

FOR LEASE

±4,500 to ±25,792 RSF

CREATIVE OFFICE

837

**N SPRING ST
CHINATOWN LA**

NAC

INDU
STRY
310.395.5151
FOR LEASE

837

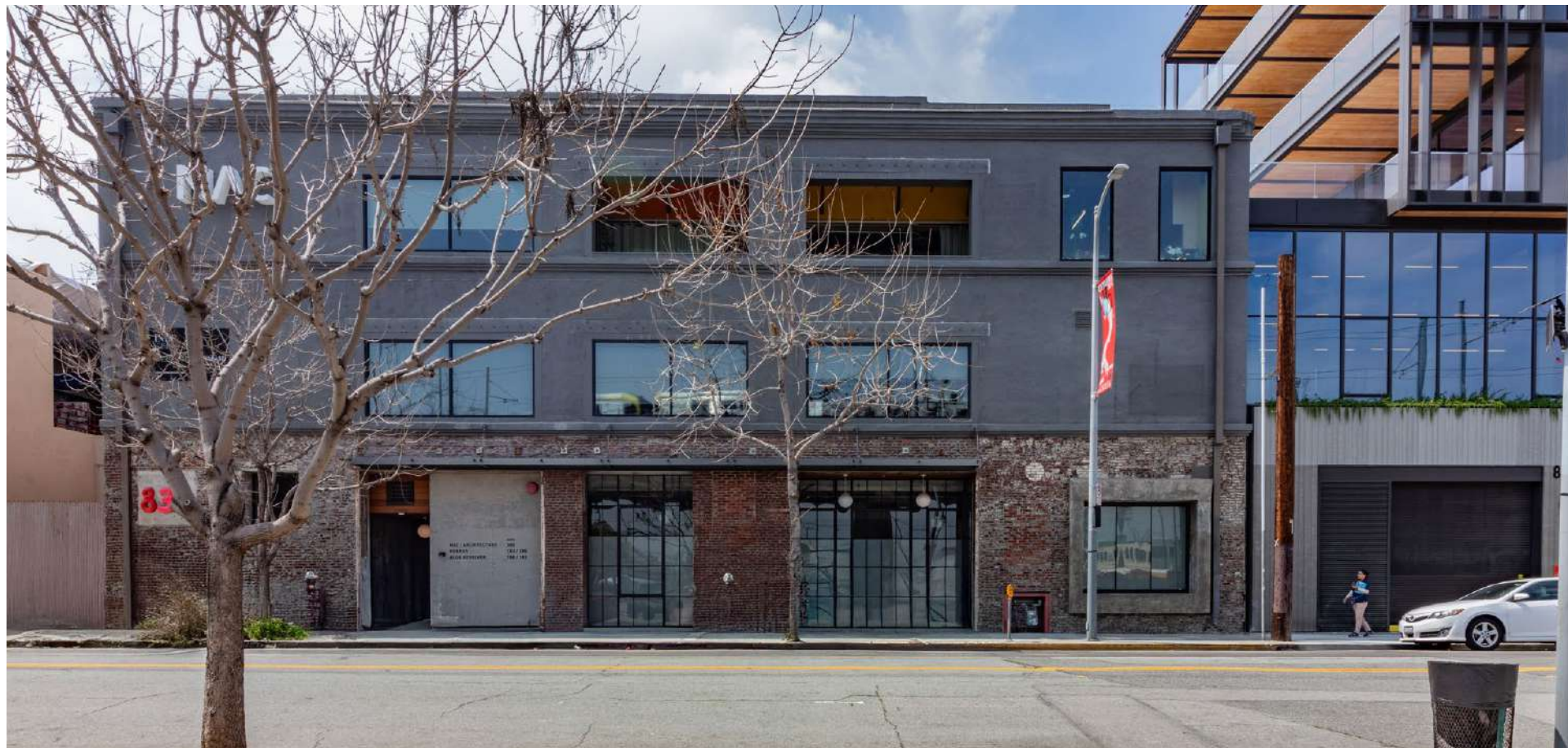
redcar
development

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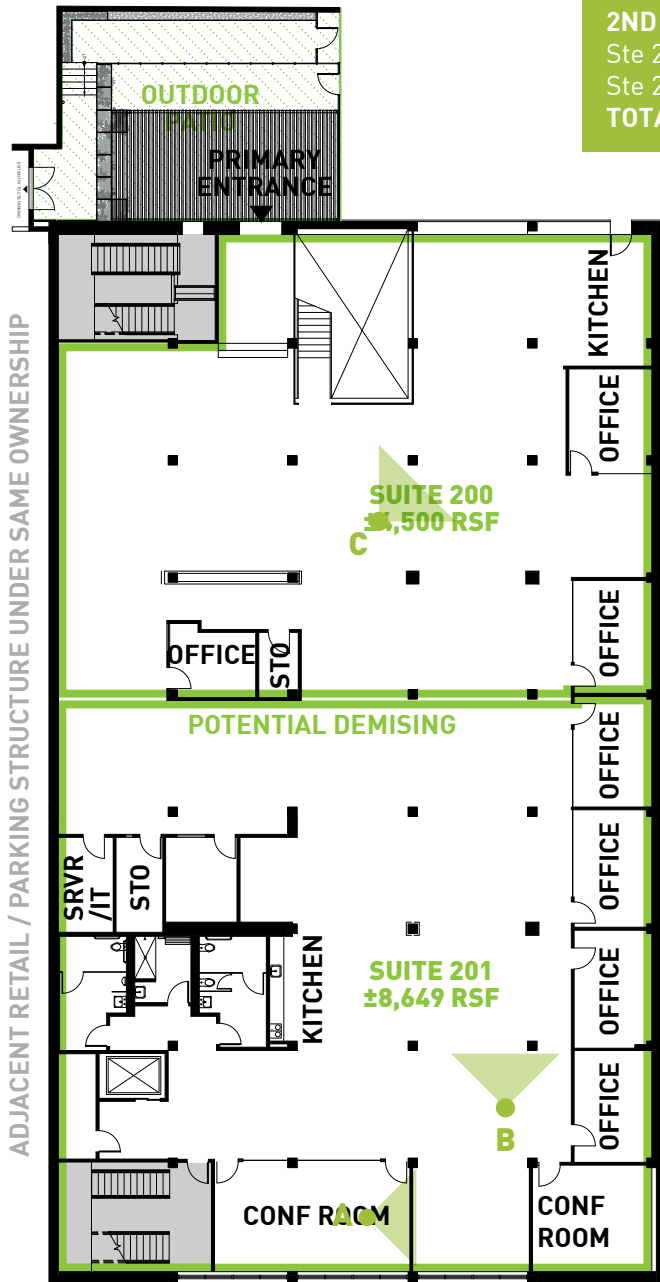


CREATIVE OFFICE | GROUND FLOOR SUITE

DETAILS

BUILDING DETAILS		LEASE TERMS		WHAT'S DIFFERENT
1ST FLOOR TOTAL	±12,643 RSF	RATE	\$3.85/SF/mo./MG	Custom: Custom steel windows and doors using the highest material standards; Taylor Donsker Designed Kitchen + custom phone booth
SUITE 100	±7,229 RSF	TERM	Flexible	
SUITE 101	±5,414 RSF	TIMING	Immediate	Location: Adjacent to Gold Line's Chinatown Station and Oriel Bar / Walking distance to Union Station / 94 Walkscore / Near upscale mixed-use developments / Close to Civic Center, Arts District and Little Tokyo / Easy access to Sunset Blvd, and 101 & 110 Freeways
2ND FLOOR TOTAL	±13,149 RSF			
SUITE 200	±4,500 RSF			
SUITE 201	±8,649 RSF	PARKING		Secure: Latch™ keyless entry with smart personalized access
TOTAL AVAILABLE	±25,792 RSF	2 spaces per 1000 SF		Outdoor Patio: Secure, gated private outdoor patio w/concrete floors, pergola, and seating
		*Offsite Per separate agreement		
		RATE/PASS/Mo.	\$150 / Pass / Mo.	Developments: Adjacent to 843 N Spring St, a 125,000 SF creative office development with ground floor retail / restaurants
				Turn-Key Condition: 2nd Generation space with new TIs with high end finishes

±4,500 to ±13,149 RSF



2ND FLOOR
 Ste 200 ±8,649 RSF
 Ste 201 ±4,500 RSF
TOTAL COMBINABLE ±13,149 RSF

PROGRAM SUMMARY:

Suite 200

- 3 Private Offices
- Open Desk Seating 30-35 ppl
- 1 Kitchen
- 1 Storage
- Outdoor Patio Direct Access

PROGRAM SUMMARY:

Suite 201

- 5 Private Offices
- 2 Conf Rooms
- 1 IT/Server Room
- 1 Storage Closet
- Open Desk seating 30-40 ppl



A— 2ND FLOOR / CONFERENCE ROOM



B— 2ND FLOOR / BREAK AREA / KITCHEN



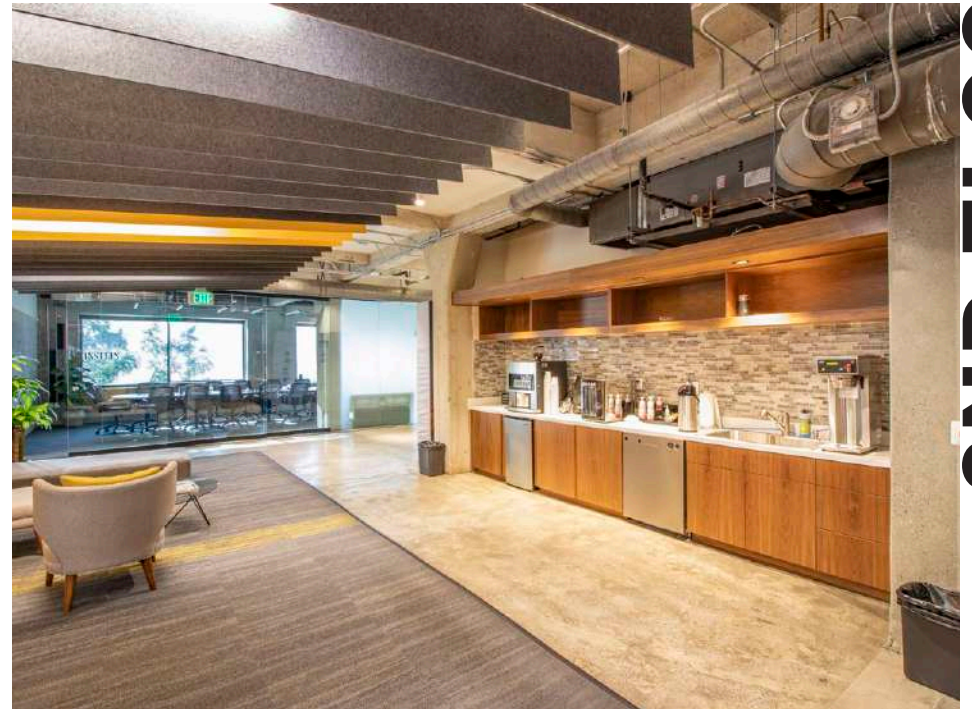
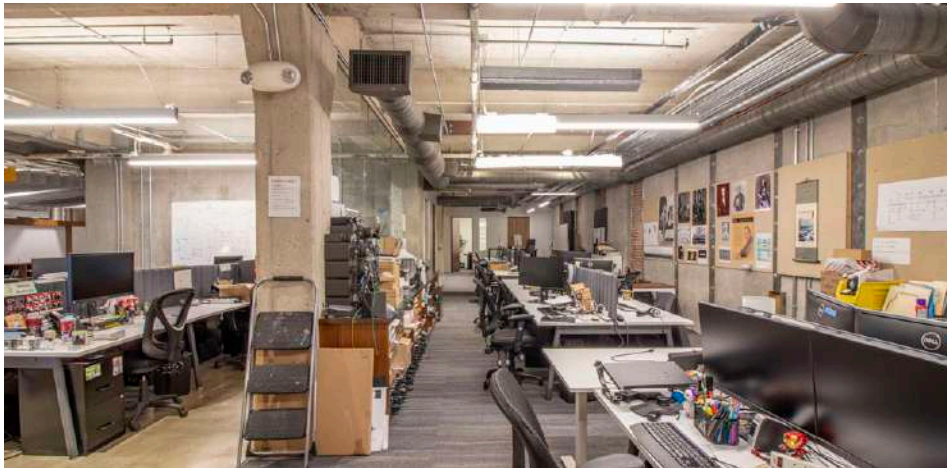
C— 2ND FLOOR / ENTRANCE / STAIRS

FLOOR PLAN | 2ND FLOOR



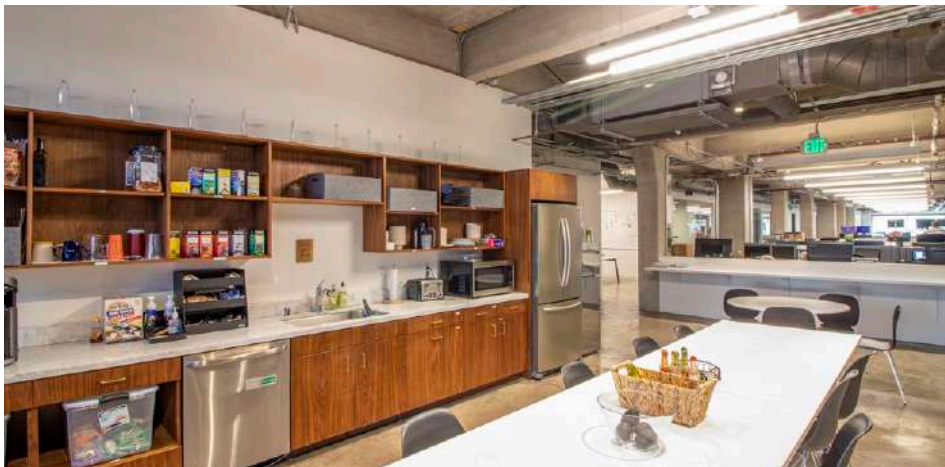
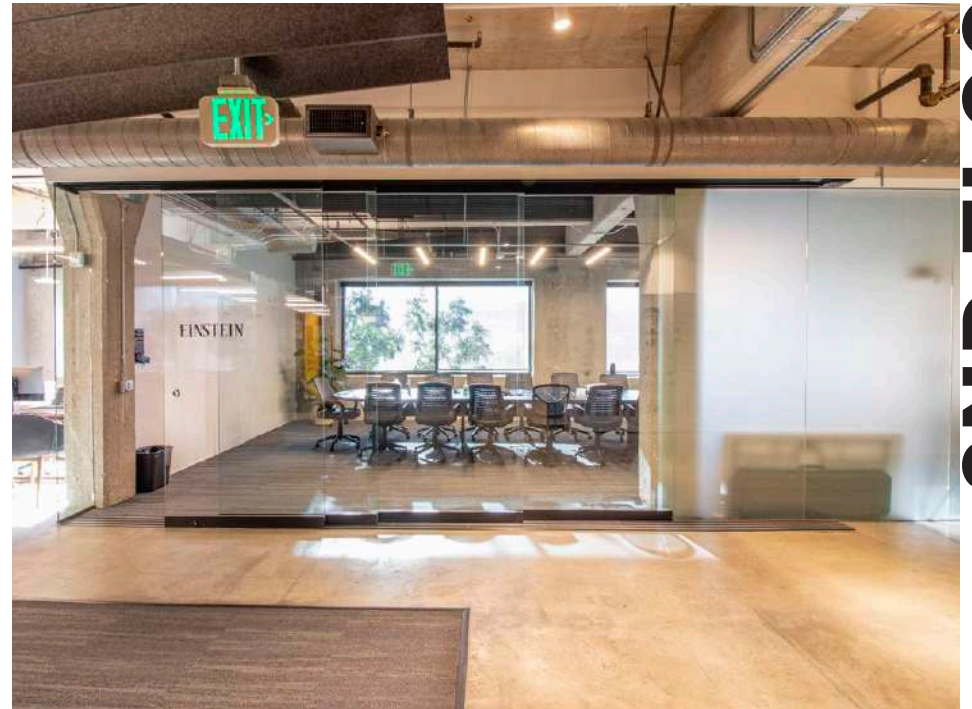
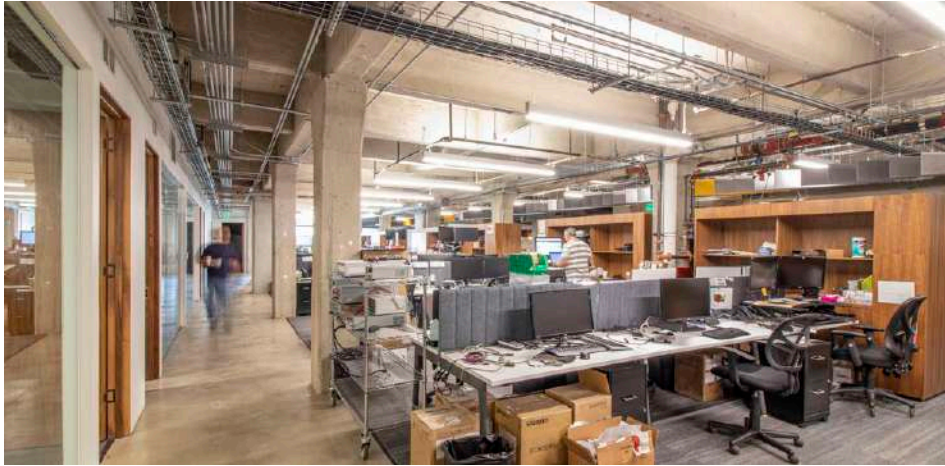
INTERIOR

1ST FLOOR PHOTOS



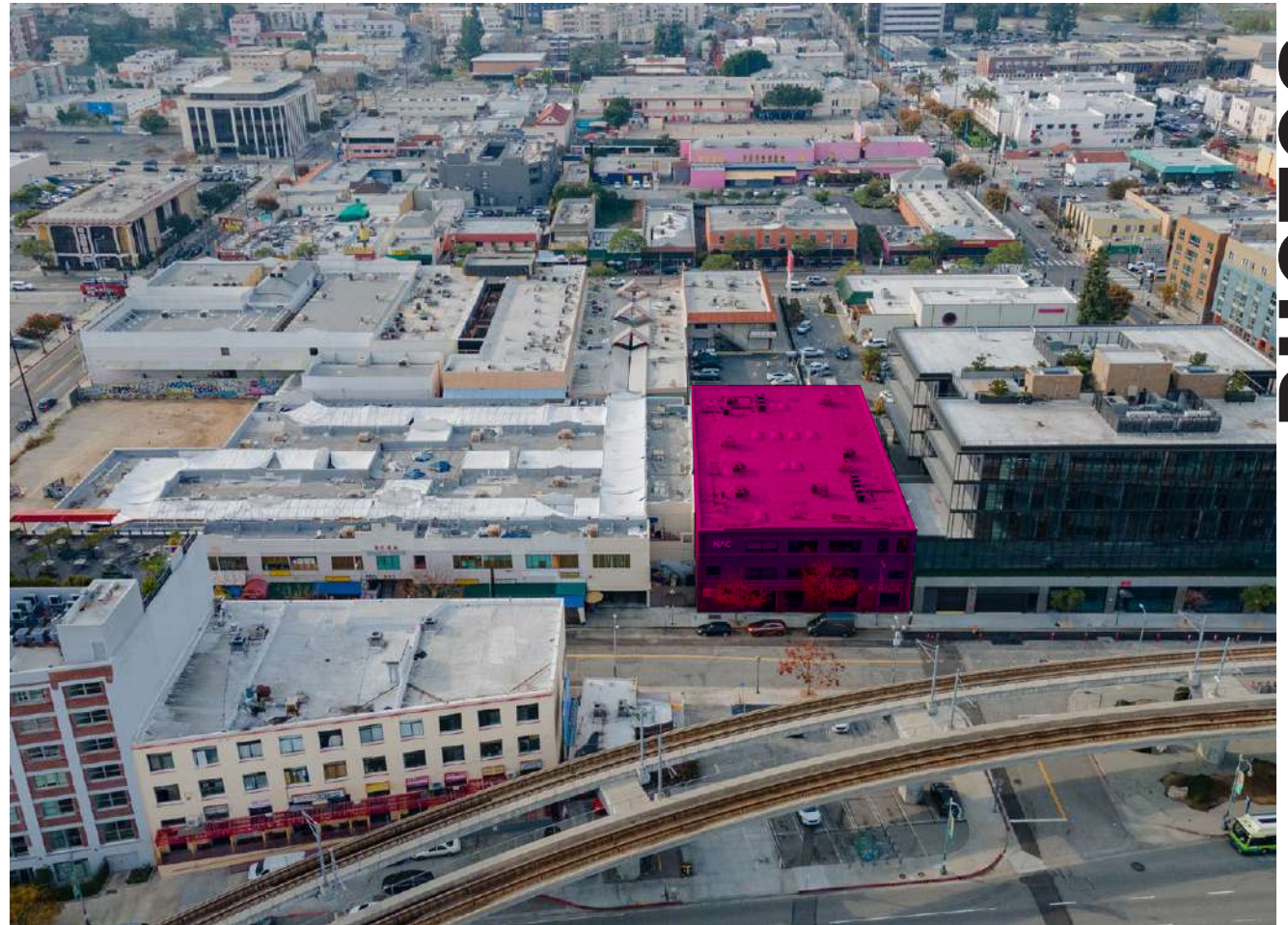
INTERIOR

2ND FLOOR PHOTOS



INTERIOR

2ND FLOOR PHOTOS



EXTERIOR

PHOTOS

10 WITHIN 10

NEXT
DOOR

AWAN AWAN (coming soon) is a plant-based ice cream shop in Los Angeles known for its rich, creamy texture and innovative flavors, all made from sustainable, locally sourced ingredients. AWAN combines traditional techniques with modern culinary creativity, offering a unique, dairy-free dessert experience that appeals to vegans and ice cream lovers alike.

NEXT
DOOR

Dayglow Dayglow Coffee is a specialty coffee shop with locations in Los Angeles known for its curated selection of rare, high-quality beans from around the world. Dayglow offers an elevated coffee experience with meticulously brewed beverages, presented in a minimalist, vibrant atmosphere that highlights their passion for craftsmanship and global coffee culture.

6 min
WALK

Oriel Bar is a chic and intimate wine bar celebrated for its curated selection and sophisticated ambiance. The bar's commitment to excellence extends beyond its wine offerings, with expertly crafted cocktails and delectable small plates adding to the allure. Oriel Bar provides a refined yet approachable space to indulge in the pleasures of the vine.

8 min
WALK

Howlin' Ray's is a beloved hotspot renowned for its mouthwatering Nashville hot chicken and lively atmosphere. With its fiery yet flavorful dishes, it tantalizes taste buds and keeps patrons coming back for more. The restaurant's commitment to quality ingredients and authentic preparation methods ensures an unforgettable dining experience.

5 min
WALK

General Lee's is a vibrant venue celebrated for its dynamic fusion of live music, craft cocktails, and laid-back ambiance. With its eclectic lineup of performers and welcoming atmosphere, it offers a memorable nightlife experience for music enthusiasts and socialites alike.

3 min
DRIVE

Majordomo in Los Angeles presents an enticing blend of upscale dining and a lively atmosphere. Its eclectic menu offers a fusion of flavors, from inventive small plates to decadent mains, ensuring a memorable culinary experience. With a chic yet welcoming ambiance, it's a go-to spot for food enthusiasts seeking innovative cuisine in LA.

5 min
WALK

Steep LA is a cozy tea house revered for its diverse selection of handcrafted teas and tranquil ambiance. Its commitment to quality and sustainability offers a journey of flavor and relaxation. The tea house's inviting atmosphere and knowledgeable staff create a welcoming space where patrons can unwind and savor the simple pleasure of a perfect cup of tea.

3 min
DRIVE

Apotheke LA, located in Los Angeles, epitomizes sophisticated mixology in a captivating setting. With its meticulously crafted cocktails and elegant ambiance, it offers a unique experience for cocktail enthusiasts. The bar's attention to detail and inventive concoctions make it a destination for those seeking refined libations in the heart of LA's nightlife scene.

7 min
WALK

Lasita is a culinary gem revered for its flavorful Filipino-inspired cuisine and inviting atmosphere. With its bold yet balanced dishes, it captivates diners with a modern twist on traditional flavors. It's a must-visit destination for food lovers seeking authentic flavors and warm hospitality in the heart of LA's dining scene.

7 min
WALK

Amboy Amboy is a popular butcher shop and burger spot known for its high-quality, custom-cut meats and expertly crafted burgers. Founded by chef Alvin Cailan, Amboy offers a menu focused on simplicity and flavor, featuring standout items like juicy cheeseburgers and hand-cut fries. Its minimalist setting emphasizes the craftsmanship behind each dish.

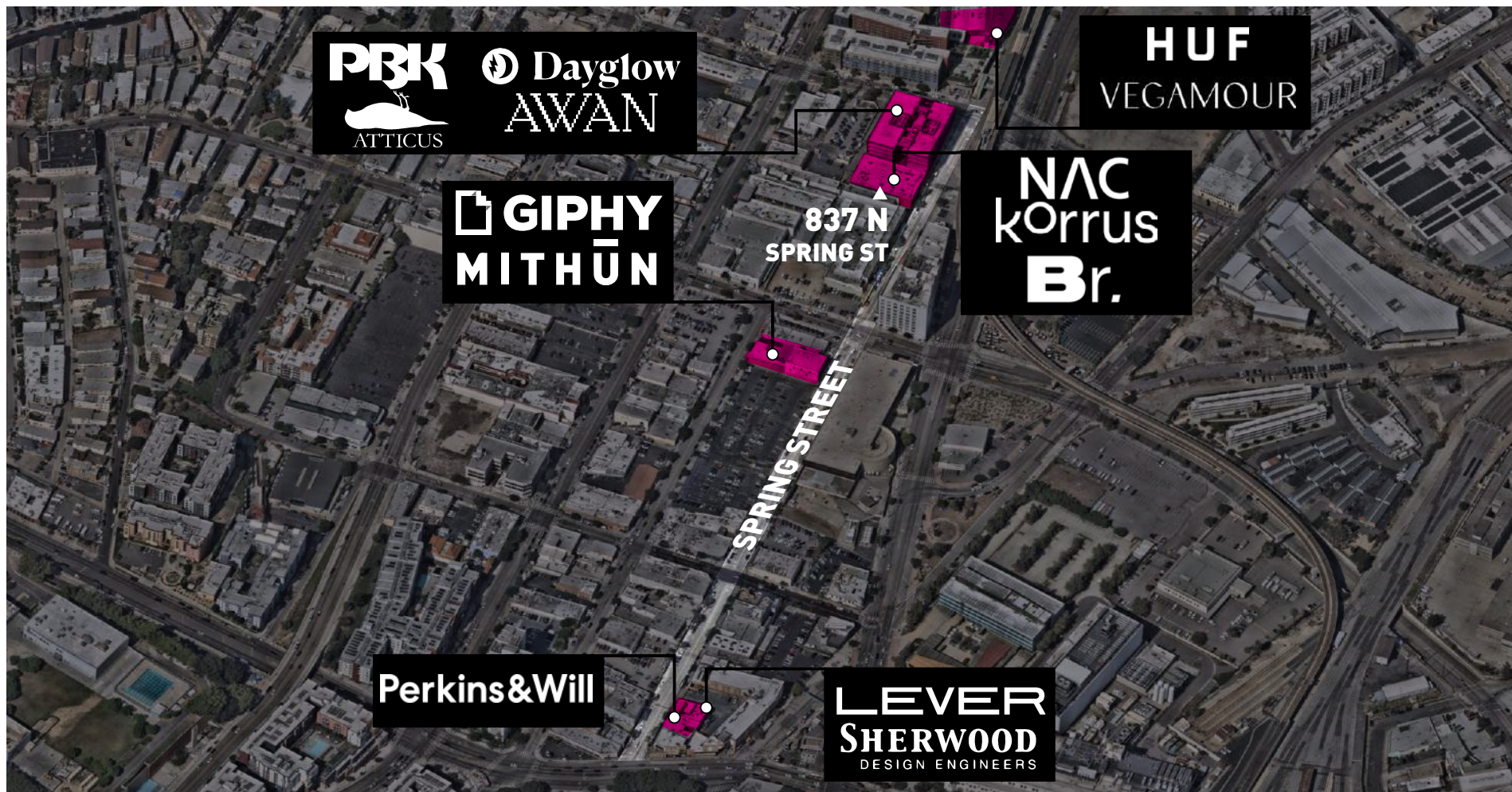
AMENITIES

SPRING STREET CREATIVE COMPANIES HUB

Spring Street in Chinatown is a magnetic hub for creative tenants, drawing in innovative companies like PBK Architects, Atticus, Dayglow Coffee, AWAN Ice Cream, Giphy, Mithun, Perkins & Will, NAC Architecture, LEVER Architecture, Sherwood Engineers, Korrrus, Blue Revolver, HUF Apparel, and Vegamour Skincare. Its

eclectic blend of historic charm and modern energy creates an inspiring environment that fosters collaboration and innovation. With its vibrant street life, diverse culinary scene, and proximity to cultural landmarks, Spring Street provides the perfect backdrop for these forward-thinking businesses to thrive and grow.

CREATIVE TENANTS ALONG SPRING STREET



AREA CREATIVE TENANTS

ONE OF LA's LARGEST GREEN SPACES

Los Angeles State Historic Park, often called Cornfields Park, is a vibrant green space just a short walk away. This urban oasis features scenic walking trails, picnic areas, and stunning views of downtown Los Angeles. The park is also a cultural hub, hosting year-round programming such as outdoor concerts, movie

nights, fitness classes, and community events, making it an ideal destination for relaxation and engagement.

WITHIN A SHORT 2 MINUTE WALK



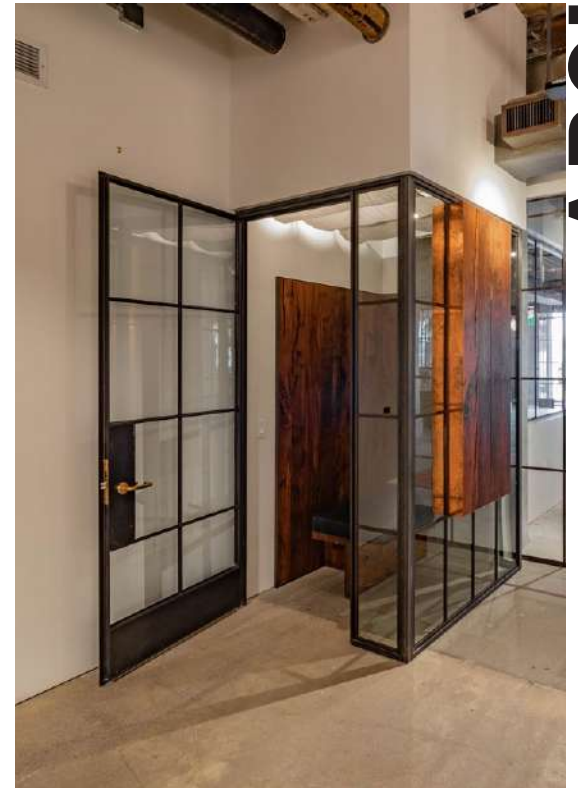
LA HISTORIC PARK

ADJACENT RETAIL



ADJACENT RETAIL REDEVELOPMENT

Redcar Properties - the developer of 837 N Spring St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT