

FOR LEASE

# DOWNTOWN LOS ANGELES ENTERTAINMENT VENUE

## VARIETY ARTS BUILDING



940 S FIGUEROA STREET





# PROPERTY HIGHLIGHTS

- A live theater on the ground-floor (that also has a basement bar and mezzanine level) with a total capacity of 1,656 patrons
- The 2nd floor is a potential restaurant/bar or VIP lounge with a capacity of 296 patrons
- A smaller theater on the 3rd floor with a capacity of 296 patrons
- A ballroom on the 4th floor with a capacity of 1,364 patrons
- The fifth floor can be a VIP lounge or offices with a capacity of 95 patrons
- Current ownership has recently invested over \$11 million in base-building capital to completely replace the electrical, HVAC and mechanical elements of the building while retaining and restoring its overall historic charm

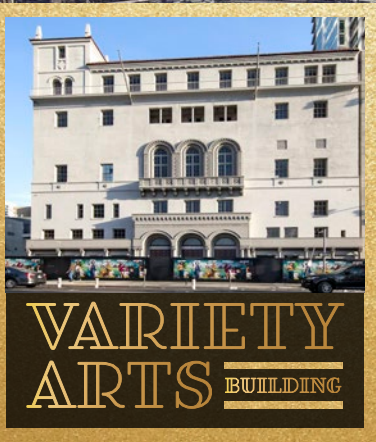


RENTABLE AREA .....54,187 SF  
ASKING RATE.....NEGOTIABLE  
LEASE TERM.....5-15 YEARS  
PARKING ..... 36 STALLS



INTERCONTINENTAL  
HOTELS & RESORTS

The Bloc  
★ macy's  
UNI  
QLO



Ralphs

# SOUTH PARK

M  
FIGAT7TH

hotel  
SINDIGO

Residence  
Inn  
Marriott

LA  
LIVE

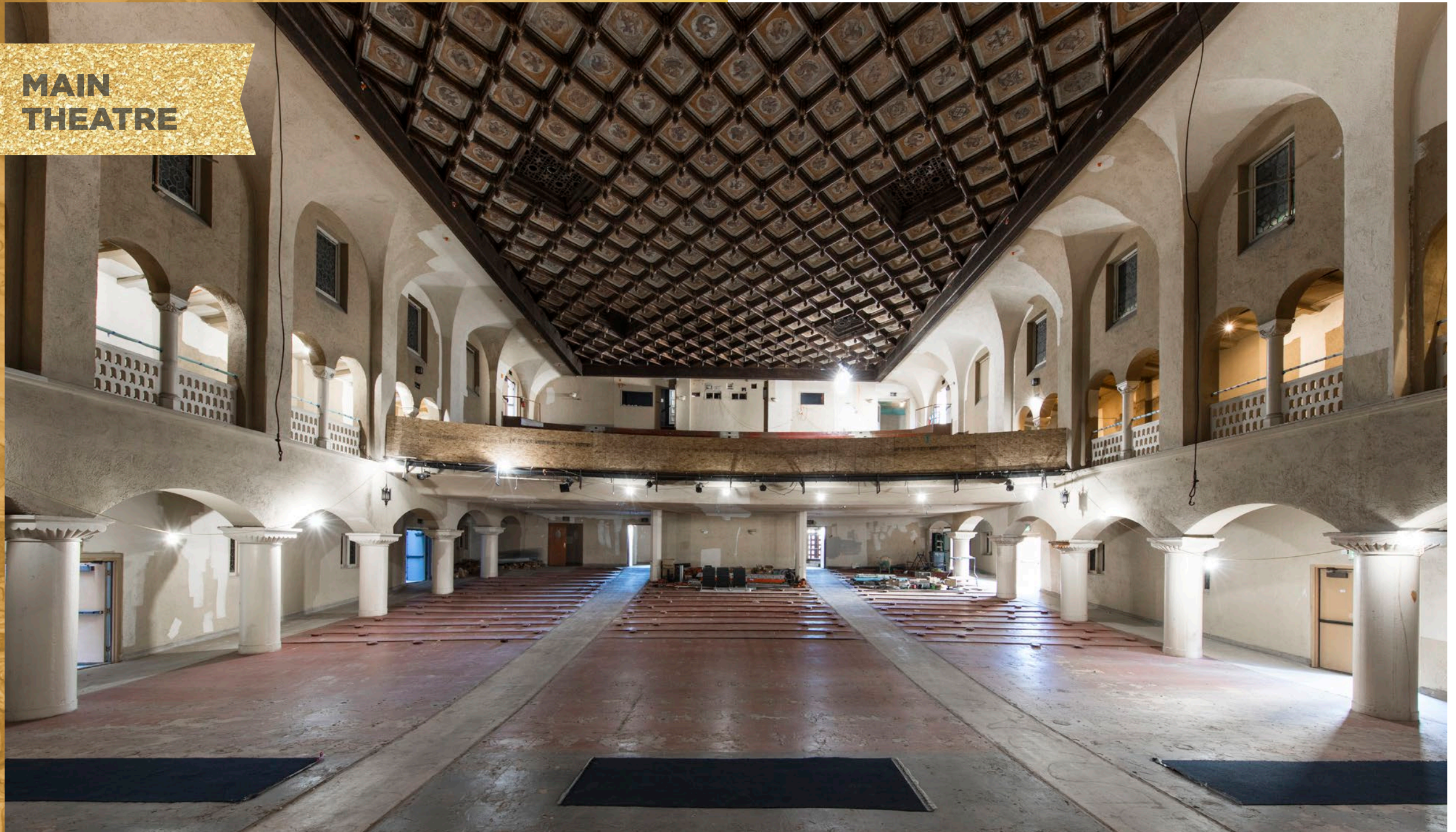
HARBOR 110 FREEWAY

W OLYMPIC BLVD

S FIGUEROA STREET

STAPLES  
Center

**MAIN  
THEATRE**



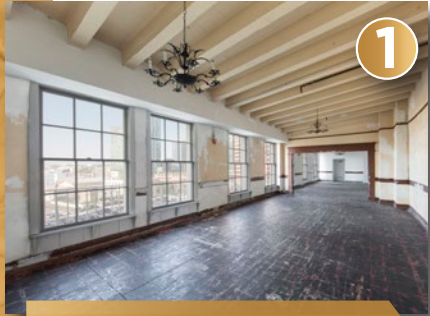
**3<sup>RD</sup> FLOOR  
THEATRE**



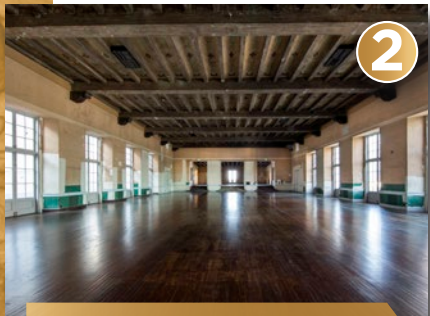
**4<sup>TH</sup> FLOOR  
BALLROOM**



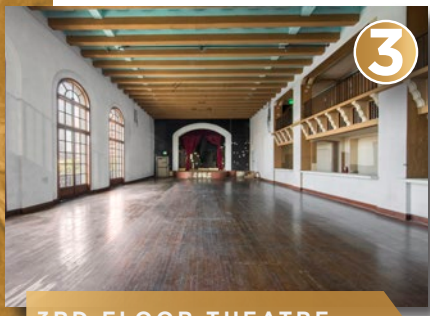
# BUILDING ELEVATION



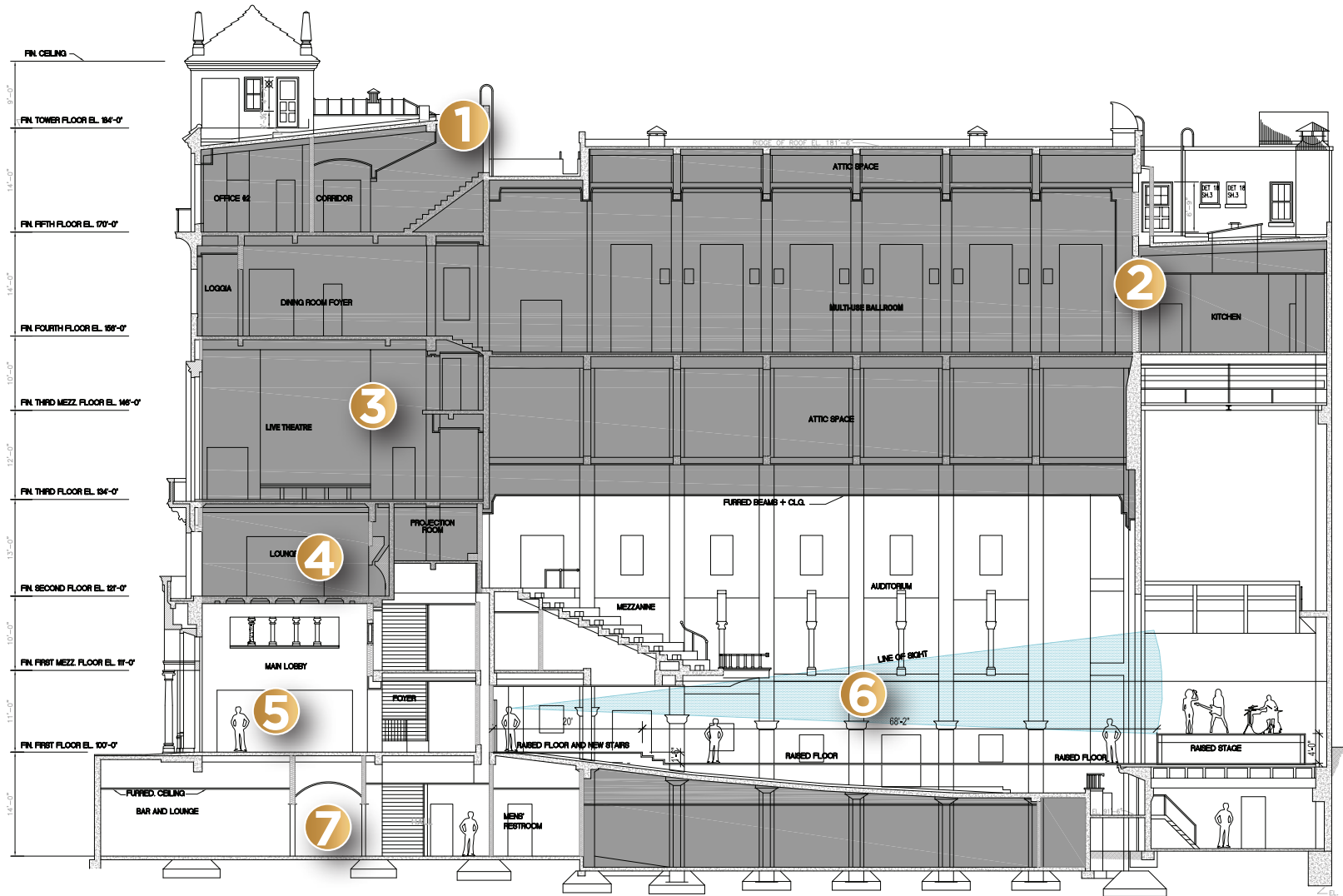
5TH FLOOR OFFICE



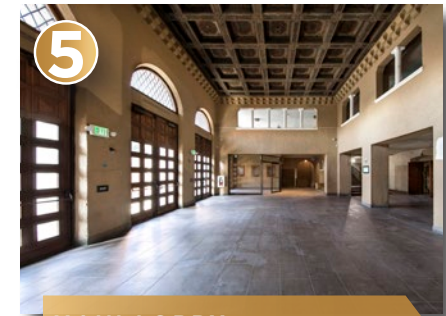
4TH FLOOR BALLROOM



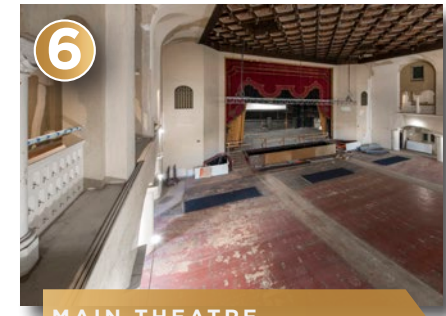
3RD FLOOR THEATRE



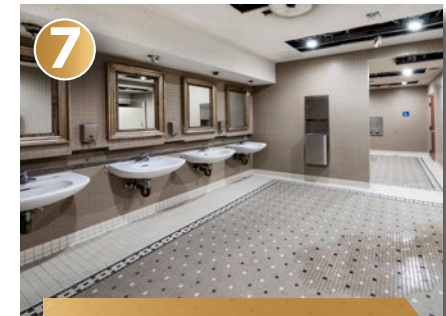
2ND FLOOR LIBRARY



MAIN LOBBY



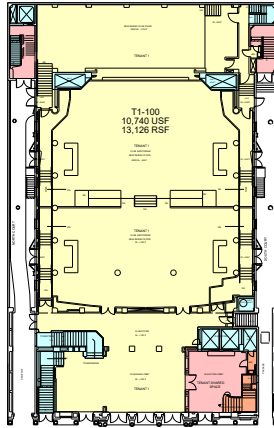
MAIN THEATRE



BASEMENT RESTROOMS

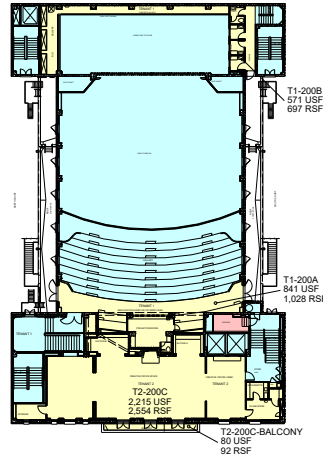
# FLOOR PLANS

## 1<sup>ST</sup> FLOOR



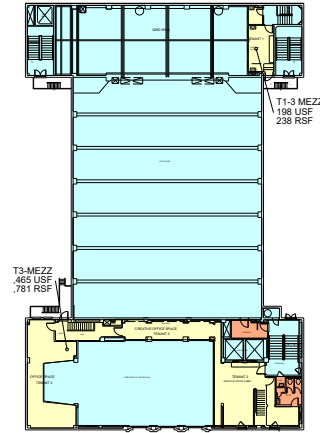
13,126 RSF

## 2<sup>ND</sup> FLOOR



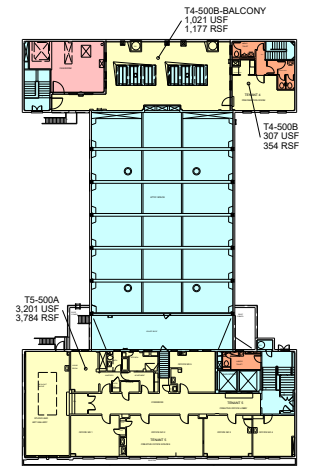
4,371 RSF

## 3<sup>RD</sup> FLOOR MEZZANINE



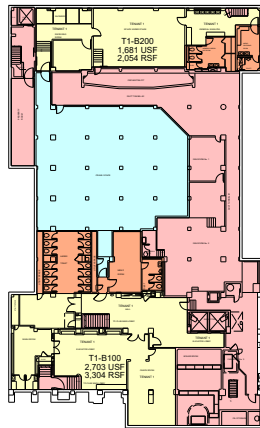
2,019 RSF

## 5<sup>TH</sup> FLOOR



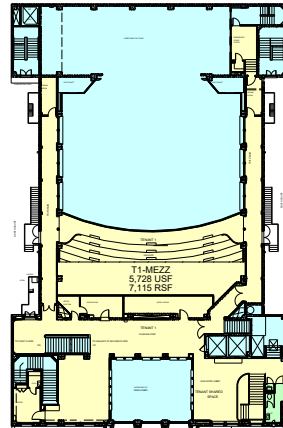
5,315 RSF

## LOWER LEVEL



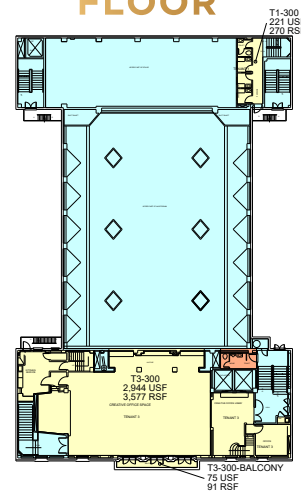
5,358 RSF

## 1<sup>ST</sup> FLOOR MEZZANINE



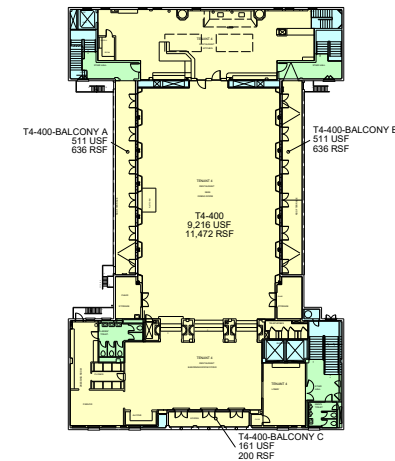
7,115 RSF

## 3<sup>RD</sup> FLOOR

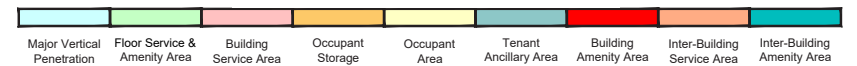


3,938 RSF

## 4<sup>TH</sup> FLOOR



12,944 RSF





# AREA AMENITIES

**WILSHIRE GRAND**  
INTERCONTINENTAL  
HOTELS & RESORTS

Morton's The Steakhouse  
New Moon Cafe  
Nordstrom Rack  
Oleego by Park's BBQ  
Pazzo Gelato  
PINK  
Salata  
Sprinkles Cupcakes  
Sunglasses Hut  
The Melt  
T-Mobile  
Victoria's Secret  
Zara  
Nordstrom Rack

Bath & Body Works  
BESPOKE Cycling Studio  
California Pizza Kitchen  
City Target  
George's Greek Grill  
Gold's Gym  
H&M  
Indus by Saffron  
L'Occitane  
Loteria Grill  
MAC Cosmetics  
Mendocino Farms

**FIGAT7TH**

85°  
JINYA

Walgreens

LITTLE SISTER  
SEVEN GRAND

NO MAD

LOS ANGELES ATHLETIC CLUB

SUGARFISH  
BY SUSHI NOZAWA

BOTTEGA LOUIE

**The Bloc**  
★ macy's UNIQLO  
JOEY RESTAURANTS  
Dining, luxury shops, showrooms, art installations and performances.

fundamental  
LOS ANGELES

WHOLE FOODS  
MARKET

**M**  
METROPOLIS  
LOS ANGELES

three residential towers, the boutique Hotel Indigo and 70,000-square-foot of retail space.

hotel INDIGO

corner bakery CAFE

FOGO DE CHÃO  
BRAZILIAN STEAKHOUSE

THE QUEENSBERRY

FAITH & FLOWER

THE CAPITAL  
GRILL

Jersey Mikes  
SUBS

MARKET LOFTS

Ralphs

philz Coffee

CVS  
pharmacy

freshland  
LOS ANGELES  
SHAKE SHACK  
TEXCHANGE

Big City

SOULCYCLE

HARBOR 170 FREEWAY

FIGUEROA ST

FLOWER ST

HOPE ST

GRAND AVE

OLIVE ST

Hotel Figueroa  
DOWNTOWN  
LOS ANGELES



VARIETY ARTS BUILDING

FIDM

BROKEN SPANISH  
Los Angeles

Portofino

COMING SOON

OCEANWIDE PLAZA

PARK HYATT

Palm  
SHOPPING & LIVING

STAPLES Center

LA LIVE

BOCA AT THE CONGA ROOM  
FLEMING'S PRIME STEAKHOUSE & WINE BAR  
GLANCE LOBBY BAR  
ILLY ESPRESSAMENTE  
KATSUYA  
LUCKY STRIKE

NEST AT WP24  
PATXI'S PIZZA  
RED MANGO  
ROCK'N FISH  
ROSA MEXICANO  
SHAQUILLE'S  
SMASHBURGER

STARBUCKS COFFEE  
THE MIXING ROOM  
TOM'S WATCH BAR  
UPOUR FLOOR AT TOM'S WATCH BAR  
WOLFGANG PUCK BAR & GRILL  
WP24 BY WOLFGANG PUCK  
YARD HOUSE

# CONTACT

**MIKE CONDON, JR.**  
☎ 213 629 7379  
mike.condon@cushwake.com  
CA License 01884476

**JOHN EICHLER**  
☎ 213 471 8718  
john.eichler@avisonyoung.com  
CA License 868881

**BRITTANY WINN**  
☎ 213 629 6514  
brittany.winn@cushwake.com  
CA License 01978909

**TYLER STARK**  
☎ 213 471 8717  
tyler.stark@avisonyoung.com  
CA License 01941054

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**AVISON YOUNG**

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