



DISCOVER

INSPIRING SPACE TO REFINE IDEAS, BROADEN STRATEGIES AND BUILD SUCCESS



1231 N SPRING STREET

LOS ANGELES, CA 90012

PROPERTY HIGHLIGHTS

- ±60,000 SF Creative Office Campus Divisible to ±1,762 SF (Potential for Restaurant/Retail Space)
- Rare Opportunity to Occupy a One of a Kind Space
- Opportunity Zone (Tenant should Verify Any Potential Tax Savings)
- 2nd Quarter 2021 Occupancy - Tours Available Upon Request
- Turnkey Creative Office Units from ±1,762 SF to ±60,000 SF (See Attached Unit Sizes)
- New HVAC, Lighting, Electrical, Private Restroom, Kitchen, etc. Currently Under Construction
- Adjacent to Chinatown Metro Gold Line Station Stop
- Walking Distance to the LA State Historic Park, Llewellyn Apartments, Blossom Plaza, Highland Park Brewery, Nicks Cafe, Homegirl Cafe
- Outside Patio Areas for Adjacent Units
- Great Views
- Power: 2,000 Amps, 480 Volts, 3 Phase, 4 Wire (Tenant should Verify)
- AT&T Fiber (Tenant should Verify)

PRICING SUMMARY

- Call Broker on Pricing

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

FOR MORE INFORMATION, PLEASE CONTACT US

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyer/Tenant should consult with their independent advisors to determine if the property is suitable for their needs.

TEAMLACOMMERCIAL.COM

WELCOME TO YOUR NEW HOME!

PIONEERS, THINKERS, ARTISTS, MAKERS & DOERS

The building that weaves together
History, Culture, Invention & Community.



Welcome to Capitol Milling reinvented.



A photograph of the Capitol Milling building at dusk. The building is a multi-story brick structure with several windows and arched doorways. A large, illuminated sign on the roof reads "CAPITOL MILLING EST. 1883". A street lamp is visible on the left side of the frame.

CAPITOL MILLING
EST. 1883

INTRODUCTION

CAPITOL MILLING IS BORN IN LOS ANGELES



THE YEAR WAS 1855; California had recently become an official part of the United States and Abel Stearns had finished building Capitol Milling. Technology in the milling industry was about to change the nation's economy, and the rail line access into Los Angeles would soon result in a population boom.

More than 160 years later, Capitol Milling is shaping history again. The historic site, located at 1231 N. Spring Street, has evolved into a unique creative office environment in a one-of-a-kind location.

To the West stands the \$100 million Blossom Plaza, while along Broadway and Spring Street are multi-building projects that provide over 1,690 modern apartments.

Only five minutes from Dodger Stadium and Walt Disney Concert Hall, this location is currently developing into Downtown's new creative center, with LA gearing up to host the Summer Olympics in 2028.

Museums like MOCA and the Broad add to the cultural ambiance, while hip restaurants, cafés and bars provide ample opportunity for social interaction, relaxation and entertainment in the heart of DTLA's River District.

PROJECT OVERVIEW

BUILDING HIGHLIGHTS

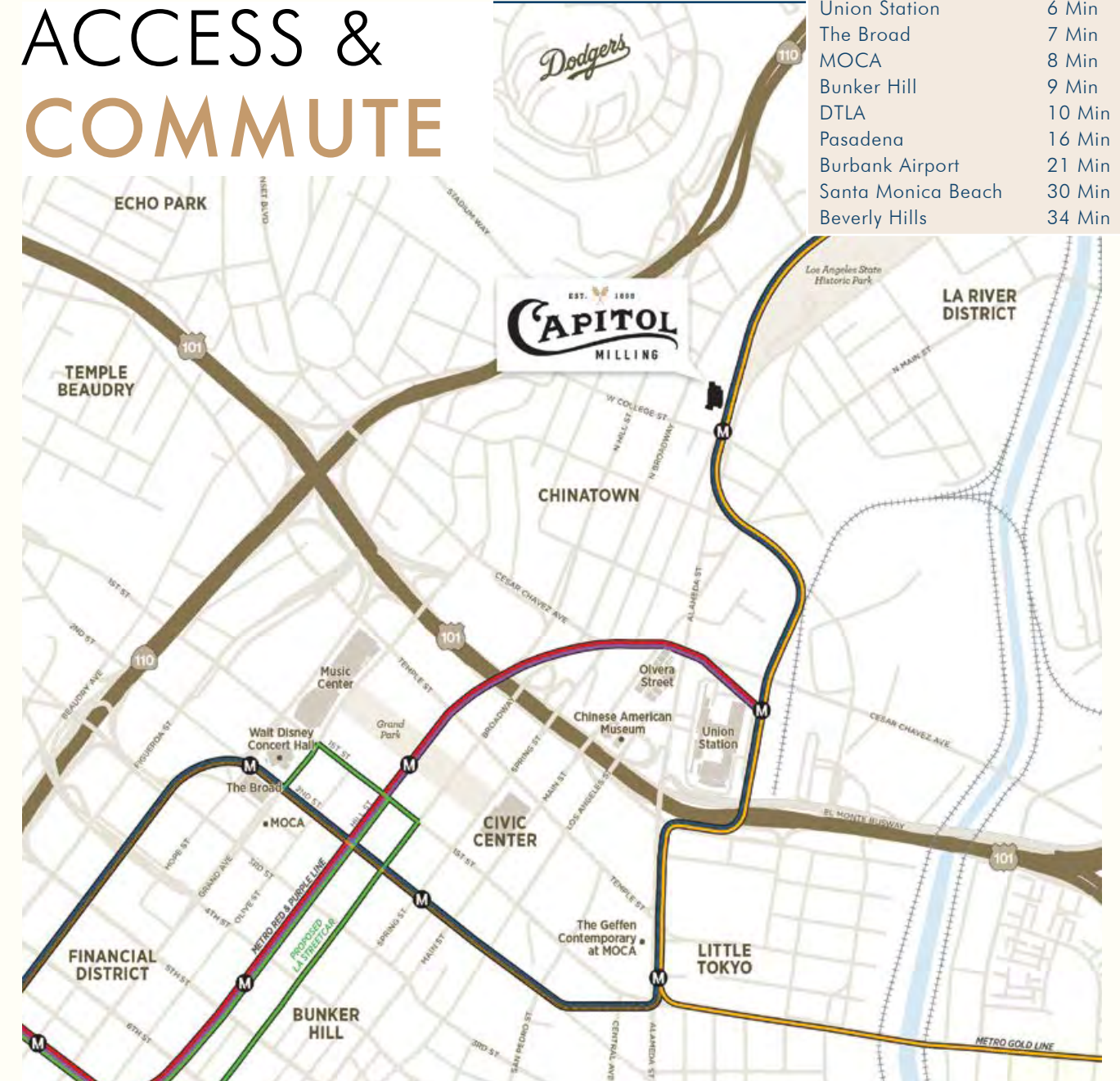
- ✘ LA's Oldest Commercial Building
- ✘ Adaptive Reuse
- ✘ Creative Office Space
- ✘ Approximately 60,000 Square Feet
- ✘ Flexibility - One Large User or Divisible
- ✘ Outdoor Patios and Amenity Areas
- ✘ Additional Parking Available
- ✘ On-Site Public Transportation
- ✘ Functional Authenticity
- ✘ Retail/Restaurant Space
- ✘ Adjacent to Chinatown Foodie Hub



AREA OVERVIEW

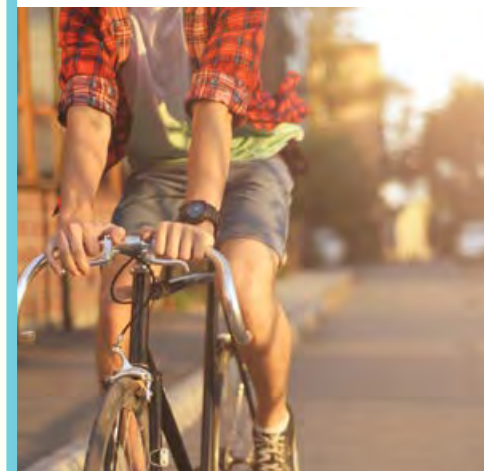
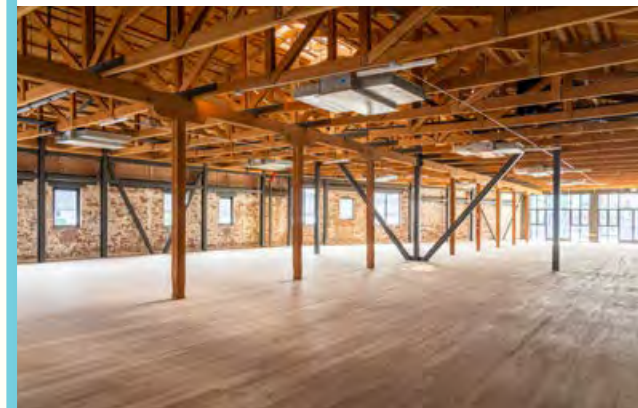
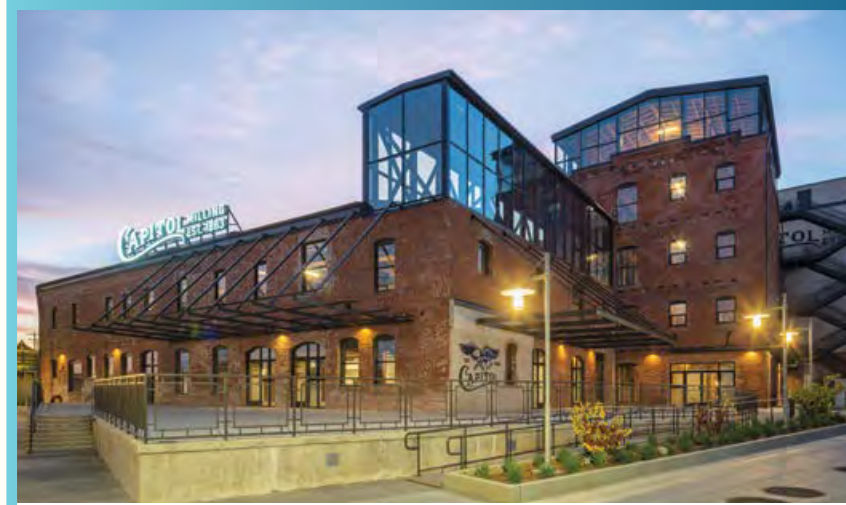
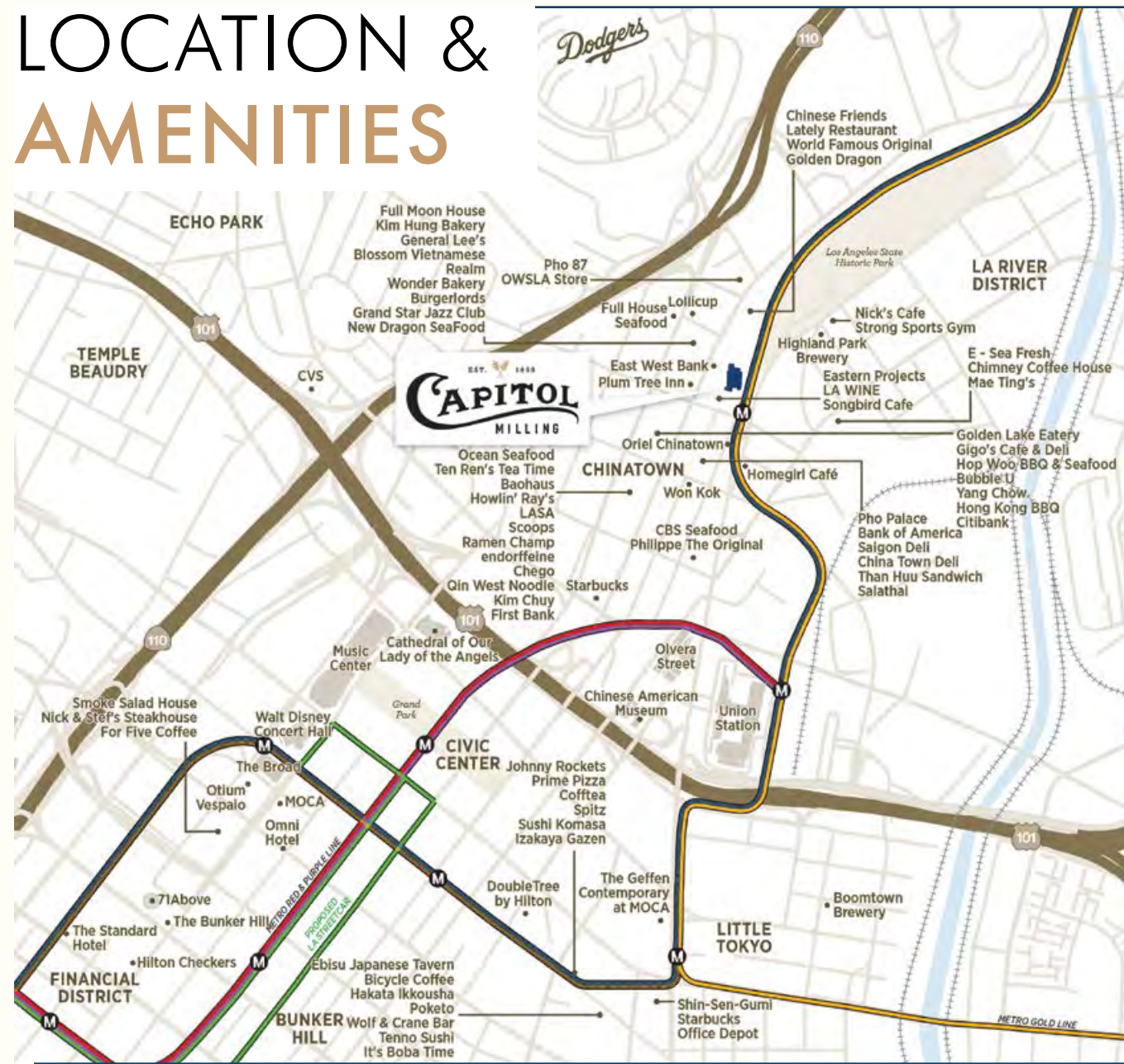
ACCESS & COMMUTE

Metro Station	At Property
LA State Historic Park	3 Min
Dodger Stadium	5 Min
Union Station	6 Min
The Broad	7 Min
MOCA	8 Min
Bunker Hill	9 Min
DTLA	10 Min
Pasadena	16 Min
Burbank Airport	21 Min
Santa Monica Beach	30 Min
Beverly Hills	34 Min



AREA OVERVIEW

LOCATION & AMENITIES



AREA OVERVIEW

CULTURE & SPORTS, ONLY 5 MINUTES AWAY

THE BEST NEW 'WORK, PLAY AND LIVE' LOCATION



AT CAPITOL MILLING,
OUR DESIGN DETAIL AND
LOCATION COMBINE TO
PROVIDE A COMPELLING
OFFICE ENVIRONMENT
THAT DELIVERS A PREMIER
WORKPLACE EXPERIENCE
IN DTLA'S RIVER DISTRICT.

HISTORY

PROPERTY TIMELINE

Treaty of
Guadalupe
Hidalgo.
California
becomes part
of the United
States.

1848

1855

1876

1881

1883

1887

1889

1924

Abel Stearns
purchases and
continues to
construct the
building.

River Station
constructed.
(Now LASHP)

Railroad line
connects LA
to the east.

Jacob Loew
purchases
and names
Capitol
Milling
Company.

Kysor and
Morgan
alterations.

LA "population
boom".

Railroad line
connects LA
to the north.

LA popula-
tion reaches
75,000.

More Kysor
and Morgan
alterations.

Grain eleva-
tor and 5th
floor added.

The mill continues to operate
for over 100 years.

2020

Capitol Milling new Creative
Office Space is finalized.

ABEL STEARNS arrived in California pre-1848. After his purchase of the mill, railroad lines opened north and east, connecting Los Angeles to the rest of the nation. This allowed for export of products and drew in an influx of people. The LA "population boom" began in 1886-87. By the end of the decade, the population was over 75,000 (a 1400% increase from 1870).

The mill was a major contributor to the industry, city and nation. After being purchased by the Loew family in 1883, the mill continued to operate for over a century.



THE DEVELOPER

ABOUT US

A FAMILY LEGACY



THE RIBOLI FAMILY LEGACY

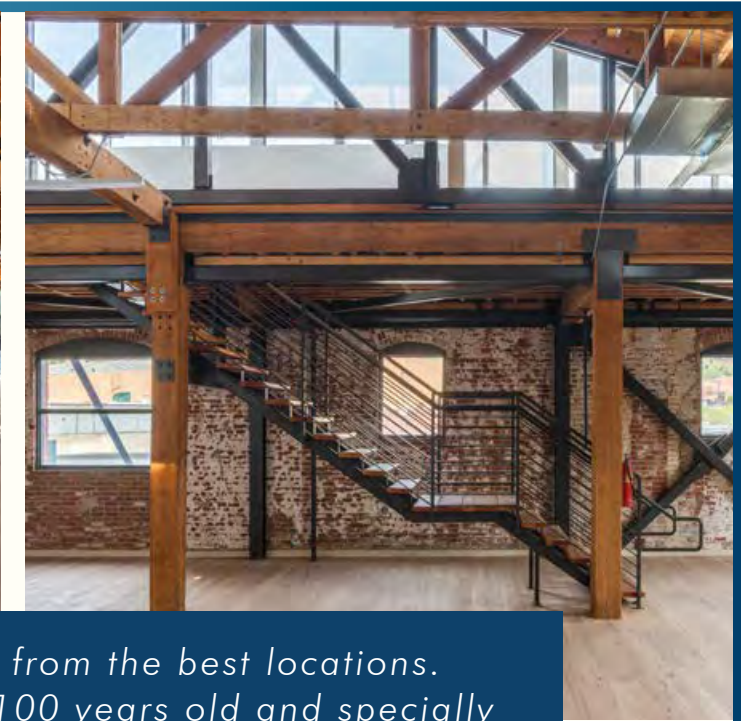
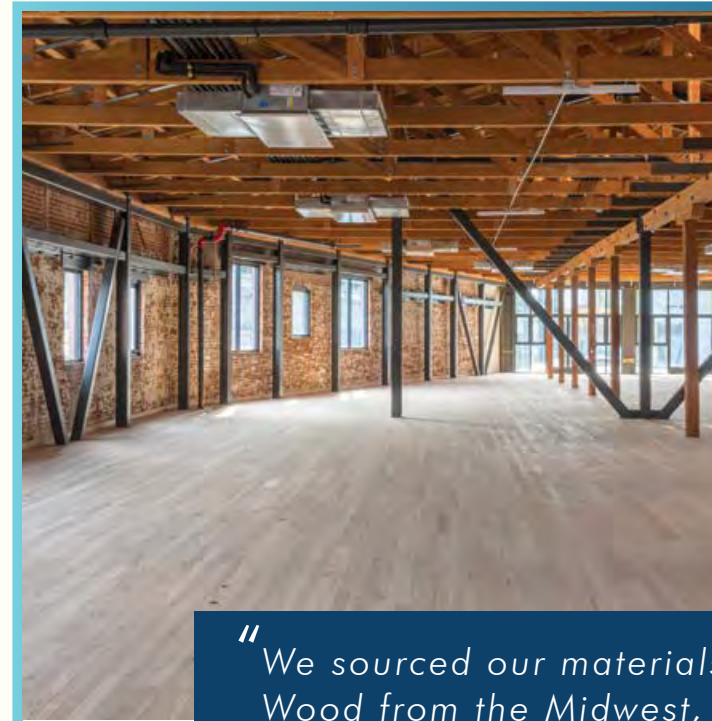
began more than 100 years ago in 1917 when Santo Cambianica opened the San Antonio Winery. Shortly thereafter, in 1919, congress passed a nationwide prohibition on alcohol. Leveraging his strong relationship with the Archdiocese of Los Angeles, Santo was permitted to distil wine for sacramental and ceremonial purposes.



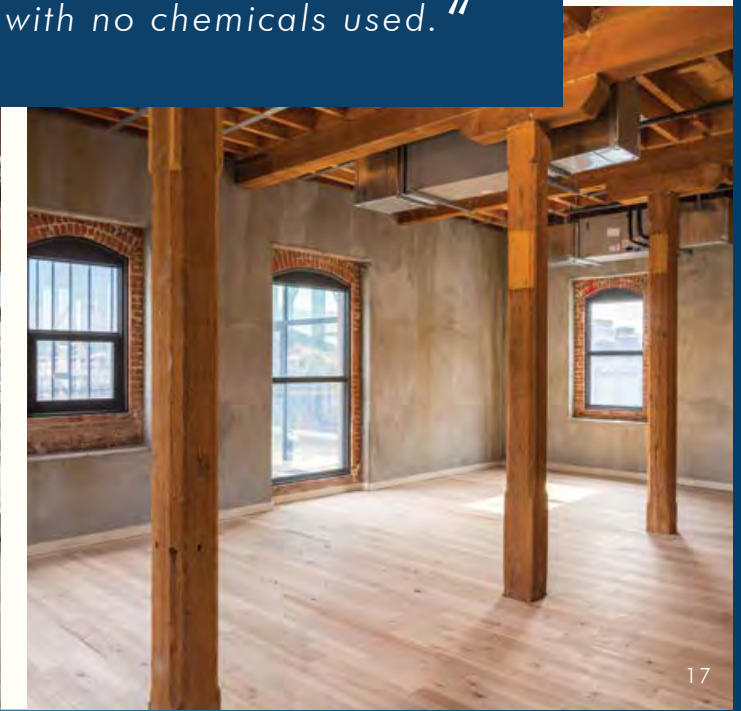
In 1936, a young Stefano Riboli emigrated from Italy for an apprenticeship under his uncle Santo. Eight years after arriving, Stefano spotted Maddalena Satragni driving a tractor on her parents' farm in Chino, California. It was love at first sight and they were married less than two years later.



After a century of wine-making, the Riboli Family operates the oldest and largest winery in Los Angeles. They remain committed to quality, excellence and innovation, having recently opened an environmentally-friendly winery in Paso Robles. The family is enthusiastic about what the next century will hold for their brand and legacy, which now includes the history-making redevelopment of Capitol Milling.



"We sourced our materials from the best locations. Wood from the Midwest, 100 years old and specially prepared for the building with no chemicals used."
- Steve Riboli



“

Inspired by our faith, we believe great things come through hard work and perseverance. We are dedicated to maintaining the excellence and integrity that reflect our family's legacy, while also taking risks and pursuing innovation in all we do, always looking for ways to ensure the greatest experience and enjoyment for everyone.

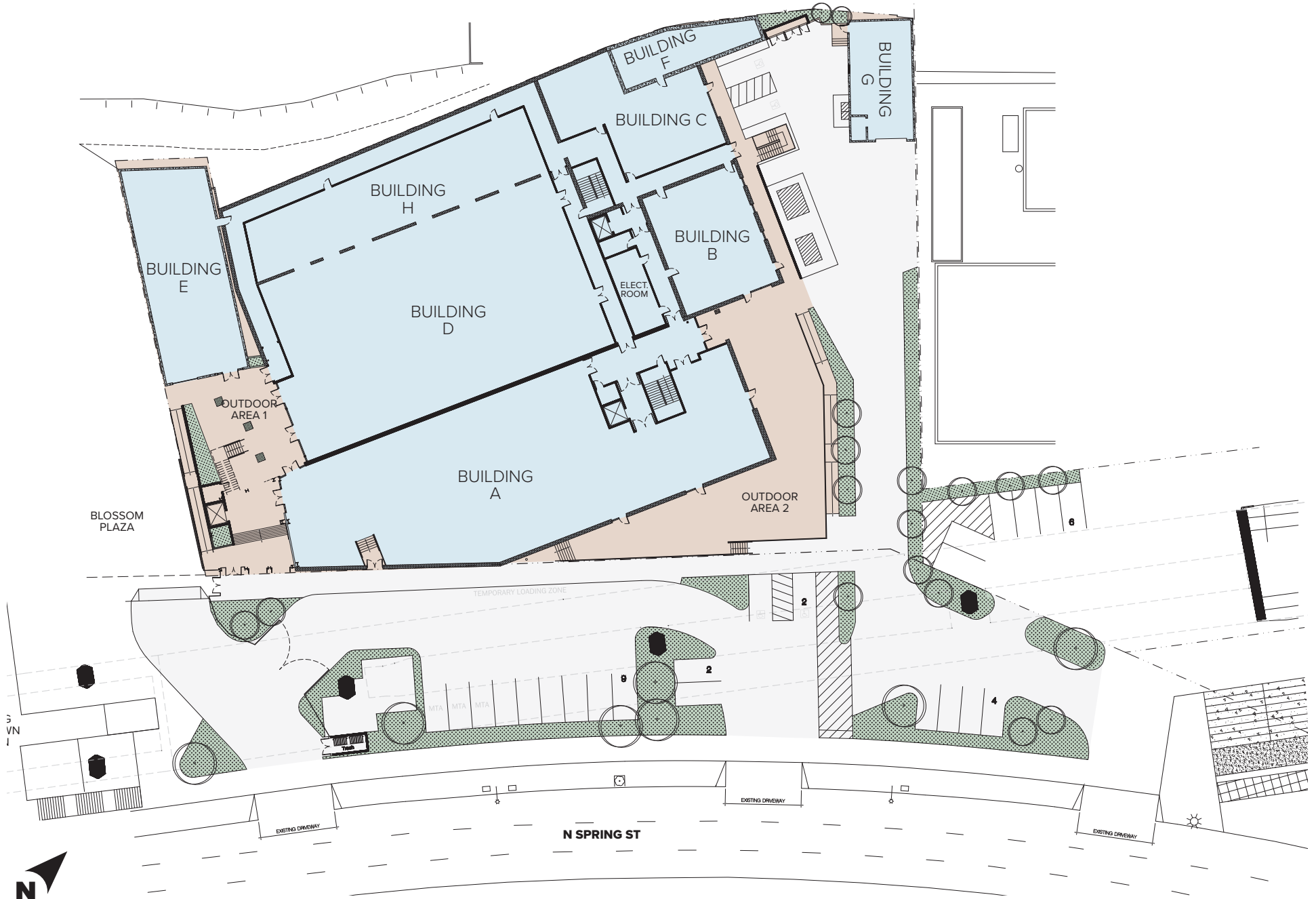
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Steve Riboli



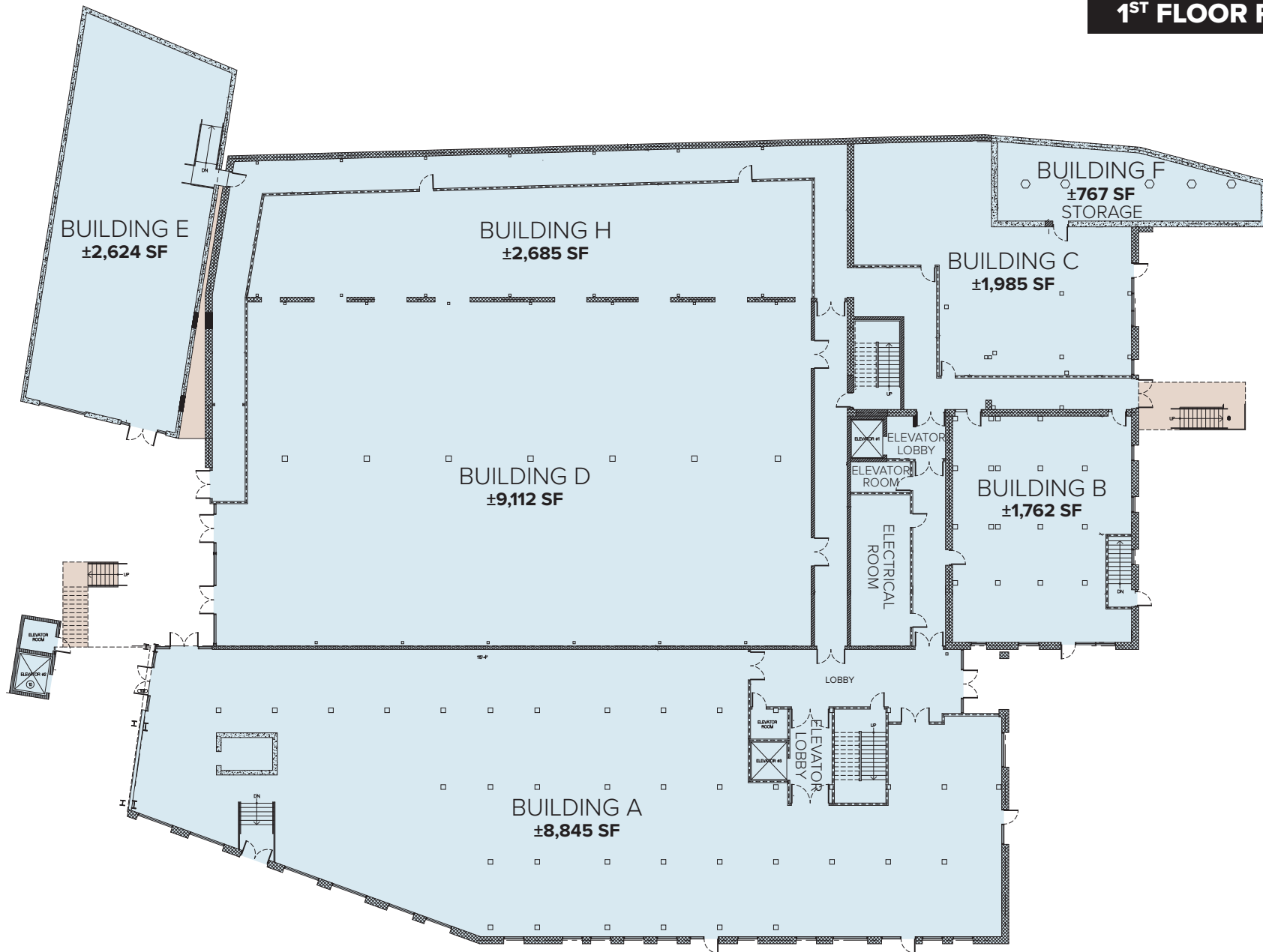


FLOOR	BUILDING	SUITE NUMBERS	AVAILABLE SF	RATE PSF	COMMENTS
1 ST FLOOR	B		±1,762 SF	TBD	Creative Office
2 ND FLOOR	B		±1,874 SF	TBD	Creative Office
4 TH FLOOR	B	SUITE 400	±1,932 SF	TBD	Creative Office
1 ST FLOOR	C		±1,985 SF	TBD	Creative Office (±767 SF of Storage Included, Bldg F)
5 TH FLOOR	B	SUITE 500	±2,012 SF	TBD	Creative Office
2 ND FLOOR	C		±2,319 SF	TBD	Creative Office
3 RD FLOOR	C	SUITE 300	±2,330 SF	TBD	Creative Office
1 ST FLOOR	E		±2,624 SF	TBD	Restaurant or Creative Uses
3 RD FLOOR	B	SUITE 301	±2,630 SF	TBD	Creative Office (±698 SF Outside Deck Included)
1 ST FLOOR	A		±8,845 SF	TBD	Restaurant or Creative Office Uses
2 ND FLOOR	A		±10,400 SF	TBD	Creative Office
1 ST FLOOR	D/H		±11,767 SF	TBD	Creative Office
1 ST & 2 ND FLOOR	A		±19,245 SF	TBD	Restaurant or Creative Office Uses
1 ST & 2 ND FLOOR	A/D/H		±31,012 SF	TBD	Restaurant or Creative Office Uses
ENTIRE CAMPUS	A/B/C/D/E/H		±60,000 SF	TBD	Creative Office



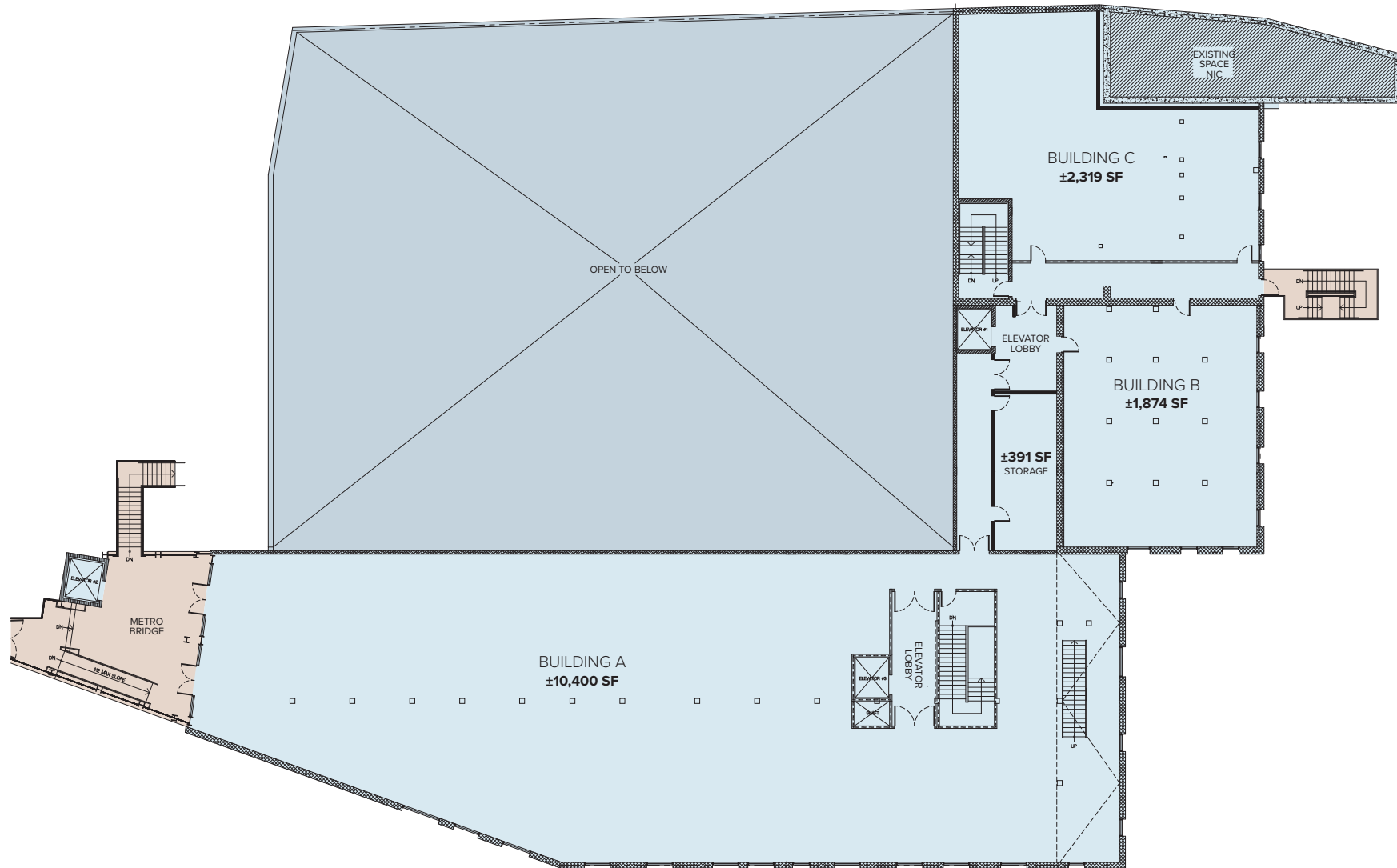
NOTE: Drawing not to scale. All measurements and sizes are approximate.

1ST FLOOR PLAN



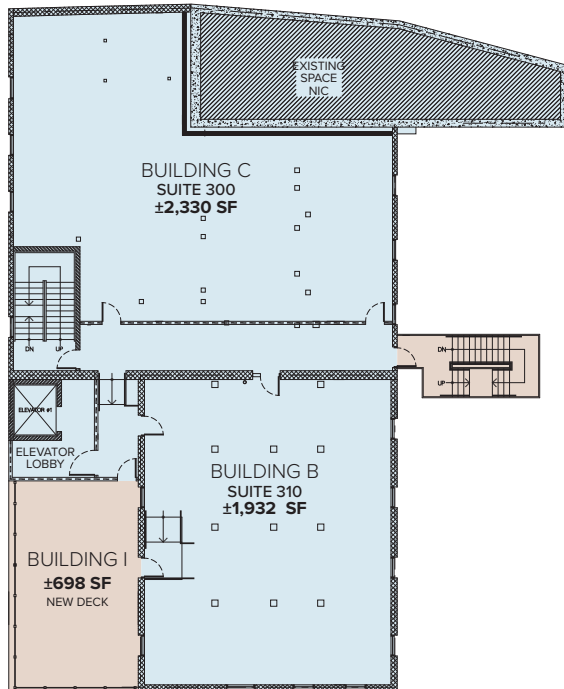
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2ND FLOOR PLAN

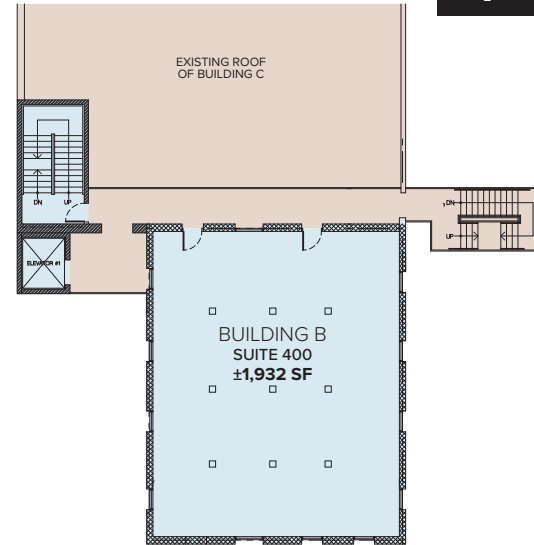


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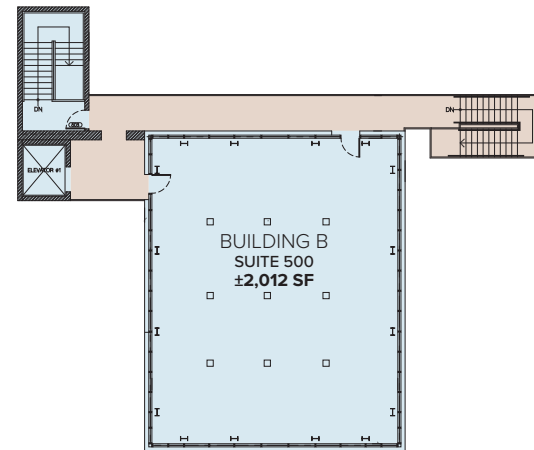
3RD FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN



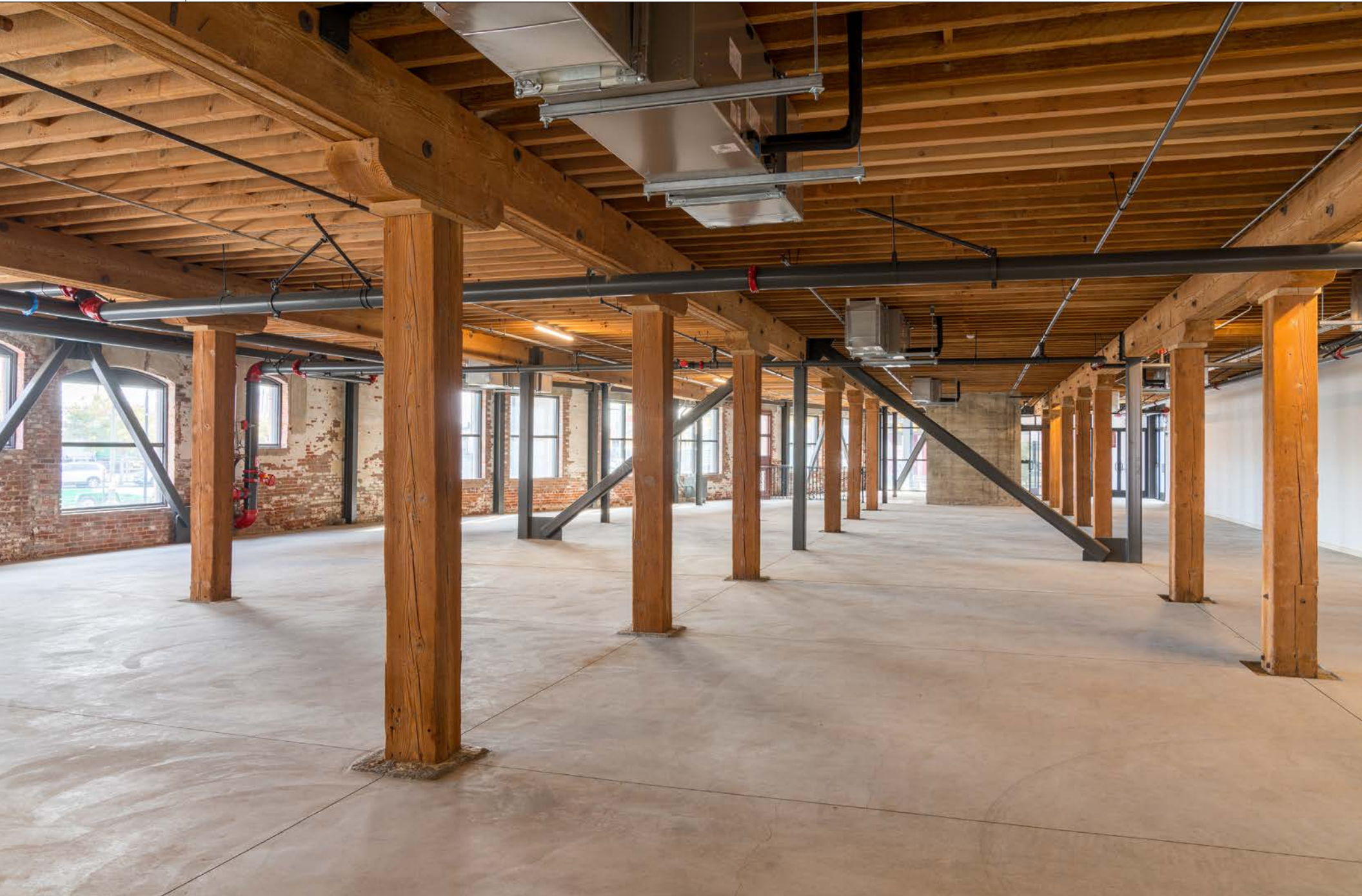
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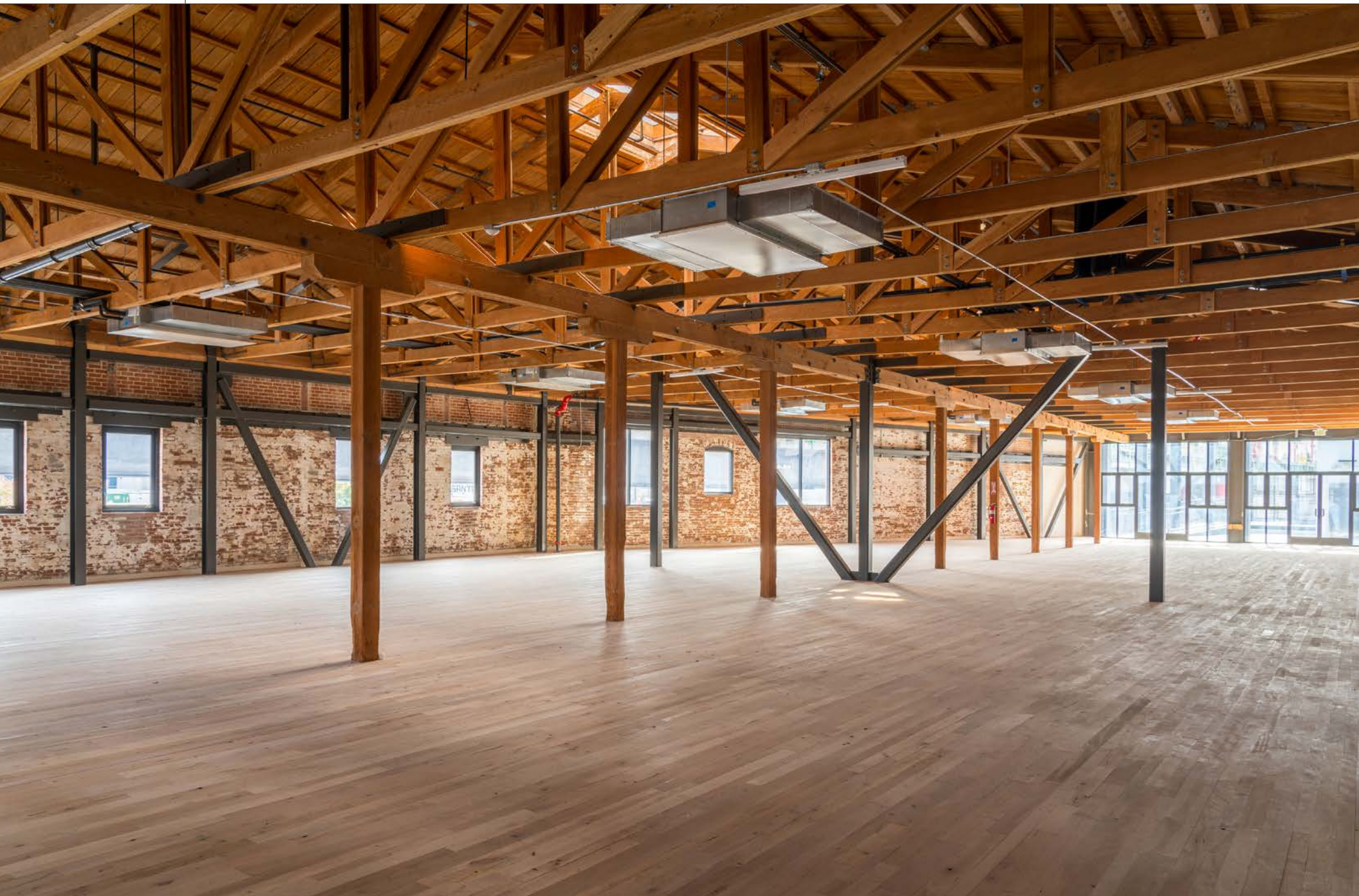




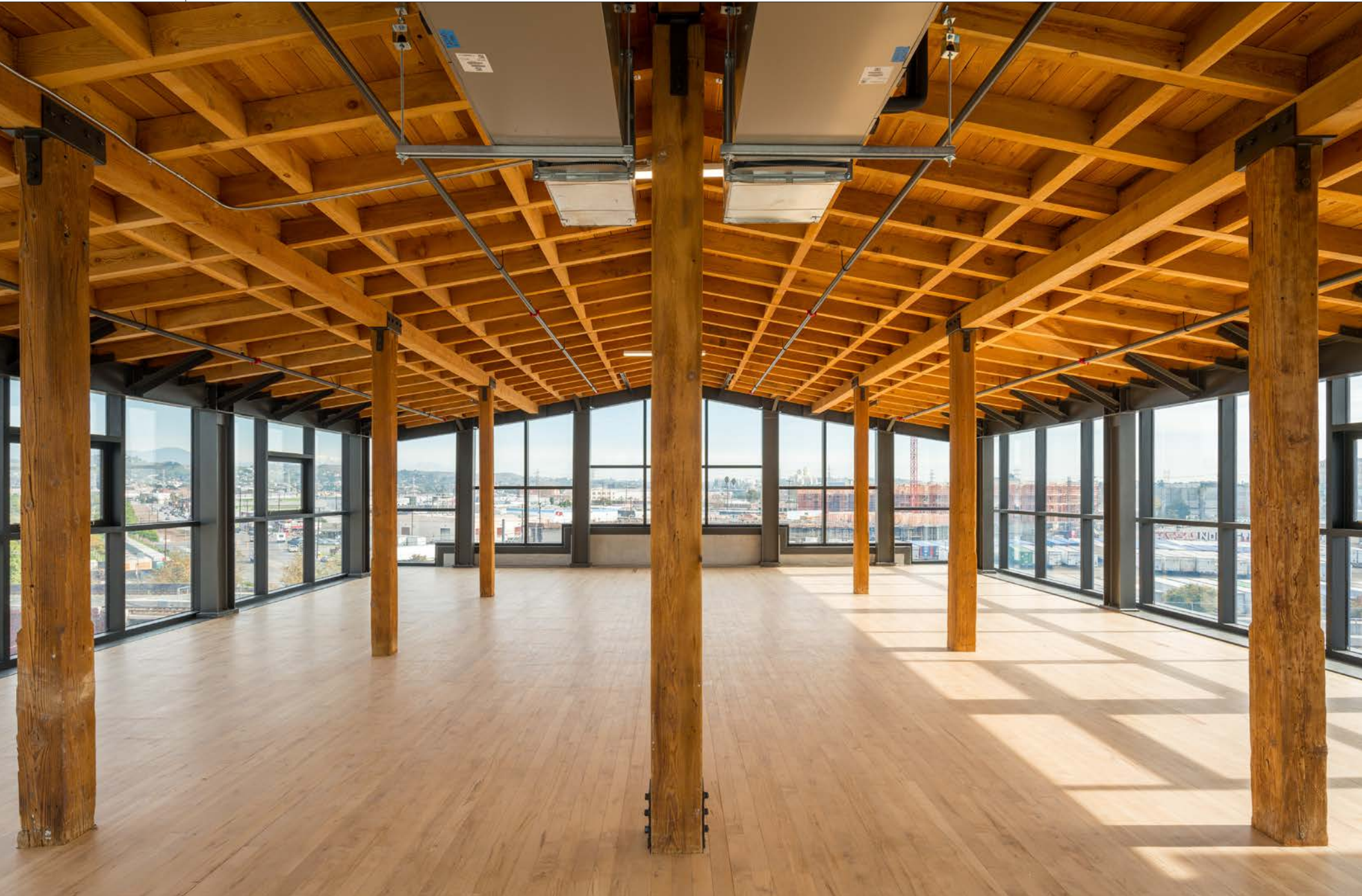


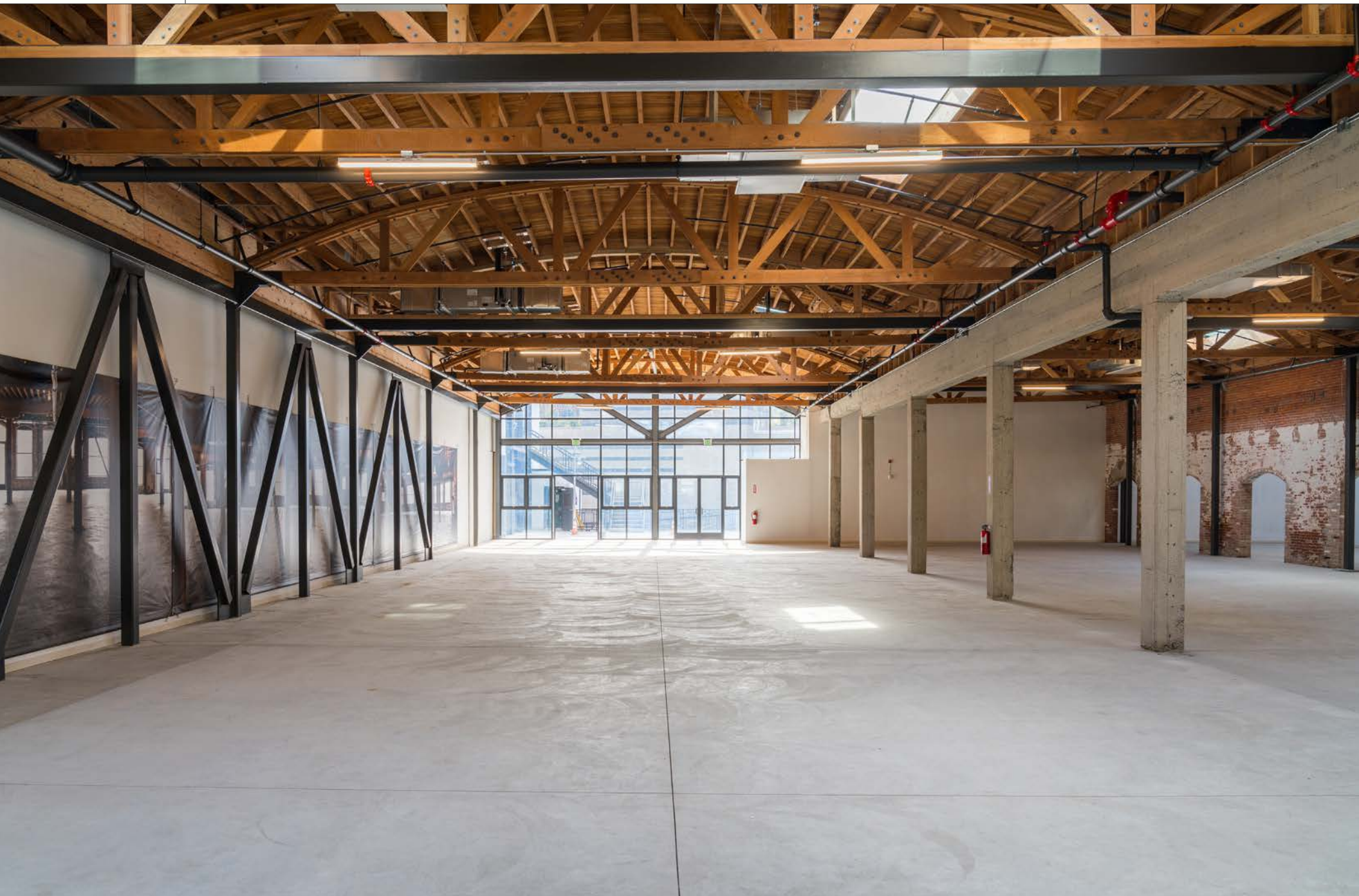
















1251 N SPRING ST
920 UNITS - PLANNED

LOS ANGELES STATE
HISTORIC PARK

200 MESNAGER
FUTURE RESIDENTIAL

110

HARMONY APARTMENTS
942 N BROADWAY
178 UNITS - PLANNED



BLOSSOM PLAZA
237 UNITS
BUILT 2014

CAPITOL
MILLING
60,000 SF
CREATIVE OFFICE



COLLEGE STATION
725 UNITS - PLANNED

837 N SPRING ST
39,072 SF
OFFICE/RETAIL



LLEWELYN APTS
1101 N MAIN ST
318 UNITS

943 N MAIN ST
FUTURE RESIDENTIAL

HOMEBOY INDUSTRIES/
HOMEGIRL CAFÉ

716-734 YALE ST
55 UNITS
BUILT 2007

800-812 N BROADWAY
FUTURE DEVELOPMENT

708 N HILL ST
162 UNITS - PLANNED



211 ALPINE ST
170 UNITS - PLANNED

625 N HILL ST
101 UNITS
BUILT 2003

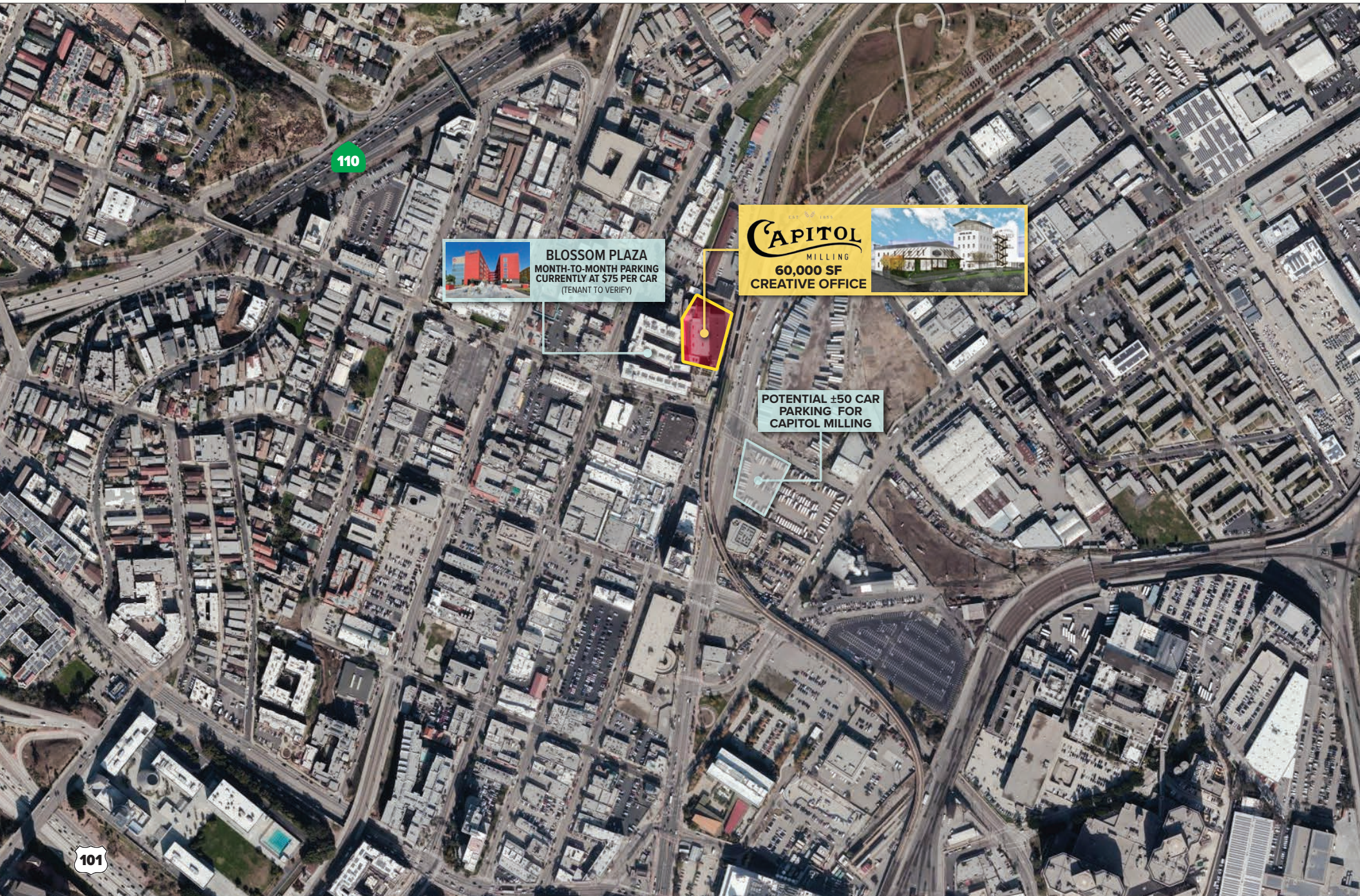


JIA APARTMENTS
639 N BROADWAY
280 UNITS
BUILT 2014

PHILIPPE
THE ORIGINAL

LA PLAZA APARTMENTS
355 UNITS
BUILT 2019

101



BLOSSOM PLAZA
MONTH-TO-MONTH PARKING
CURRENTLY AT \$75 PER CAR
(TENANT TO VERIFY)

EST. 1850
CAPITOL
MILLING
60,000 SF
CREATIVE OFFICE



POTENTIAL ±50 CAR
PARKING FOR
CAPITOL MILLING



Due to the subject property's location being adjacent to the Metro Gold Line Chinatown Station stop, this location makes it highly accessible to many areas throughout the LA Basin.

Rail Station
Transfer Station
Busway Street Service
UNDER CONSTRUCTION

Metro Rail

- Red Line** ● North Hollywood to Union Station
- Purple Line** ● Wilshire/Western to Union Station
- Blue Line** ● Downtown LA to Long Beach
- Expo Line** ● Downtown LA to Santa Monica
- Green Line** ● Redondo Beach to Norwalk
- Gold Line** ● East Los Angeles to Azusa

Metro Busway

- Orange Line** ● Chatsworth to North Hollywood
- Silver Line** ● San Pedro to El Monte

Regional Rail

- Amtrak**
amtrak.com
- Metrolink**
metrolinktrains.com
- Airport Shuttle**
- LAX FlyAway**
laxa.org/flyaway
- LAX Shuttle (free)**
laxa.org

JUN 2018 Subject to Change

EST.  1855

CAPITOL MILLING

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