



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**FOR SALE**  
110 W. 11TH STREET  
LOS ANGELES

# THE HARRIS

*building*  
DOWNTOWN LOS ANGELES



# THE HARRIS

*building*

110 W. 11TH STREET  
LOS ANGELES

Zacuto Group is pleased to bring to market an iconic and tastefully restored Creative Office landmark.

At the core of historic Downtown Los Angeles, the Harris Building rubs shoulders with world-class hotels including The Proper, The Hoxton, and the Stile, new mixed-use developments, & Crypto.com Arena.

## LISTING TEAM



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HOLLYWOOD

crypto.com ARENA

TEN  
OG

BL  
BOTTEGA LOUIE  
*Historical Grand Hotel*

onni  
LIFEWORKS

ASU

PROPER

PINE & CRANE

the hoxton

THE HERALD EXAMINER BUILDING  
1914

THE HARRIS  
*building*  
110 W 11th STREET  
LOS ANGELES

BROADWAY  
Palace  
APARTMENTS

BROADWAY





SALE

110 W 11TH STREET, DOWNTOWN LOS ANGELES, CA 90015





# THE HARRIS

*building*

110 W. 11TH STREET  
L O S A N G E L E S

## DETAILS

YEAR BUILT: 1923

APN: 5139-017-024

BUILDING SIZE: 58,633 SF

LOT SIZE: 7,975 SF

FINANCIALS AND RENT ROLL AVAILABLE UPON REQUEST

**Rare Opportunity to acquire a renovated Creative Office asset with established tenant base.**

### OWNER/USER OPPORTUNITY

- Penthouse Space is available providing one of the most spectacular full floor spaces in downtown.
- Up to 31,000 SF can be made available for occupancy.

### VALUE/ADD INVESTMENT

- Currently 60% leased with tremendous upside through lease-up
- Highly renovated asset
- Location has tremendous upside with new development projects surrounding the property.





# THE HARRIS

*building*

110 W. 11TH STREET  
LOS ANGELES

Penthouse - 7,646SF  
AVAILABLE

6th Floor - 7,772SF  
LEASED

5th Floor - 7,772SF  
LEASED

4th Floor - 7,772SF  
AVAILABLE - 3,647 SF

3rd Floor - 7,772SF  
LEASED

2nd Floor - 7,564 SF  
LEASED

Ground Level - 6,341 SF  
AVAILABLE

Basement Level - 5,991 SF  
AVAILABLE

\*SF BASED ON 2017 BOMA. BUYER TO VERIFY

(UNDERGROUND)





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110 W. 11TH STREET

LOS ANGELES

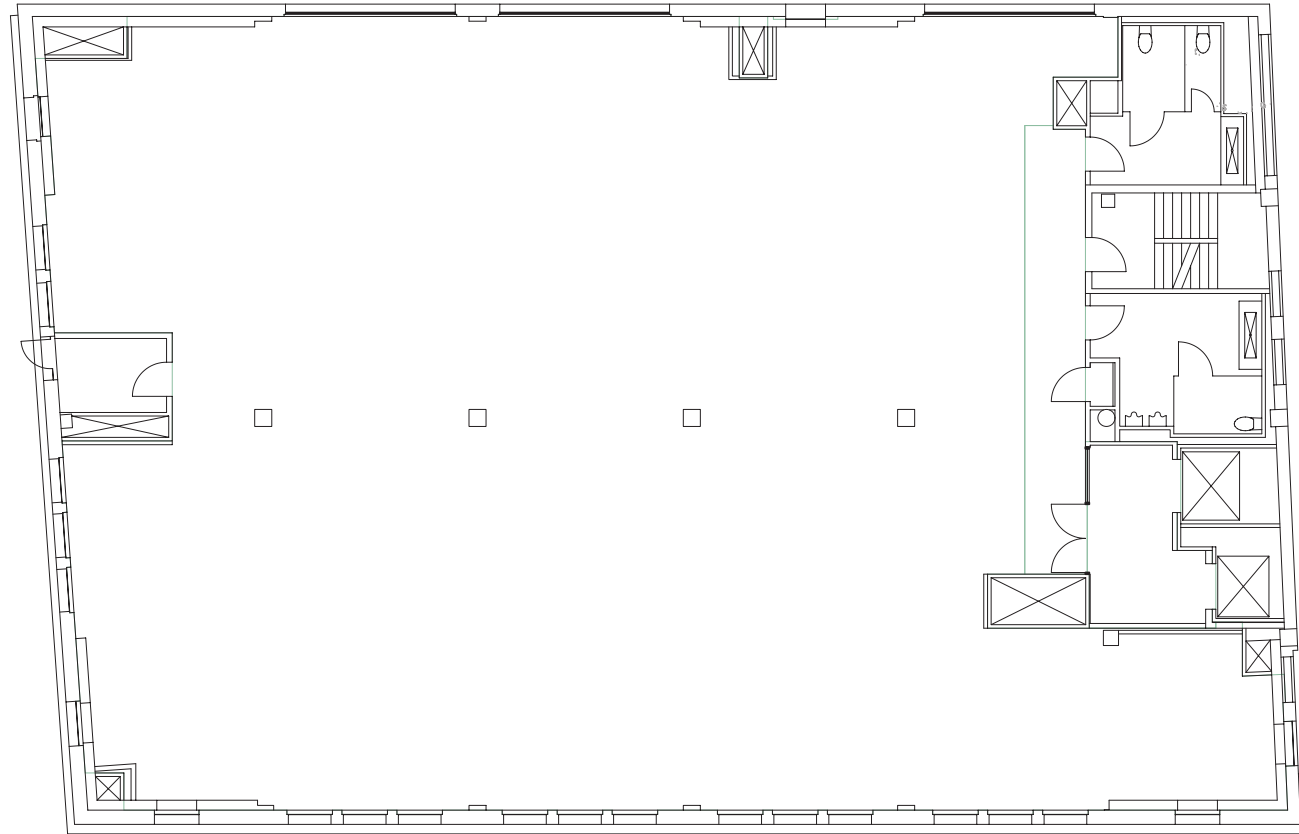
**7TH FLOOR  
PENTHOUSE**

AVAILABLE

7th Floor  
Penthouse  
7,646 SF

- Expansive 7,646 SF top floor/full floor space
- Open views of DTLA
- Operable tilt and turn casement windows
- Newly installed HVAC
- Build-to-suit opportunity

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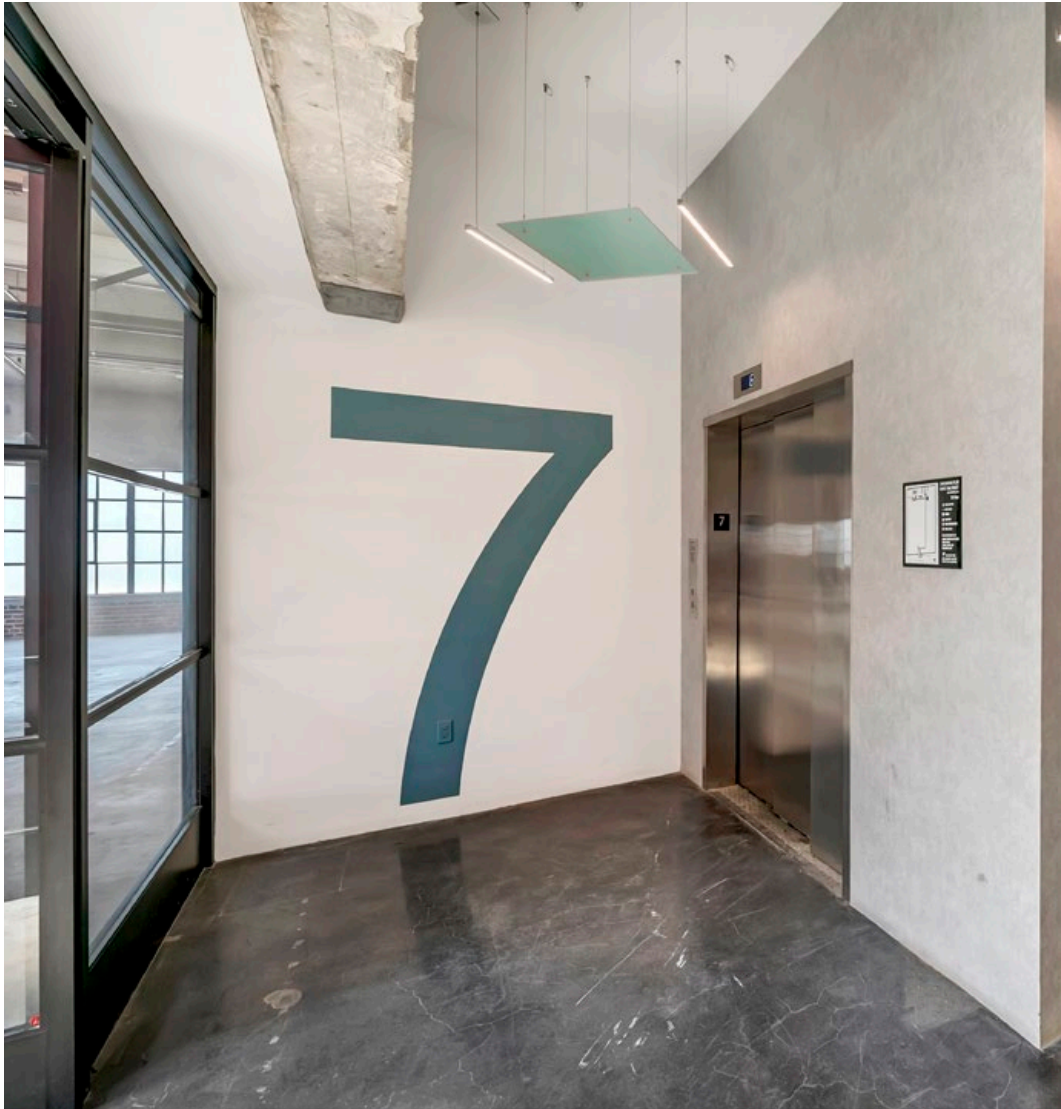
# 7TH FLOOR

Gorgeous open loft  
with skylights, views of  
the downtown skyline



# 7TH FLOOR- PENTHOUSE

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**6TH FLOOR**

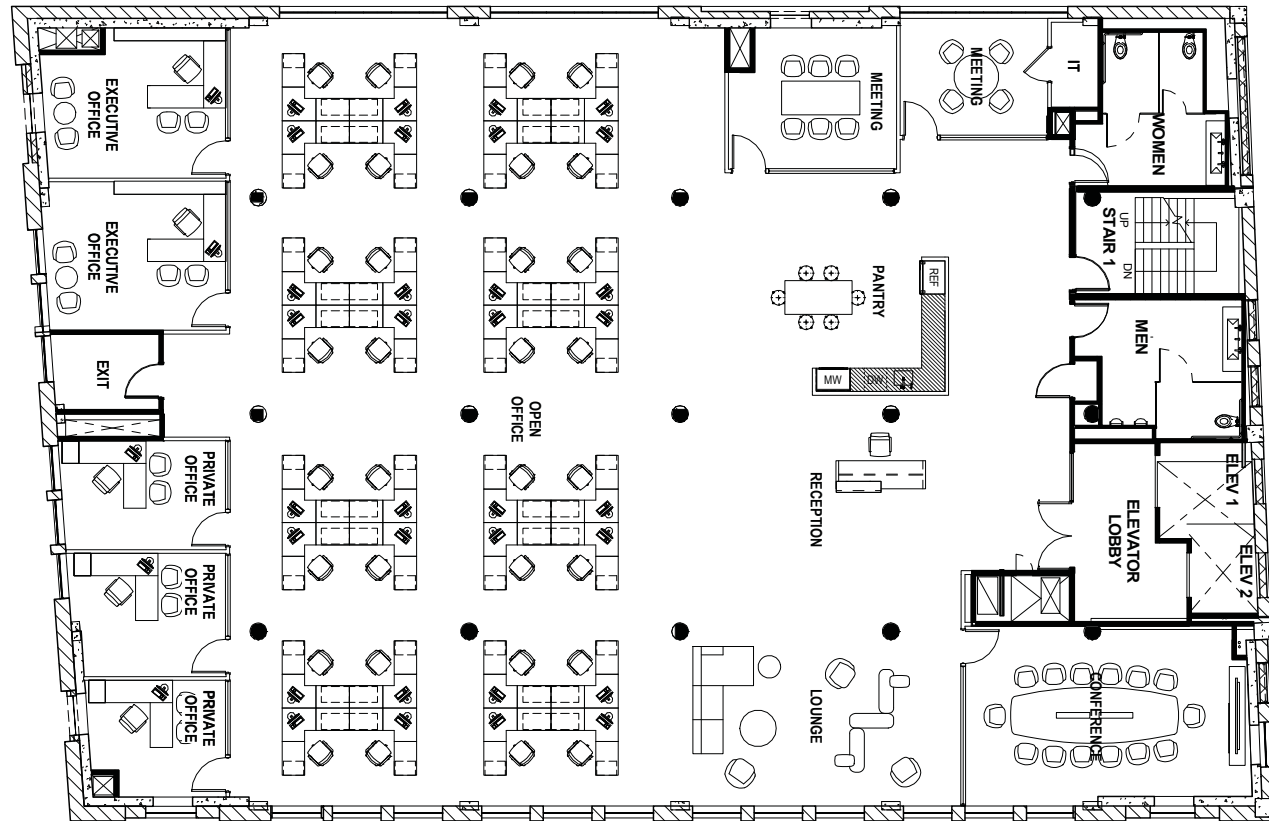


LEASED

# 6th Floor 7,772 SF

- Mix of 5 private offices, 3 conference rooms, open bull-pen complete with kitchen + multiple lounge spaces
- Built out as Creative Office
- Dedicated HVAC system
- Incredible window line

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**5TH FLOOR**

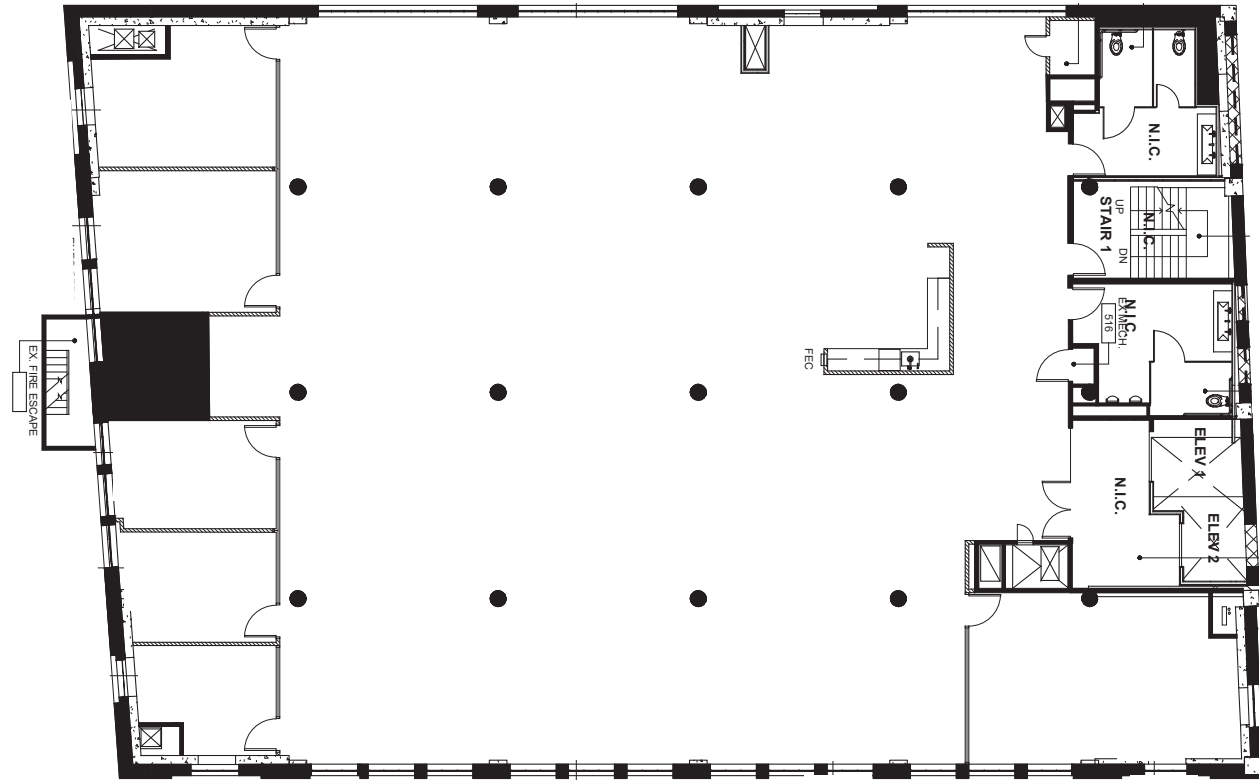


LEASED

5th Floor  
7,772 SF

- Currently built out as Creative Office
- Dedicated HVAC system
- Incredible window line

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**4TH FLOOR**



**PARTIALLY  
LEASED**

4th Floor

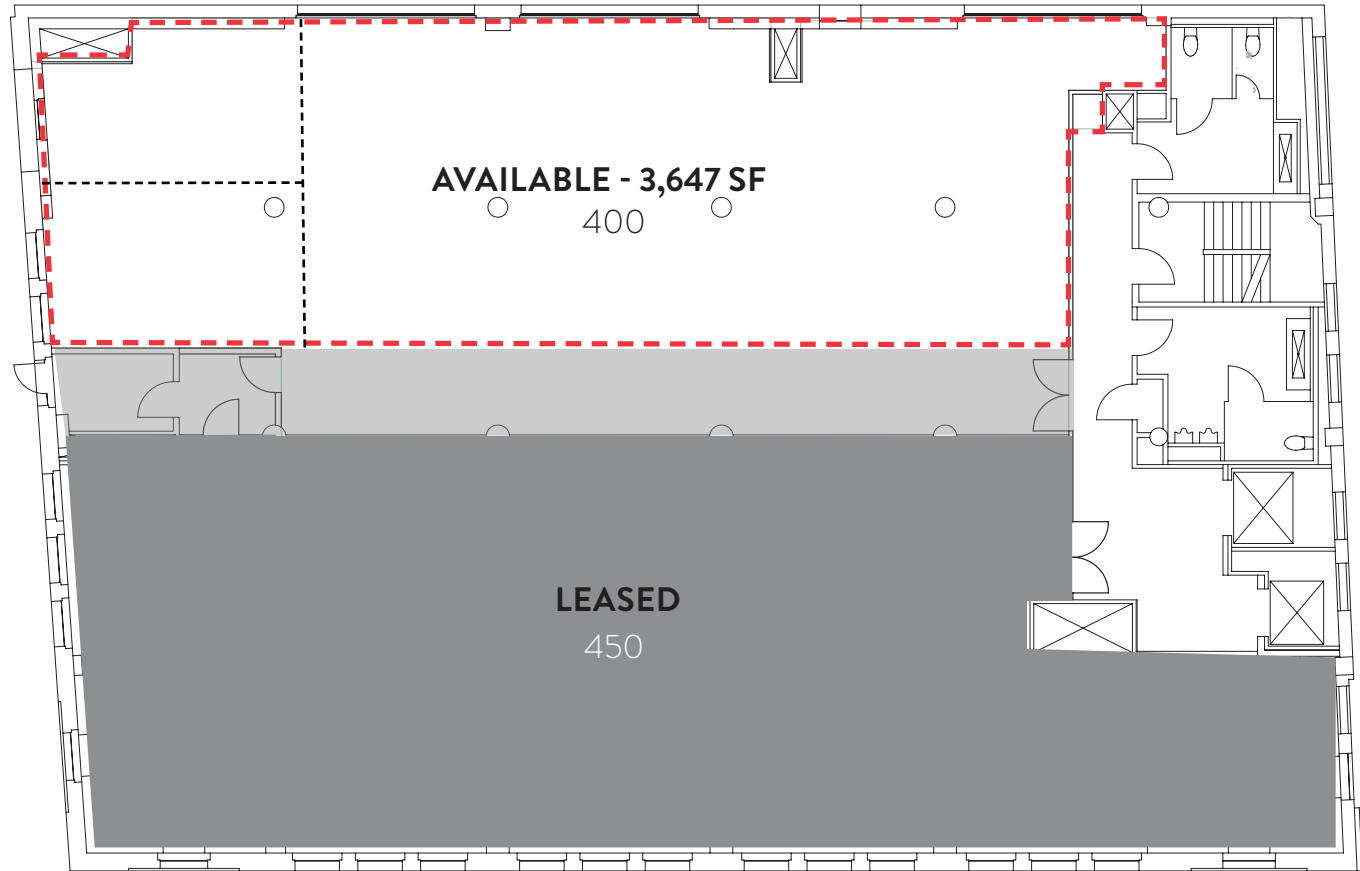
7,772 SF

AVAILABLE - 3,647 SF

**SUITE 400**

- Currently built out as Creative Office
- Operable tilt and turn casement windows
- Dedicated HVAC system
- 2 private offices / conference rooms
- In-suite kitchen

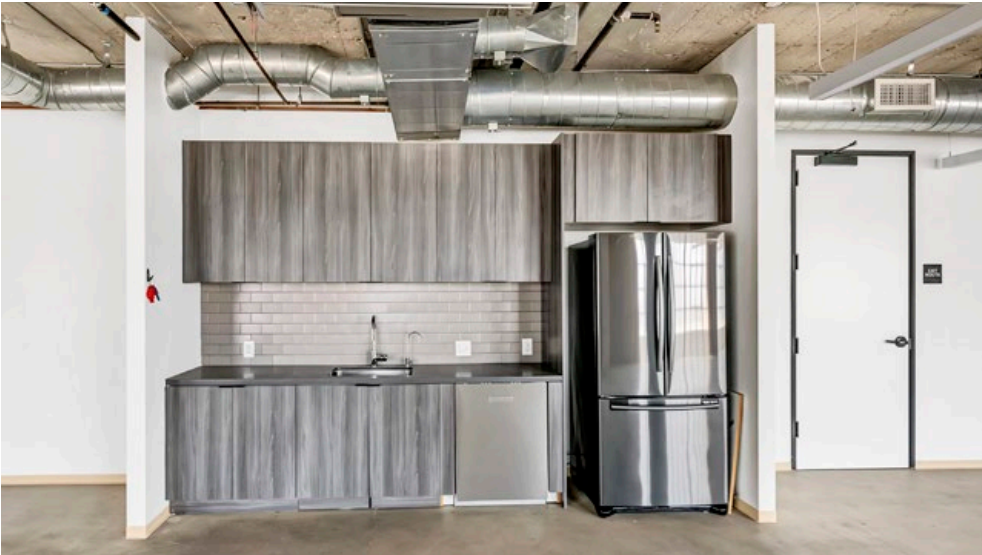
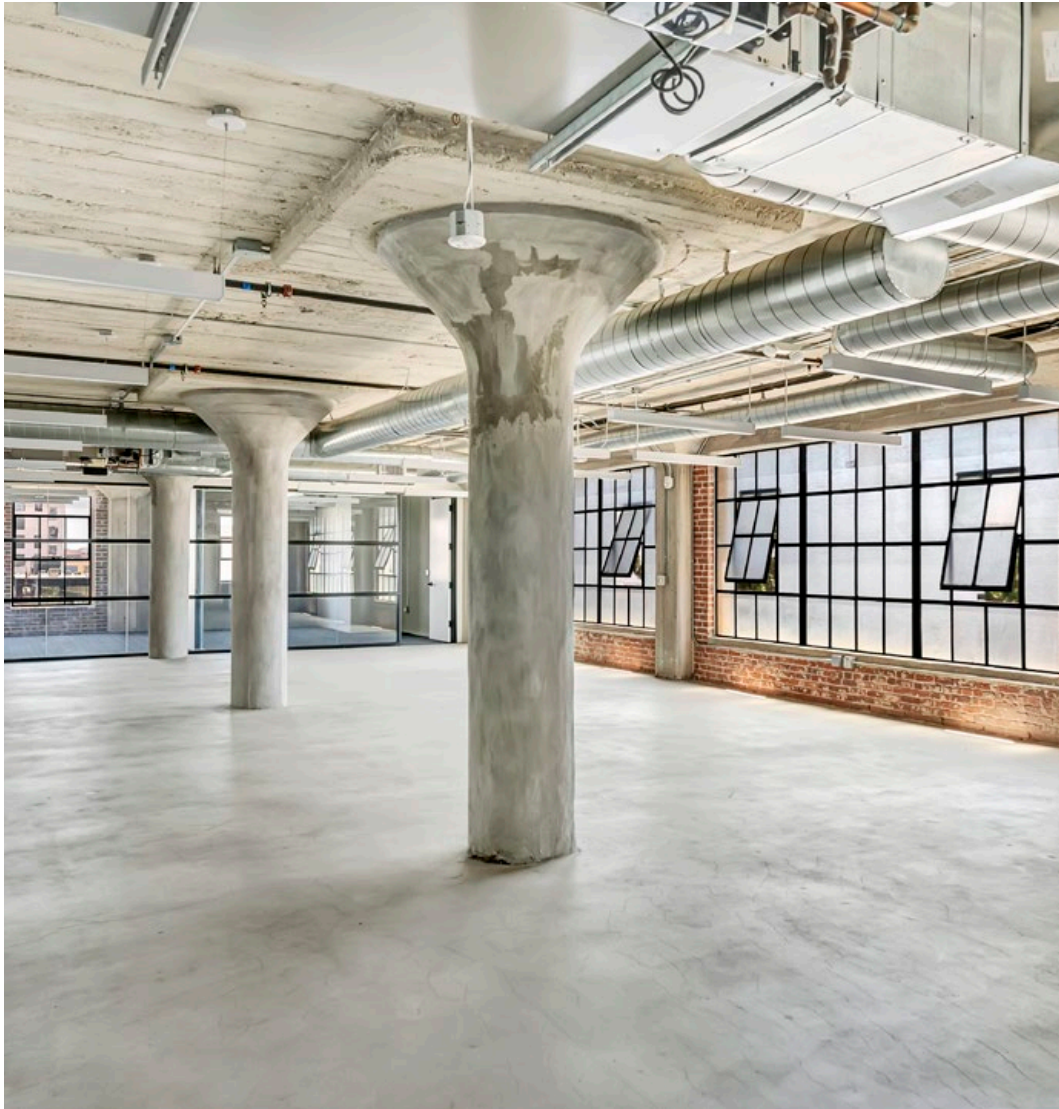
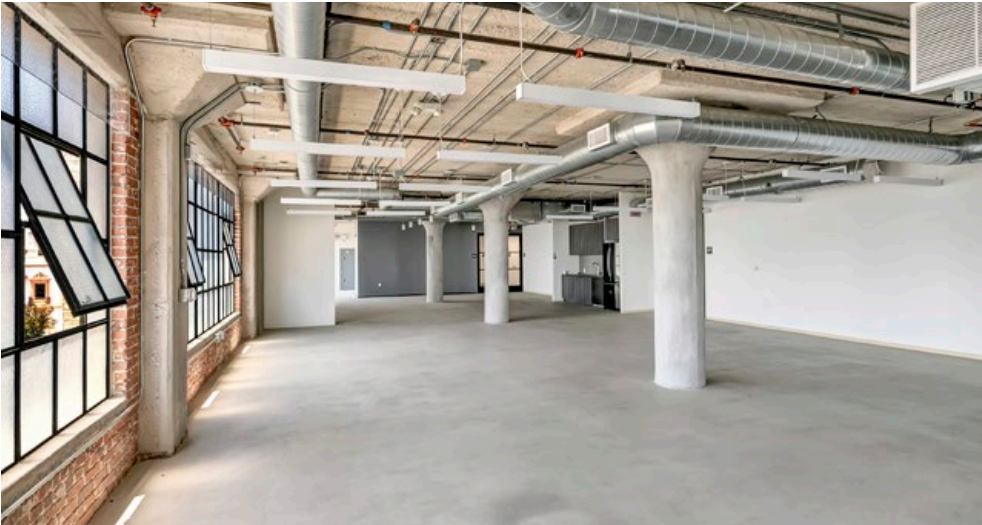
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# 4TH FLOOR

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**3RD FLOOR**

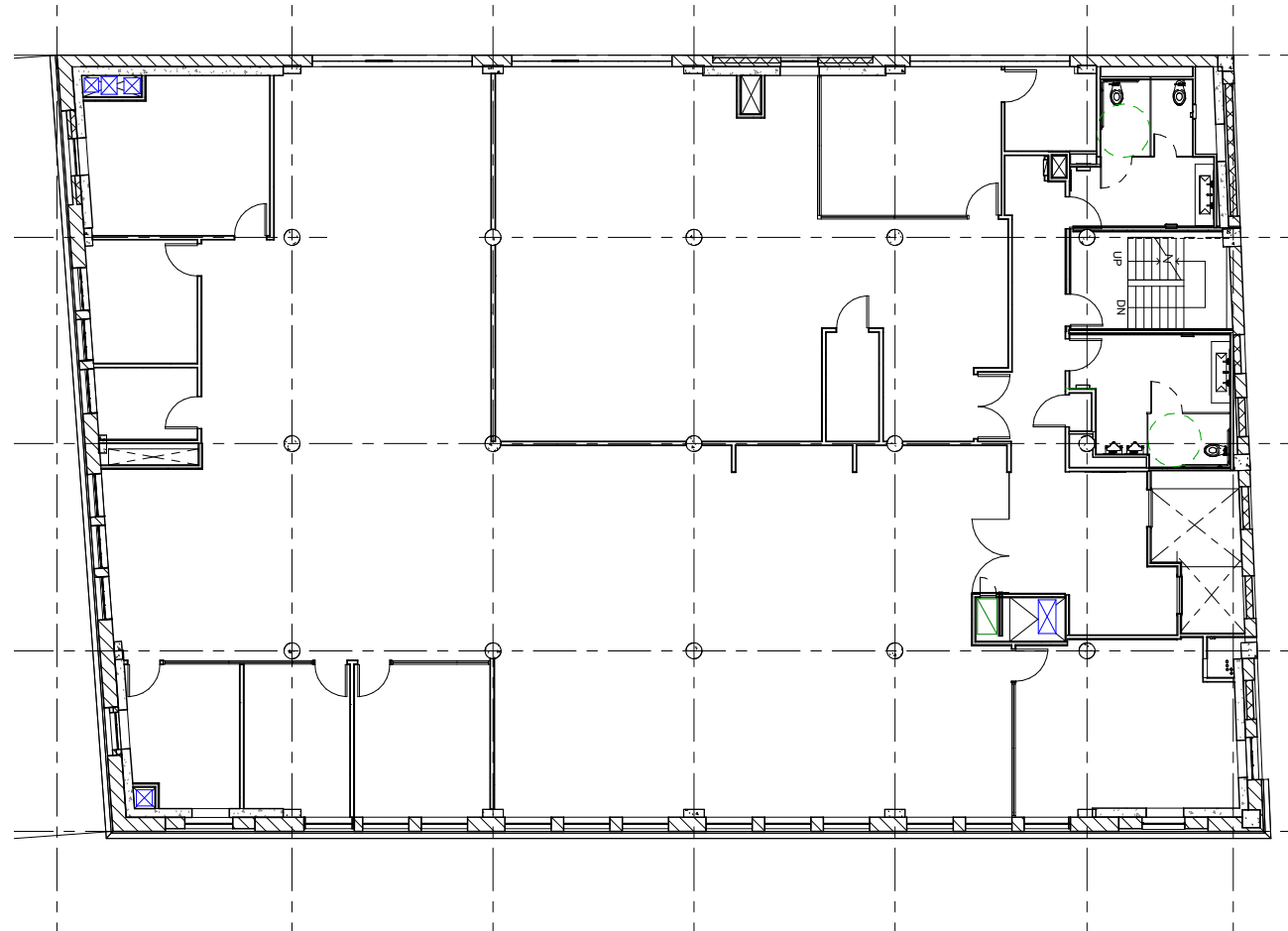


LEASED

3rd Floor  
7,772 SF

- Currently built out as Creative Office
- Dedicated HVAC system
- Incredible window line
- Multiple configurations possible

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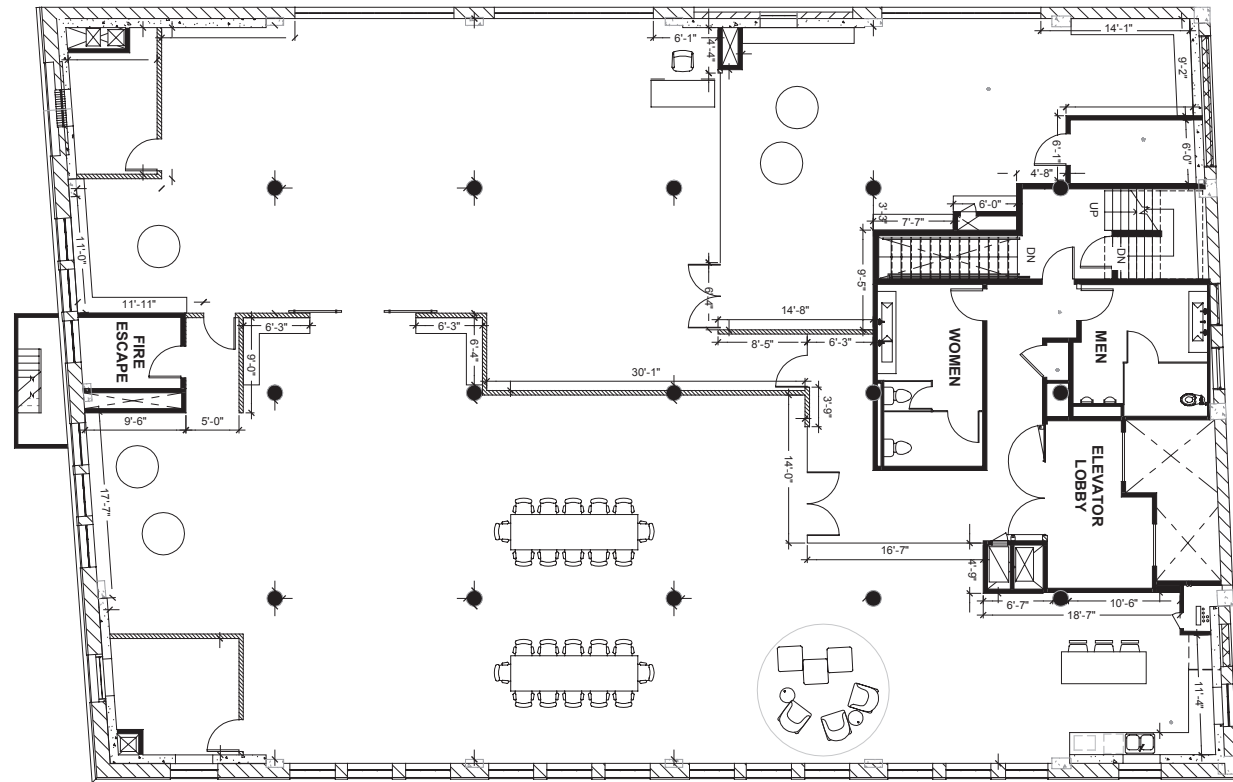
**2ND FLOOR**

LEASED

# 2nd Floor 7,564 SF

- Mix of 3 private offices, 2 open bull-pens + kitchen area
- Currently built out as Creative Office
- Dedicated HVAC system
- Incredible window line

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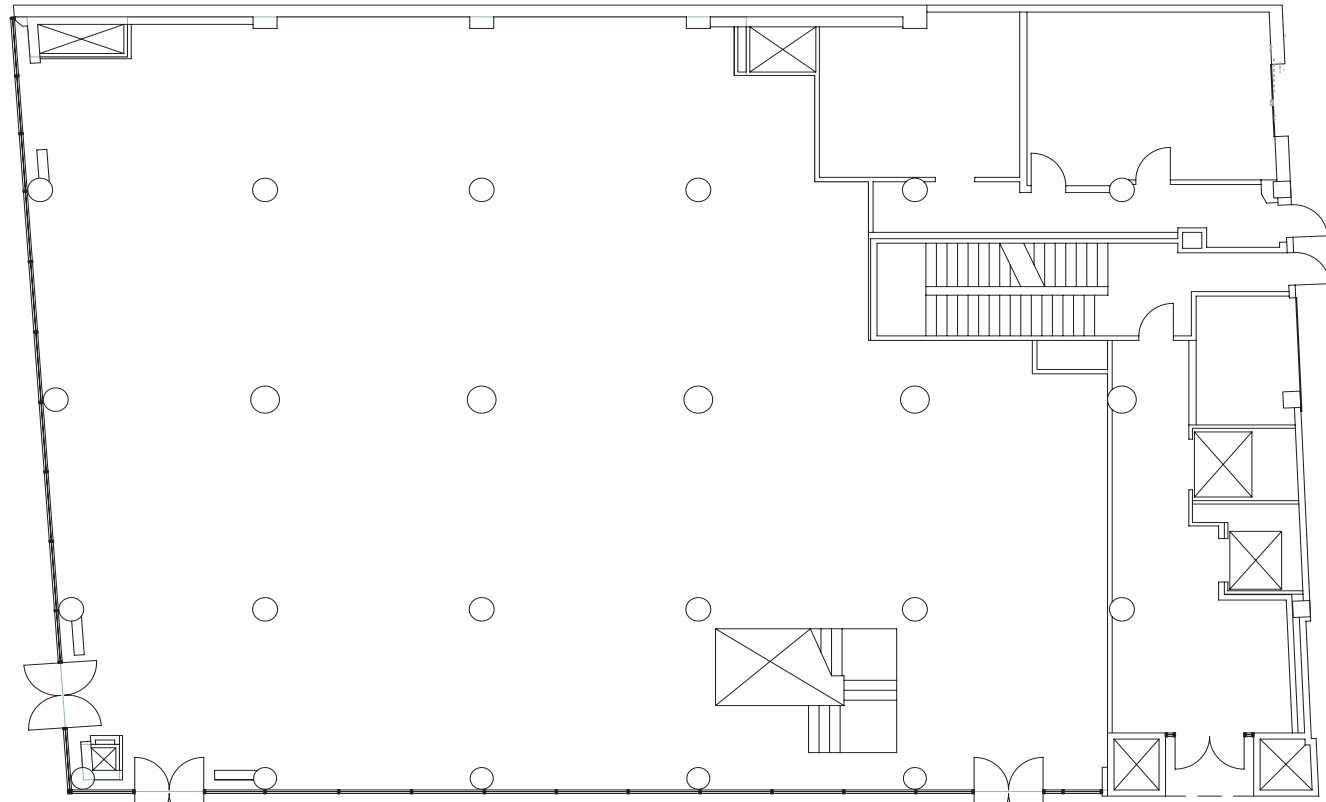
**GROUND  
RETAIL**

AVAILABLE

# Ground Level Retail 6,341 SF

- High visibility corner at 11th and Main Street/  
Broadway
- Ideal for retail, showroom  
or office space
- Dedicated HVAC system
- Incredible window line
- Multiple configurations  
possible

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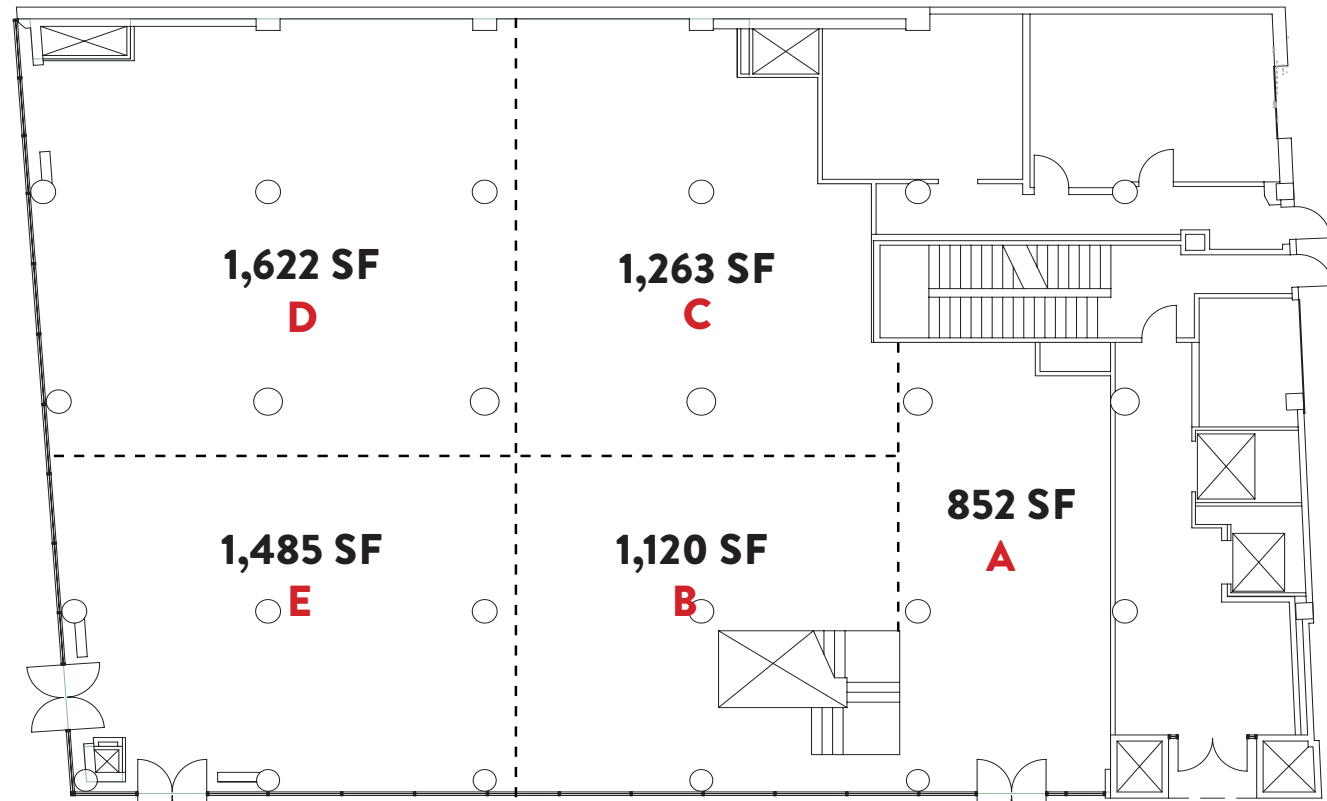
AVAILABLE

# Ground Level Retail 6,341 SF

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## Potential to divide



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# HIGH VISIBILITY CORNER RETAIL

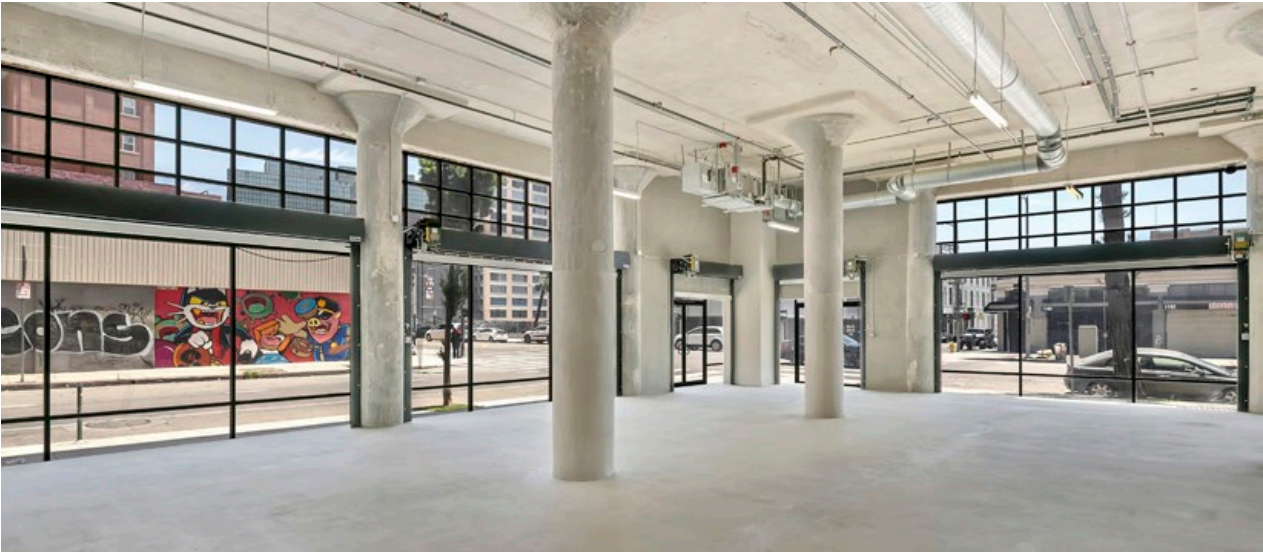
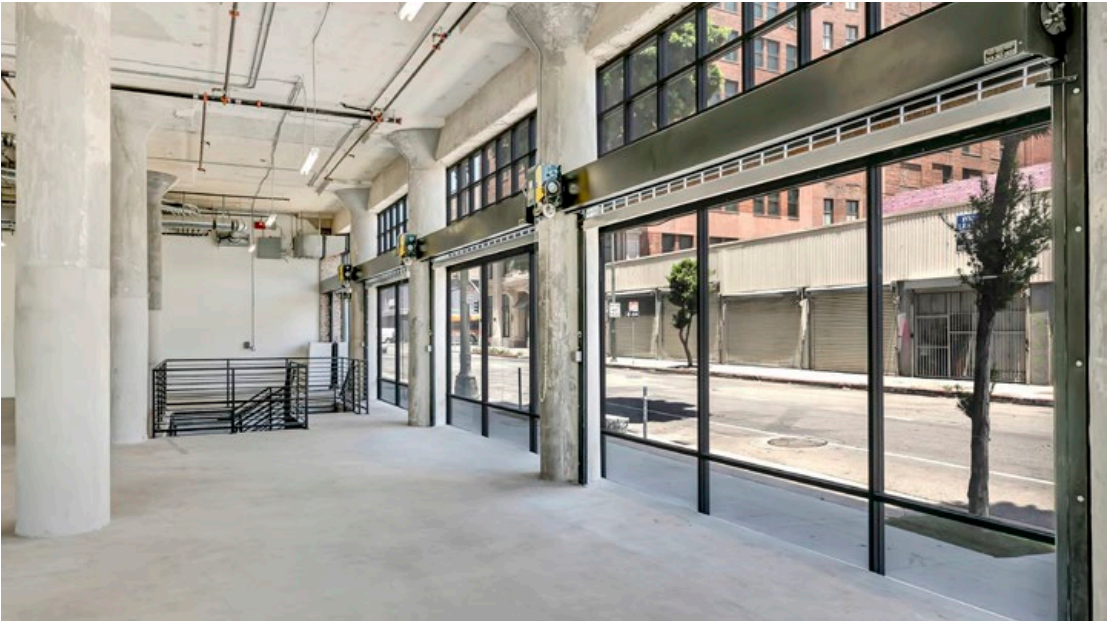
A+ irreplaceable location at  
the 11th and Main St/Broadway  
intersection in Downtown LA





# GROUND LEVEL

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**BASEMENT**

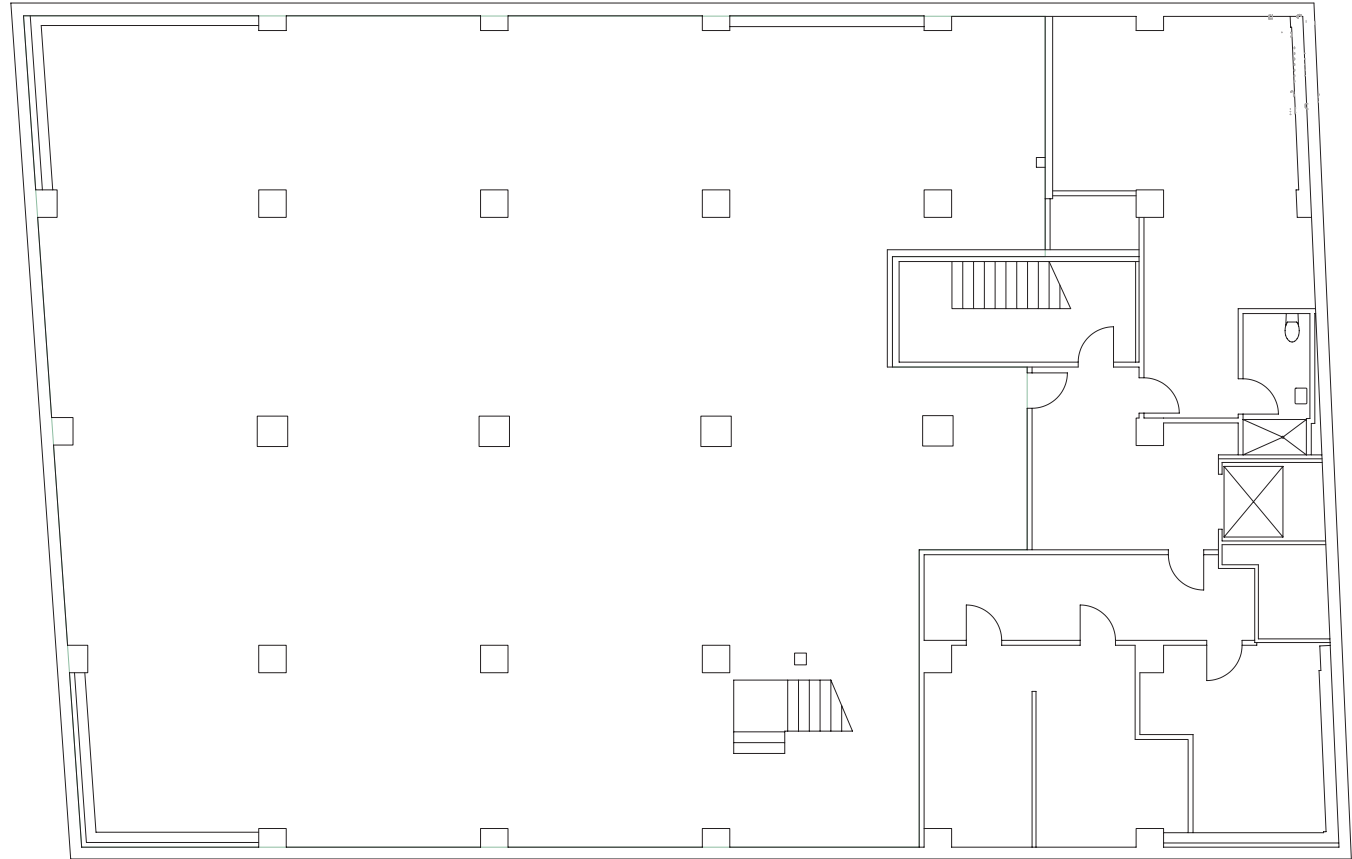


AVAILABLE

# Basement 5,991 SF

- Ideal as storage, showroom or office space
- Dedicated HVAC system
- Multiple configurations possible

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# BASEMENT LEVEL

Open plan, multi-functional space with  
interconnecting stairwell to ground floor



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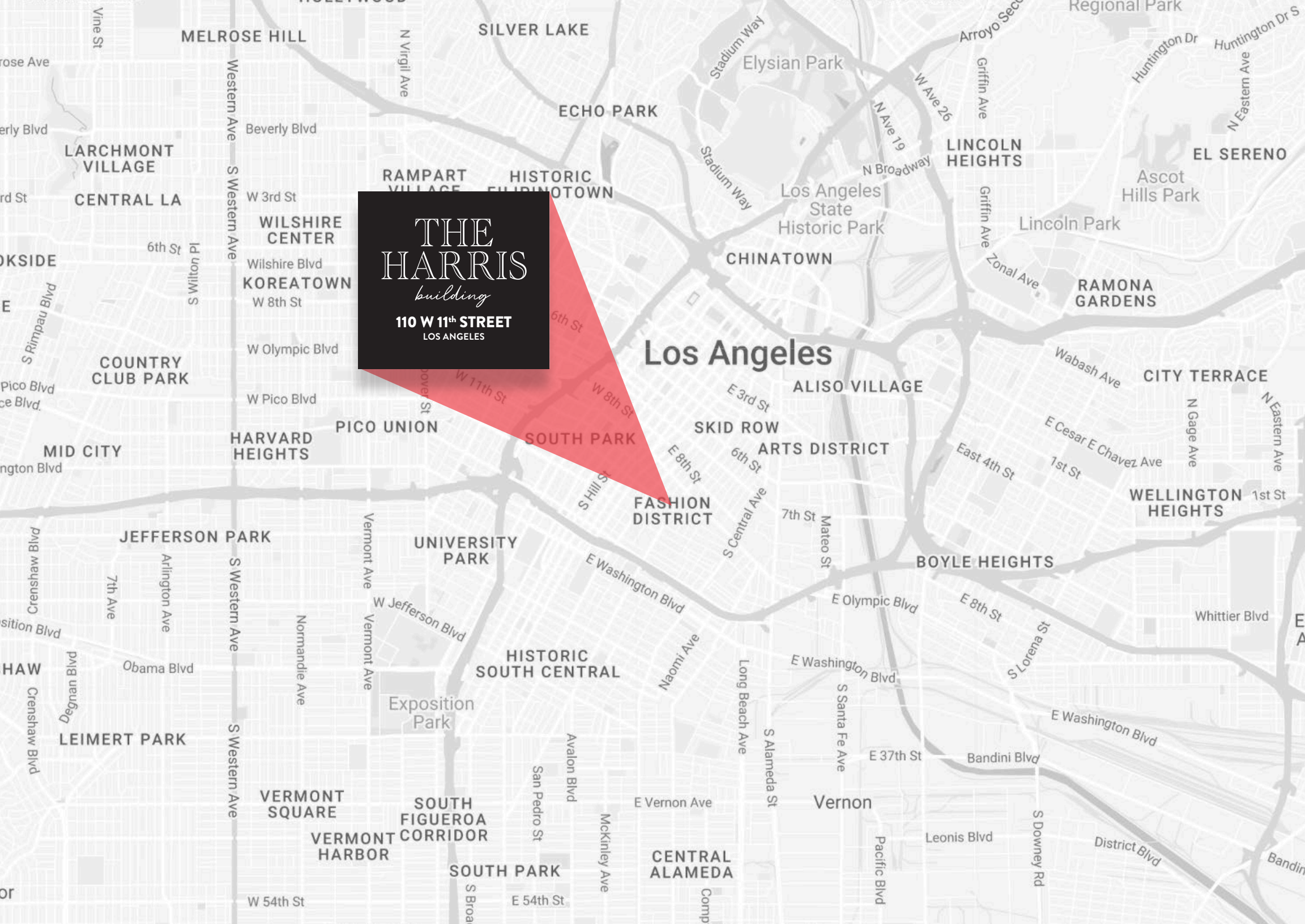
NEARBY PARKING





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LOS ANGELES

**Los Angeles**





# NEAR THE BEST OF DOWNTOWN LA



📍 PROPER HOTEL



📍 APPLE TOWER THEATRE



📍 CRYPTO.COM ARENA

DOWNTOWN L.A.  
**PROPER**  
HOTEL



📍 WHOLE FOODS



📍 PINE AND CRANE



📍 BOTTEGA LOUIE

Acne Studios



BOTTEGA LOUIE  
*Restaurant and Gourmet Market*

the hoxton

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