

FABRIC

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755 S. LOS ANGELES ST., LA, CA 90014

FABRICDTLA.COM





## Style and Taste Redefined in DTLA's Fashion District

VIEW LOOKING NORTHWEST



Ground Floor Retail  
Creative Office & Rooftop Restaurant

VIEW LOOKING SOUTHWEST

## THE DESIGN AND BUILDING

755 Los Angeles Street is a former 100,000 SF manufacturing building located in the Fashion District of Downtown Los Angeles. The building was constructed in 1914 and is characterized by dramatic concrete columns, distinctive poured in place formwork and loft style window lines. The Ground Floor retail level features 20' ceilings and Floors 2 -5 are light-filled creative offices, served by two elevators. The high-end rooftop restaurant and bar features a new 8,000 SF structure and 3,000 SF shaded patio with panoramic views of DTLA.



## BUILDING DESIGN FEATURES TO MITIGATE IMPACTS OF COVID-19

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### **OUTDOOR ROOF DECK**

Dedicated to building tenants for meetings and gatherings and accessible via 2 elevators

### **OPERABLE WINDOWS**

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

### **SEPARATE ELEVATOR CORES**

with keycard access at front and alleyway entrances

### **ON-SITE DAY PORTER**

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

### **TOUCHLESS PLUMBING FIXTURES**

and lighting controls in all tenant restrooms

### **INDIVIDUAL MECHANICAL UNITS**

and controls for tenants' HVAC system

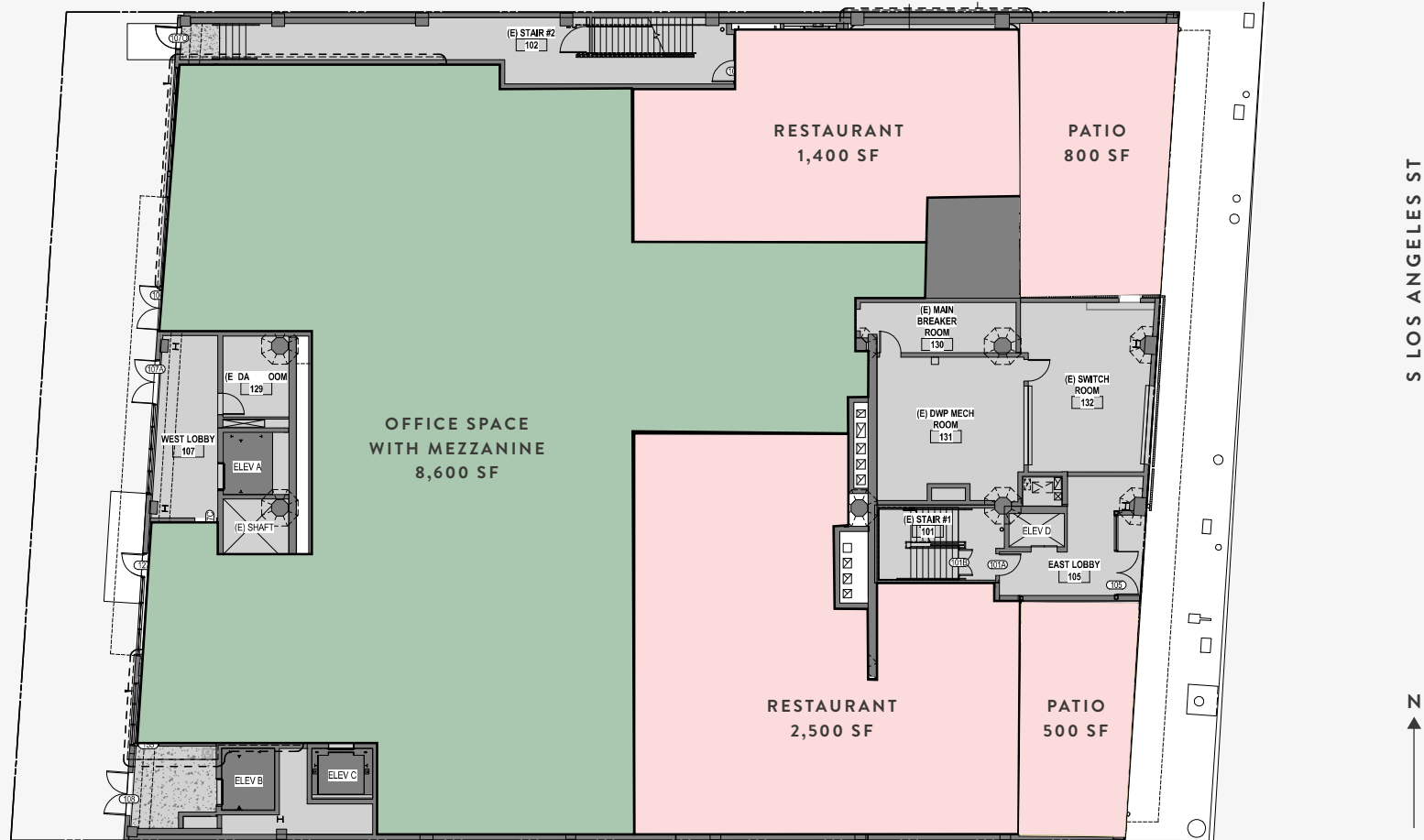


## GROUND FLOOR

Flexible 18,000-square-foot ground floor with 20' ceilings and exterior patio space. Floor to ceiling glass storefront, and high visibility along vibrant Los Angeles Street. Optional mezzaine space and basement storage or prep space available. Spaces available from 1,400 - 18,000 square feet.







Ground Floor Concept: Restaurants & Office



## ROOFTOP RESTAURANT

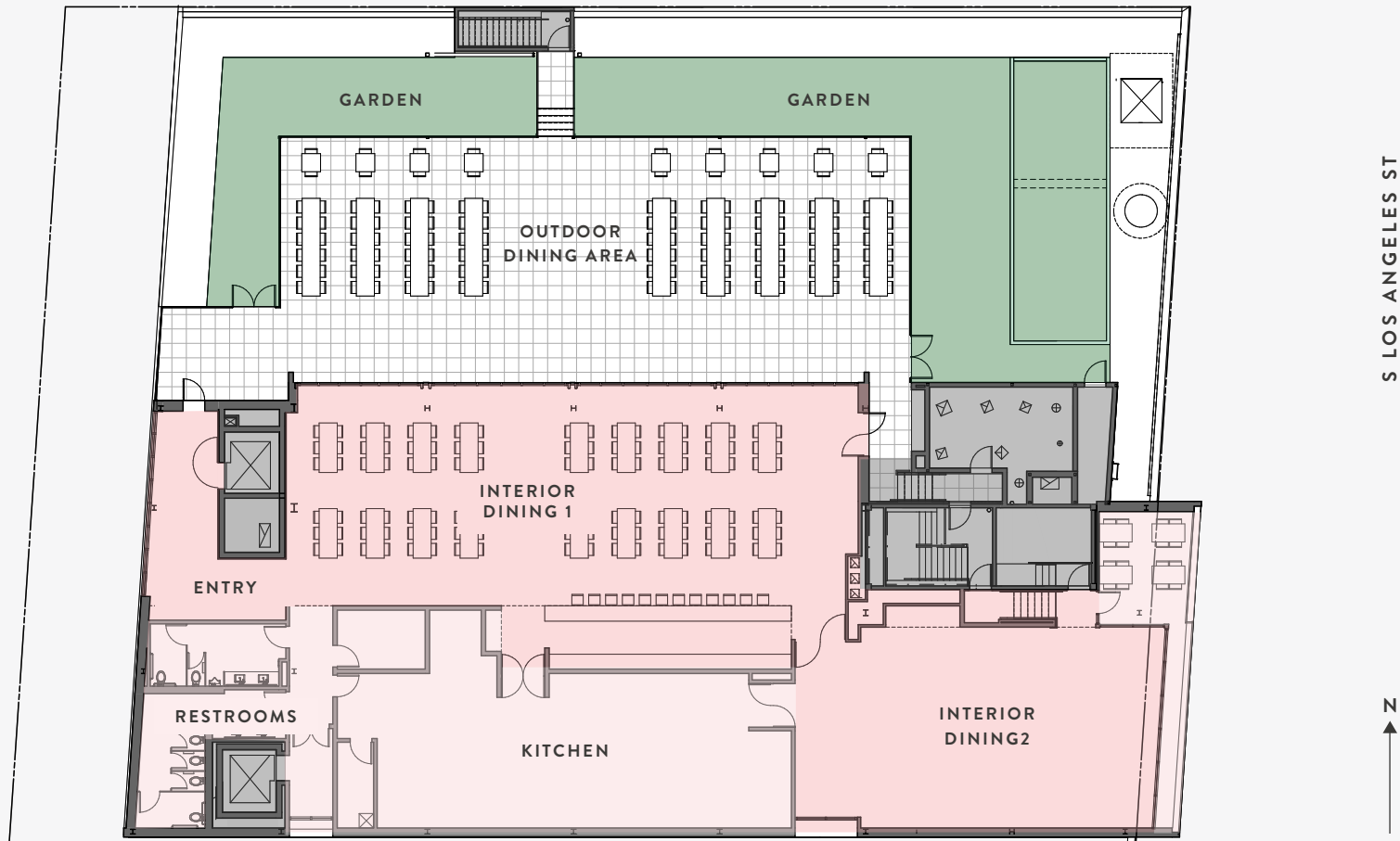
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The rooftop restaurant and bar will be housed in a new 8,000-square-foot structure and boast panoramic views of DTLA with 3,000 square feet of exterior shaded patio.





- 8,000-square-foot rooftop restaurant with 3,000-square-foot outdoor patio
- Rooftop gardens with edible species
- Seating and dining area for up to 400 guests



Floor Plan



Concept for Alleyway Entry to Rooftop Restaurant  
and Ground Floor Retail Access to Dedicated Elevator

# Creative Office Space

Floors 2 to 5 will be creative offices filled with natural light and serviced by two elevators.

TOTAL OFFICE SPACE:

68,000 SF

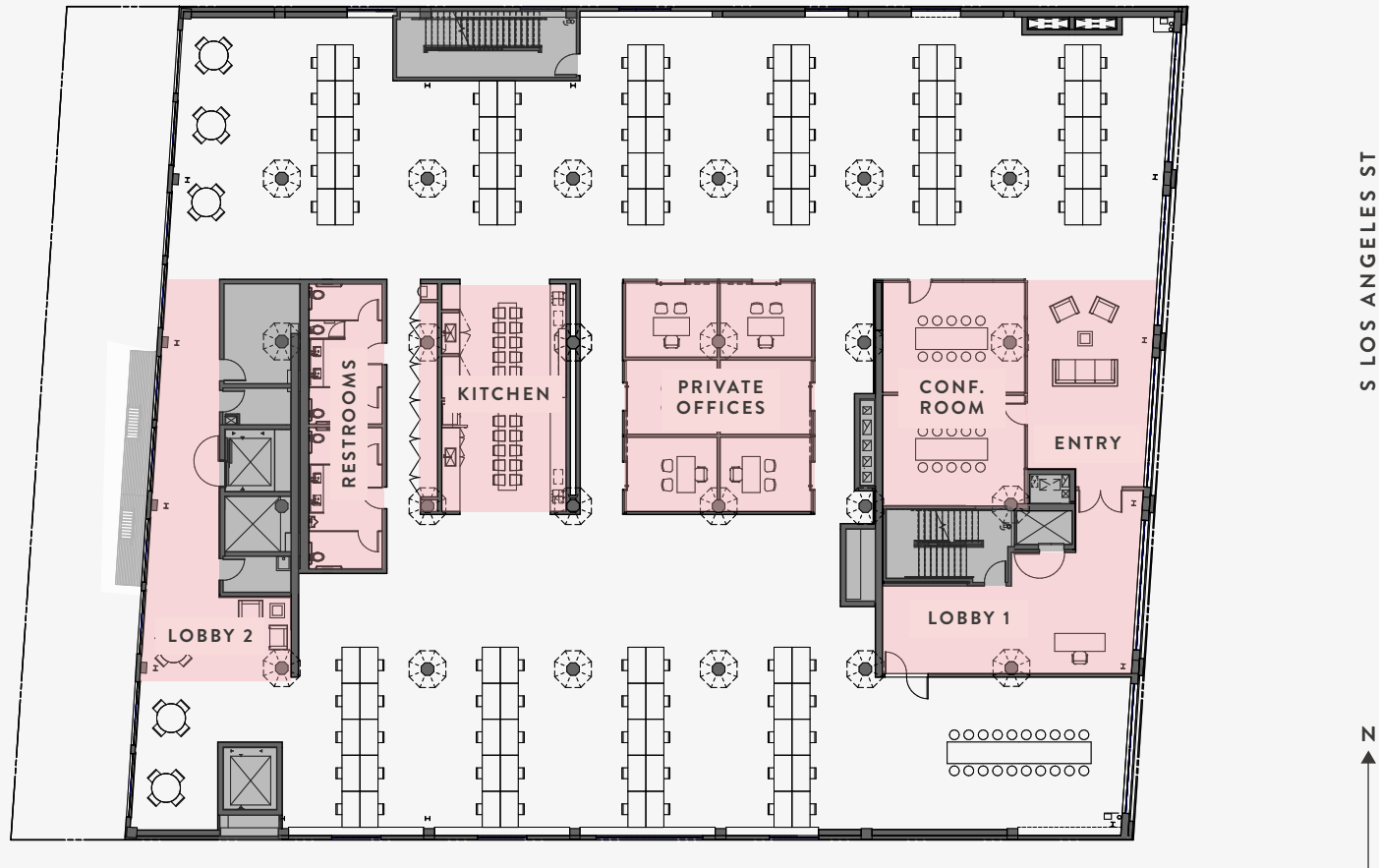
TOTAL FLOORS:

4





- 17,000 square feet on Floors 2 to 5
- Elevator entries at Los Angeles Street and the rear alleyway
- Natural light and new glazing along all elevations



Floor Plan

## DTLA & FASHION DISTRICT DEMOGRAPHICS



45,506

Residential Units

5,259

Units under Construction

31,072

Units Planned

\$2,593

Average Rent



800+

Restaurants, Bars,  
Retails + Nightlife

15+

Entertainment Venues

30+

Museums  
and Galleries



4,431

Units within  
10-minute Walk of  
Los Angeles Street

1.5 million

Annual Visitors  
to Los Angeles Street in the  
Fashion District

5

Major Market Weeks  
Per Year

8,814

Hotel Rooms

New Hotels Adjacent to  
Los Angeles Street:

Hoxton Hotel  
The Proper Hotel  
Mart South Hotel  
Ace Hotel

9

Grocery Stores

### 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

# FABRIC



THE GRACE



THE GRIFFIN



AVENUE DES ARTS



TERRONI



STUMPTOWN COFFEE



CITY MARKET



7TH MAPLE



7MAIN



TUCK HOTEL



**OFFICES**

- 01 Herald Examiner Building
- 09 CMC (California Market Center)
- 15 Broadway Trade Center
- 34 7Main

**HOTELS**

- 02 Proper Hotel
- 04 The Hoxton Hotel
- 07 Ace Hotel
- 10 Freehand Hotel

- 25 Tuck Hotel
- 38 Nomad Hotel

**RESIDENTIAL**

- 05 Broadway Palace Apartments
- 12 Eastern Columbia
- 28 Copper Design Space
- 35 Santee Village
- 39 The Grace
- 40 The Griffin

**RETAIL**

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

**FOOD & BEVERAGE**

- 08 Pattern Bar
- 11 Shake Shack & Sweetgreen
- 23 Verve Coffee
- 26 Terroni
- 27 Stumptown Coffee
- 30 Sonoratown
- 32 Little Damage
- 33 Wild Living Foods
- 36 No Ghost Bears



01 Proper Hotel



02 The Hoxton Hotel



03 Ace Hotel



04 Freehand Hotel



05 Nomad Hotel



06 Perch



OFFICE BROKER

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