

# INVESTMENT SALE OPPORTUNITY

# Quinby BUILDING



## The Opportunity

Jones Lang LaSalle (“JLL”) is pleased to offer for sale the fee simple interest in The Quinby Building located at 650 S. Grand Ave in Los Angeles, California (the “Property”). The partially occupied asset presents the opportunity to acquire an income-generating property in the amenity-rich and transit-oriented downtown Los Angeles market. Originally constructed in 1913 and since updated, the Property’s historic art-deco architecture cloaks its modern telecom infrastructure. Direct access fiber connections to One Wilshire, the most vital carrier hotel in the Western United States and a key connection point for major transpacific networks, makes the Property desirable to IT & communications companies seeking access to established points-of-presence and connection to the Pacific Rim.

<b>Address</b>	650 S Grand Ave, Los Angeles, CA
<b>Year Built</b>	1913
<b>Class</b>	B
<b>Stories</b>	13
<b>Site Size</b>	0.15 AC
<b>Building Size</b>	75,251 SF
<b>Building FAR</b>	11.52
<b>Typical Floorplate Size</b>	5,500 SF
<b>Building Construction</b>	Reinforced Concrete
<b>Parcel No.</b>	5144-004-028
<b>Zoning</b>	C5-4 LA
<b>Jurisdiction</b>	Los Angeles County

### Data Center Specs



Carrier-neutral facility + direct fiber access (five conduit lines and one cage) to One Wilshire’s Meet-Me-Room



2 MW generator installed in 2009 (with the ability to add more)



600 kW of back-up power  
14 hours of fuel capacity



Three (3) 300-ton cooling towers (with the ability to add more)









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# Downtown Los Angeles

The Property is located in the heart of downtown Los Angeles (“DTLA”), one block from Pershing Square and less than half a mile from the 7<sup>th</sup> Street and Pershing Square metro stations. DTLA has transformed from an office-centric market to a work-live-play destination over the last 10 years. More than eight million square feet of retail space within a 15-minute walk of the Property offer a variety of retailers, restaurants, and entertainment options, including the Walt Disney Concert Hall and Downtown Los Angeles Art Walk.

## DTLA Demographic Overview

 ± 76,000 Population	 ± 500,000 Daytime Population
 ± 19 Million Annual Visitors	 ± 38 years Average Age
 ± 80% Population Have ≥4 years of college experience	 ± \$98,900 Median Income

# Los Angeles Data Center Market

The Los Angeles data center market is home to the termination point of numerous undersea fiber optic cables and a robust carrier and telecommunications ecosystem, providing significant bandwidth savings and latency reductions. DTLA features several carrier hotels, an array of telecom providers, carriers, and data center users (noted below). The top global cloud service providers, over-the-top providers, internet service providers, and content delivery networks choose to locate in DTLA to gain access to the area’s established points-of-presence and low latency connections to the Pacific Rim.



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