

700 MAIN STREET

LOS ANGELES, CA 90014

7 / Γ M I A L 7 / Γ M I A L 7 / Γ M I A L 7  
Γ M I T N J M Γ M I T N J M Γ M I T N J M Γ  
A J N Γ \ 7 I A J N Γ \ 7 I A J N Γ \ 7 I A  
Γ M I A N \ M Γ M I A N \ M Γ M I A N \ M Γ  
7 A Γ A M J \ 7 A Γ A M J \ 7 A Γ A M J \ 7 I  
M / J 7 M I J M / J 7 M I J M / J 7 M I J M

# 7 MAIN

RETAIL & CREATIVE OFFICE FOR LEASE



A Historic Department Store Reimagined as a Creative Office & Retail Campus in DTLA's Fashion District



## The Design and Building

---

After nearly a century of continuous operation as a department store, 7MAIN has been reimagined as a **mixed-use creative office and retail campus** at the corner of 7th and Main Streets in Downtown Los Angeles. The renovation effort has restored the **original timber frame structure and masonry walls**, while adding **contemporary finishes** and enhanced safety features. **Ground floor retail, restaurants and bars** activate the neighborhood while making it a destination for all Angelenos. A private garden and outdoor amenity is tucked away in the alley for the exclusive use of tenants and guests of the building.





## Ground Floor

RETAIL/RESTAURANT  
SPACES

RANGING FROM  
1,100 – 6,200 sf





- 2 full service restaurants with alcohol service
- In-line retail spaces along Main Street and 7th Street
- Basement: 4,000 sf speakeasy with private access through “Sliver Alley”



Floor Plan - Ground Floor



Floor Plan - Basement

# Building Design Features to Mitigate Impact of COVID-19

## STAIR ACCESS TO OFFICES

direct access from lobby to office level via stairwells

## EXCLUSIVE GARDEN AREA

for all tenants to enjoy working and relaxing outdoors at the ground floor

## TOUCHLESS PLUMBING FIXTURES

and lighting controls in all tenant restrooms

## OPERABLE WINDOWS

at all levels for natural ventilation and fresh air directly into tenant spaces

## ON-SITE DAY PORTER

during work week for cleaning high-touch surfaces on all levels

## INDIVIDUAL MECHANICAL UNITS

and controls for tenants' HVAC system



# Creative Office Floor

FLOORS 2,3 & 4  
27,000 sf

OFFICE CEILING HEIGHTS  
12'-6" to 17'-0"



- Wood timbers and original brick walls
- New operable windows throughout the building
- 27 new skylights on 4th Floor
- Floor plan can be configured for single or multi-tenant layouts



Floor Plan - Multi Tenant



Floor Plan - Single Tenant

# DTLA & Fashion District Demographics



**45,506**  
Residential Units

**5,259**  
Units under Construction

**31,072**  
Units Planned

**\$2,593**  
Average Rent



**800+**  
Restaurants, Bars,  
Retail + Nightlife

**15+**  
Entertainment  
Venues

**30+**  
Museums +  
Galleries



**8,814**  
Hotel  
Rooms

New Hotels Adjacent to  
Los Angeles Street:

Hoxton Hotel  
The Proper Hotel  
Mart South Hotel  
Ace Hotel

**9**  
Grocery  
Stores



**4,431**  
Units within  
10-minute Walk of  
Los Angeles Street

**1.5**  
Million Annual  
Fashion District Visitors  
to Los Angeles Street

**5**  
Major Market Weeks  
Per Year

## FULL-TIME NEIGHBORHOOD CLEANING STAFF

Graffiti Removal  
Trash Removal  
Pressure Washing

## ADVOCACY

Neighborhood leadership with  
law enforcement, elected officials  
and policymakers

## PRIVATE SECURITY FOR QUALITY OF LIFE

24/7 Safety Patrol  
Wellness checks for people  
experiencing homelessness



THE GRACE



THE GRIFFIN



AVENUE DES ARTS



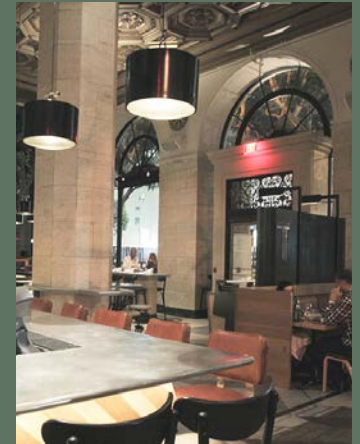
FABRIC



STUMPTOWN COFFEE



7TH MAPLE



TERRONI



CITY MARKET



TUCK HOTEL



**OFFICES**

- 01 William Randolph Hearst's original office
- 08 Calmart
- 14 Broadway Trade Center
- 32 Fabric

**HOTELS**

- 02 Proper Hotel
- 04 The Hoxton Hotel
- 06 Ace Hotel
- 09 Freehand Hotel

- 23 Tuck Hotel
- 36 Nomad Hotel

**RESIDENTIAL**

- 05 Broadway Palace Apartments
- 11 Eastern Columbia
- 26 Copper Design Space
- 33 Santee Village
- 37 The Grace
- 38 The Griffin

**RETAIL**

- 03 Santee Alley
- 12 Acne Studios
- 13 Theory
- 15 A.P.C. & Aesop
- 16 A.L.C.
- 17 Gentle Monster
- 18 Urban Outfitters
- 19 Vans
- 20 Apple
- 21 Tanner Goods
- 27 Ron Tomson
- 29 COS
- 35 LA Flower Mart

**F&B**

- 07 Pattern Bar
- 10 Shake Shack & Sweetgreen
- 22 Verve Coffee
- 24 Terroni
- 25 Stumptown Coffee
- 28 Sonoratown
- 30 Little Damage
- 31 Wild Living Foods
- 34 No Ghost Bears



01 Proper Hotel



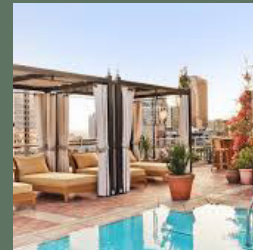
02 The Hoxton Hotel



03 Ace Hotel



04 Freehand Hotel



05 Nomad Hotel



06 Perch



07 Fabric

OFFICE BROKER

# Lee & Associates



Aleks Trifunovic

SIOR  
 +1 310 899 2721  
[atrifunovic@leewestla.com](mailto:atrifunovic@leewestla.com)  
 BKR DRE #01363109

Tibor Lody

SIOR  
 +1 310 899 2720  
[tlody@leewestla.com](mailto:tlody@leewestla.com)  
 BKR DRE #01261129

Keith Fielding

+1 310 899 2719  
[kfielding@leewestla.com](mailto:kfielding@leewestla.com)  
 BKR DRE #01729915

Tommy Isola

+1 310 899 2709  
[tisola@leewestla.com](mailto:tisola@leewestla.com)  
 BKR DRE #01974024

RETAIL BROKER  
**Kennedy Wilson**



Lee Shapiro

+1 310.887.6226  
[lshapiro@kennedywilson.com](mailto:lshapiro@kennedywilson.com)  
 CalBRE # 00961769

Justin Weiss

+1 213.538.8631  
[jweiss@kennedywilson.com](mailto:jweiss@kennedywilson.com)  
 CalBRE # 01920886