

**AVISON
YOUNG**



THE TOPAZ

222 W. 6th Street, San Pedro, California

*For companies looking
to expand in LA's growing
San Pedro submarket*

FOR *SUBLEASE - ±100,000 SF

*Direct lease available

As the Los Angeles economy continues to thrive, user demand is growing for affordable office space in strategic, amenity-rich areas. My attention currently is focused on an emerging prime neighborhood: the San Pedro area of L.A., home to part of the Port of Los Angeles, a major international seaport.

Prominent office tenants are increasingly choosing San Pedro for its convenient location and still affordable rents.

I'm excited to be heading up leasing efforts for a substantial 100,000-square-foot sublease space in **The Topaz**, a stunning, recently renovated, 11-story Class A office tower in San Pedro's quaint, oceanfront downtown, within 10 minutes of the South Bay's most desirable amenities, including Terranea Resort, Trump National golf course, Downtown Long Beach, and Cabrillo Marina. The property features a high-end lobby and contemporary common area upgrades, views of the Pacific Ocean, and easy access to major freeways.

The Topaz is the preeminent project in San Pedro, with availability for signage that can be seen from miles away. The high quality design and efficient floor plates deliver a rare combination of prestige and efficiency for corporate users. Tenants who have secured office space in **The Topaz** include the Port of Los Angeles, Marymount California University, Regus, AltaSea, the City of Long Beach, and Procel. They are enjoying the benefits of affordable residential choices and retail options, and anticipating more amenities and improvements to San Pedro's downtown and waterfront.

Until now, San Pedro hasn't been considered a major office market, but today the San Pedro office market with its flexible and affordable office space is coming into its own, riding a wave of local economic and population growth.

***The Topaz // The waterfront business
address for creative minds.***





222

W 6TH STREET
SAN PEDRO, CALIFORNIA



Current activity includes:

- The Port of Los Angeles is investing \$1.3 billion in the redevelopment of 400+ acres of the San Pedro waterfront, from the Vincent Thomas Bridge to Cabrillo Beach. The port renovation will double the containers per year to 1.8 million. This will result in more goods movement in and out of port, auxiliary services and increased job base and population.
- Jericho Development, in partnership with the Ratkovich Company, is developing the new, \$150 million San Pedro Market (formerly Ports 'O Call) into a vibrant shopping, dining, entertainment and recreational destination with a tentative opening in early 2021.
- Holland Partner Group's seven-story mixed-use, 375-unit development includes a sky lounge for tenants, two ground-floor retailer spaces totaling 5,000 square feet, and is rising on a half-block site near the waterfront with opening in early 2020.
- Built on a historic pier with access to the deep ocean, AltaSea's 35-acre campus at the Port of Los Angeles accelerates scientific collaboration and facilitates hundreds of jobs.
- Port Town Brewery is planned for a 10,000-sf brewery one-block from the Topaz building which will be housed in Liberty Auditorium, which has been vacant for 20 years. The new microbrewery will include a taste room and offer craft brews for sale and is anticipated to open July 2019.

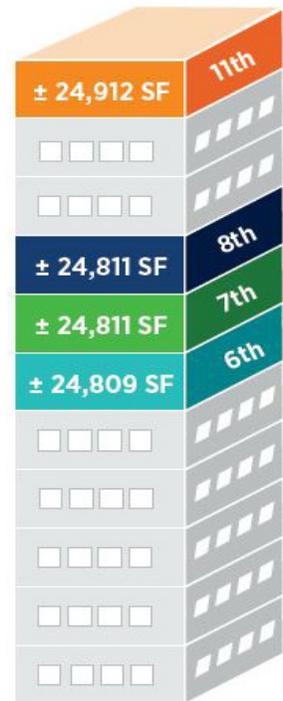
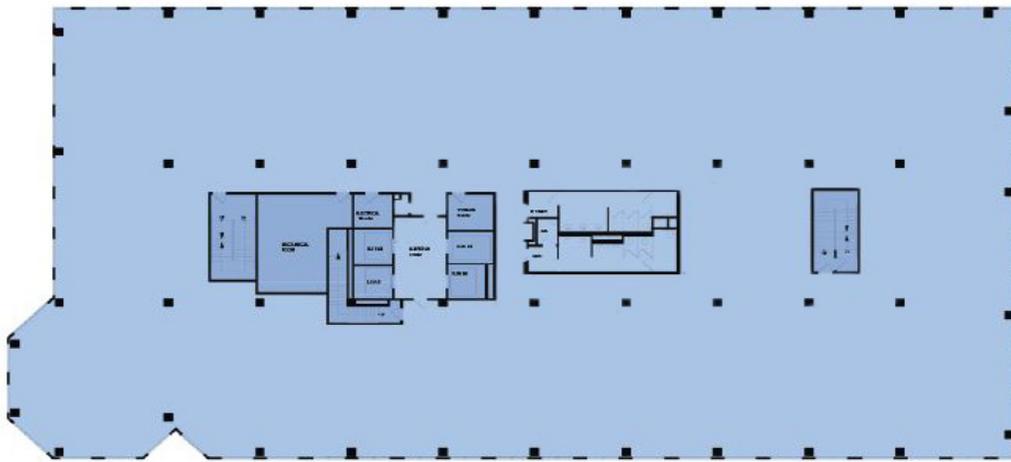


PROPERTY HIGHLIGHTS

- Open Space, Divisible Floor Plan
- Premier Class A, Steel-Framed Office Building
- Exquisite Lobby and Common Area
- Contemporary Layout and High-End Finishes
- State-Of-The-Art Conference Facilities, Spacious Kitchen, and Break Area
- Easy Walking Distance to a Wide Variety of Amenities
- Onsite Management, Parking Structure, and Food Service

PROPERTY PROFILE

SF Available	±100,000 RSF (Divisible to 10,000 RSF)
Asking Rent	Negotiable
Lease Expiration	June 30, 2025
Available	Immediately
Parking	Ratio of 2.65/1,000 SF



PROPERTY FACTS

- 4 Star, Class A Office Building
- Built in 1990
- City of San Pedro MC-2 Zoning
- Walker's Paradise (91)
- Good Transit (50)
- Excellent Access To The 110, 405 and 710 Freeways





222

W 6TH STREET SAN PEDRO, CALIFORNIA

Now is the time to secure large office spaces, as vacancy rapidly decreases in the South Bay office market.

Demand for office space in San Pedro has increased in recent years and we expect to see vacancy further tighten in 2019.

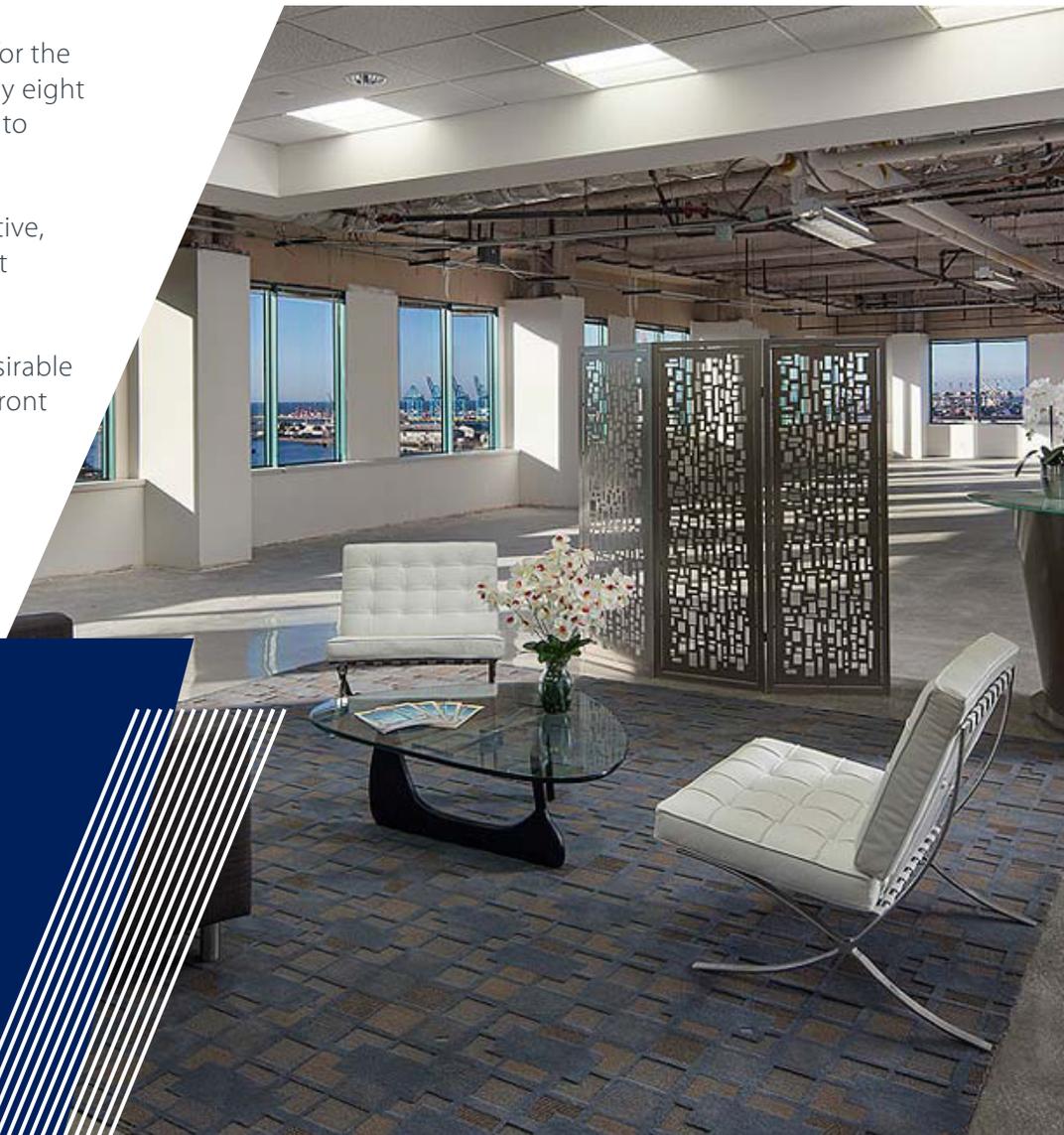
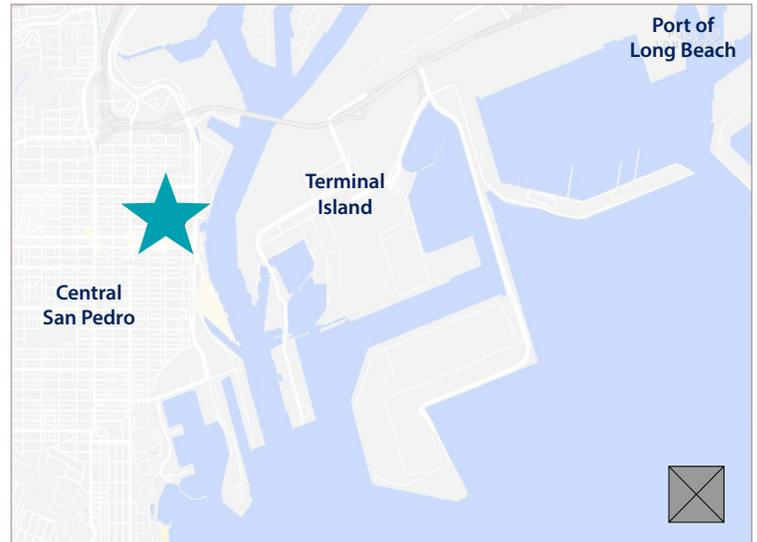
The average asking office rental rate for the South Bay area has increased by nearly eight percent over 2017, and rents are sure to continue to rise in the next few years.

Annual net absorption has been positive, with more than 1.6 million square feet absorbed over the last four years.

I look forward to showing you the desirable office space in **The Topaz**, "the waterfront business address for creative minds."

Sally Zesut
Vice President, Avison Young

LOCATION MAP



For more information please contact:

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