

# 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

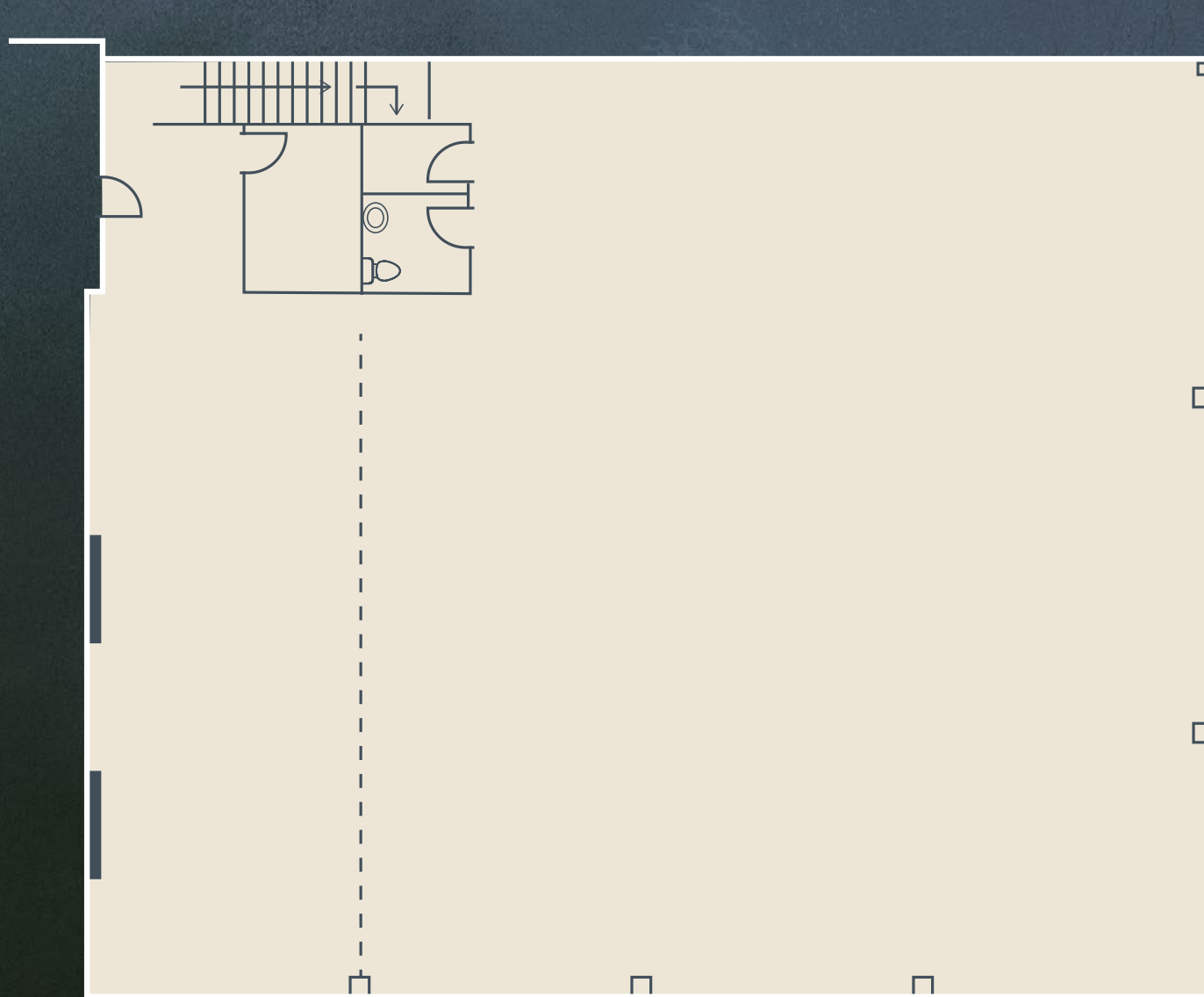
400 Amps



HVAC

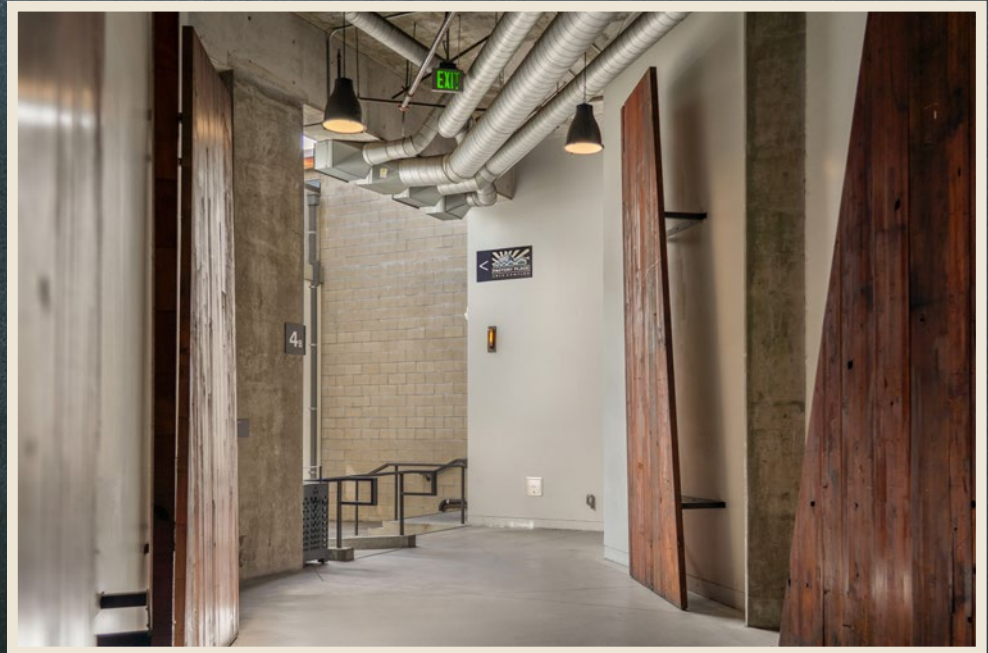
100%

# 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.



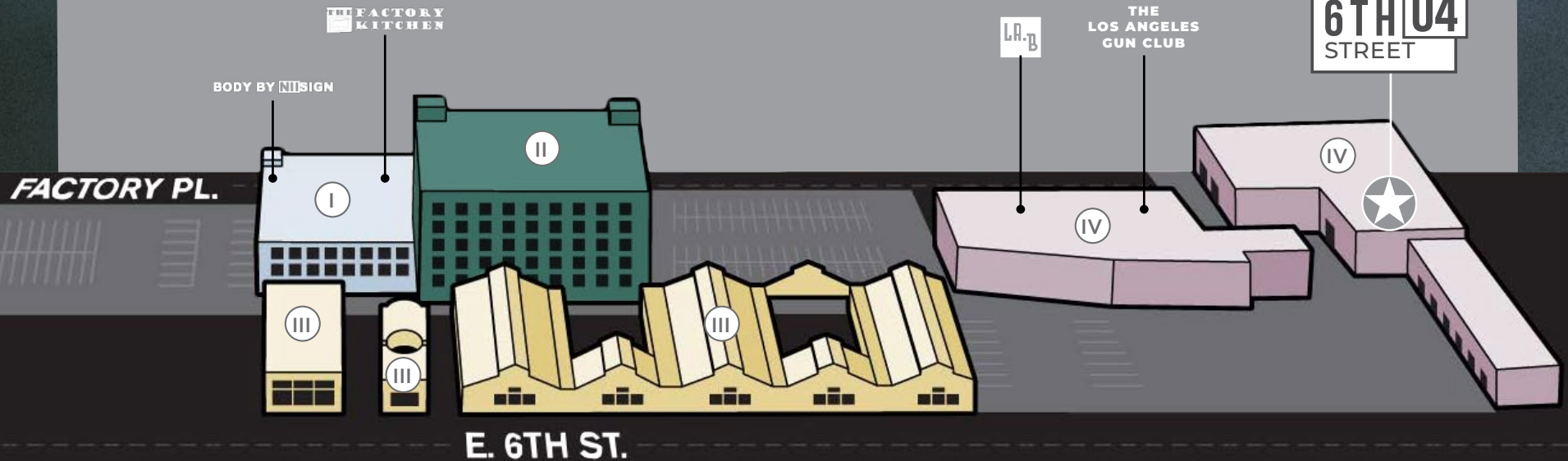
# Nestled in the Creative Core of the Arts District





# 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



arts district  
los angeles

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



✈ LOS ANGELES INTERNATIONAL AIRPORT: 15 MI

✈ HOLLYWOOD BURBANK AIRPORT: 17 MI

✈ LONG BEACH AIRPORT: 23 MI

🚢 PORTS: 28 MI





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