

# 654 N SPRING ST CHINATOWN LA

**FOR LEASE ±3,945 RSF**

LAST REMAINING SPACE AT PROJECT  
CREATIVE OFFICE | BEST IN CLASS RENOVATION

INDU  
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CARLE PIEROSE RICH MALOOF

654

redcar

development

INDUSTRY

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CREATIVE OFFICE

DETAILS

**BUILDING DETAILS**

**654 N SPRING ST**

1ST FLOOR ± 3,945 RSF

\*BASEMENT ± 3,178 RSF (Not included in total SF)

**LEASE TERMS**

RATE \$4.75/SF/mo./MG

TERM 3-10 YEARS

OCCUPANCY Immediate

**WHAT'S DIFFERENT**

**Custom:** Historic brick & timber construction. 13'-high ceilings / Steel framed doors and & windows fabricated in Los Angeles

**Location:** Walking distance to Union Station and Metro Gold Line. Near perfect [94/100] walkscore. Close to Arts District, Silver Lake and Little Tokyo. Easy access to Sunset Blvd, and the 101 & 110 Freeways

**Convenience:** Ample street parking and public parking lots available nearby

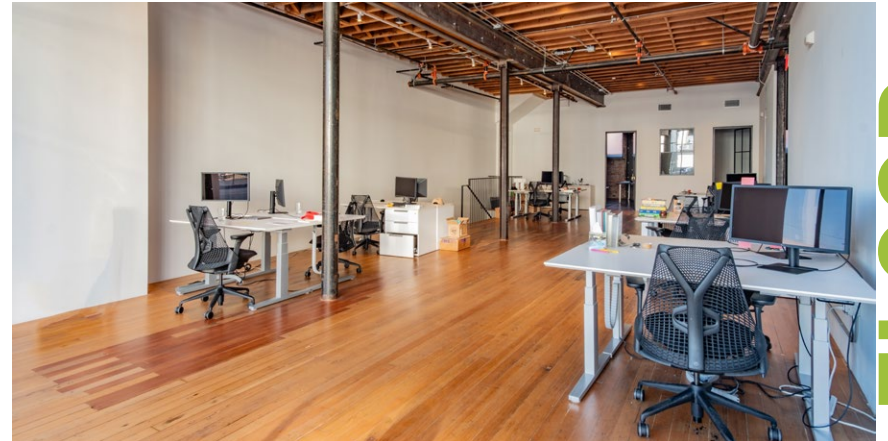
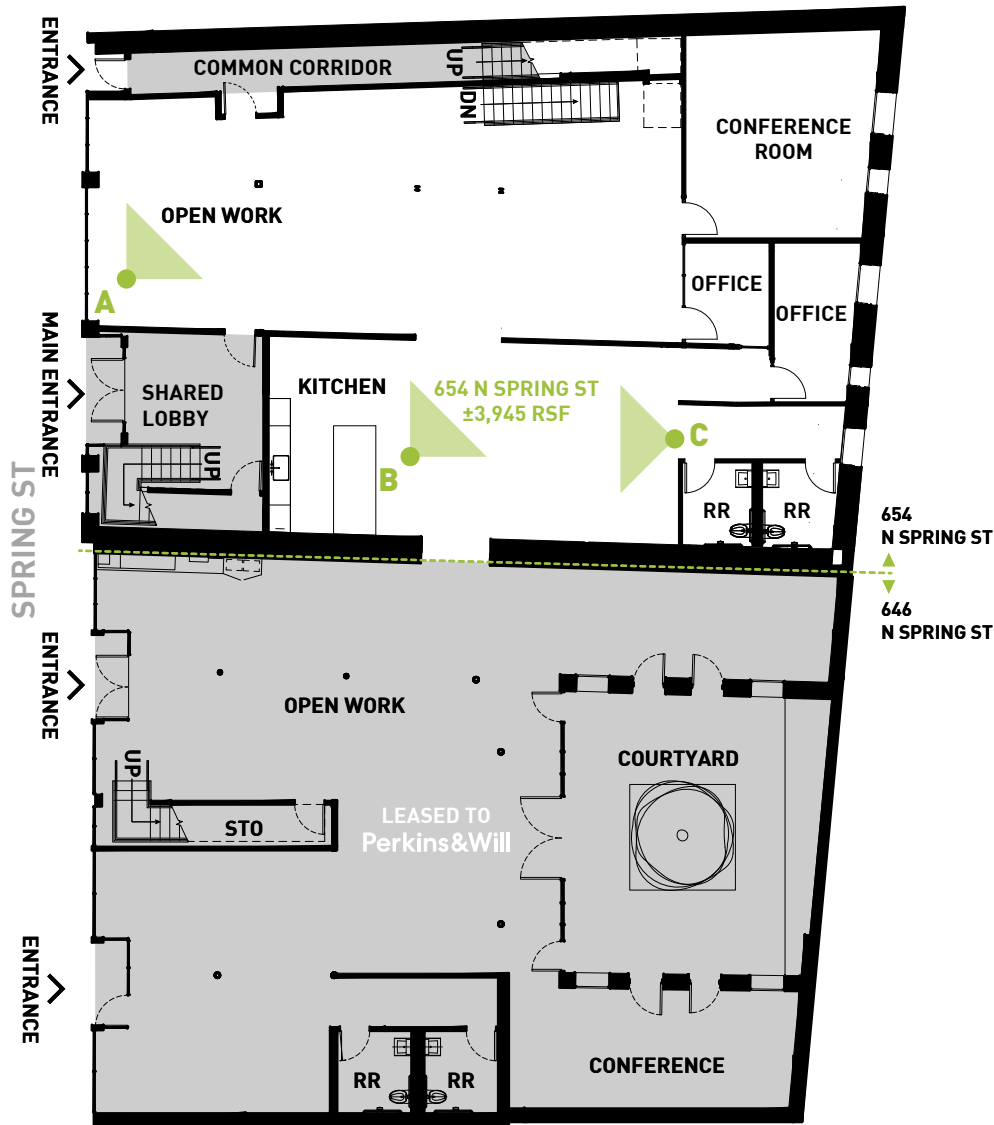
**Security:** Latch keyless entry with smart personalized access

**Materials:** Exposed wood ceilings and brick walls with marble kitchen countertops and bathrooms

**PARKING**

Ample public parking in lot across the street

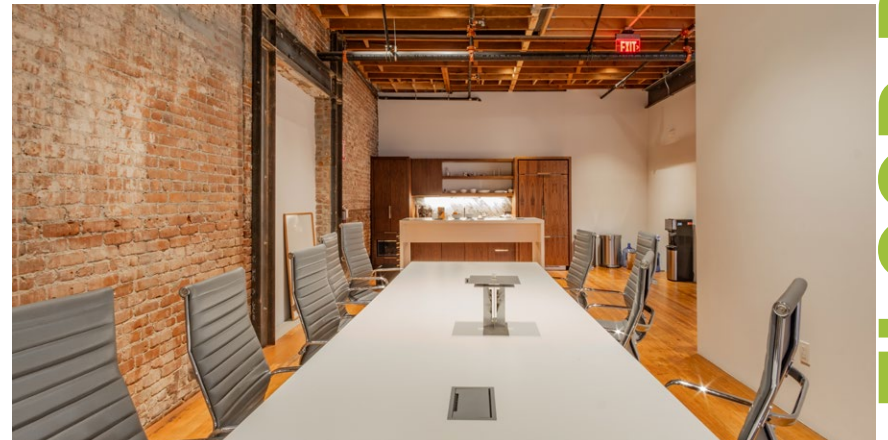
1ST FLOOR ±3,945 RSF



A— 1ST FLOOR OPEN WORK SPACE



B— 1ST FLOOR OPEN WORK SPACE



C— CONFERENCE ROOM / KITCHEN

FLOOR PLAN | 1ST FLOOR



INTERIOR

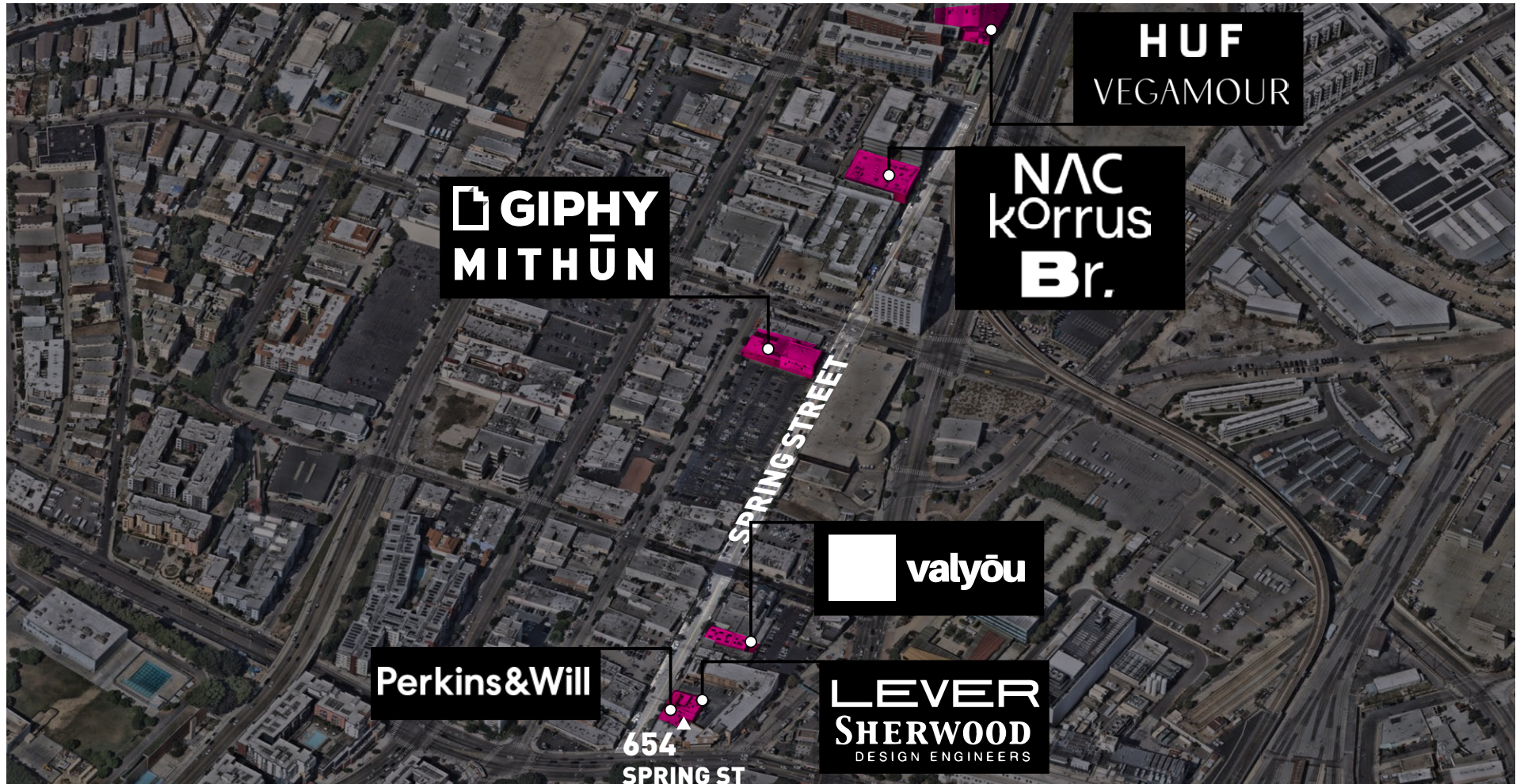
PHOTOS | 1ST FLOOR

# SPRING STREET CREATIVE COMPANIES HUB

Spring Street in Chinatown is a magnetic hub for creative tenants, drawing in innovative companies like Giphy, Mithun, Perkins & Will, NAC Architecture, LEVER Architecture, Valyou Furniture, Sherwood Engineers, Korrus, Blue Revolver, HUF Apparel, and Vegamour Skincare. Its eclectic blend of historic charm and

modern energy creates an inspiring environment that fosters collaboration and innovation. With its vibrant street life, diverse culinary scene, and proximity to cultural landmarks, Spring Street provides the perfect backdrop for these forward-thinking businesses to thrive and grow.

CREATIVE TENANTS ALONG SPRING STREET



AREA CREATIVE TENANTS

# 10 WITHIN 10

6 min  
WALK

**Oriel Bar** is a chic and intimate wine bar celebrated for its curated selection and sophisticated ambiance. The bar's commitment to excellence extends beyond its wine offerings, with expertly crafted cocktails and delectable small plates adding to the allure. Oriel Bar provides a refined yet approachable space to indulge in the pleasures of the vine.

8 min  
WALK

**Howlin' Ray's** is a beloved hotspot renowned for its mouthwatering Nashville hot chicken and lively atmosphere. With its fiery yet flavorful dishes, it tantalizes taste buds and keeps patrons coming back for more. The restaurant's commitment to quality ingredients and authentic preparation methods ensures an unforgettable dining experience.

5 min  
WALK

**General Lee's** is a vibrant venue celebrated for its dynamic fusion of live music, craft cocktails, and laid-back ambiance. With its eclectic lineup of performers and welcoming atmosphere, it offers a memorable nightlife experience for music enthusiasts and socialites alike.

7 min  
WALK

**Lasita** is a culinary gem revered for its flavorful Filipino-inspired cuisine and inviting atmosphere. With its bold yet balanced dishes, it captivates diners with a modern twist on traditional flavors. It's a must-visit destination for food lovers seeking authentic flavors and warm hospitality in the heart of LA's dining scene.

5 min  
WALK

**Wax Paper** is a charming sandwich shop renowned for its creative combinations and cozy atmosphere. Each sandwich tells a story of flavor and nostalgia. From the classic pastrami to inventive vegetarian options, Wax Paper offers a diverse menu that caters to every palate. Enjoy delicious fare and connect over shared love for great food.

3 min  
DRIVE

**Majordomo** in Los Angeles presents an enticing blend of upscale dining and a lively atmosphere. Its eclectic menu offers a fusion of flavors, from inventive small plates to decadent mains, ensuring a memorable culinary experience. With a chic yet welcoming ambiance, it's a go-to spot for food enthusiasts seeking innovative cuisine in LA.

5 min  
WALK

**Steep LA** is a cozy tea house revered for its diverse selection of handcrafted teas and tranquil ambiance. Its commitment to quality and sustainability offers a journey of flavor and relaxation. The tea house's inviting atmosphere and knowledgeable staff create a welcoming space where patrons can unwind and savor the simple pleasure of a perfect cup of tea.

3 min  
DRIVE

**Apotheke LA**, located in Los Angeles, epitomizes sophisticated mixology in a captivating setting. With its meticulously crafted cocktails and elegant ambiance, it offers a unique experience for cocktail enthusiasts. The bar's attention to detail and inventive concoctions make it a destination for those seeking refined libations in the heart of LA's nightlife scene.

6 min  
WALK

**Highland Park Brewery**, is a craft beer haven renowned for its innovative brews and laid-back atmosphere. With a diverse selection of meticulously crafted beers, it caters to both beer aficionados and casual drinkers alike. The brewery's commitment to quality and experimentation ensures a dynamic range of flavors and styles, making it a must-visit destination for beer lovers.

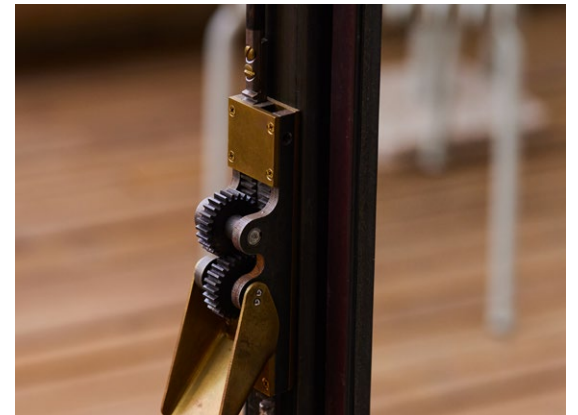
5 min  
WALK

**Flouring LA** is a cozy bakery renowned for its artisanal bread and delightful pastries in a warm and inviting atmosphere. With a dedication to quality ingredients and traditional baking techniques, each creation embodies a perfect balance of flavor and texture. It's a must-visit destination for bread enthusiasts and pastry lovers seeking a taste of

# AMENITIES



**Redcar Properties** - the developer of 654 N Spring St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT