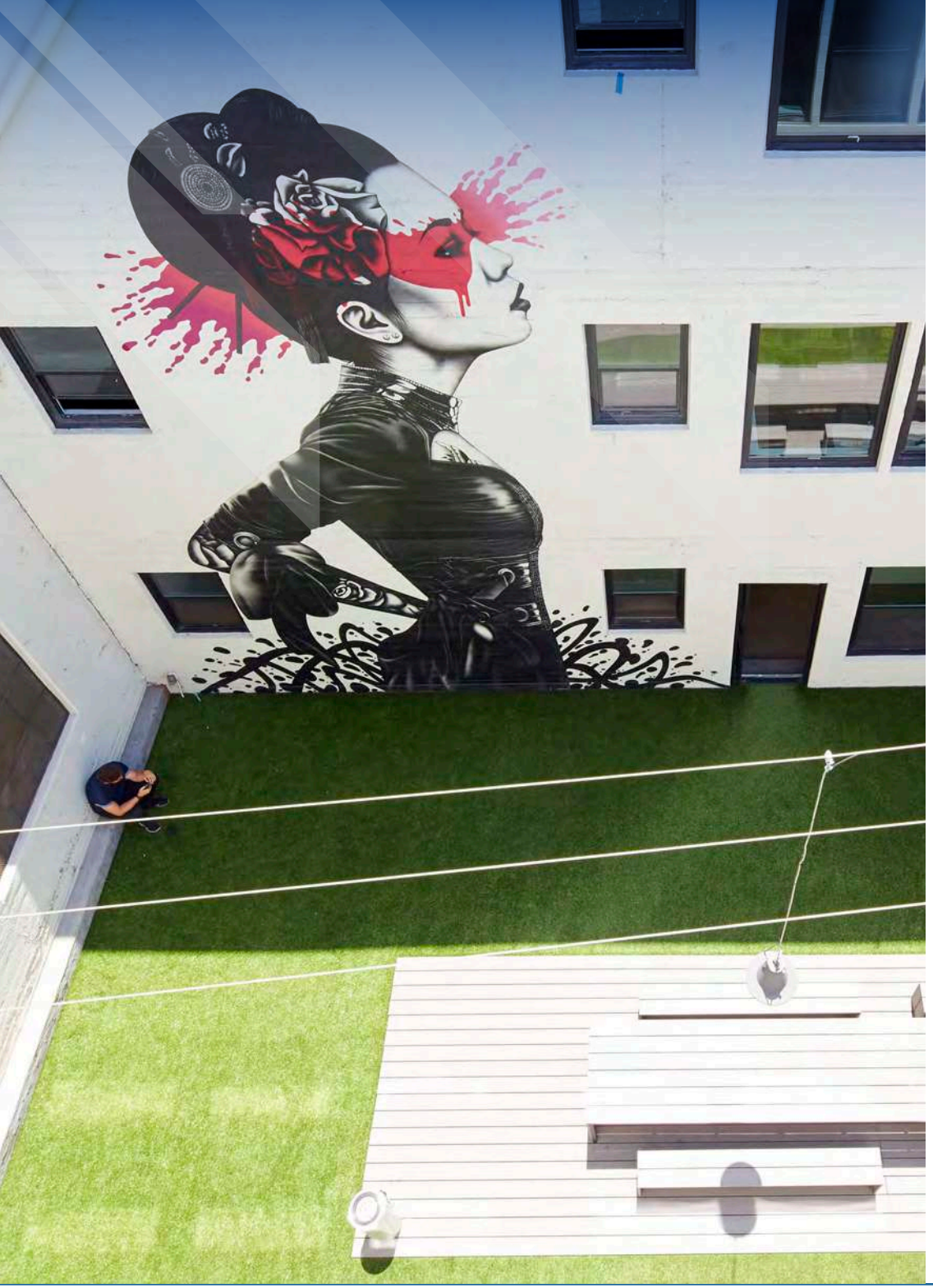
Key Highlights

- Historic brick and boardform concrete building completed in 1914, renovated in 2014.
- Located in the heart of DTLA's Fashion District and surrounded by DTLA's best eateries and bars.
- Creative Industrial look design with exposed interior walls and ceilings and polished concrete floors.
- Immediate Occupancy
- Term: 1 to 10 years
- Parking: Abundant parking in adjacent lots. $100 to $130/month

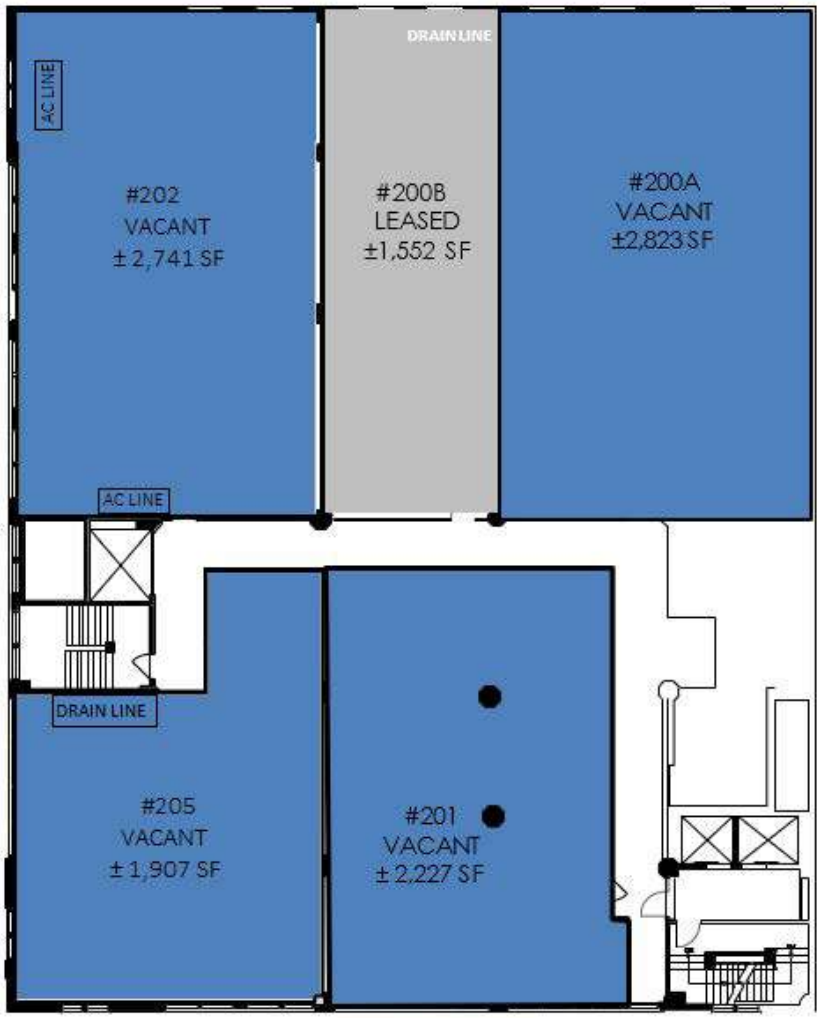
Availability

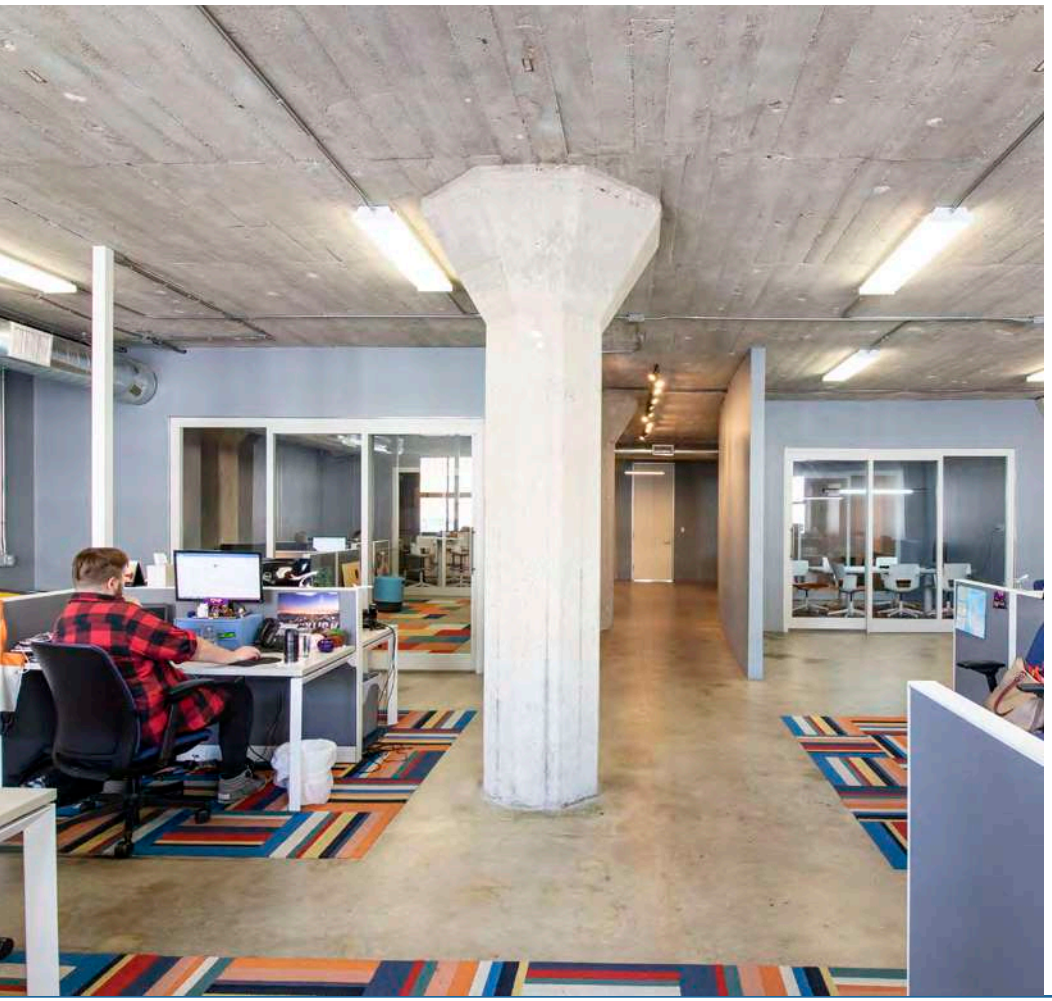
SF AVAILABLE	SPACE	SF
1st Floor	Suite 103	± 762 SF
2nd Floor	Suite 200A	± 2,823 SF
2nd Floor	Suite 201	± 2,227 SF
2nd Floor	Suite 202	± 2,741 SF
2nd Floor	Suite 205	± 1,907 SF
3rd Floor	Suite 300	± 868 SF
4th Floor	Suite 404B	± 1,415 SF
6th Floor	Suite 602	± 2,026 SF
6th Floor	Suite 603	± 3,736 SF

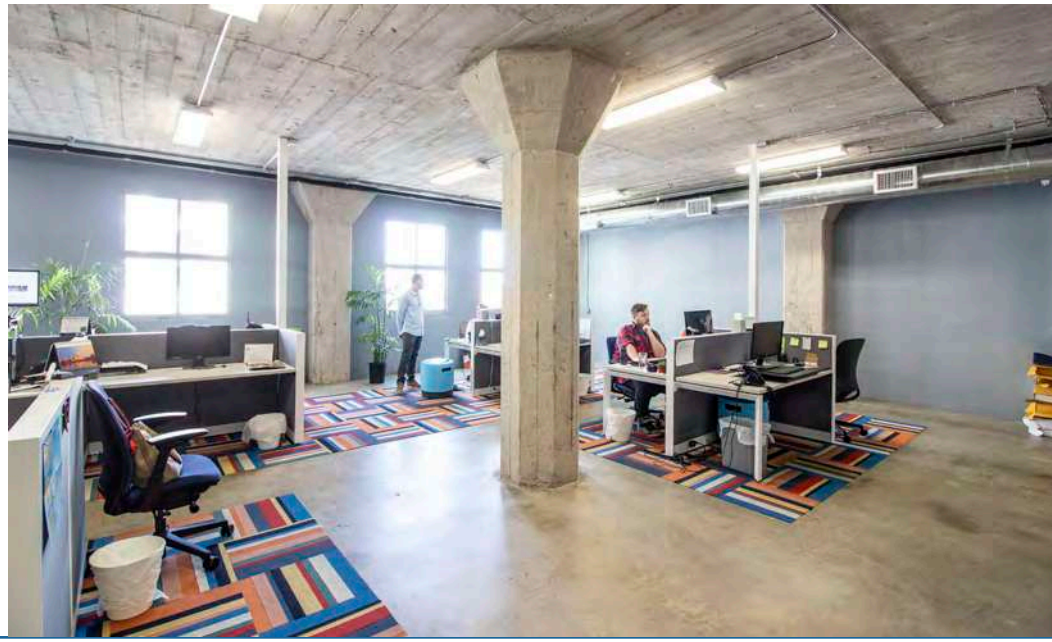
* The $2.00/RSF Bonus shall be for any lease signed by the end of 2023 and for a term longer than 2 years.



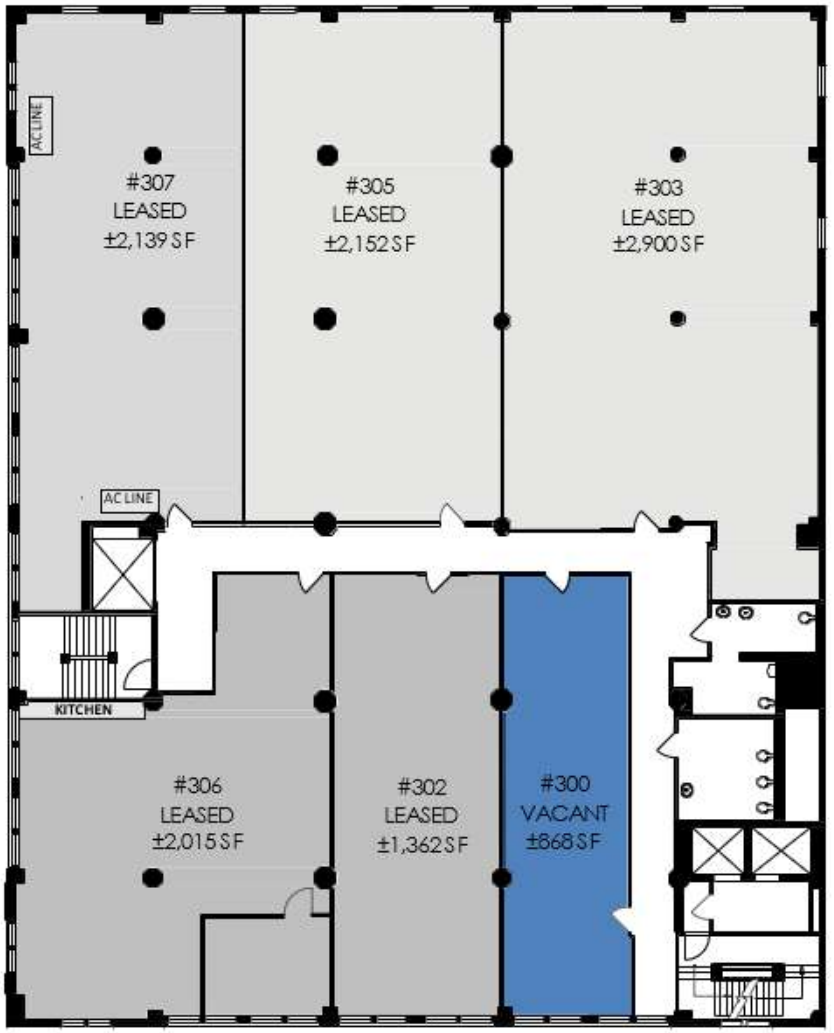
2ND FLOOR
OFFICE FLOOR PLAN



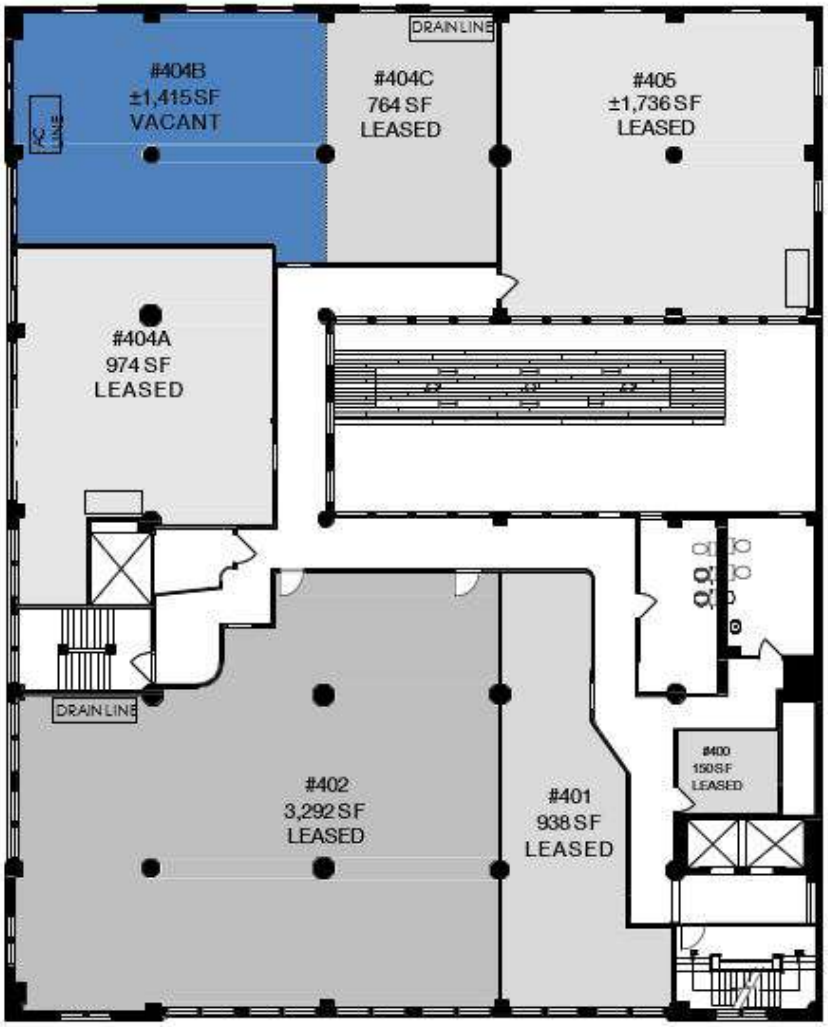




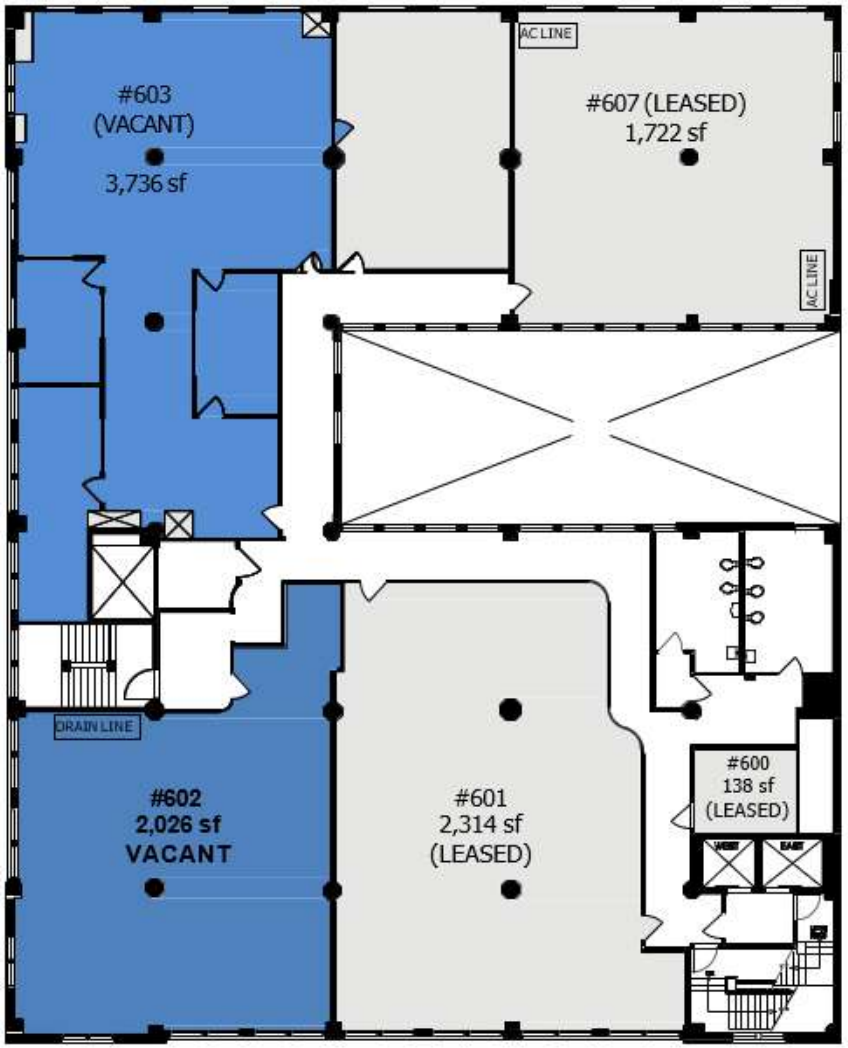
3RD FLOOR
OFFICE FLOOR PLAN

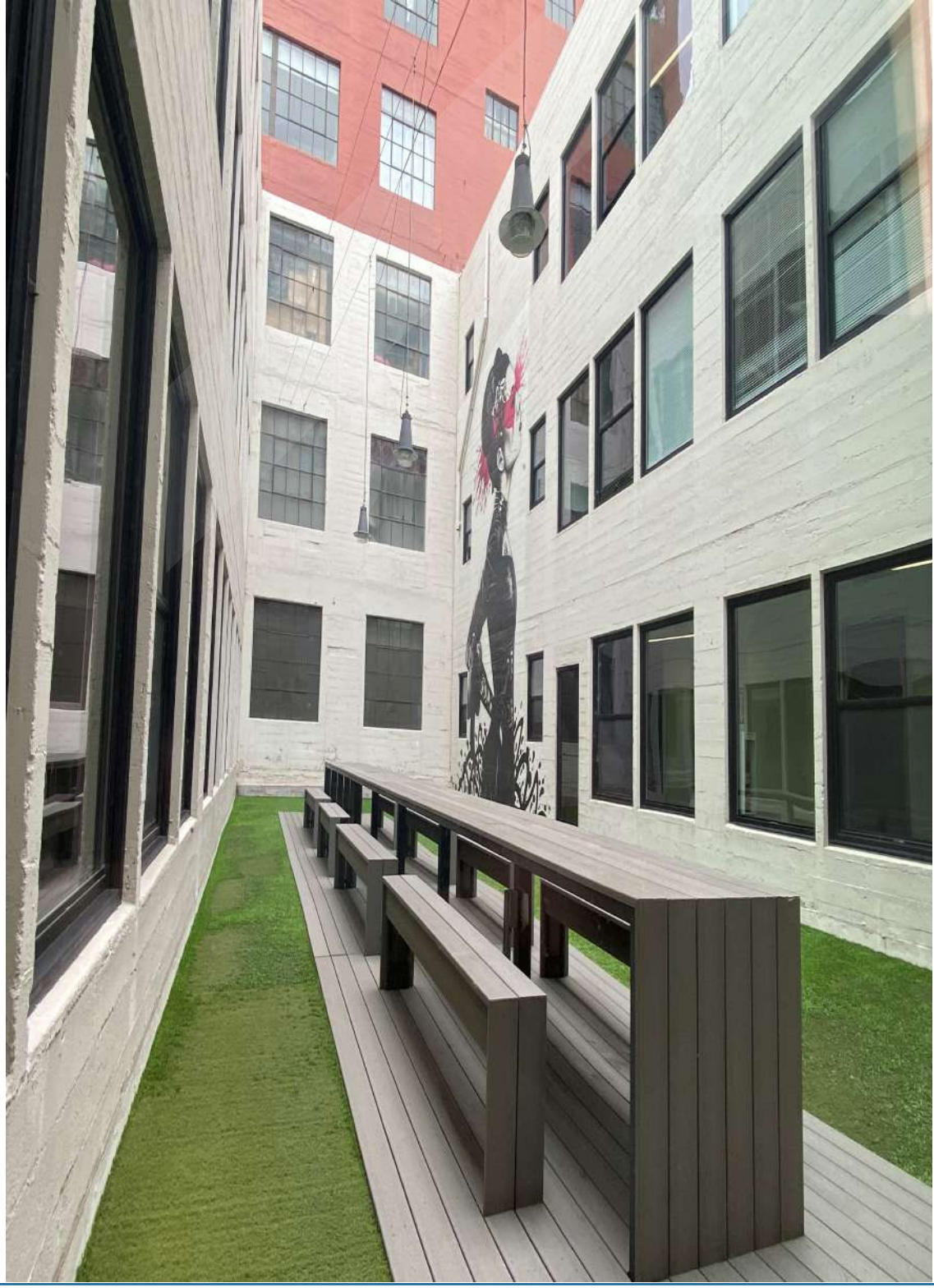


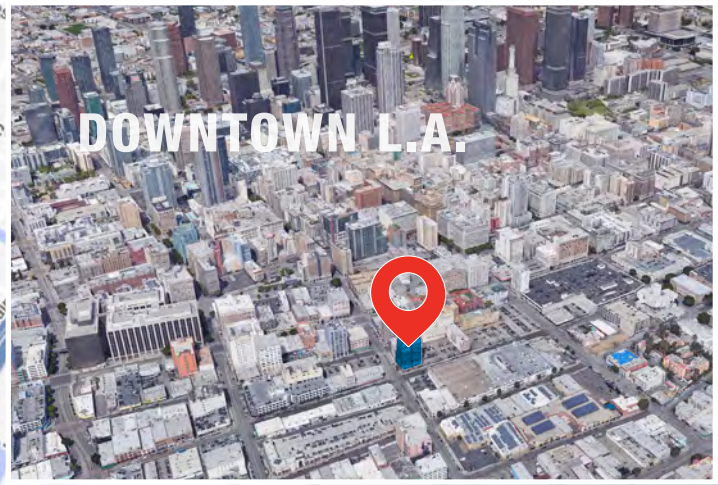
4TH FLOOR
OFFICE FLOOR PLAN



6TH FLOOR
OFFICE FLOOR PLAN







SITE

Downtown L.A. Fashion District

- DTLA's Fashion District is an exciting walkable neighborhood with a diverse, high-quality amenity base
- Vibrant community of creative tenants in a unique fashion driven environment
- 4 Metro Lines running from downtown to Santa Monica, Pasadena, Long Beach and Hollywood.
- Easy access to the 10 and 110 Freeways

SANTEE COURT
VERVE COFFEE ROASTERS
BEELMAN'S PUB
BLOSSOM PLAZA
ACE HOTEL
PATTERN BAR
pressed juicery
SANTEE COURT
RED/PURPLE LINES
BLUE/EXPO LINES
RED LINES
W 7th St
W 4th St
W 3rd St
S Grand Ave
S Broadway
S Spring St
N Main St
E Temple St
E 2nd St
E 3rd St
E 6th St
E 8th St
S San Pedro St
S Hope St
S Grand Ave
W 12th St
S Olive St
W Pico Blvd
S Hill St
S Main St
E 11th St
Olympic Blvd
Wilshire Blvd
110
Walk Score
94
Walker's Paradise
Transit Score
100
Rider's Paradise
Downtown

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CONTACT INFORMATION

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