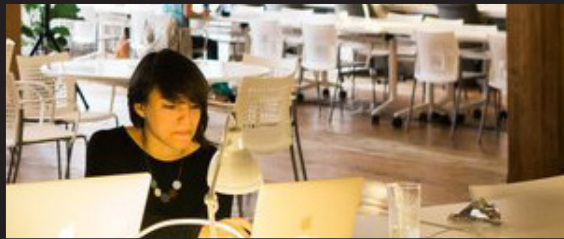




**A PLACE TO FOSTER**

**INSPIRATION, GATHERING, AND CREATION**



**THE EXCHANGE IS FOR THE AMBITIOUS AND  
INNOVATIVE. A PLACE FOR MAKERS AND  
CREATIVES TO GROW WITH THEIR DYNAMIC  
SOUTHERN CALIFORNIA COMMUNITY.**



# (RE)PURPOSE

A MODEL FOR PURPOSEFUL REDEVELOPMENT



A nostalgic JC PENNEY will quickly transform into a multi-level retail and production space instantly accessed from LA and OC's greatest highways. On the ground floor, a mixture of artisan producers. On levels two and three, creative offices that will deliver symbiotic energy as well as built-in density.



# THE BUILDING

An environment where a selective collection of businesses will create and collaborate with like-minded makers. Talent is forever at the forefront, coupled with driving business growth, reach and revenues.



**FLOOR 1 MAKER'S SPACE**

**FLOOR 2 IRONFIRE WORKSPACES**

**FLOOR 3 HOWARD CDM HQ**

**SPACES CAN BE TAILORED EXACTLY TO YOUR NEEDS**

If anyone knows how to design + build, it's this building owner, who will be with you every step of the way.

FOR REFERENCE ONLY  
CITY PARKING LOT 1  
21,380 SF (0.49 AC)

**WELL BUILDING STANDARD®**

THE EXCHANGE BUILDING  
37,355 SF (0.86 AC)

MAKER'S SPACE

# FLOOR 1 + OPEN-AIR MEZZANINE

TENANT	
104	
3,860 S.F.	
F-1	200
19	1

TENANT STORAGE	
103	
1,064 S.F.	
S-1	300
4	1

COMMERCIAL KITCHEN	
115	
1,323 S.F.	
F-1	200
7	1

STORAGE	
102	
595 S.F.	
S-1	300
2	1

OFFICE LOBBY	
101	
198 S.F.	
B	100
2	1



**BREWERY / DISTILLERY**

**BAR GATHERING**

**COFFEE ROASTING / COFFEE COUNTER**

**KOMBUCHARIA**

**CRAFT FOOD PROVIDER(S)**

**COMMERCIAL/GHOST KITCHEN OPPORTUNITIES**

**BUTCHERY**

**BAKERY**

**CERAMICIST/CERAMIC PRODUCTION**

**PRIVATE & SEMI-PRIVATE EVENT SPACE**

**COMMUNAL GATHERING SPACES**

**ICE CREAM MAKER**

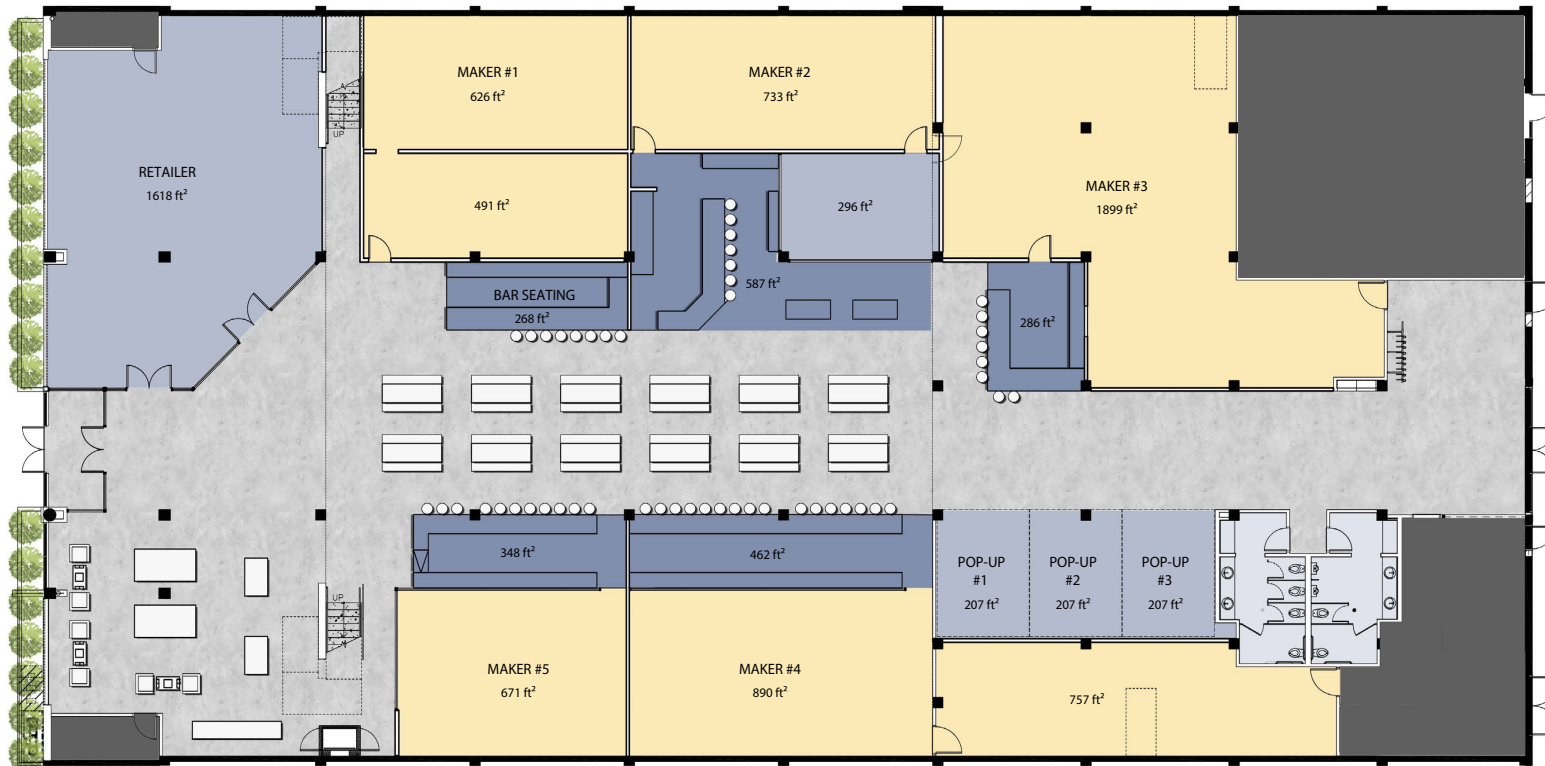




MAKER'S SPACE

# FLOOR 1

CONTINUED



## SAMPLE LAYOUT

Actual layout is 100% customizable  
for the tenant mix

- BACK OF HOUSE
- FRONT OF HOUSE + BARTOP SEATING
- SHARED SEATING
- RETAIL SPACE

COMPLETELY FLEXIBLE TO A USER'S NEEDS

SPACES RANGE FROM 1,000 SF UP TO 3,000 SF +

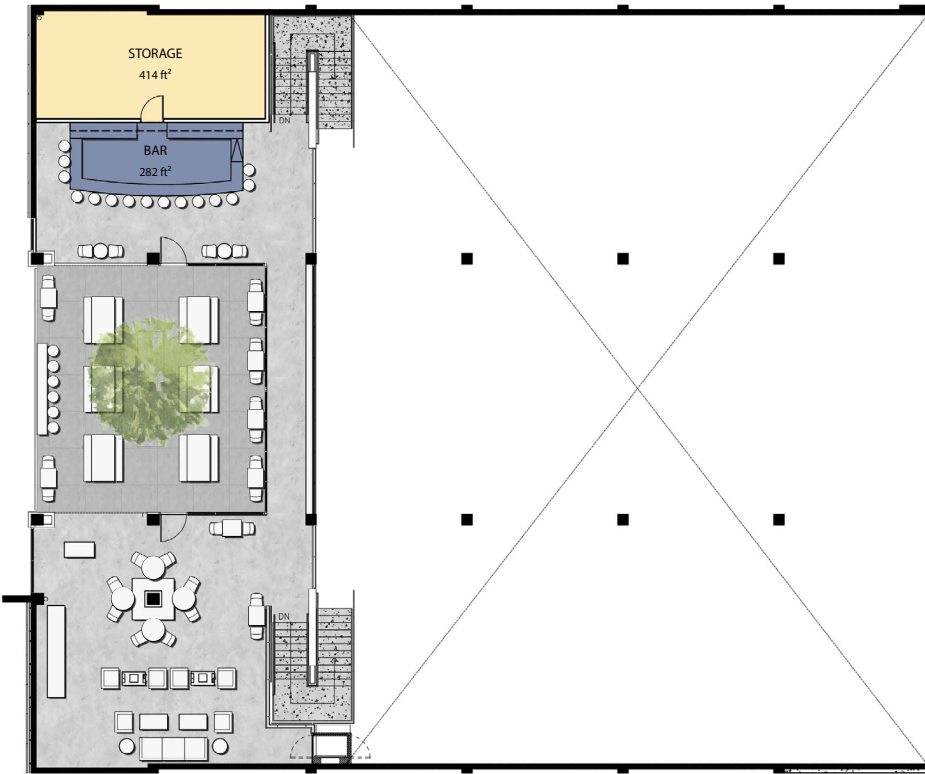
COMBINED BACK-OF-HOUSE AND FRONT-OF-HOUSE POTENTIAL

MAKER'S SPACE

# FLOOR 2 OPEN-AIR MEZZANINE


OUTDOOR MEZZANINE OVERLOOKING BUSTLING BELLFLOWER BLVD.

Live olive tree centers the space to bring in a touch of nature



## SAMPLE LAYOUT

Actual layout is 100% customizable  
to tenant needs

-  BACK OF HOUSE
-  FRONT OF HOUSE + BARTOP SEATING
-  SHARED SEATING

COMPLETELY FLEXIBLE TO A USER'S NEEDS

SPACES RANGE FROM 1,000 SF UP TO 3,000 SF +

COMBINED BACK-OF-HOUSE AND FRONT-OF-HOUSE POTENTIAL



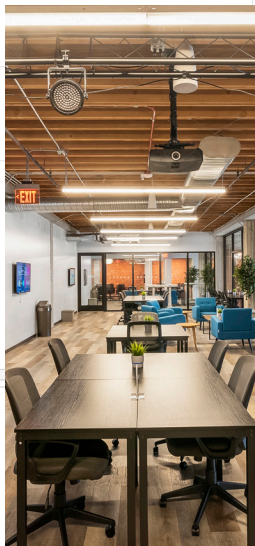
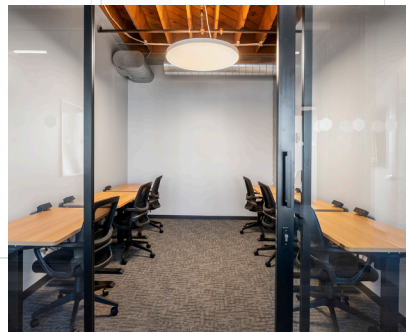
# FLOOR 2 IRONFIRE WORKSPACES

TENANT	
104	
3,860 S.F.	
F-1	200
19	1

TENANT	
STORAGE	
103	
1,064 S.F.	
S-1	300
4	1

COMMERCIAL	
KITCHEN	
115	
1,323 S.F.	
F-1	200
7	1

STORAGE	
102	
595 S.F.	
S-1	300
2	1



Ironfire Workspaces offers flexible work, meeting and event space on demand for a vibrant community of entrepreneurs, small business owners and remote workers. Ironfire Workspaces enables people to work for themselves without working by themselves.

Private offices, coworking seats, meeting rooms and event space accommodate 100+ workers

Floor-to-ceiling windows overlook first floor's maker spaces

24/7 access memberships

Daypasses & monthly memberships available

Mix of returning monthly members & new visitors daily

STAIR 3  
ST3

REQUIRED EX  
REQUIRED WI  
79 OCC. X 0.2  
PROVIDED WI  
DOOR = 72"

OFFICE  
LOBBY  
101  
198 S.F.  
B  
100  
2 1

REQUIRED EX  
REQUIRED WI  
212 OCC. X 0.2  
PROVIDED WI  
DOOR = 48"

ROLL UP D  
REMAIN O  
BUSINESS

CANOPY A

REQUIRED EX  
REQUIRED WI  
198 OCC. X 0.2  
PROVIDED WI  
DOOR = 72"

REQUIRED EX  
REQUIRED WI  
75 OCC. X 0.2  
PROVIDED WI  
DOOR = 36"

REQUIRED EX  
REQUIRED WI  
75 OCC. X 0.3  
PROVIDED WI  
STAIR =



# FLOOR 3 HOWARD CDM HQ



**VERVE COFFEE ROASTERS**



**OTIUM**



**STEELCRAFT BELLFLOWER**



**BAVEL**

Howard CDM is a commercial general contractor and development management firm based in Southern California. Established in 1972, Howard CDM has created a tangible legacy by focusing on the needs of its clients, fostering relationships and successfully bringing project plans to fruition. Comprised of 50+ construction and real estate professionals, Howard CDM serves the most sought-after clients in Southern California and nationwide, including SteelCraft, Bavel, Otium, Porto's Bakery & Café, Tartine, Firehouse Hotel, Verve Coffee Roasters, Orange County School of the Arts, Laemmle Theatres and ArcLight Cinemas. With a heart for hospitality and restoring beauty in overlooked places, Howard CDM imagines, creates and builds projects that re-envision existing areas into vibrant community spaces for uses such as education, dining and the arts.





# HEART OF ACCESS

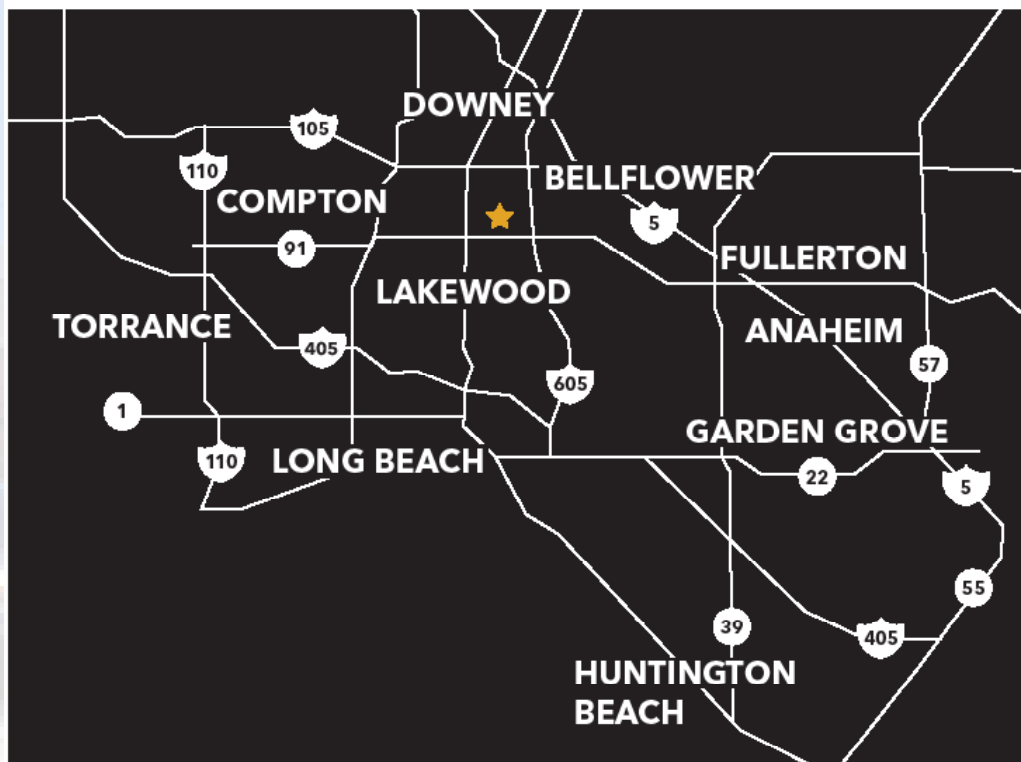
# BELLFLOWER

**17434 BELLFLOWER BOULEVARD  
BELLFLOWER, CALIFORNIA 90706**

Centrally located between densely populated Los Angeles and Orange County.

Adjacent real estate investments show a thriving and growing neighborhood.

Easily accessible off major freeways: 91 and 605.



## FOOD

In N Out	492 ft
Dunkin Donuts	180 ft
Chris & Pitts BBQ Restaurant	0.1 mile
Jonny Reb's True South	0.7 miles
Hambone's Bar & Grill/Comedy Club	0.7 miles
SteelCraft Bellflower	0.8 miles

## EVENTS

The Mayne Events Center	0.8 miles
Belle Fleur Center	0.3 miles
Bellflower Park	0.8 miles
(Mixed-use residential, retail, Laemmle Theatres)	

Within 5 miles, there are 212,135 households with an average household income of over \$88,386.

There are over a quarter million employees within a 5-mile radius.

Average spend on food outside the home exceeds \$4,175/year for those within 5 miles.



# WE INVITE YOU TO JOIN US

## COMMUNITY

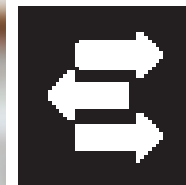
An open and inviting environment for locals to spend time together and support local vendors.

## CREATIVITY

A workspace that caters to the creative process across a variety of different industries.

## COMMERCE

A place where small yet exceptionally critical businesses can produce, sell and thoughtfully distribute their goods.







**AVAILABLE FOR LEASE**