



COMPLETED PROJECTS BY TEAM LA



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MIKE D. SMITH ARMEN KAZARYAN

LEE & ASSOCIATES* - COMMERCE, INC. | CORPORATE ID# 01125429
LICENSE ID# 00978736

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P: 323.767.2109 • F: 323.767.2029

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SERVICES

Team LA has over 125 years of experience in Commercial Real Estate Brokerage, specifically in the Central Los Angeles region. Our experience and market knowledge allows us to provide the most comprehensive and up-to-date information to our clients.

This is extremely important because it allows our clients to make the most informed decisions possible. We are creative, “out of the box” thinkers. We are problem solvers. Each property, transaction or situation has its unique set of circumstances. We pride ourselves on constantly adjusting the thought process to achieve top dollar for our clients.

CORE EXPERIENCE REPRESENTATION SERVICES INCLUDE:

- Industrial, Creative Office, Commercial Property Sales & Leasing
- Exclusive Landlord and Tenant Representation
- Site Search and Acquisition
- Leased Investments
- Build-to-Suit Projects / Land Development
- Adaptive Re-Use Projects converting Industrial to Residential, Creative Office or Mixed Use

**WE REPRESENT
LOS ANGELES**

} *Look around at many of the iconic properties in Los Angeles.
Chances are that our team has sold or leased it.*

FOR MORE INFORMATION, PLEASE CONTACT >>>

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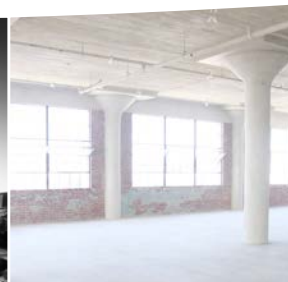
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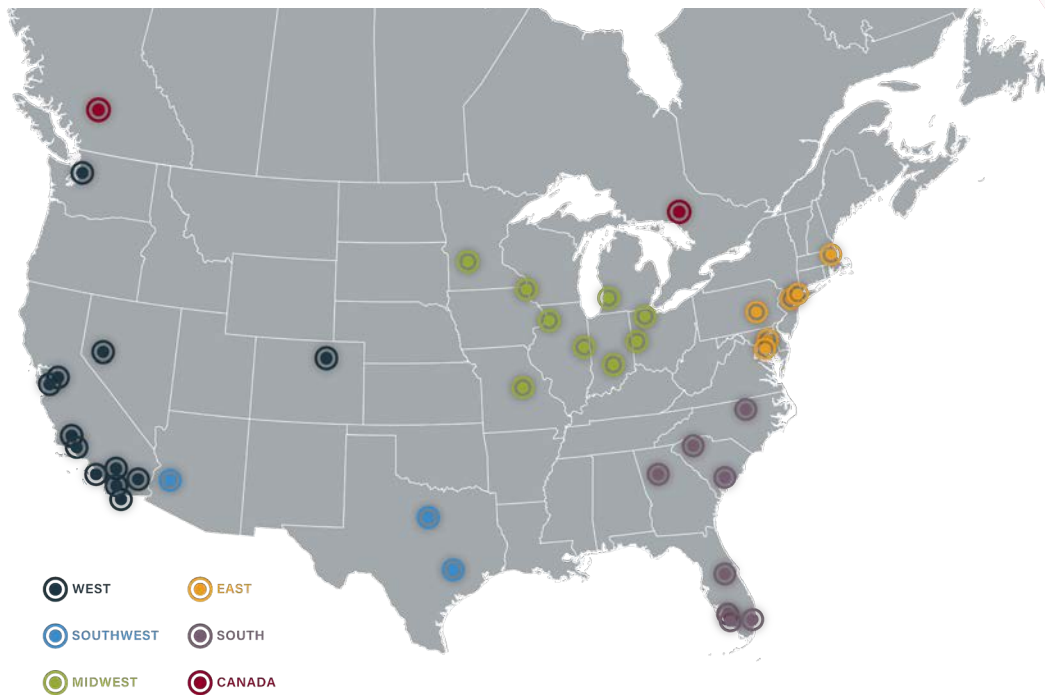
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EXPANSION



THE LEE ADVANTAGE

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors. Our professionals combine the latest technology, resources, and market intelligence with their experience, expertise, and commitment to superior service to optimize client results.



- 2020 - Washington, DC
- 2020 - Naples, FL
- 2020 - Boston, MA
- 2019 - Toronto, ON Canada
- 2018 - Cincinnati, OH
- 2018 - Raleigh, NC
- 2018 - Miami, FL
- 2016 - Seattle, WA
- 2016 - Walnut Creek, CA
- 2016 - Vancouver, BC Canada
- 2016 - Twin Cities, MN
- 2016 - Pasadena, CA
- 2015 - Eastern Pennsylvania

- 2015 - Columbus, OH
- 2015 - Houston, TX
- 2014 - Denver, CO
- 2014 - Cleveland, OH
- 2013 - Long Island-Queens, NY
- 2013 - Chesapeake Region , MD
- 2012 - Edison, NJ
- 2012 - Orlando, FL
- 2012 - Charleston, SC
- 2011 - Fort Myers, FL
- 2011 - Manhattan, NY
- 2011 - Greenville, SC
- 2010 - Atlanta, GA

- 2010 - Greenwood, IN
- 2010 - Indianapolis, IN
- 2009 - Long Beach, CA
- 2009 - Elmwood Park, NJ
- 2008 - Boise, ID
- 2008 - ISG, LA, CA
- 2008 - Palm Desert, CA
- 2008 - Santa Barbara, CA
- 2006 - Antelope Valley, CA
- 2006 - Dallas, TX
- 2006 - Madison, WI
- 2006 - Oakland, CA
- 2006 - Reno, NV

- 2006 - San Diego - UTC, CA
- 2006 - Ventura, CA
- 2006 - San Luis Obispo, CA
- 2005 - Southfield, MI
- 2005 - Los Olivos, CA
- 2004 - Calabasas, CA
- 2004 - St. Louis, MO
- 2002 - Chicago, IL
- 2001 - Victorville, CA
- 1999 - Temecula Valley, CA
- 1996 - Central LA, CA
- 1994 - Sherman Oaks, CA
- 1994 - West LA, CA

- 1993 - Pleasanton, CA
- 1993 - Stockton, CA
- 1991 - Phoenix, AZ
- 1990 - Carlsbad, CA
- 1990 - Industry, CA
- 1989 - LA - Long Beach, CA
- 1989 - Riverside, CA
- 1987 - Ontario, CA
- 1984 - Newport Beach, CA
- 1983 - Orange, CA
- 1979 - Irvine, CA

- | | | |
|----------------|------------------|----------------|
| Austria | India | Poland |
| Belgium | Ireland | Portugal |
| Czech Republic | Luxembourg | Slovakia |
| Denmark | Netherlands | Spain |
| France | Northern Ireland | Turkey |
| Germany | Norway | United Kingdom |

AFFILIATE INTERNATIONAL RELATIONSHIP



GERALDEVE

INDUSTRY SPONSORSHIPS & ORGANIZATIONS



HERE ARE several *Case Studies* ILLUSTRATING OUR EXPERIENCE

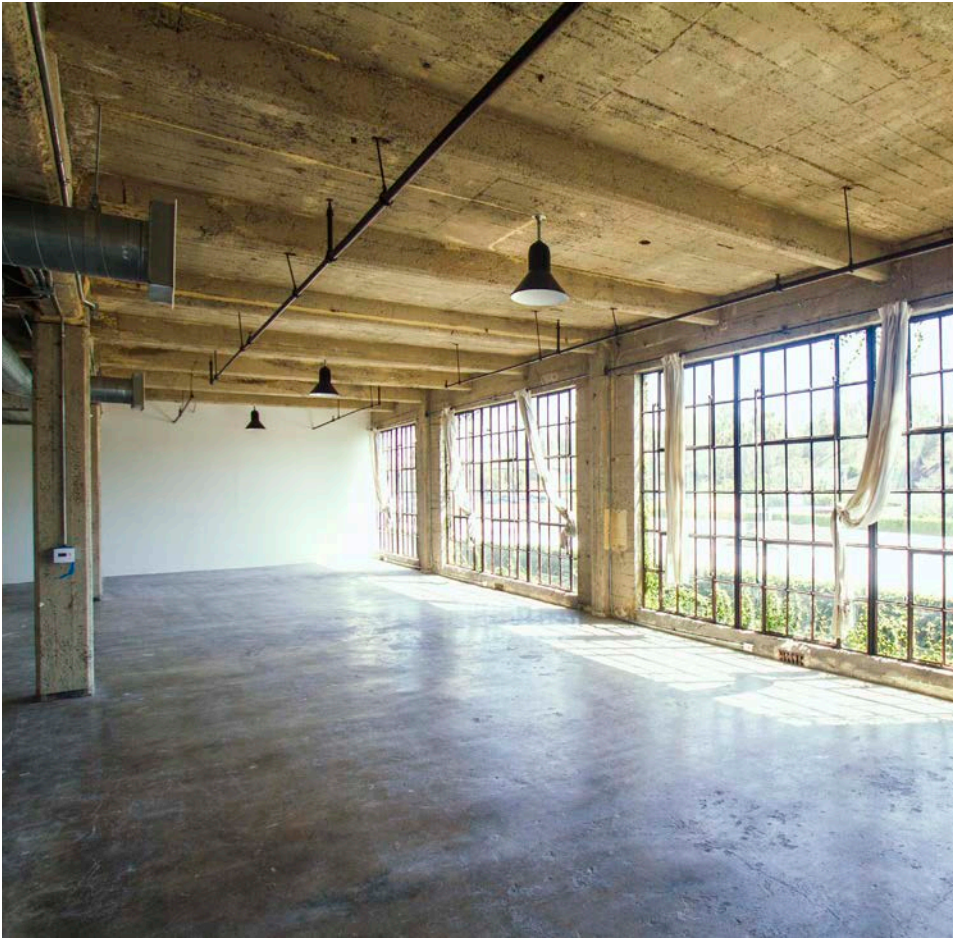


BARKER BLOCK

This 543,000 square foot building was one of the first adaptive reuse projects of its size in the Arts District. It now boasts 309 residential and live/work units. Originally built in 1920 as the Barker Furniture Manufacturing and Warehouse building, this facility now serves as the heart of the Arts District.

Our team has sold this property twice. We represented the Buyer and Seller on both transactions.

Case Studies



2301 E 7TH ST

Formerly a FileKeepers warehouse facility, this 296,306 square foot multi-story industrial property has been transformed into a vibrant, bustling, creative office campus on the east end of the Arts District. Over 50 tenants comprised of photographers, web designers, apparel companies and technology entrepreneurs occupy this unique facility.

Case Studies



MAXWELL HOUSE PRODUCTS

This former Maxwell House Coffee Headquarters facility is comprised of three adjacent buildings totaling 83,285 square feet. Its poured-in-place concrete construction and beautiful floor-to-ceiling metal paned windows make this one of the most desirable properties in the Arts District. The building has been converted to creative office and retail.



BISQUIT LOFTS

Team LA sold this 7 story former headquarters of the National Bisquit Company (Nabisco). Now home to 104 Condominium units and one of the most highly acclaimed restaurants in Los Angeles, Church and State.



BUILDING
251,000 SF
SOLD by
TEAM LA
COMMERCIAL

TOY FACTORY LOFTS

Team LA sold this 251,000 square foot building to Linear City who then converted the property into 119 condominium units.



ETO DOORS (FORMERLY IRON MOUNTAIN) BUILDING

Team LA sold this 335,000 square foot industrial property. The property will be converted to a mixed-use project with residential, office and retail.



DESMOND BUILDING

Built in 1916, we represented the Buyer and Seller of this trophy property in the heart of Downtown LA's South Park District, which is walking distance to Staples Center and the Convention Center.



BUILDING
52,000 SF
LEASED by
TEAM LA
COMMERCIAL

LUCKY BRAND JEANS HQ

CEG Construction custom built a 52,000 square foot highly improved creative office building and Team LA leased it to Lucky Brand Jeans. No expense was spared to develop this beautiful 2 story structure for the company headquarters in a prime location in Downtown's Arts District. We represented the ownership on this 10 year lease.

Case Studies



1807 E OLYMPIC BLVD

This 420,000 square foot building at the corner of Olympic Blvd and Alameda Street was formerly known as the Overland Terminal Building. Team LA represented Uni Hosiery Inc. in the purchase of this highly visible, commercial building from Forever 21.

Case Studies



LA KRETZ INNOVATIVE CAMPUS - HEWITT STREET @ 5TH STREET

Team LA sold this property twice. Currently owned by the Los Angeles Department of Water and Power, the building has been transformed into a state of the art incubator campus that promotes technology and green energy companies.

Case Studies



2011 N SOTO STREET

Team LA leased this 256,000 square foot industrial property and later represented the seller of the property. Currently owned by the University of Southern California, we represented USC on a 126,000 square foot lease.

Case Studies



BUILDING
100,000 SF
SOLD by
TEAM LA
COMMERCIAL

900 S WALL STREET

This 100,000 square foot retail building with rooftop parking is located in the heart of Downtown's wholesale garment district. Team LA represented the buyer and seller of this property.

Case Studies



BUILDING
101,952 SF
SOLD *by*
TEAM LA
COMMERCIAL

695 S SANTA FE AVE - AMP LOFTS

Team LA sold this 101,952 square foot land site with a collection of miscellaneous buildings on it known as the AMP Lofts. The location is seconds from the Ford Motor Company Creative Campus and the high end restaurant Bestia. A prominent developer is transforming this location to a major multi-family residential project.

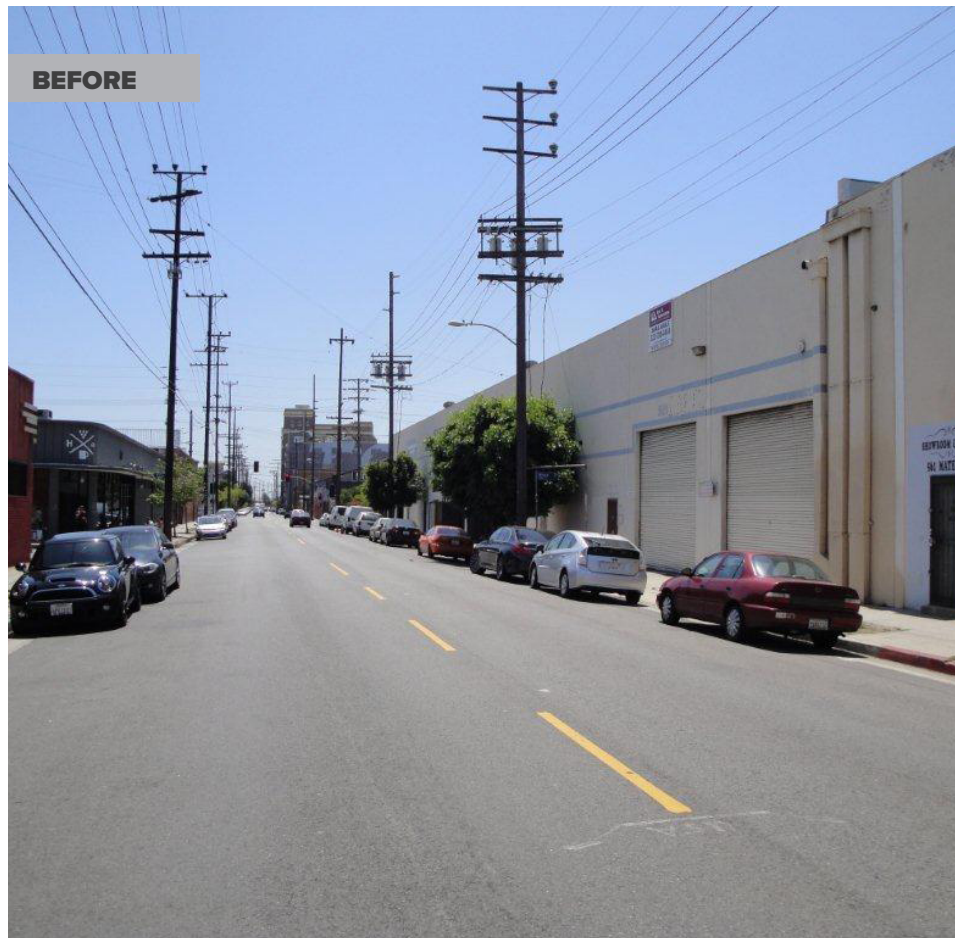
Case Studies



900 S HILL STREET

Located in the hot “South Park” Area of Downtown Los Angeles, Team LA sold this 199,860 square foot retail/parking structure.

Case Studies



1248 PALMETTO STREET - AT MATEO

Team LA sold this property twice in the last several years. The most recent sale, to a prominent developer from the east coast, illustrates the national demand from buyers for this area. The property has been converted from an older warehouse and has been transformed into a new office development which was recently leased to Spotify.

Case Studies



1201 S GRAND AVE

Team LA sold this property on the corner of 12th and Grand. This property consists of a 3-story, 47,000 square foot concrete building that was formerly a car dealership. The site will be demolished and a new residential tower will be built.

Case Studies



CAMINO AL ORO - 306 W AVE 26

Camino al Oro is a 102 unit housing development that replaced an abandoned warehouse in the Lincoln Heights neighborhood along the 5 Freeway.

Team LA sold the property to a residential developer for the construction of this housing development.



2303 S FIGUEROA ST

Team LA negotiated a 5 year lease for this former residential building and later sold the property to a charter school.

Case Studies



2020 E 7TH PL & 2045 VIOLET ST

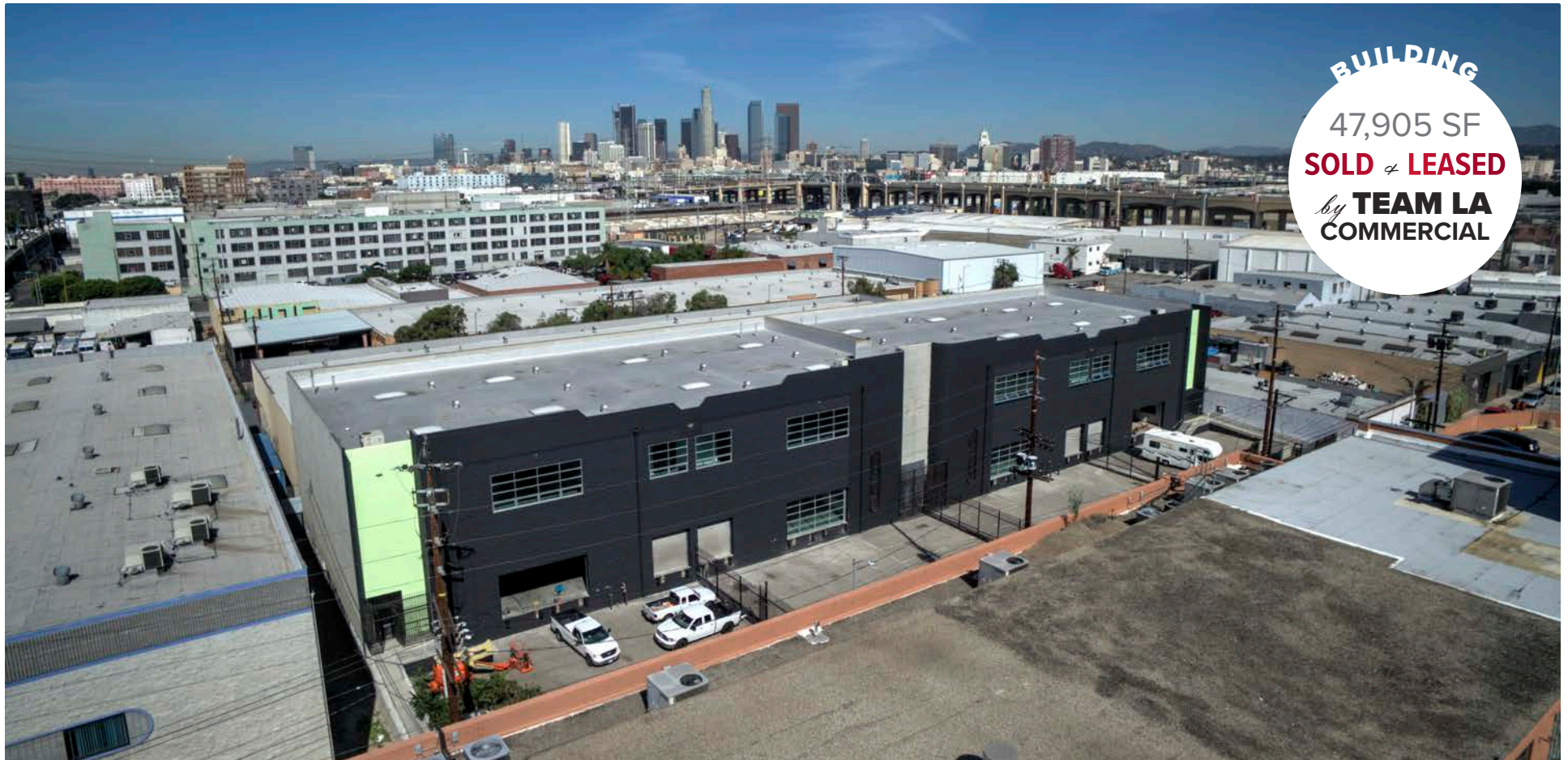
Team LA sold this 41,656 square foot building to a Buyer who purchased 50% ownership of an existing LLC. The transaction was highly complex, which we completed despite of a partnership who didn't see eye-to-eye. The property consists of a modern 31,716 square foot produce building and an older 9,940 square foot brick building which has been rehabbed into creative office.

Case Studies



351 S AVENUE 17 & 332-340 S AVENUE 17

Team LA sold these two (2) industrial buildings just north of Chinatown. The buildings have been converted into creative industrial and Team LA leased the entire project to various tenants including an artist colony, brewery, etc. within thirty (30) days from completion of improvements.



679 S ANDERSON ST

Team LA sold this 47,905 square foot two-story industrial building and later transformed the building to a creative multi-tenant building and leased the property to 3 tenants.

Case Studies



620 GLADYS AVE

Team LA sold this 40,000 square foot industrial building to a food user.

Case Studies



2700 S FIGUEROA

Team LA sold this 45,302 square foot land parcel near USC to a Student Housing developer. There was a 29,000 square foot single story brick building on the site that was demolished to make way for this beautiful luxury student housing complex consisting of 161 units with ground floor retail.

Case Studies



2014 - 2028 E 7th St

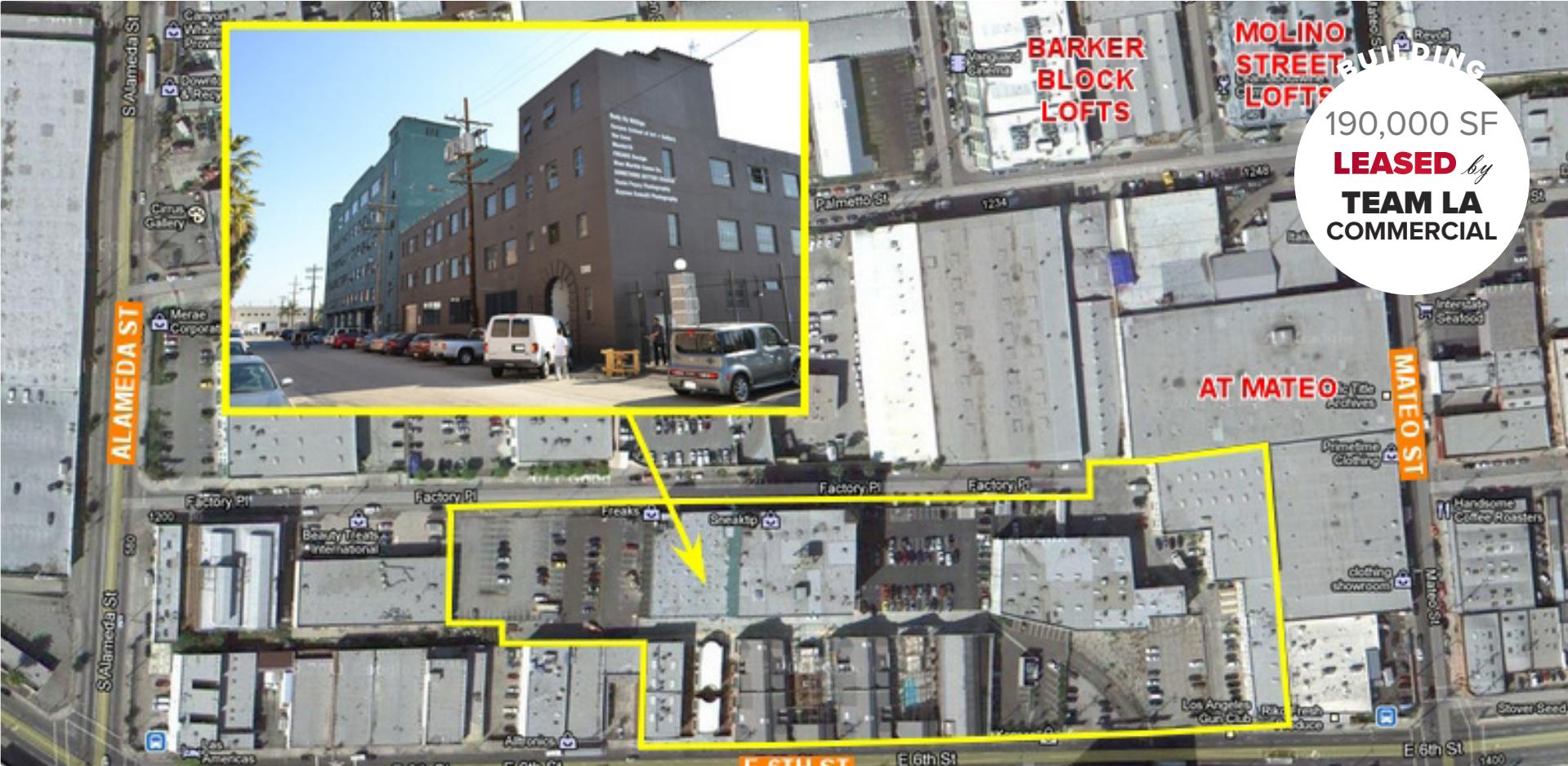
Team LA sold this 22,400 SF Creative Office leased investment for \$14,900,000 or \$665 PSF on the building to an institutional investor. Our marketing efforts helped to generate numerous offers producing a record price.

Case Studies



1700 S SANTA FE AVE

Team LA sold this off-market 178,250 SF industrial building to a creative office developer. Buyer is converting the existing manufacturing building into a creative office complex.



1300-1330 FACTORY PL (FACTORY PLACE ARTS COMPLEX)

190,000 SF Mixed Use Campus. The property includes retail, restaurants, creative offices, & live/work units. The property was used for fish processing, warehousing and distribution. Team LA has handled numerous leases on the property.

Case Studies



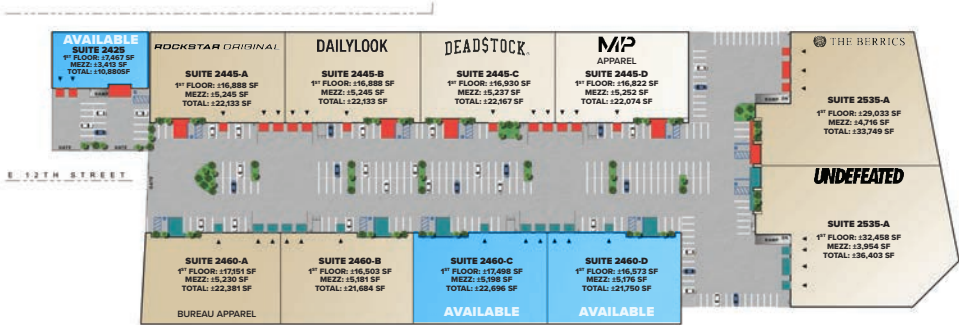
2118-2140 E 7TH PLACE

64,774 SF Leased Investment - 6 building mixed-use campus in The Arts District. Our team sold this property for \$34,000,000 or \$525 PSF on the building to an international development firm.

Case Studies



BUILDING
SOLD &
LEASED
TEAM LA
COMMERCIAL



THE BOX YARD @ 12TH & SANTA FE

Team LA currently handles the leasing at The Box Yard, a 261,528 SF high image, modern & highly efficient multi-tenant creative/ industrial campus on 325,242 SF of land, located in the heart of the Downtown Los Angeles commercial district. Our team has completed many leases over the last several years at record industrial rates. Team LA sold the property 3 years ago for \$68 Million.

Case Studies



BUILDING
10,000 SF
SOLD by
TEAM LA
COMMERCIAL

2905 E 11TH STREET

Team LA sold this creative industrial building which was improved with 6,000 SF of creative offices and a sandblasted bow truss roof with skylights.

Case Studies



330 ALAMEDA ST

Team LA leased this 31,000 square foot industrial building to Fox Animation at a record price of \$2.50 PSF NNN for an industrial building. The use was changed to a studio.



2222 S FIGUEROA ST

This 100,000 square foot property was originally used for industrial uses. Today residential lofts are on the upper floors with ground floor retail. Team LA sold and leased this iconic property.

Case Studies



2200 E 27TH ST

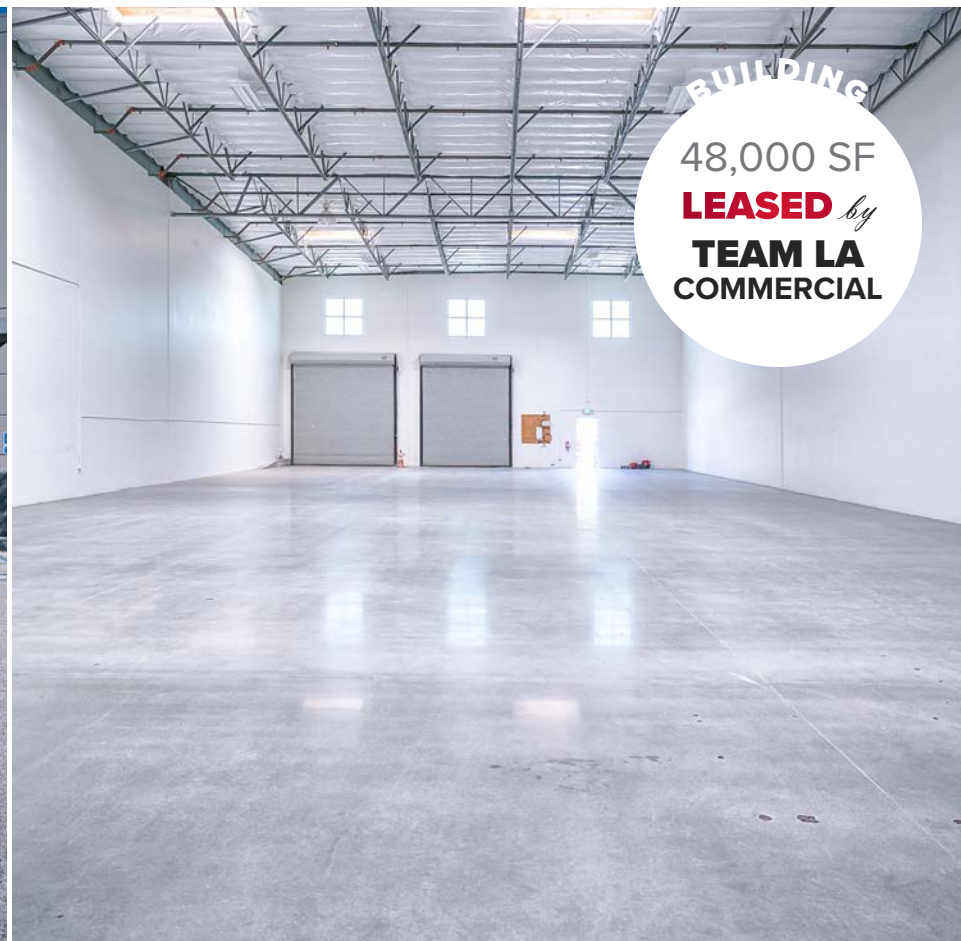
Team LA sold this property to the current property owner over 15 years ago for their general merchandise business to occupy. Upon the owner's retirement, the owner moved his business out of the building and we successfully leased this property to a flower distributor and importer. The tenant, at their own cost, installed approximately 10,000 square feet of coolers to the premises and signed at 10 year lease.



2726 FRUITLAND AVE

Team LA sold this property to the current owner several years ago for their apparel manufacturing business that had relocated from Downtown Los Angeles. After occupying the property for over 10 years, they moved out of the building and we leased the property to an international coffee company that has been headquartered in Vernon for nearly 100 years! This top-notch credit worthy tenant leased the building for 10 years and distributes coffee for McDonald's Restaurants east of the Mississippi River.

Case Studies



BUILDING
48,000 SF
LEASED by
TEAM LA
COMMERCIAL

568 S ALAMEDA ST

The Lee Team sold this property and recently leased two of the units at record industrial lease rates of \$2.65 PSF/Mo NNN.



1515 E 15TH ST

Our Team sold this 245,000 SF Industrial property as an “UPREIT” transaction, whereby the owner contributed the property to an institutional Industrial Public Real Estate Company (Rexford Industrial) and was able to defer capital gains taxes and maintain a reliable income stream. We later leased the property to Omega Studios.

Case Studies



800-812 N BROADWAY

Our Team sold this 79,500 SF Commercial/Retail Property for \$29,500,000 as a future re-development project through a court ordered sale. Our marketing efforts generated multiple offers on the property and helped to achieve the sale price through the court ordered over bid process.



2460 E 12TH ST

Our Team sold this 261,528 SF Creative Industrial Complex for \$93,600,000



3110-3040 E 12TH ST

Our Team sold this 199,839 SF Industrial property