

OFFERING MEMORANDUM

Pacific *Exchange.*

Los Angeles, CA

Mixed-use creative office

ILLUSTRATIVE RENTABLE AREA

42,000 SF

ILLUSTRATIVE ASKING PRICE

\$18,500,000



A creative address.

A new way to see the working day.

City context photograph. Not the fictional sample property.

01 / THE PROPERTY

An asset with a point of view.

A mixed-use concept shaped around flexible creative workspace and an active ground floor. The sample presents a unified identity for a building with more than one purpose.

Space to make.

Open, adaptable floor plates give the concept room for independent studios, collaborative teams, and a range of working styles.

A ground-floor connection.

The illustrative retail frontage links the building story with the street, creating a clear transition from public space to the workplace.

One coherent identity.

A restrained palette and material-led photography connect office, common areas, and retail into a consistent presentation.



City context image / not the fictional property

THE ASSUMED ASSET

ASSET FORMAT

Creative office + retail

CONCEPT SETTING

Arts District, Los Angeles

RENTABLE AREA

42,000 SF

ILLUSTRATIVE ASKING PRICE

\$18,500,000

PROJECT STATUS

Fictional design concept

02 / ILLUSTRATIVE FINANCIALS

A clear view of the assumptions.

SAMPLE ANNUAL OPERATING SCHEDULE

Hypothetical stabilized year / USD / No growth forecast

ANNUAL INCOME	ILLUSTRATIVE AMOUNT
Scheduled office and retail rent	\$2,145,000
Illustrative ancillary income	\$35,000
Vacancy and collection allowance	(\$174,400)
Effective gross income	\$2,005,600
OPERATING EXPENSES	
Property taxes	(\$247,500)
Insurance	(\$84,500)
Repairs and maintenance	(\$112,000)
Utilities	(\$81,000)
Management	(\$60,168)
General administration	(\$42,000)
Illustrative net operating income	\$1,378,432

A DESIGN EXAMPLE

Every figure on this page is fictional. The schedule demonstrates table hierarchy, financial presentation, and assumption labeling.

ILLUSTRATIVE ASKING PRICE

\$18,500,000

SOURCE AND SCOPE

Source: invented internal assumptions prepared by Made for CRE for this sample. No leases, rent roll, property statements, tax records, or market studies were used.

The sample excludes financing, capital expenditures, reserves, taxes on ownership, transaction costs, and any sale scenario. It is not an underwriting model or recommendation.

03 / LOCATION AND NARRATIVE

A neighborhood-led story.

CONCEPT SETTING

Arts District

Los Angeles, CA



This fictional concept is placed in the Arts District to explore a creative-workplace story within Los Angeles. The narrative focuses on the relationship between workspace, neighborhood identity, and an active street edge.

01 / THE SETTING

A concept for a district defined here by creative work, adaptive buildings, and shared public space.

02 / THE EXPERIENCE

A welcoming ground floor, purposeful arrival, and workspaces with a clear sense of place.

03 / THE PRESENTATION

Tell the mixed-use story with a consistent visual system, then give each use its own supporting detail.

Your next property story.

City image: Steven Lek / [Wikimedia source](#) / [CC BY-SA 4.0](#)

Photo used with display crops. No retouching. The image shows city context, not the fictional asset.

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