

FOR LEASE OR SALE

\$15,000,000 (\$422 PSF)
\$2.00 PSF NNN (\$70,940 /Mo.)



Property Specifications & Highlights



Exceptional warehouse or studio building



Recent rezone provides clear development path



Prime Arts District location. Walking distance to restaurants and amenities



Opportunity Zone benefits



Deliverable to Owner-User July, 2026



Future development potential



Located within the Arts District BID, providing clean and safe environment



3 street frontage with high visibility on Santa Fe Ave

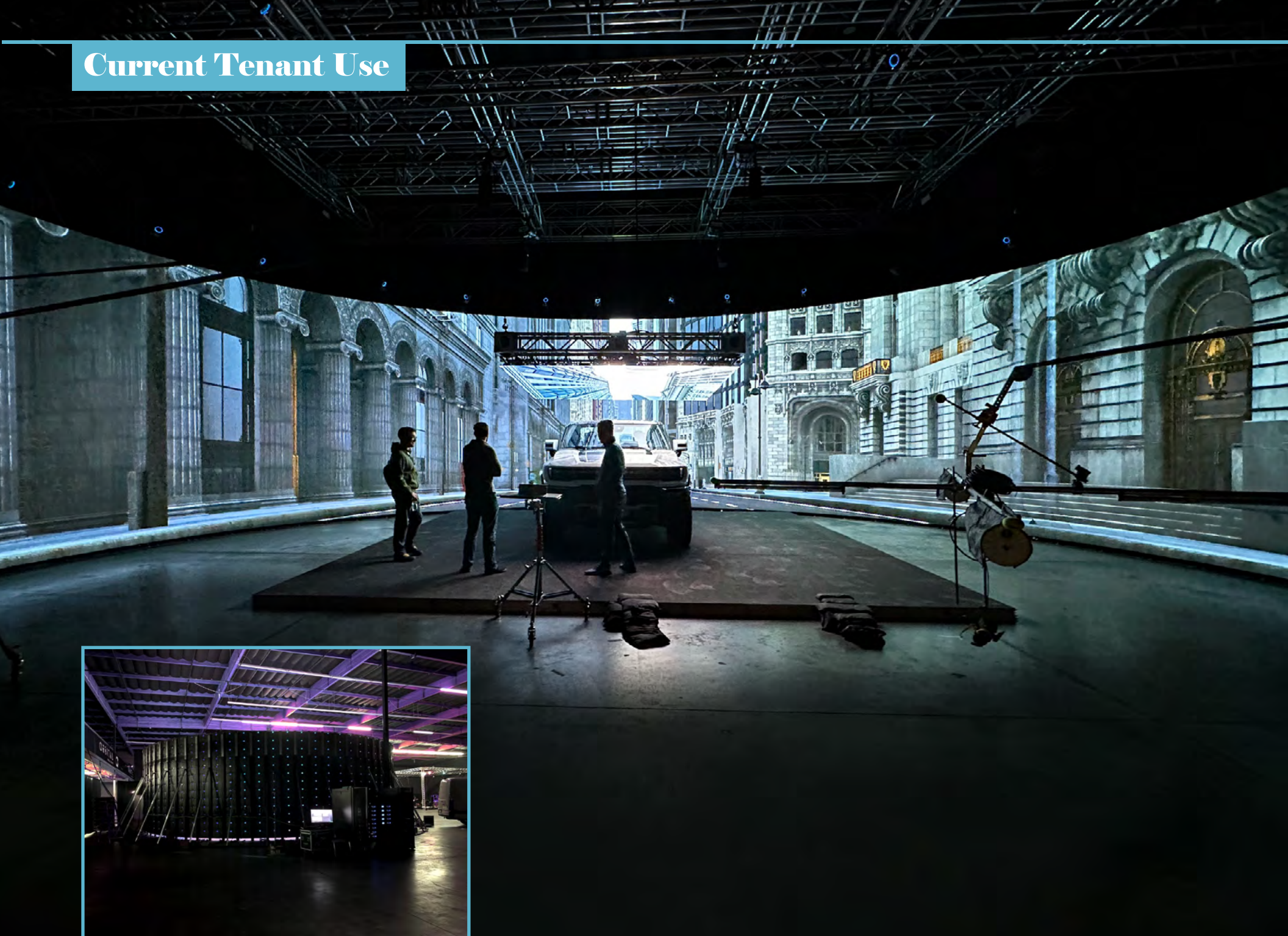


	TOTAL BUILDING ±35,470 SF
	LAND ±38,873 SF
	MEZZANINE ±6,347 SF
	OFFICE ±3,920 SF

	YEAR BUILT 1996
	POWER 600 AMPS
	CLEAR HEIGHT ±25'
	LOADING 2 DH / 1 GL

	PARKING ±30 SPACES
	CONSTRUCTION CONCRETE TILT-UP
	YES SPRINKLERED
	APN 5164-019-029

Current Tenant Use



TRANSFORMATIVE STUDIO DEVELOPMENTS IN THE ARTS DISTRICT

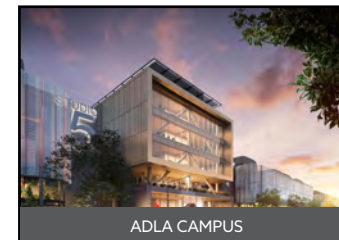
Demand for content media has propelled the development of production studios in the Arts District, with over 43 sound stages and 1.4 million square feet of office and support space planned.



8TH & ALAMEDA STUDIOS

8th & Alameda Studios (Atlas Capital)

- 26-acre campus



ADLA CAMPUS

- 17 sound stages
- 200,000 SF office space
- 300,000 SF stage support space

ADLA Campus (East End Capital)



ALAMEDA CROSSING STUDIOS

- 15-acre campus
- 16 sound stages containing over 321,000 SF



MISSION LA CAMPUS STUDIOS

A CHOSEN LOCATION FOR KNOWLEDGE-BASED EMPLOYERS

The Arts District has attracted many of the world's most innovative and fastest growing companies including Apple TV, Warner Music Group, Spotify, Hyperloop, Accenture, Fox, and Sony, as well as specialized production studios including Orbital Studios, Tubescience, and Eystorm Productions.



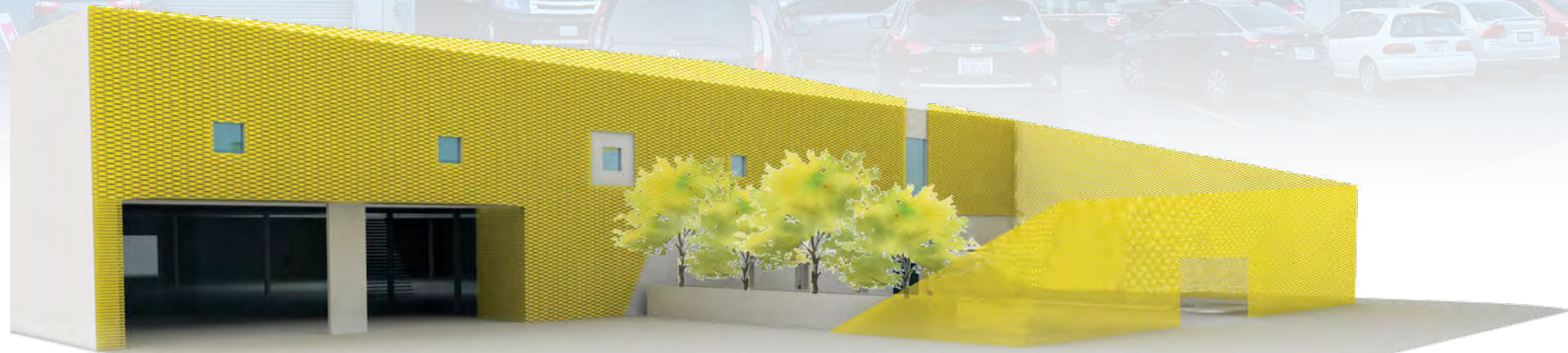
WARNER MUSIC GROUP



Future Development Options

THE ADAPTIVE REUSE ORDINANCE

- Draft recently released with highly incentivized tools for conversion of existing buildings to residential
- Estimated implementation Summer/Fall 2024
- Main Benefits
 - Eligible buildings citywide with additional incentivized program proposed for DTLA
 - Buildings as young as 15 years old will qualify
 - Proposed Adaptive Reuse is by-right and supersede all specific plans
 - No affordable housing requirements (there are linkage fees)
 - Unlimited unit count
 - No restrictions on unit size
 - Any new floor area within the building is by-right
 - 1-2 story additions allowed by-right (1 floor for market rate amenities, 2 floors for affordable)



Conceptual Rendering

Source: **OMGIVNING** Karin Liljegren for more details (213) 596-5602 x731

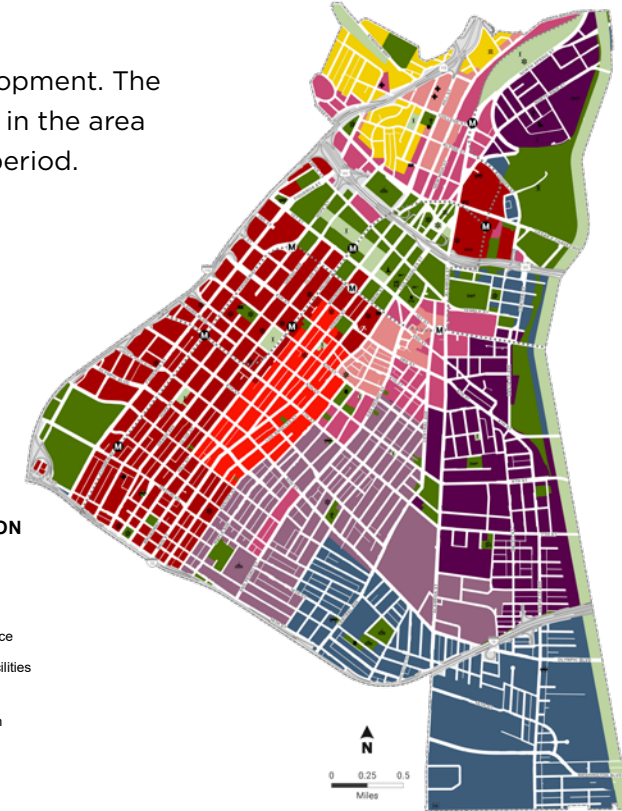
DTLA 2040

The LA City Council voted to adopt 'DTLA2040' in May 2023, paving the way for growth and development. The Planning Department expects the new zoning to support up to 175,000 residents and 100,000 jobs in the area by 2040. This should account for about 20% of the city's expected population growth during that period.

Existing Plan	Heavy Manufacturing
Draft Plan Designation	Hybrid Industrial
Existing Zone	M3-1-RIO
Draft Zone	[MB3-CDF1-5] [IX4-FA] [CPIO]
Proposed District	MB3
Proposed Frontage District	CDF1
Proposed Development Standards	5
Proposed Use District	IX4
Proposed Density	FA
Proposed Overlay	DNTN CPIO

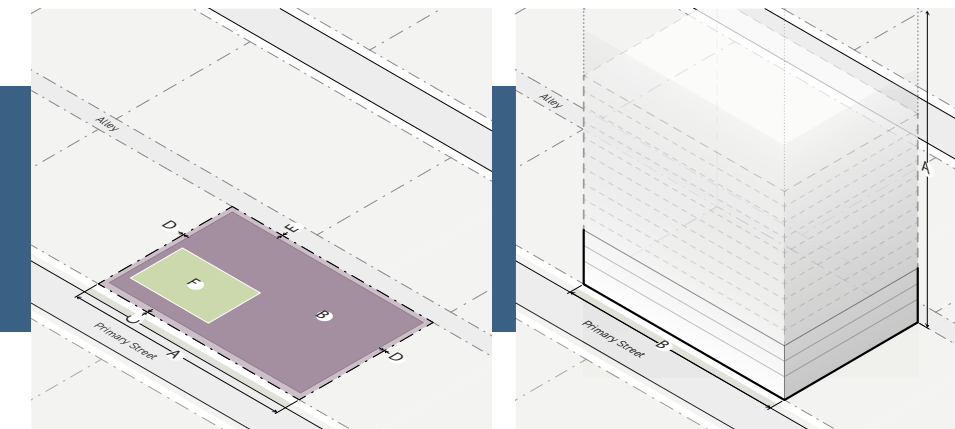
GENERAL PLAN DESIGNATION

- Transit Core
- Traditional Core
- Community Center
- Hybrid Industrial
- Public Facilities - Freeways
- Transit Core
- Markets
- Village
- Open Space
- Public Facilities
- Production



Base FAR 1.5:1
Bonus FAR 6:1

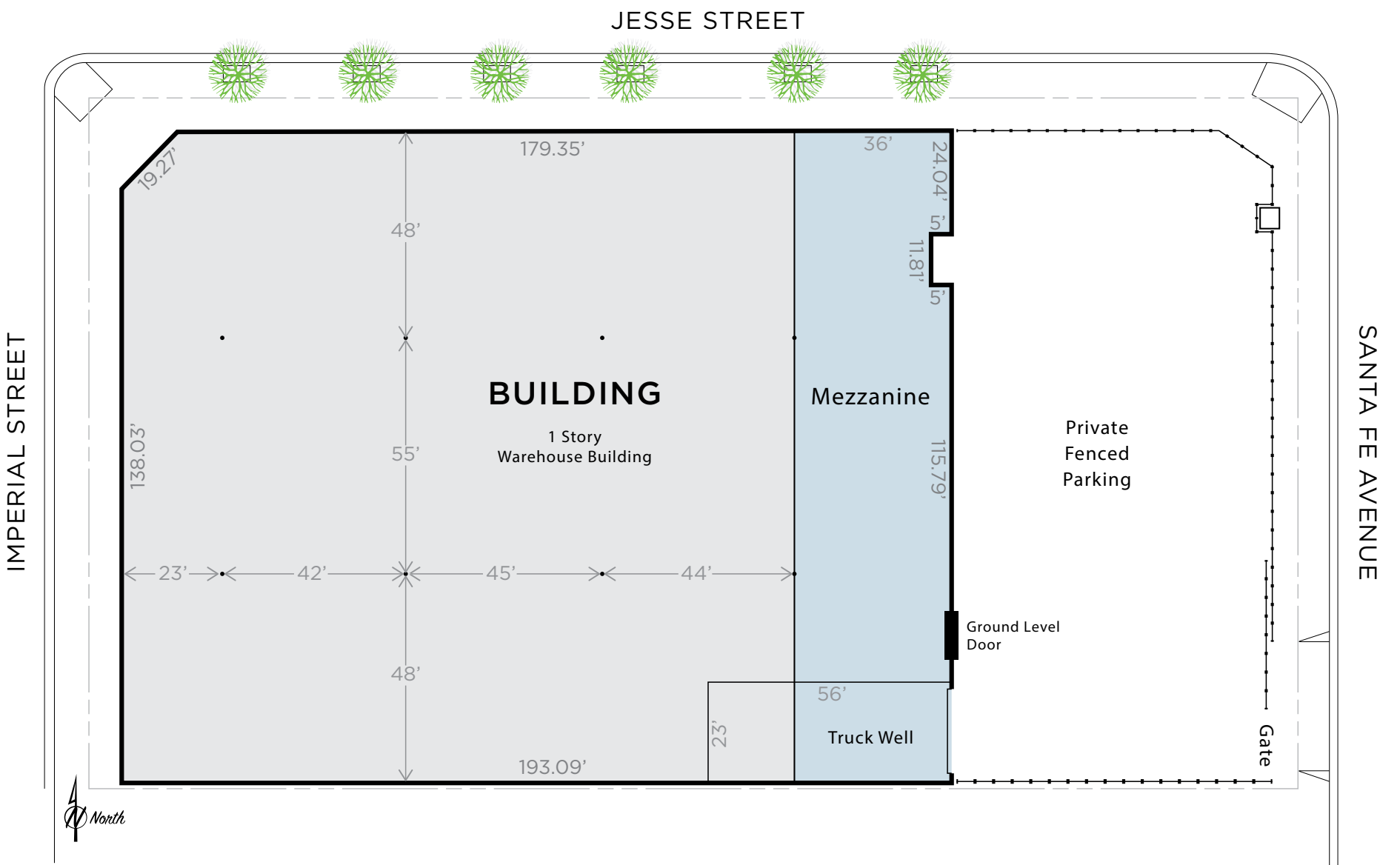
No max height



Buyer to verify all information.

Property Information

SITE PLAN



For discussion purposes only and not to scale - Buyer to verify.



Photo taken prior to current tenant's occupancy.



Current tenant use

Arts District DTLA

WALKABLE EXPERIENCE



MAJOR DEVELOPMENTS

- | | | | |
|-----------------------|--------------------|-----------------------------|---------------------------|
| 1. Warner Music Group | 10. Avalon Bay | 19. The Industrial | 28. Art House Lofts |
| 2. Fourth & Traction | 11. AMP Lofts | 20. 2159 Bay St | 29. Biscuit Company Lofts |
| 3. At Mateo | 12. 1800 E 7th St | 21. The Aliso | 30. Toy Factory Lofts |
| 4. Hyperloop Campus | 13. 405 S Hewitt | 22. 6th Street Bridge | 31. One Santa Fe |
| 5. The Garey Building | 14. 5th & Seaton | 23. 2130 Violet | 32. Soho Warehouse |
| 6. Hauser & Wirth | 15. 4th & Hewitt | 24. LA Times Printing Plant | 33. ADLA Eastend Studios |
| 7. 641 Imperial | 16. Maxwell | 25. 670 Mesquit | 34. Carmel Partners |
| 8. 676 Mateo | 17. Diamond Walnut | 26. Row DTLA | 35. Produce LA |
| 9. Onni Group | 18. 929 E 2nd St | 27. Barker Block Lofts | 36. Alameda Crossing |

Community Benefit

ADLA BID



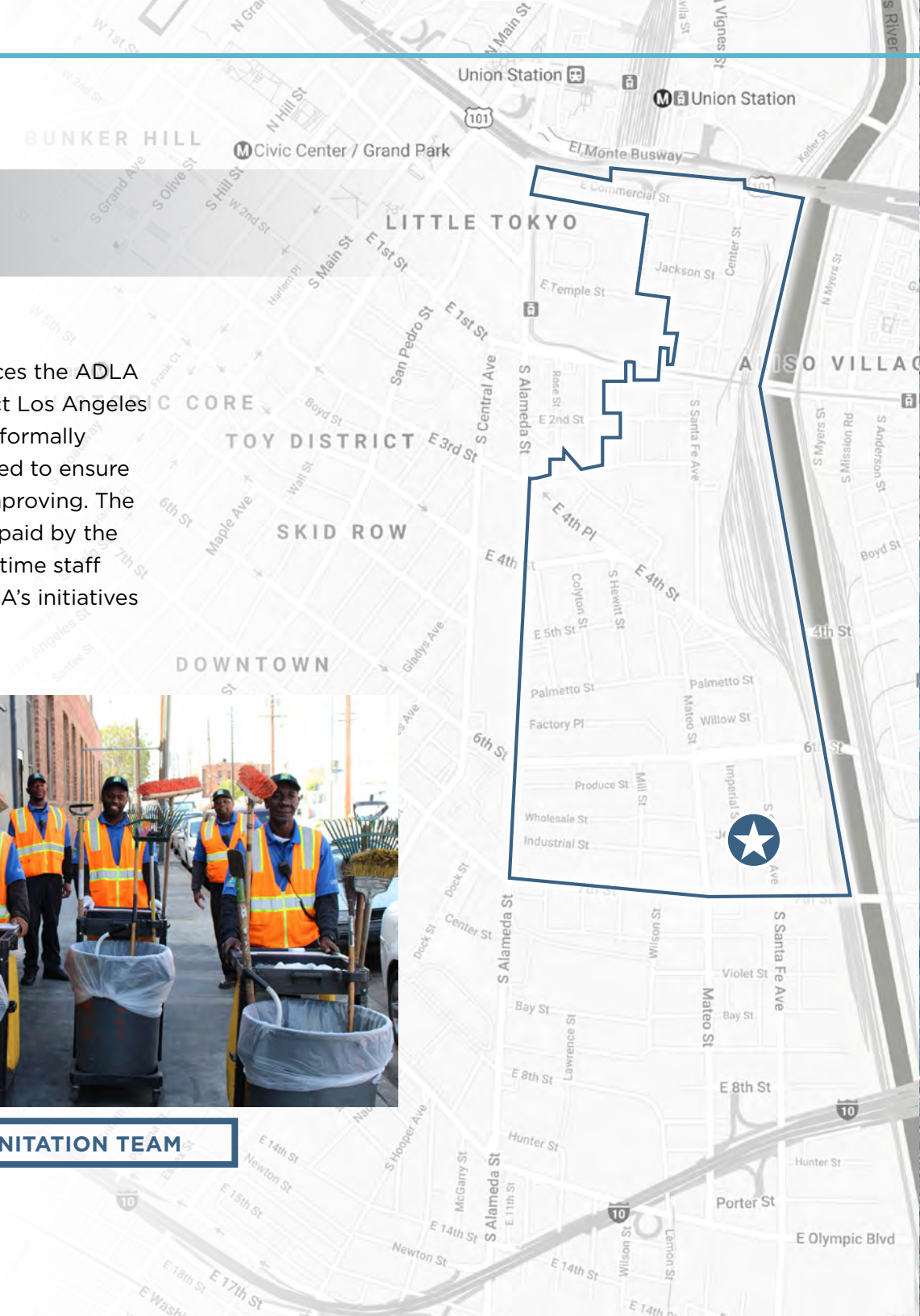
667 S Santa Fe Ave benefits from the services the ADLA provides. Arts District BID - The Arts District Los Angeles Business Improvement District (ADLA) is a formally recognized non-profit organization dedicated to ensure the neighborhood is clean, safe and ever improving. The efforts are funded by a special assessment paid by the property owners in the district. ADLA's full-time staff manages the day-to-day operations of ADLA's initiatives and programs.



SECURITY TEAM



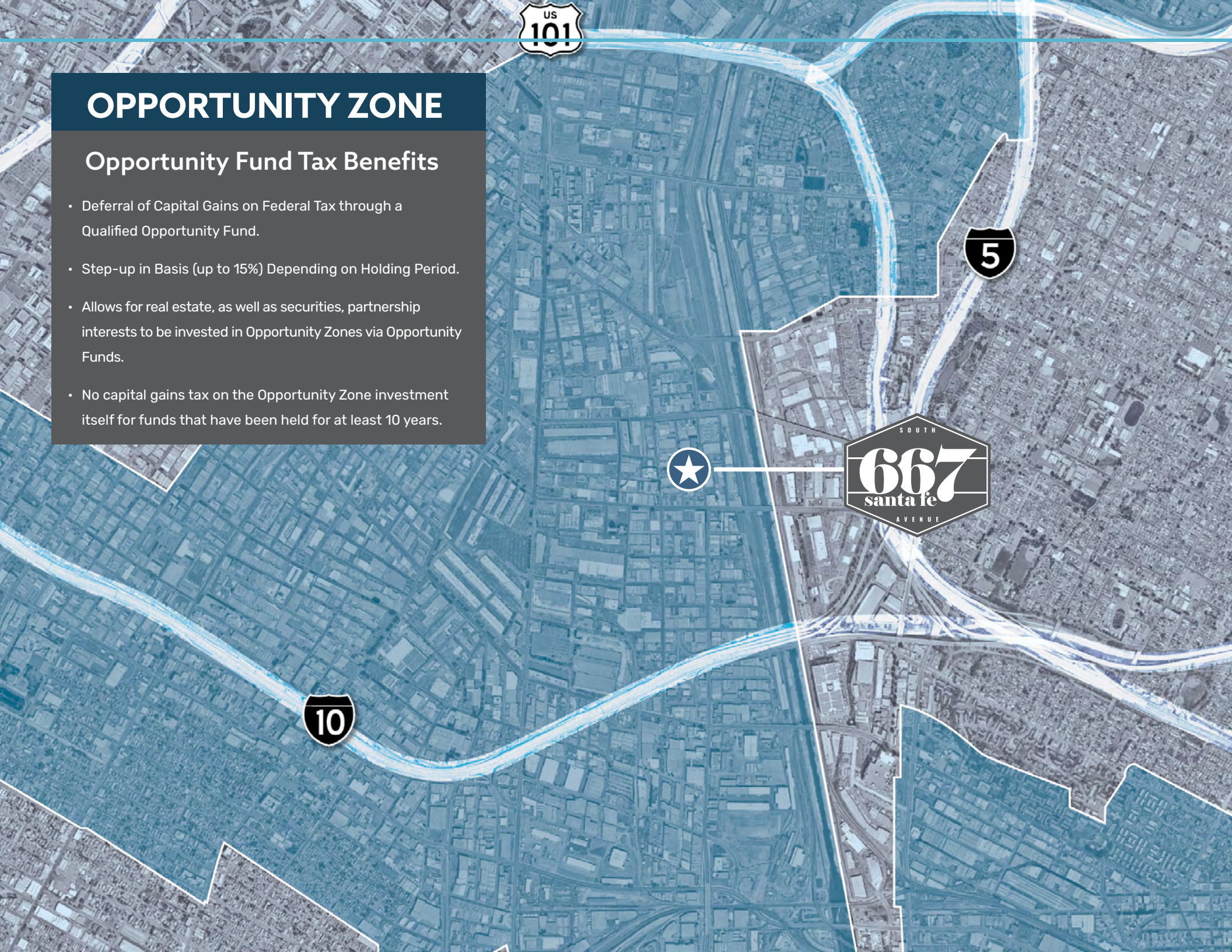
SANITATION TEAM



OPPORTUNITY ZONE

Opportunity Fund Tax Benefits

- Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.
- Step-up in Basis (up to 15%) Depending on Holding Period.
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.



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