



# 312 FIRST

**Full 6,960 SF  
3rd Floor  
Now Available!**

**312 E 1ST ST,**

LOS ANGELES, CA 90012

**CBRE**

# Availabilities

Floor	SF Avail	Rent/SF/Mo	Occupancy
3rd Floor	6,960	\$3.25 MG	Vacant
P 2nd / Suite 210	993	\$3.25 MG	Vacant

# Features



Brand-new tenant lounge and conference room



One block from Little Tokyo Metro Regional Connector



Amenity rich area & immediately adjacent to Japanese Village Plaza



Extensive Property Renovations



New creative builds available

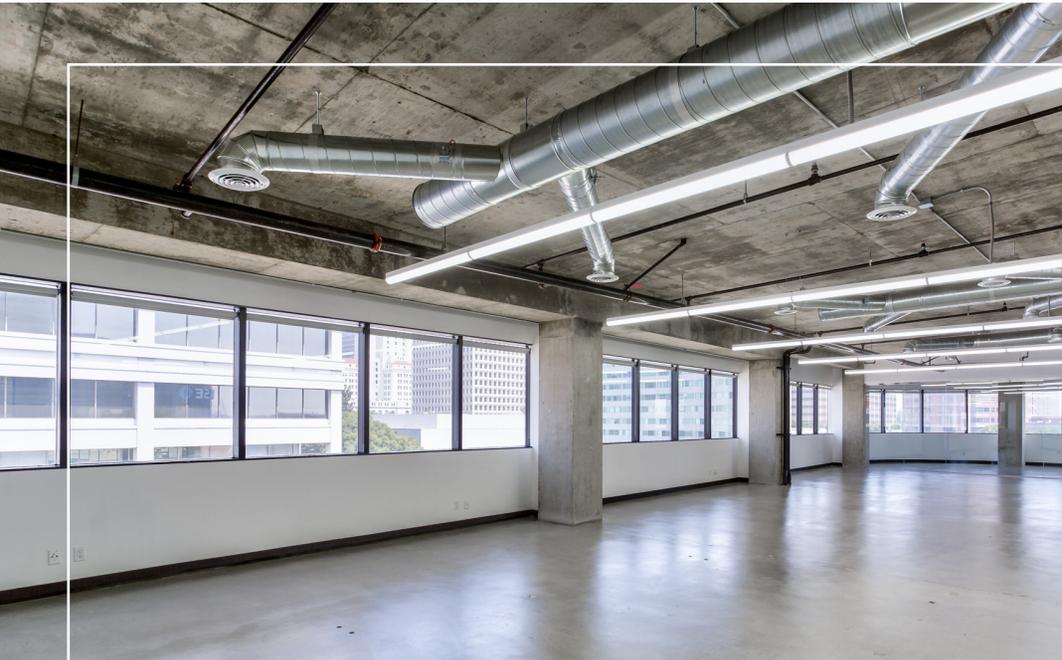
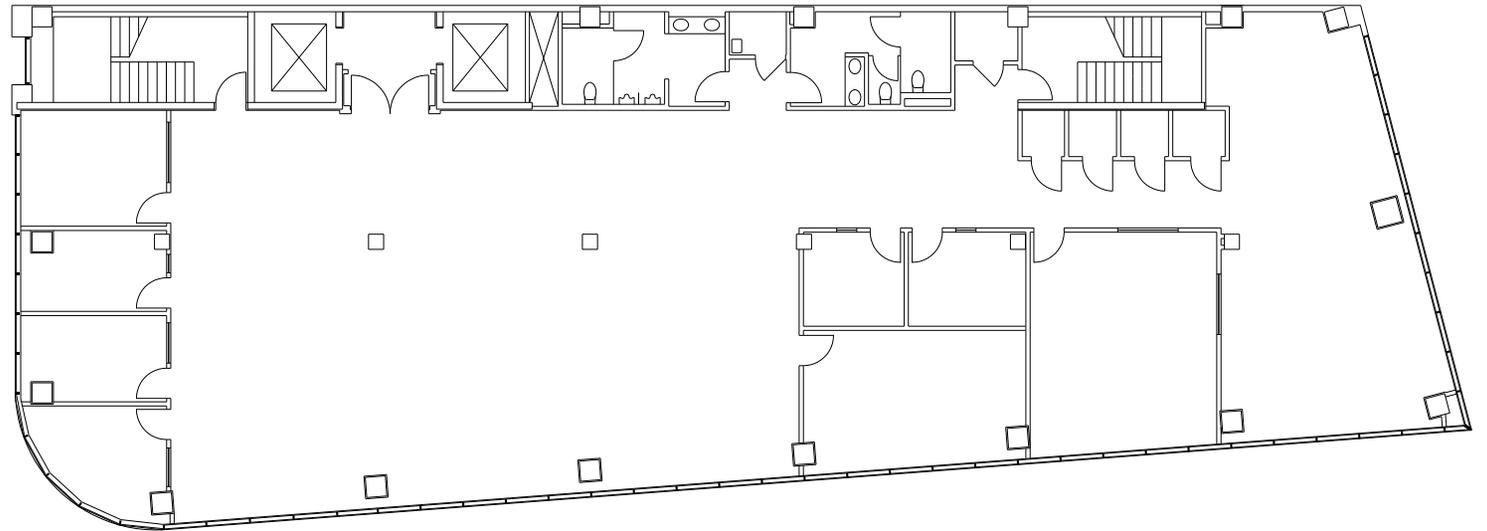


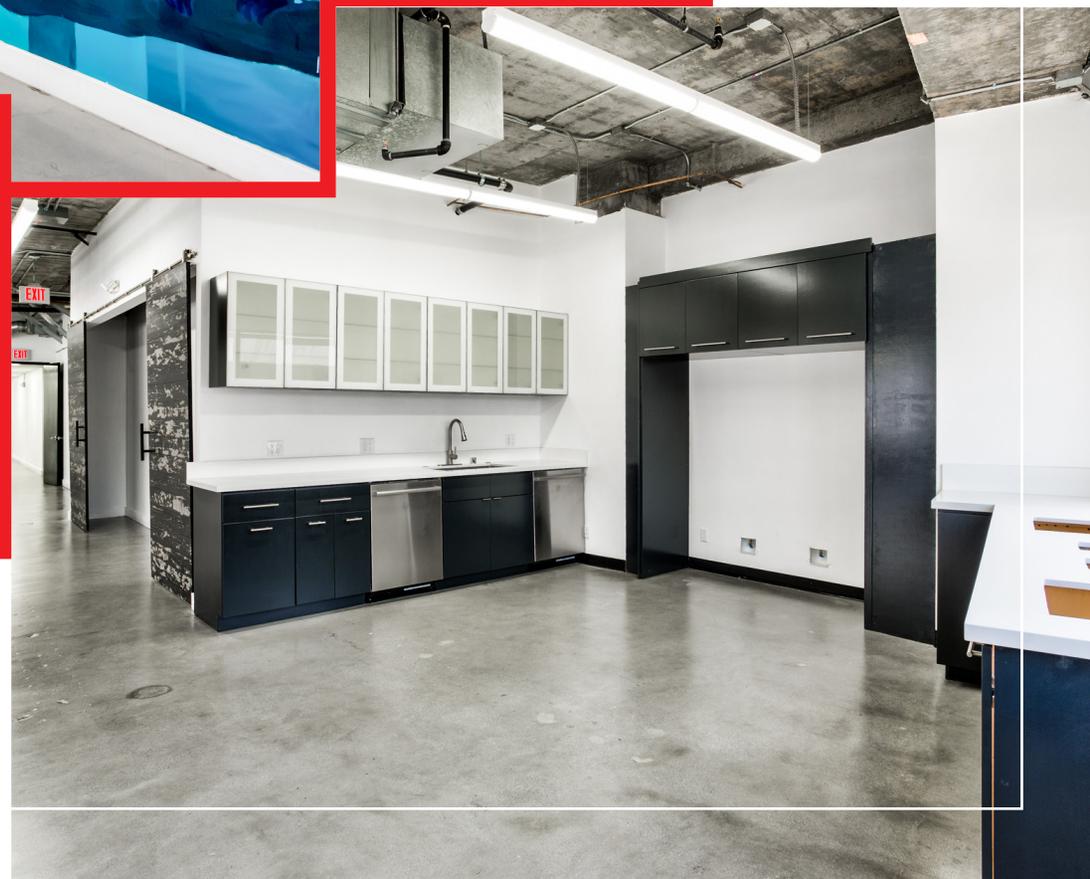
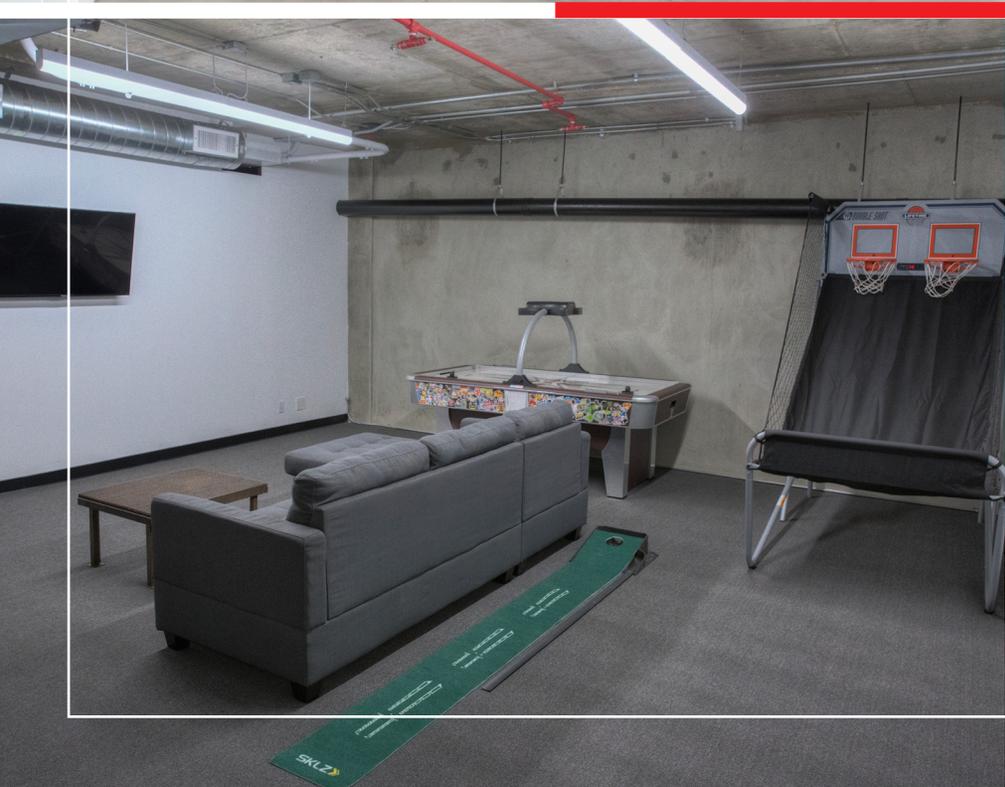
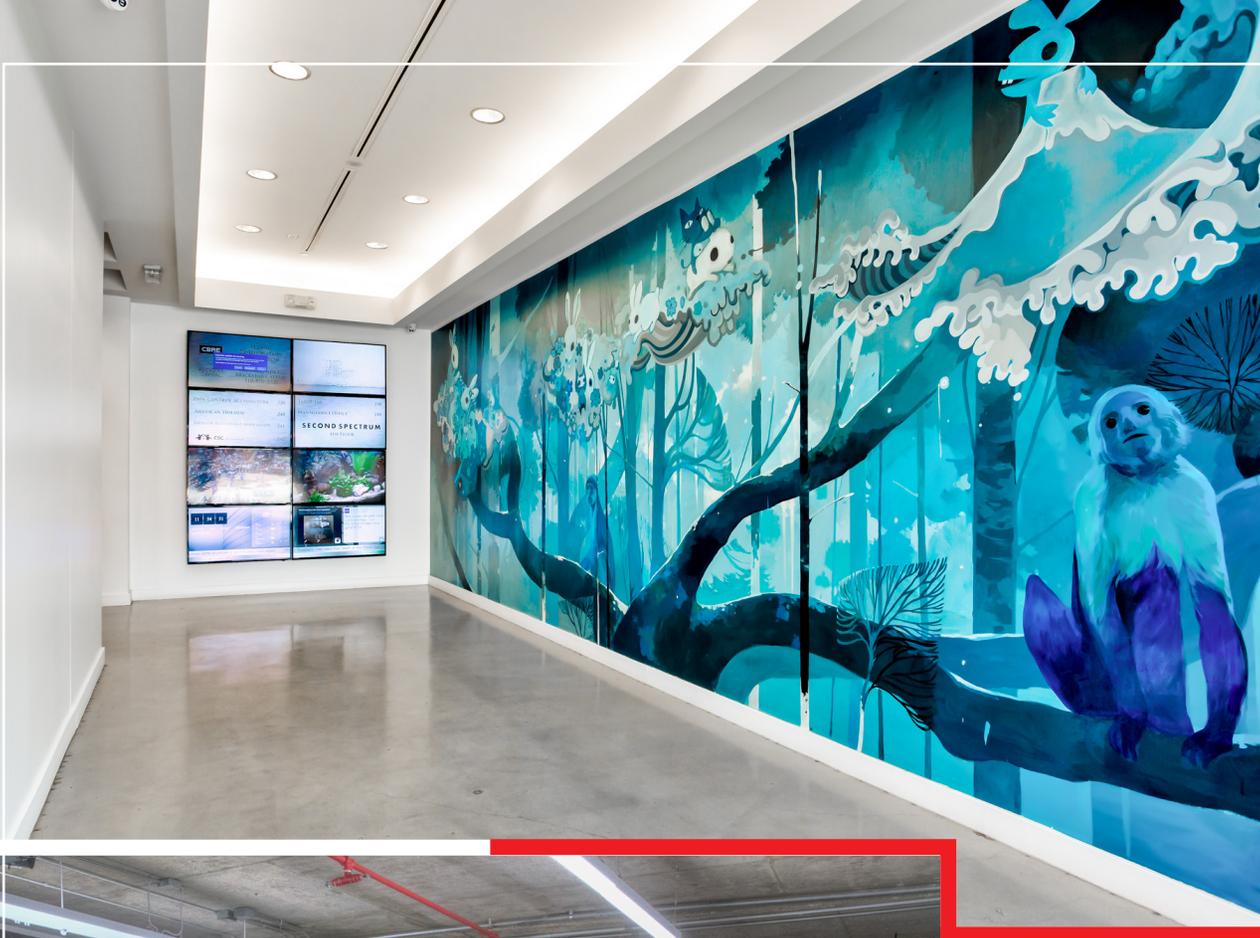
Abundant below-market parking in surrounding parking structures



# 3<sup>rd</sup> Floor Plan 6,960 SF

- **Modify-to-Suit Available**
- **Full-Floor Identity**
- **New, move-in ready creative space**
- **Abundant glass & exposed concrete**
- **Private restrooms**





# Aerial



USC



LA Live | Staples Center

Santa Monica

Financial District

West Hollywood

Hollywood

Historic Core

Grand Central Market

Bunker Hill

The Broad

Walt Disney Concert Hall

Arts District

Federal Courthouse

Los Angeles City Hall

LAPD Headquarters

LA Times Square

Caltrans | LADOT

Weller Court

312  
FIRST

San Pedro Street

Japanese Village Plaza

Little Tokyo/Arts District Metro Station



Over 2,000  
residential units  
within 1/4 Mile.



BRICKSTAR  
CAPITAL

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**CBRE**

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