



315

WEST 9TH

For Lease

THE COAST SAVINGS BUILDING

NEWMARK

onni
Commercial Real Estate

315

WEST 9TH

Surrounded by brand new multi-family, retail and hospitality development; including the landlord's 33-story, luxury level hotel — the asset is truly at the core of DTLA's urban renaissance.



Property Highlights



Recently renovated lobby and move-in ready, furnished creative spec suites available.



Operable windows throughout - ideal for wellness in the workplace.



Iconic, historic architecture and construction. Designed by famed architect, Julia Morgan, at the turn of the 20th century.



Long term, well capitalized, pride of ownership operator with first class on-site management.



Located in the amenity rich, work-live-play South Park District.



Brand new, high-end tenant amenity lounge.



Excellent ingress and egress with immediate access to the 10 and 110 freeways, in addition to the Metro line station at 7th/Flower.



Best in class, 24-hour security team on-site.

Negotiable
Asking Rate

Generous build-to-suit available/100%
Designed by Tenant
TTS

3-10 Years
Lease Term

1/1000
Parking



Welcome to the Neighborhood

ALL WITHIN A TWO BLOCK RADIUS:

Shake Shack

Soul Cycle

FIDM

Urban Outfitters

Ralphs

Umamicatessen

The Stocking Frame

Whole Foods

Acne Studios

Freehand Hotel

Dunkin' Donuts

Ace Hotel

Colori Kitchen

Panini Café

Sakana Sushi

Theory

California Chicken

Cafe

Sweetgreen

Tocaya

Paris Baguette

Starbucks

Qwench

CVS

Cognoscenti Coffee

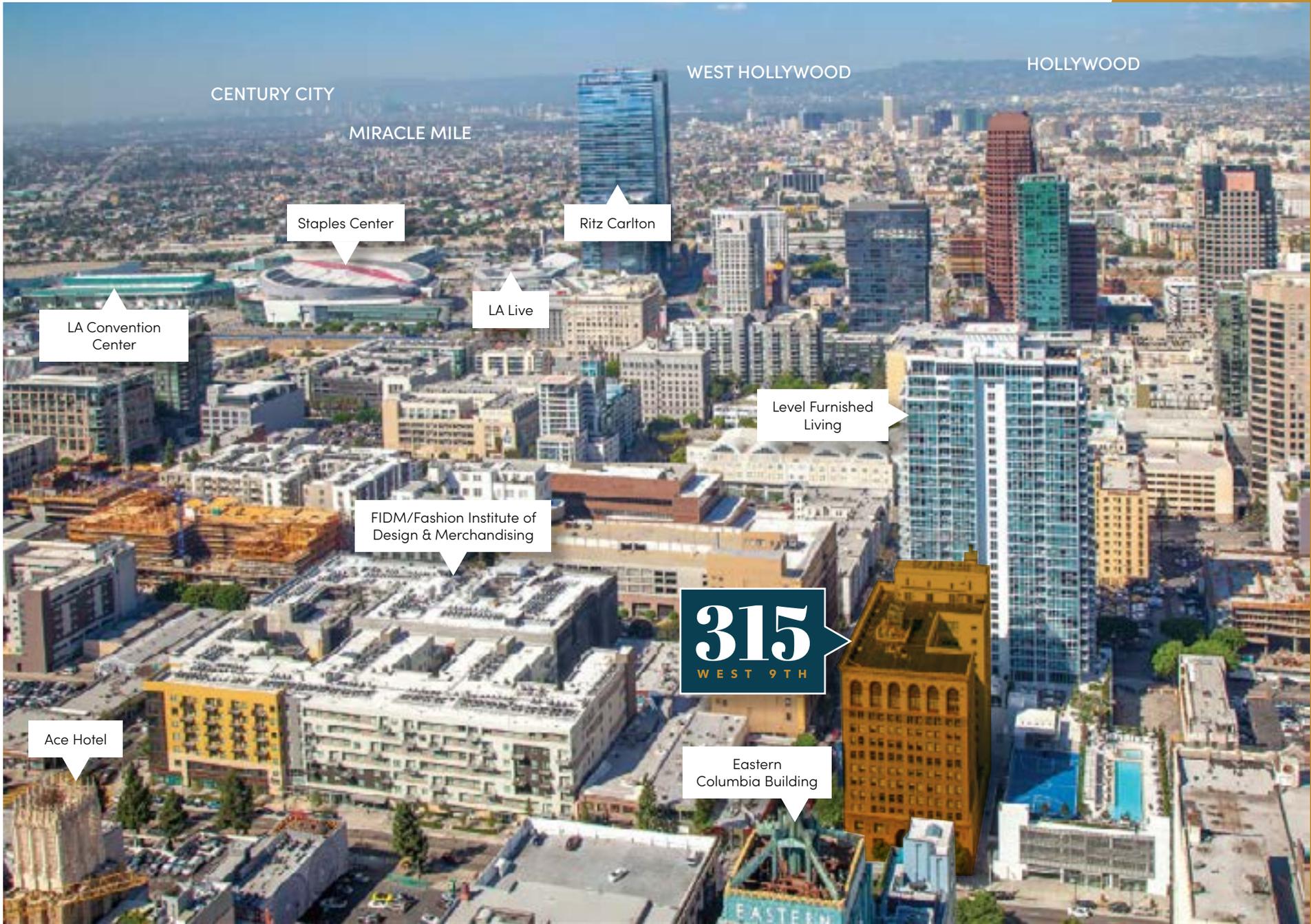
Chipotle

Pilates Plus

Massage Envy

Modern Times





CENTURY CITY

MIRACLE MILE

Staples Center

LA Convention Center

LA Live

Ritz Carlton

WEST HOLLYWOOD

HOLLYWOOD

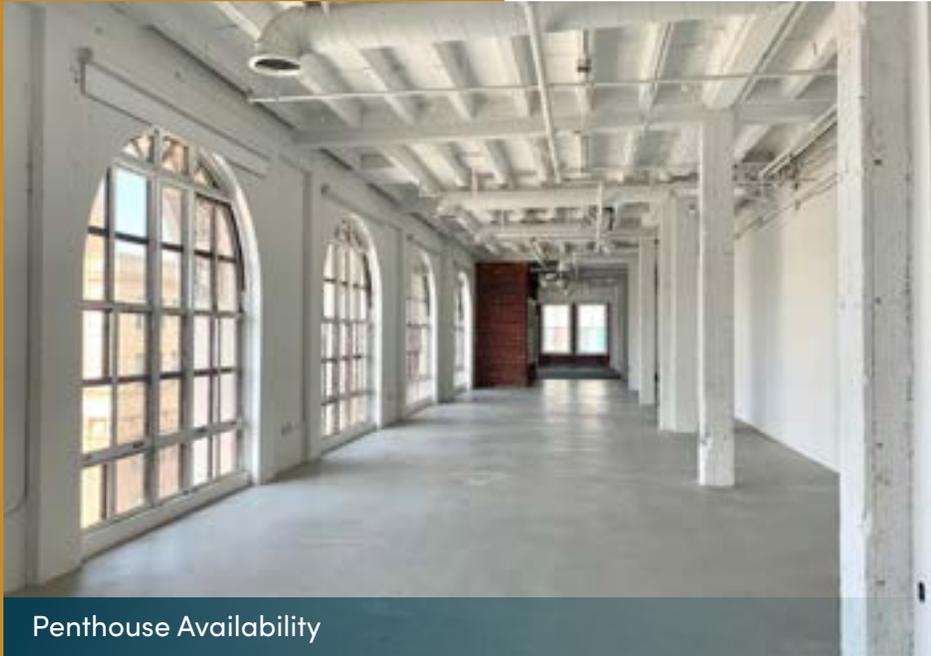
Level Furnished Living

FIDM/Fashion Institute of Design & Merchandising

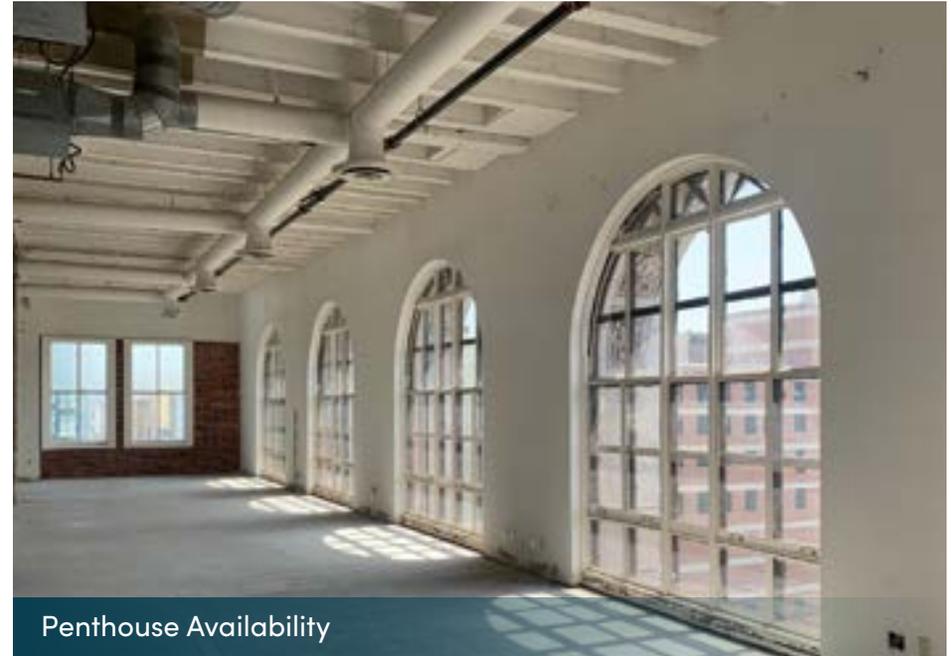
Ace Hotel

315
WEST 9TH

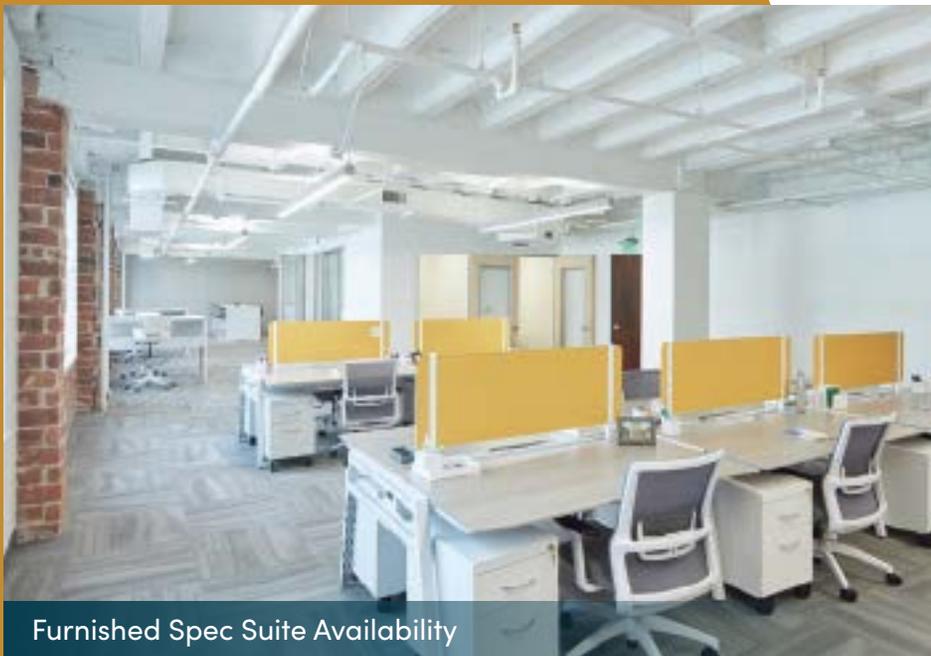
Eastern Columbia Building



Penthouse Availability



Penthouse Availability



Furnished Spec Suite Availability



Furnished Spec Suite Availability

Ownership proudly plays host to several of the city's most talked-about tenants. Here are just a few within the Onni Group's LA portfolio:

SKECHERS

BCG

COUNTRY
Archer
PROVISIONS

evite

 **crowdrise**

20th CENTURY FOX

wework

attn:

 **netmarble**


BANK OF AMERICA



OmnicomGroup

SOULCYCLE


CLIPPERS

ModCloth



Availabilities

SUITE/FLOOR	RSF	DESCRIPTION	AVAILABLE	FLOOR PLANS
200	13,232	2nd generation creative space	Immediately	Click to view
300	4,952	Move-in-ready spec suite	Immediately	Click to view
301	931	Creative spec suite	Immediately	Click to view
308	1,578	Move-in-ready spec suite	Immediately	Click to view
313	1,543	Creative spec suite	Immediately	Click to view
400	3,929	Move-in-ready creative space	11/1/2021	Click to view
402	3,155	Move-in-ready creative space	3/1/2022	Click to view
408	2,856	Move-in-ready spec suite	Immediately	Click to view
501	7,765	2nd generation creative law firm space	Immediately	Click to view
503	441	Open room, contiguous to suite 501	6/30/2023	Click to view
600	13,377	Full floor move-in-ready creative space	Immediately	Click to view
700	4,594	Creative spec-suite	Immediately	Click to view
702	2,417	2nd generation creative space	Immediately	Click to view
800	2,084	Move-in-ready creative space	Immediately	Click to view
806	1,323	Move-in-ready creative space	Immediately	Click to view
900	3,448	Move-in-ready creative space	Immediately	Click to view
1000	11,249	Full floor opportunity (also divisible)	Immediately	Click to view
1100	11,400	Full floor opportunity (also divisible)	Immediately	Click to view
1205	4,926	White-box condition	Immediately	Click to view



Amenity



Be Our Guest

“The ability to really roll out the red carpet for a client or traveling executive is an incredibly unique amenity for our office tenants.”

— Javier Cepeda
GM of LEVEL Furnished Living

Tenants of the Coast Savings Building enjoy an exclusive corporate discount at The Onni Group’s luxury LEVEL Furnished Living hotel, right next door.

Availability of multiple boardrooms & meeting areas, fitted out with the latest technology.

LEVEL features a 3,200 SF fitness facility equipped with cardio machines, professional exercise equipment, treadmills and free weights.

LEVEL features a rooftop basketball court, pool, hot tub, steam room and sauna.



For more information, please contact:

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