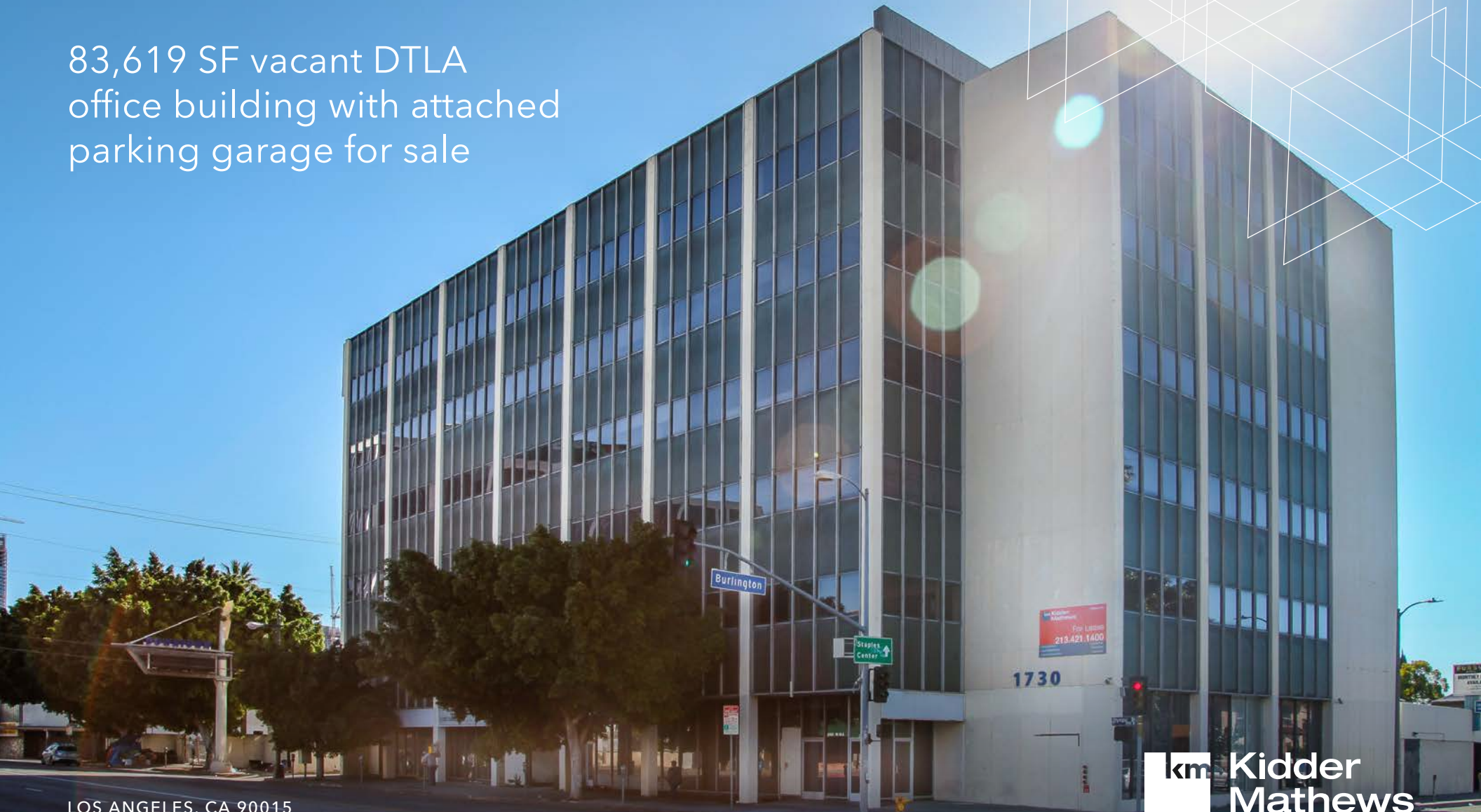


DTLA OFFICE INVESTMENT OPPORTUNITY

1730 WEST OLYMPIC BLVD

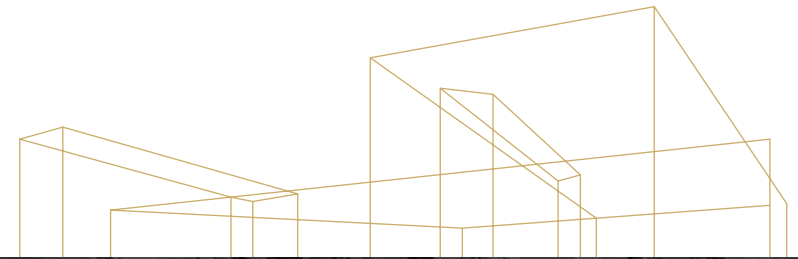
83,619 SF vacant DTLA office building with attached parking garage for sale



LOS ANGELES, CA 90015

 **Kidder Mathews**

1730 WEST OLYMPIC BOULEVARD



**SUBMIT
OFFER**

ASKING PRICE

TBD

PRICE / SF

83,619 SF

BUILDING SIZE

14,000 SF

**APPROXIMATE TYPICAL
FLOOR PLATE**

Vacant office building with attached parking garage that is ideal for an investor, owner/user or residential conversion

VACANT and ready for renovation, occupancy or repositioning

OPEN floor plans with dramatic 360 degree views of Downtown, the Hollywood sign, etc.

EXCELLENT on-site parking with efficient ingress and egress

CLOSE PROXIMITY to the 110, 10 and 101 freeways as well as public transportation

ASSET being sold below replacement cost

SURROUNDED by new and proposed development in an up-and-coming submarket

HIGH VELOCITY of recent office sales in the submarket

BUILDING-TOP signage and naming available

MINUTES from LA Live, Crypto.com Arena and the LA Convention Center

VALUE-ADD opportunity

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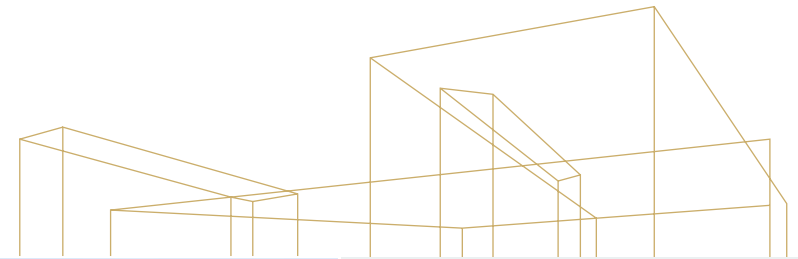
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Property Features

PRICE submit offer

PRICE/SF TBD

**TOTAL BUILDING SQUARE
FOOTAGE** 83,619 SF

**TOTAL LAND SQUARE
FOOTAGE** 41,108 SF

PARKING 2/1000

ZONING LAC4

YEAR BUILT 1968

TOC Tier 3

APN 5137-018-029

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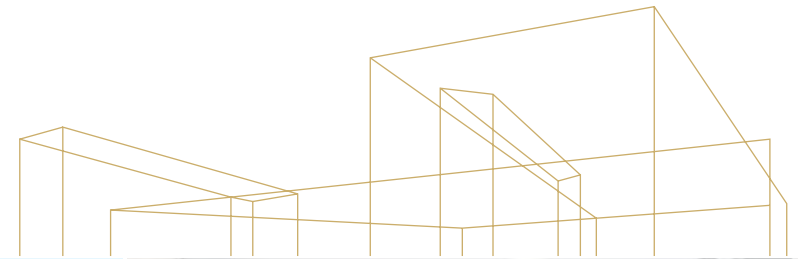
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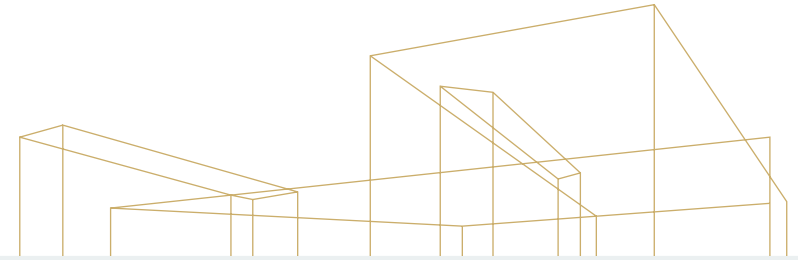
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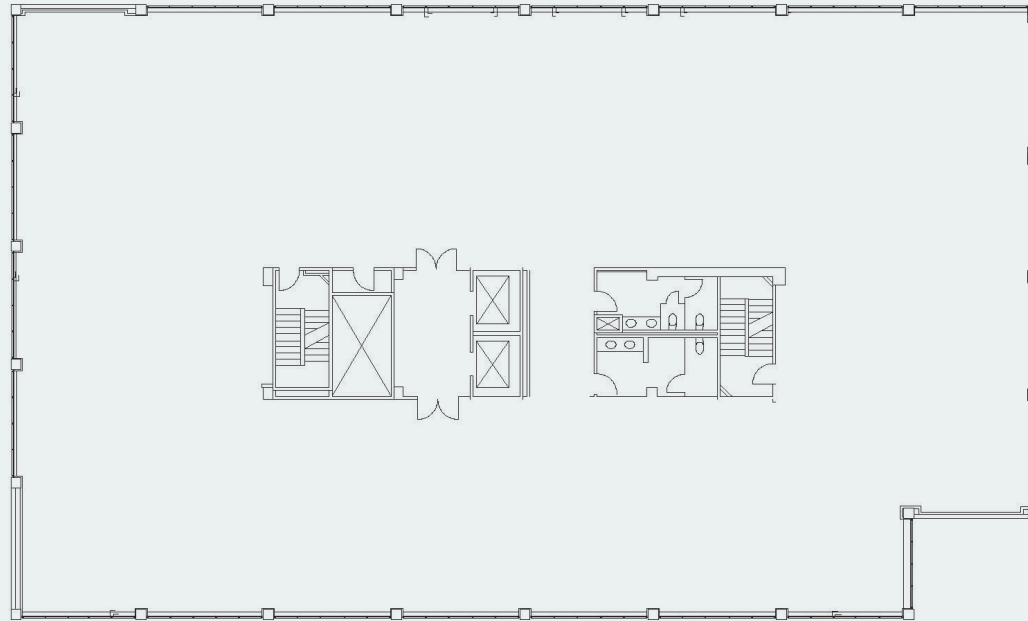
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Typical Floor Plate



±14,000 RSF

SIZE

15%

LOAD FACTOR

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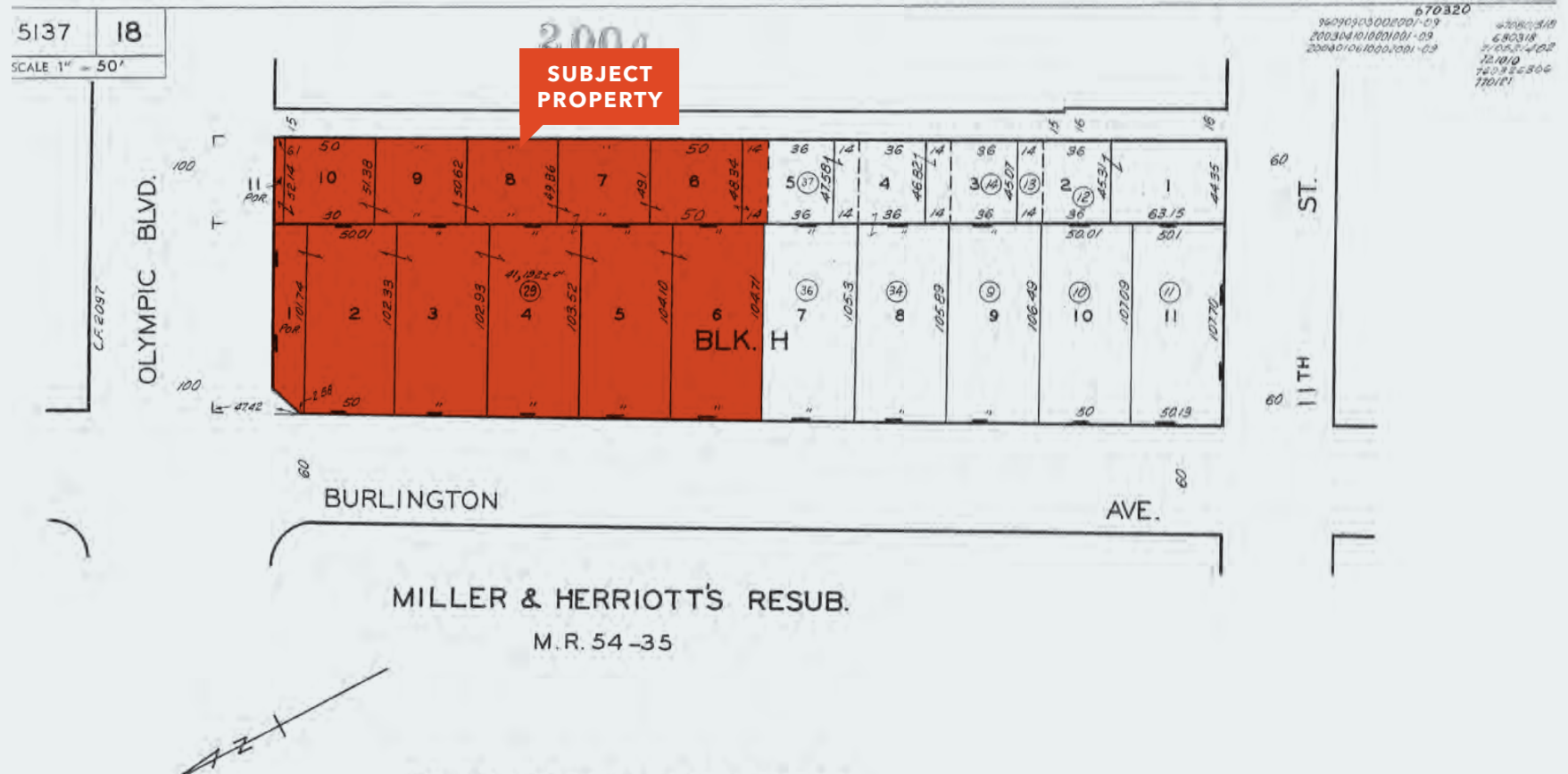
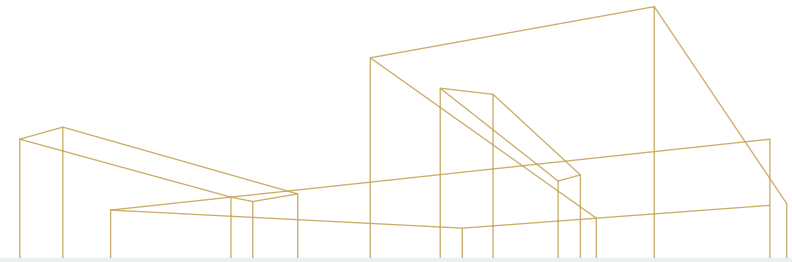
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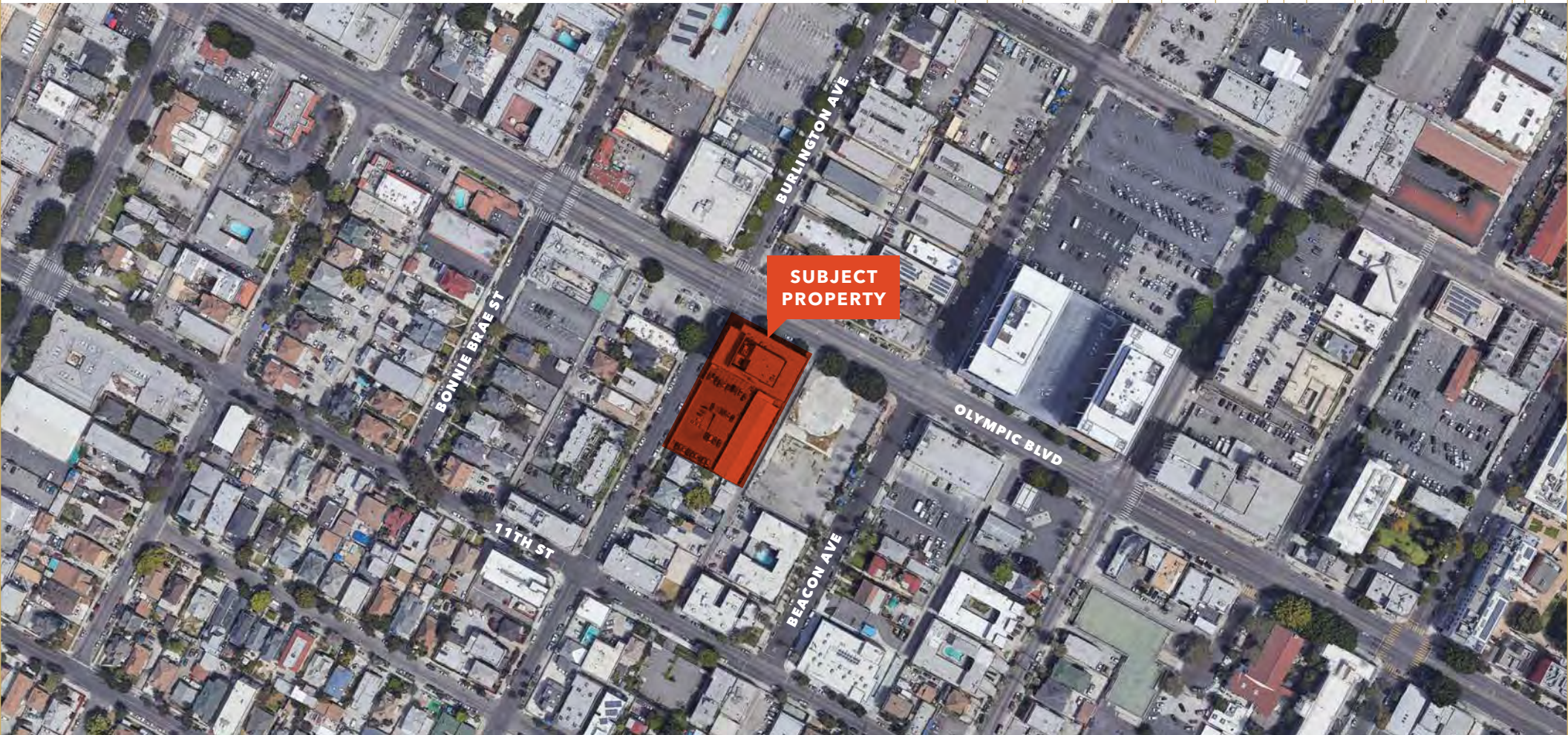
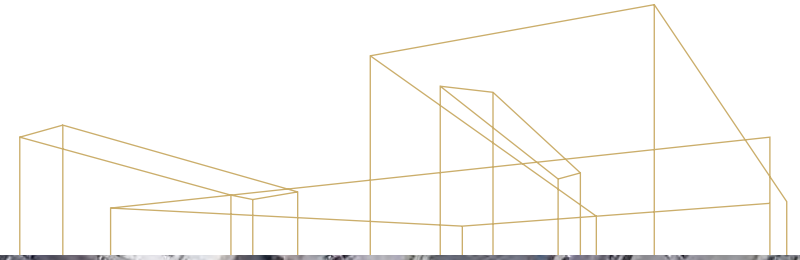
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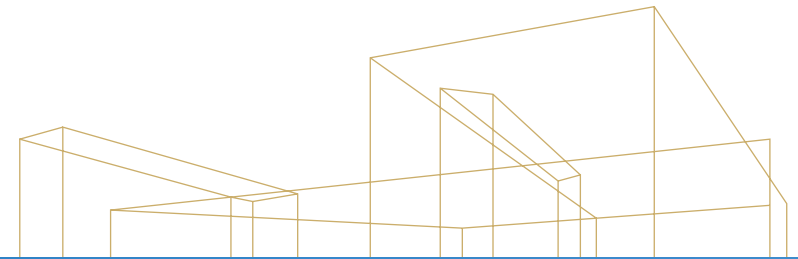
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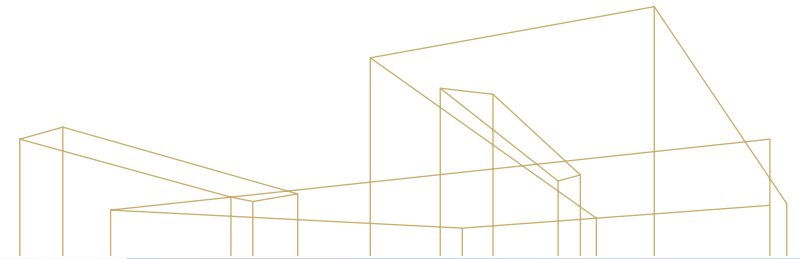
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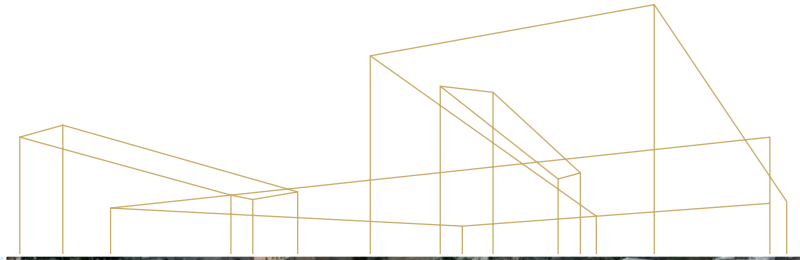
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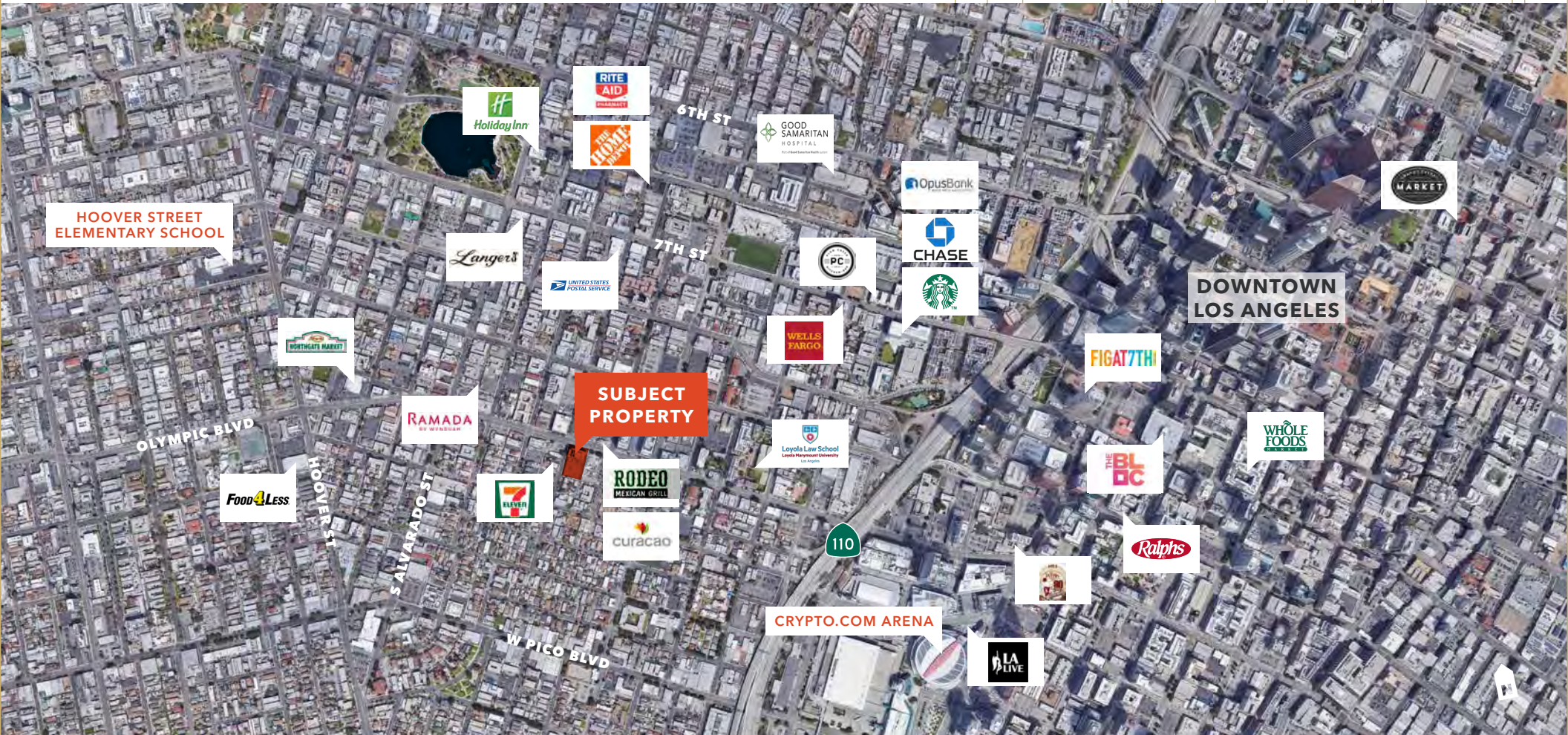
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THE RITZ-CARLTON

LA LIVE

CRYPTO.COM ARENA

LA CONVENTION CENTER

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