

FOR LEASE

LOS ANGELES

1375
E 6th St
Unit 04

ARTS DISTRICT



±6,900 Fully HVAC Creative Space with
24' Clear Height and 10 Parking Spaces

 CUSHMAN &
WAKEFIELD
GILL | BURNS | YOO

Highlights

Newly Refurbished with First Class Fixtures and Finishes

Epic Natural Light from the Skylights, Windows, and Glass Roll-Up Doors

Part of a Larger Campus in the Heart of the Arts District

Parking Directly in Front of the Unit

Dramatic 24' High Ceilings

Modern and Spacious Design

Bonus Outdoor Patio

Walking Distance to Numerous Amenities



Total Rentable
±6,900 SF



Year Built
1988 / R2025



Clear Height
±24'



Parking
10 Spaces
Add'l. Parking Possible

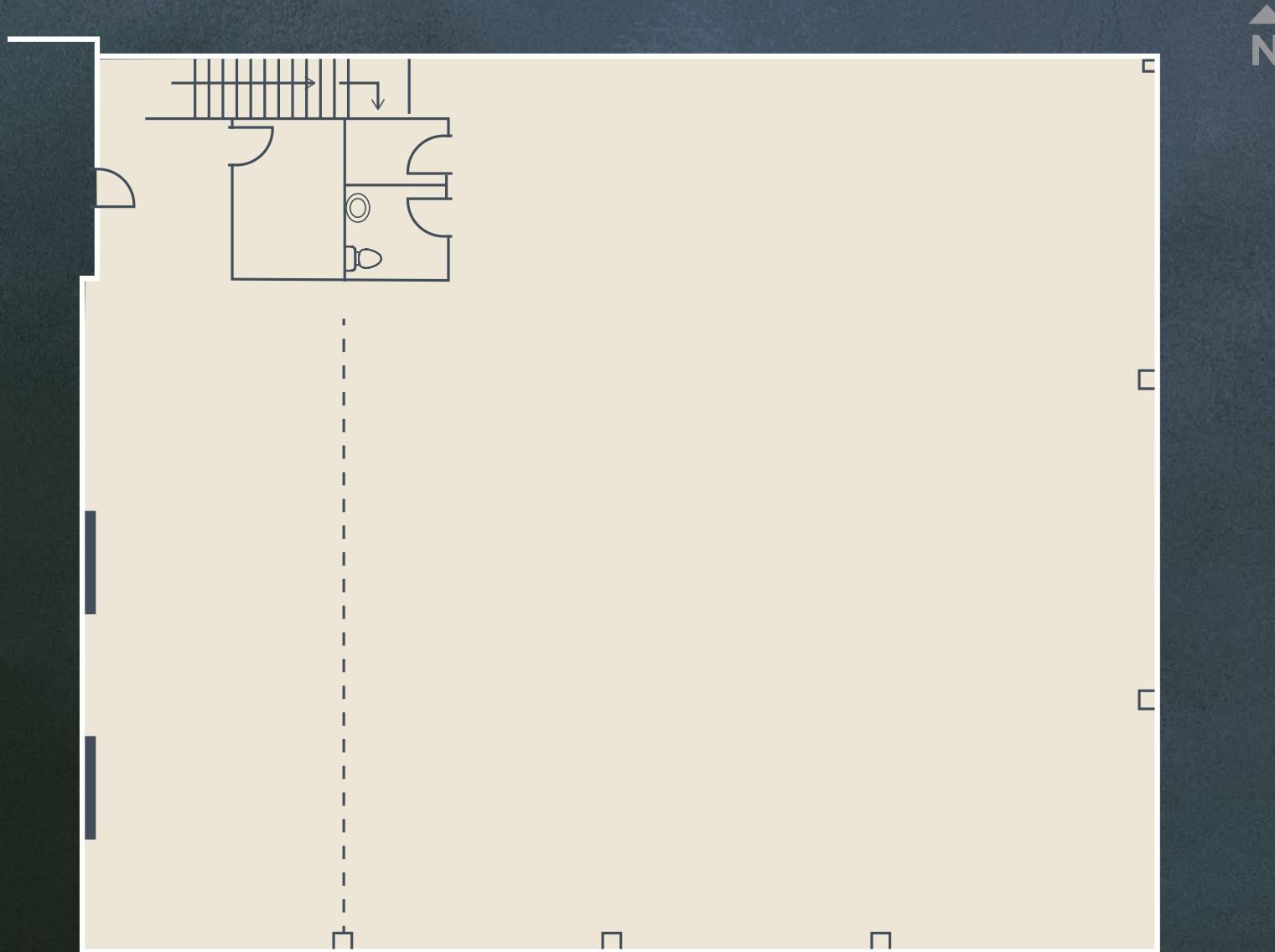


Power
400 Amps

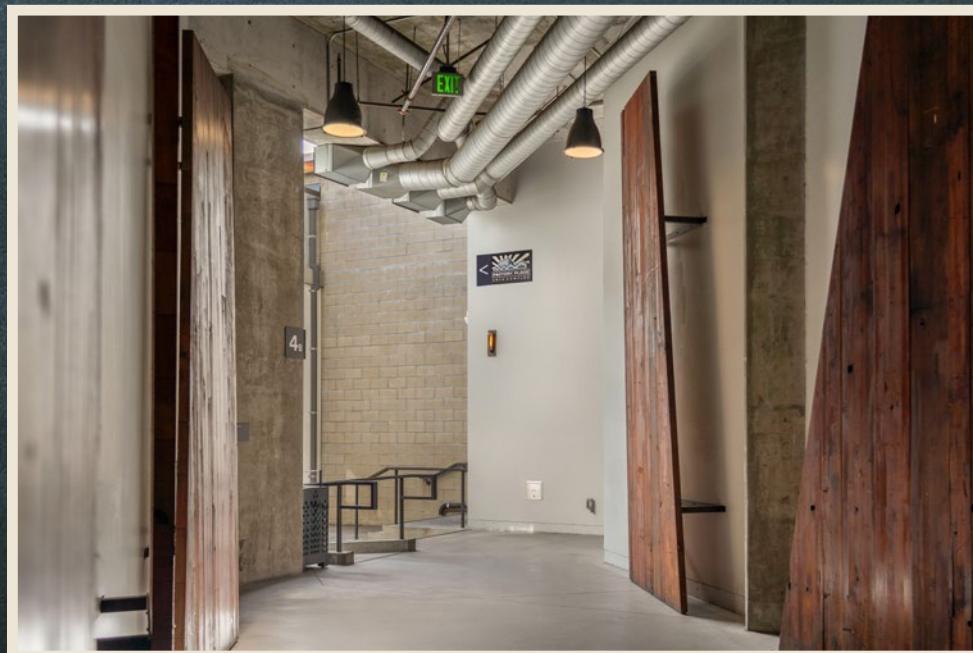
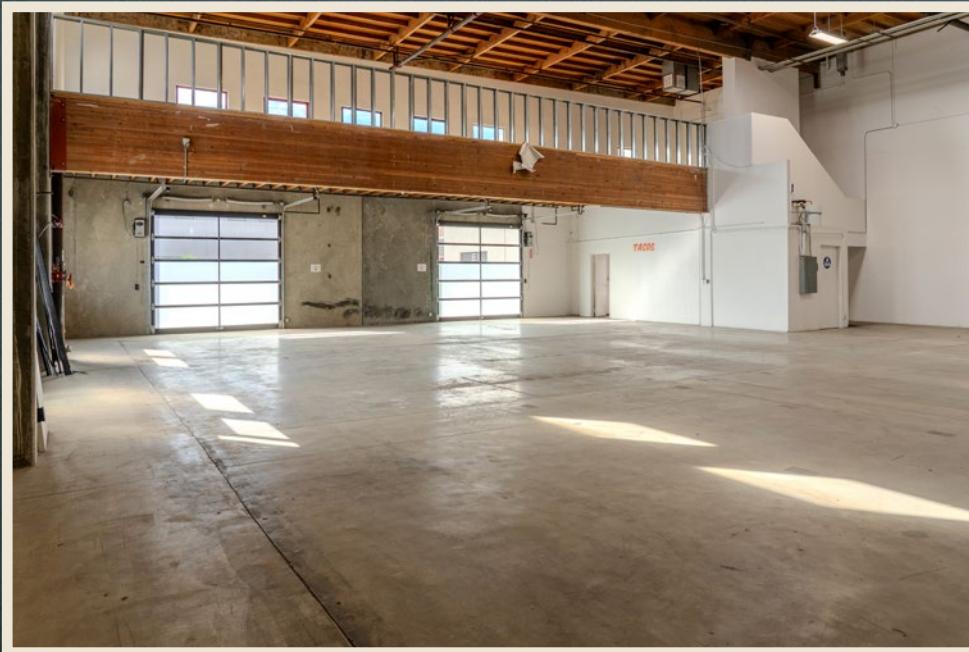


HVAC
100%

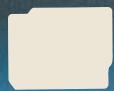
Floorplan



*NOT TO SCALE - FOR DISCUSSION PURPOSES ONLY.



Located steps from At Mateo, the property leverages exceptional visibility and shared foot traffic from one of the Arts District's premier mixed-use corridors.



Nestled in the Creative Core of the Arts District



Campus Highlights

- Highly Sought-After Industrial Decor Office Suites and Live/Work Lofts
- An Oasis at the Center of the Arts District Next to the New 6th Street Bridge
- Safe Campus Environment with Private Gated Parking and Onsite Amenities
- Walking Distance to Exceptional Restaurants, Coffee, Galleries, Shops, and Bars/Breweries
- Accessible to Greater Los Angeles – Within One Mile to 5, 10, 60, and 101 Freeways
- Thoughtfully Curated and Well Maintained



- I 1300 FACTORY PLACE - OFFICE
- II 1308 FACTORY PLACE - LIVE/WORK & OFFICES
- III 1330 FACTORY PLACE - LIVE/WORK & OFFICES
- IV 1375 E 6TH STREET - OFFICE, RETAIL & PRODUCTION

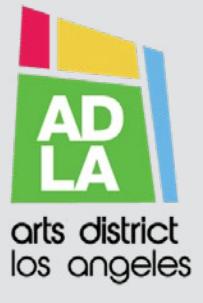
Walking Distance to Notable Neighbors and Amenities



world class AMENITIES

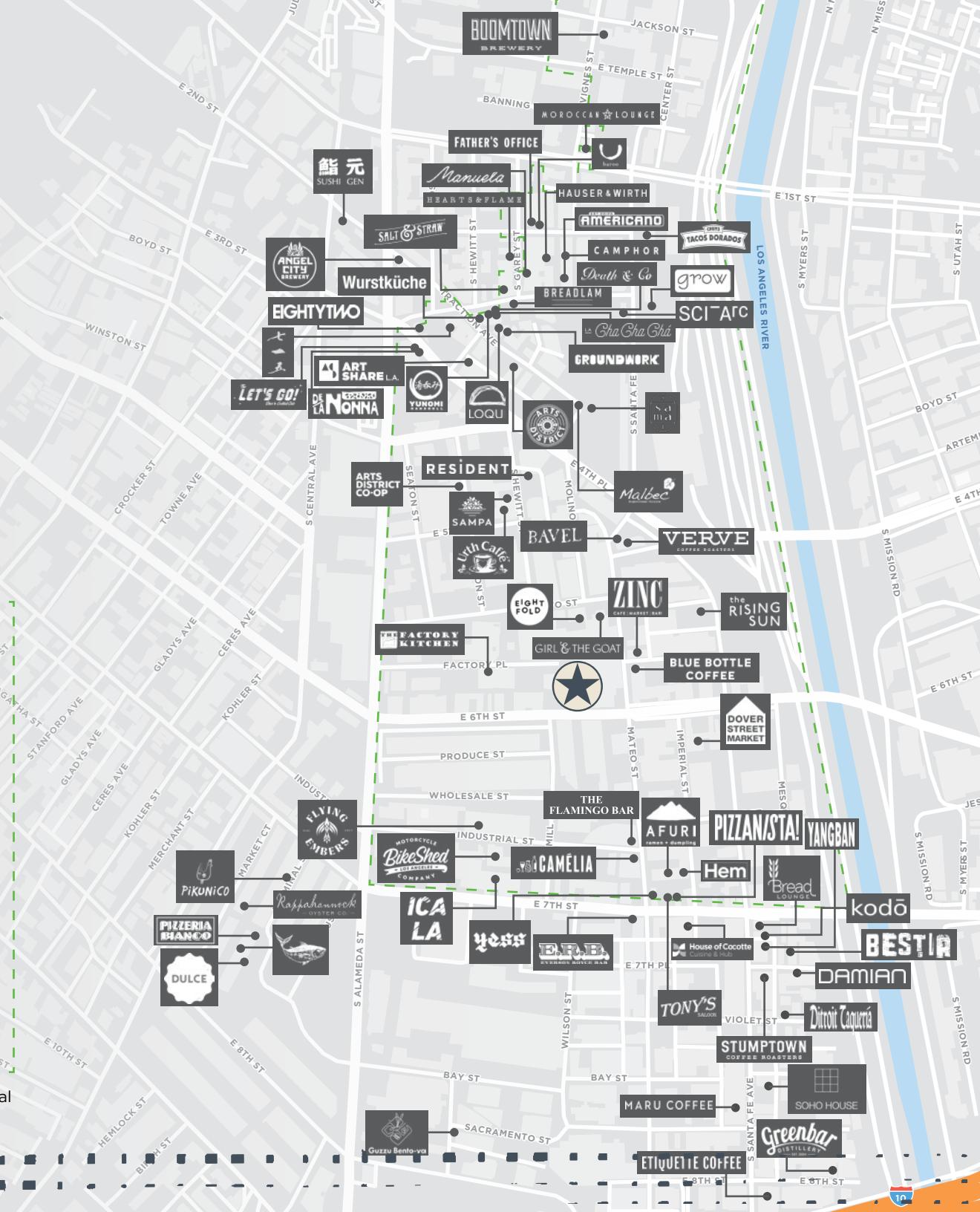
arts district

COFFEE
BARS
RESTURANTS
MARKETS
MUSEUMS
STUDIOS



1375 E 6th St 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. The primary function of ADLA is to keep the neighborhood clean and safe.

For discussion purpose only. The materials provided are for general informational purposes only.



Centrally Positioned in the Heart of LA



NORTH HOLLYWOOD

LA CAÑADA FLINTRIDGE

BURBANK: 13 MI

ENCINO

STUDIO CITY

101

5

405

WEST HOLLYWOOD: 6 MI

HOLLYWOOD

BEVERLY HILLS: 11 MI

KOREATOWN: 2 MI

CHINATOWN: 2 MI

LOS ANGELES



110

10

60

SANTA MONICA: 15 MI

CULVER CITY: 10 MI

VERNON: 3 MI

MALIBU

ALHAMBRA

MONTEREY PARK

MONTEBELLO

COMMERCE

HUNTINGTON PARK

DOWNEY

INGLEWOOD

110

710

HAWTHORNE

COMPTON



REDONDO BEACH

- ✈ LOS ANGELES INTERNATIONAL AIRPORT: 15 MI
- ✈ HOLLYWOOD BURANK AIRPORT: 17 MI
- ✈ LONG BEACH AIRPORT: 23 MI
- 📦 PORTS: 28 MI



BRANDON GILL

Executive Director

+1 213 629 6528

brandon.gill@cushwake.com

Lic 01262330

BRANDON BURNS

Executive Director

+1 213 629 6541

brandon.burns@cushwake.com

Lic 01194796

JAE YOO

Executive Director

+1 213 629 6551

jae.yoo@cushwake.com

Lic 01503567

CHARLEY KOONES

Senior Associate

+1213 330 0980

charley.koones@cushwake.com

Lic 02076100