

August 22, 2014



Historic Broadway Trade Center Sells
Largest adoptive re-use project and first of its kind
creative campus in Downtown LA history

LOS ANGELES, Calif. (August 21, 2014) –[Frank Lahijani](#) and [Jeremiah Curry](#) with Global Commercial Real Estate announced today the sale of the largest adaptive re-use project in Downtown Los Angeles history. Built in 1908, the 1,080,000 square foot building –formerly the Hamburger’s Department store and a May Company Department Store – will become a mixed-use creative office campus. The team represented the private, undisclosed family ownership in the sale to the Waterbridge Capital, who purchased the property for an undisclosed price. According to market experts, it is thought to be the largest conversion opportunity on the West Coast currently. It will also be the first creative campus of this size for the technology industry in Downtown Los Angeles.

The 9-story Broadway Trade Center houses the largest available floor plates in Downtown with ceiling heights as high as 25.7 feet.

“Our Clients are planning to complete major renovation while keeping the integrity of the building and its historic façade” says Mr. Curry. ”This is the first of its kind in the core of Downtown LA.” says Mr. Lahijani.

Immediately adjacent to the Historic Core, Financial, and South Park districts, the Broadway Trade Center is the first place building on the West Coast to have an escalator. The building encompasses most of the west side of the block from Broadway to Hill Street, between 8th and 9th Streets. The area is the focus of Bringing Back Broadway, a revitalization initiative led by Los Angeles City Councilmember José Huizar aimed at increasing economic development and job creation, enhancing the pedestrian experience, increasing transit options, and encouraging historic preservation in the national register historic district. It is centrally located on Broadway in the heart of the historic core, directly across from the Orpheum Theatre, near the famous Eastern Columbia building and the new Ace Hotel, directly along the proposed Downtown L.A. Streetcar route on two sides, and one block from South Park within walking distance to L.A. Live