

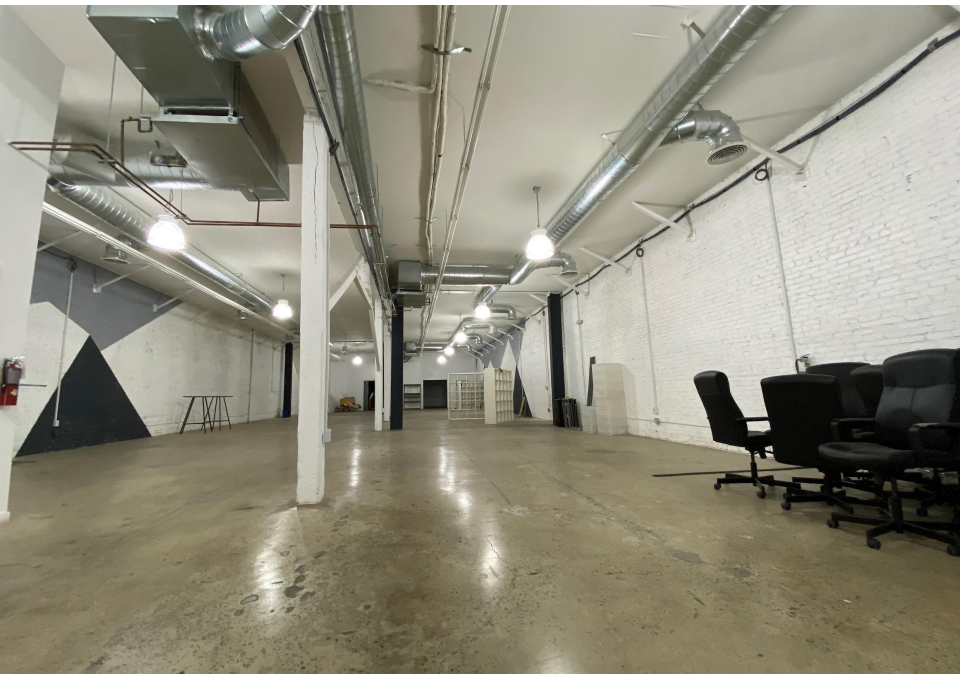
1931 BAY

district
REALTY GROUP

OPPORTUNITY OVERVIEW

District Realty Group, as Exclusive Broker, is proud to present a unique opportunity to lease 1931 BAY, a rare newly renovated 15,000 SF freestanding industrial building in the booming Arts District of Downtown LA. The property is just steps away from Warner Music Group Building, Bestia, Pizzanista, Guerilla Tacos and numerous other restaurants and amenities. The building offers high ceilings with exposed brick finishes, and brand new fixtures.





TERMS & SPECIFICATIONS

ASKING RATE

Negotiable

ZONING

M3

BUILDING SIZE

15,000 RSF +/-

Floor 1: 7,500 RSF

Floor 2: 7,500 RSF)

AVAILABILITY

Immediately

PROPOSED USES*

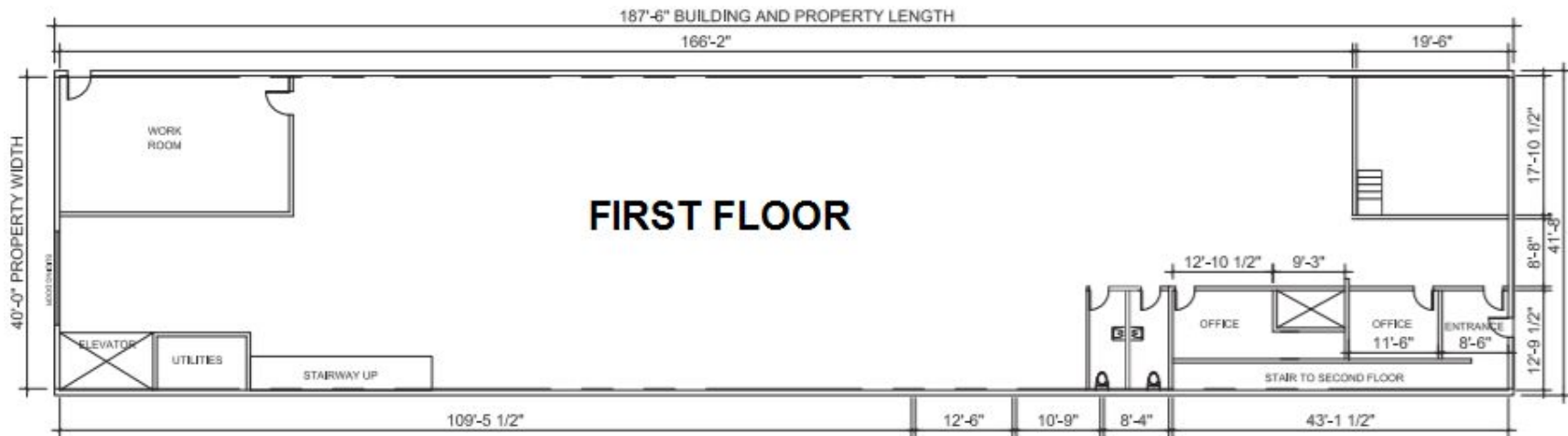
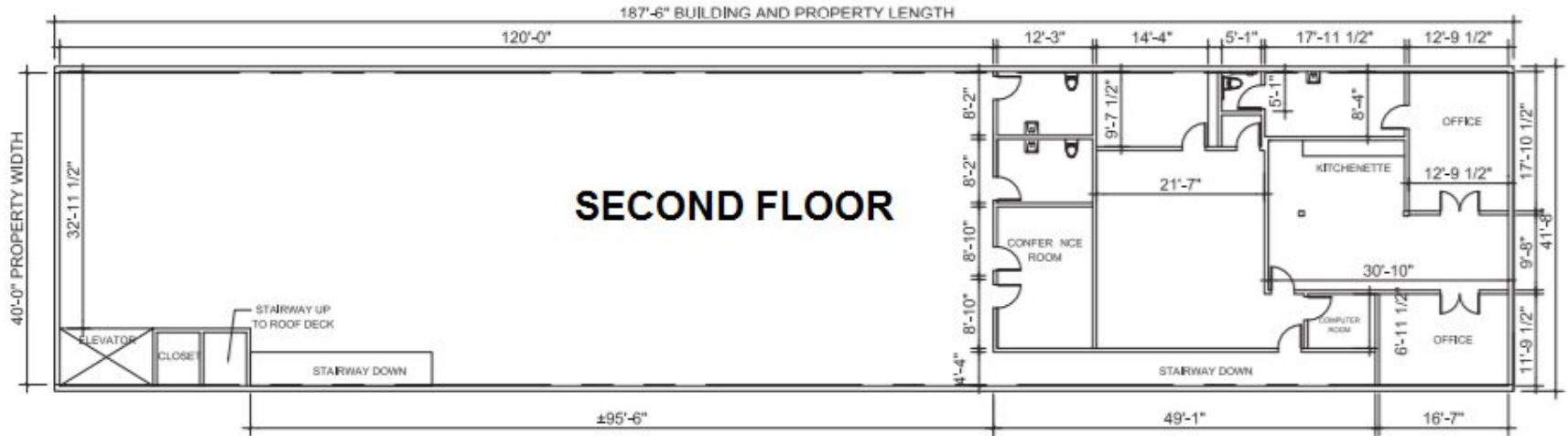
Creative Office, Showroom, Flex Uses, Warehousing, Events, Gallery, Retail, Etc

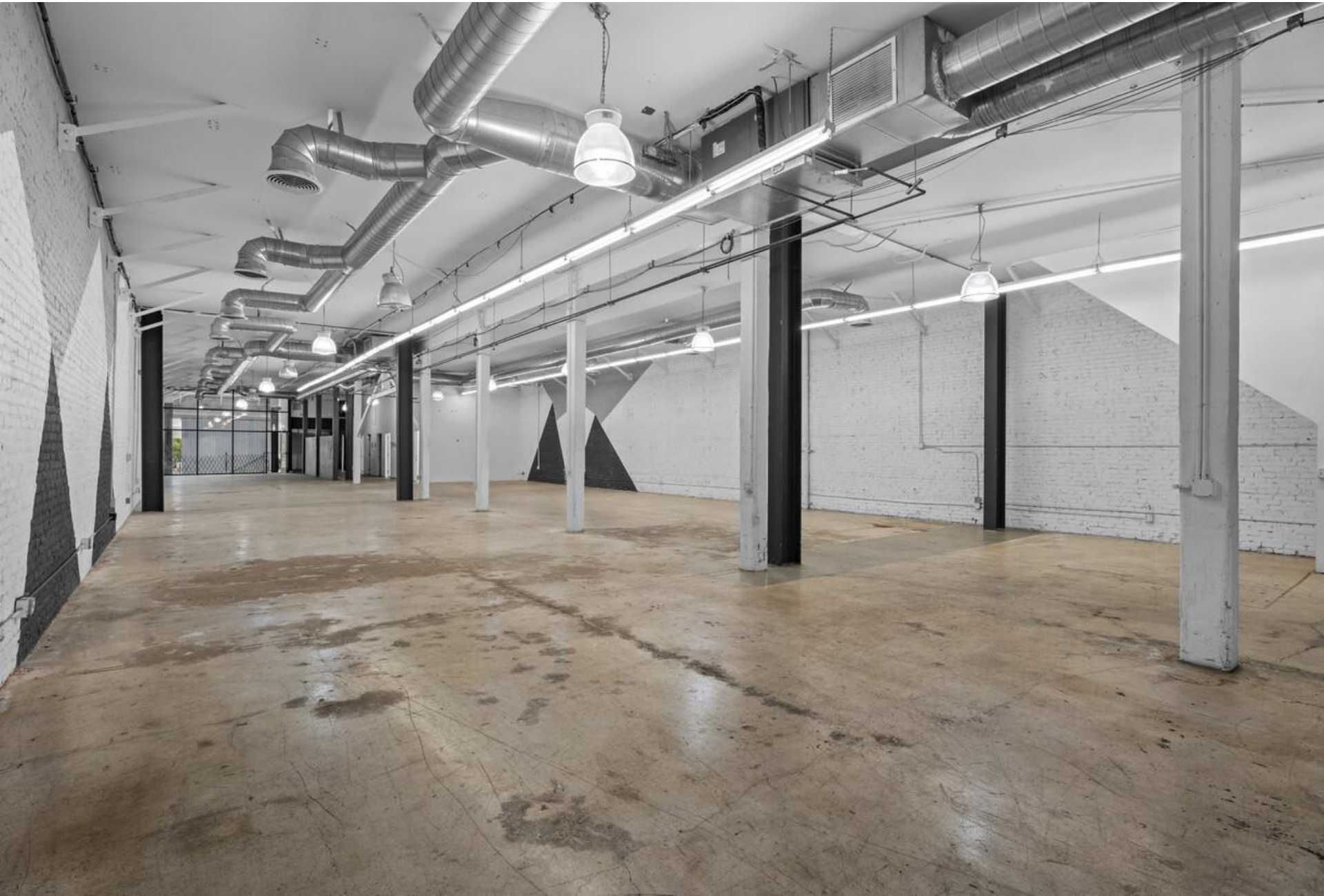
NEIGHBORS

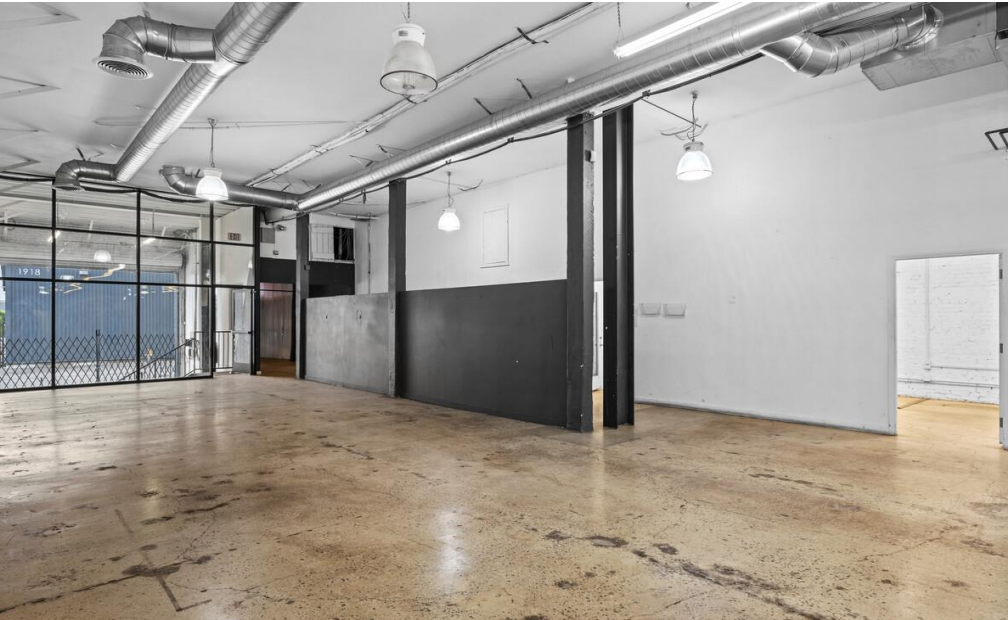
Rolling Greens, Guerilla Tacos, Warner Music, ERB, Base Coat, Bestia, Silver Lake Wine, Two Bit Circus, and Many Others!

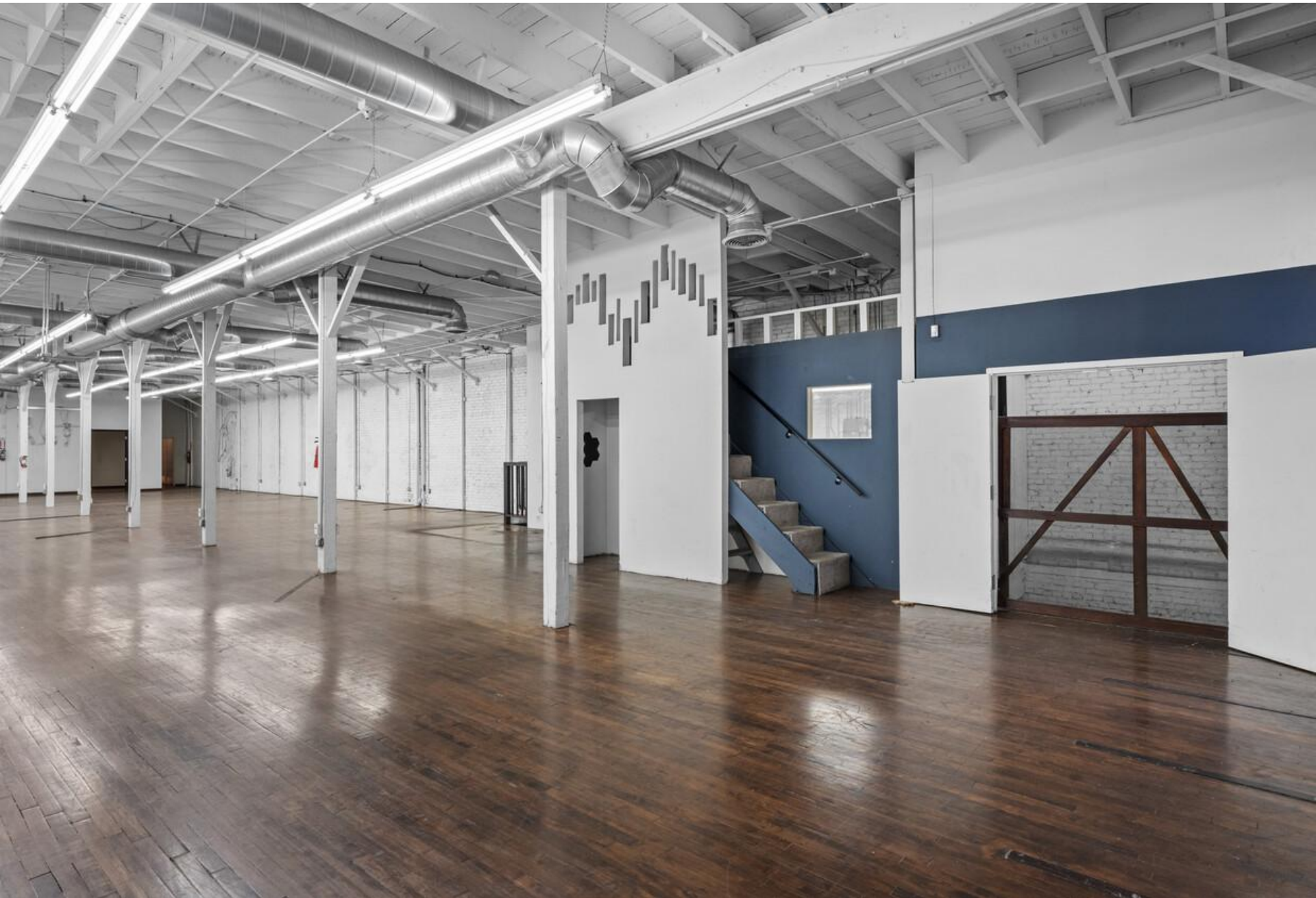
FEATURES

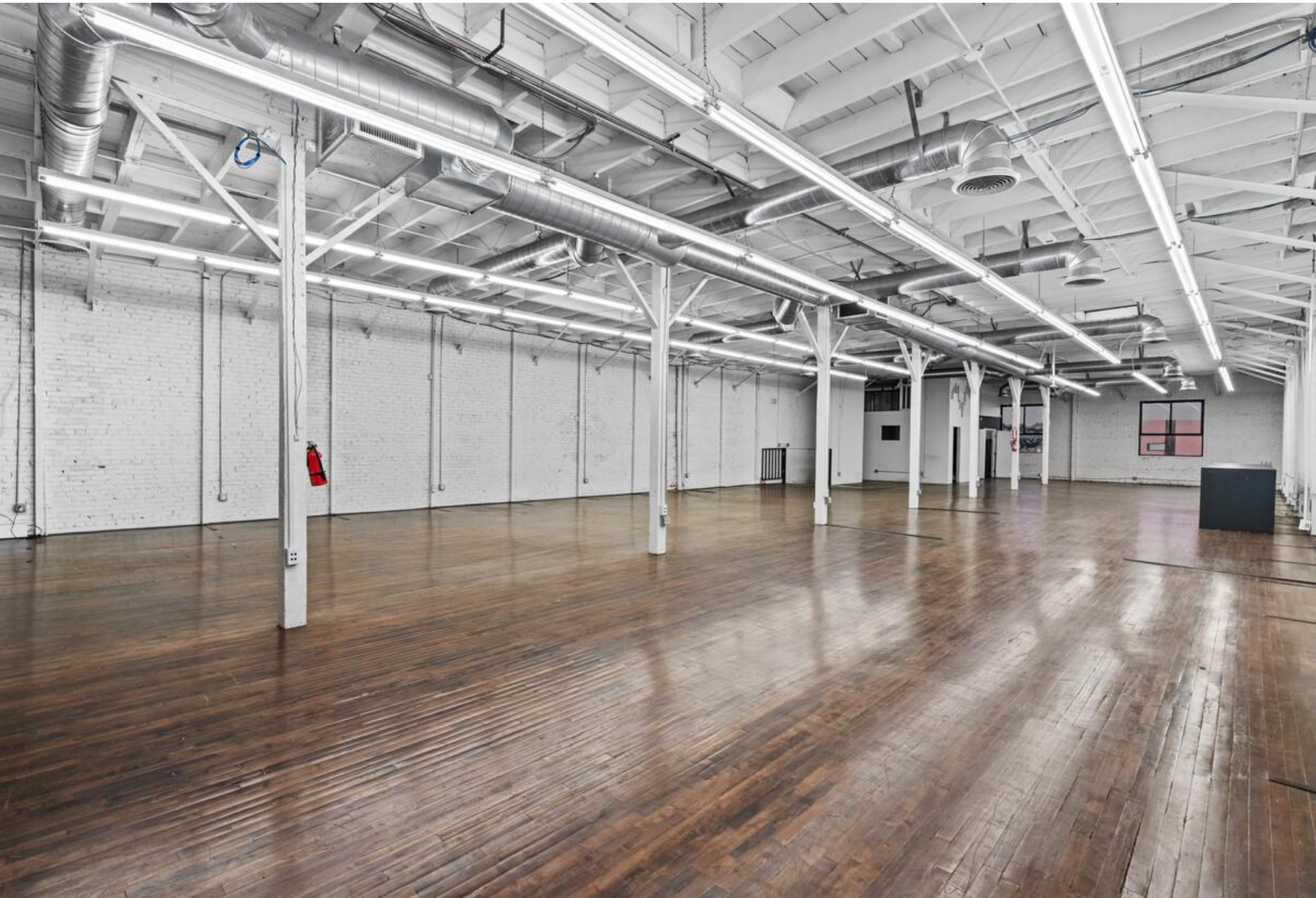
- Clear Ceiling Height: 15' +/-
- Exposed Ducting and Ceilings
- New Insulation
- New HVAC
- Access To Plentiful Parking (Upon Request and Subject To Terms)







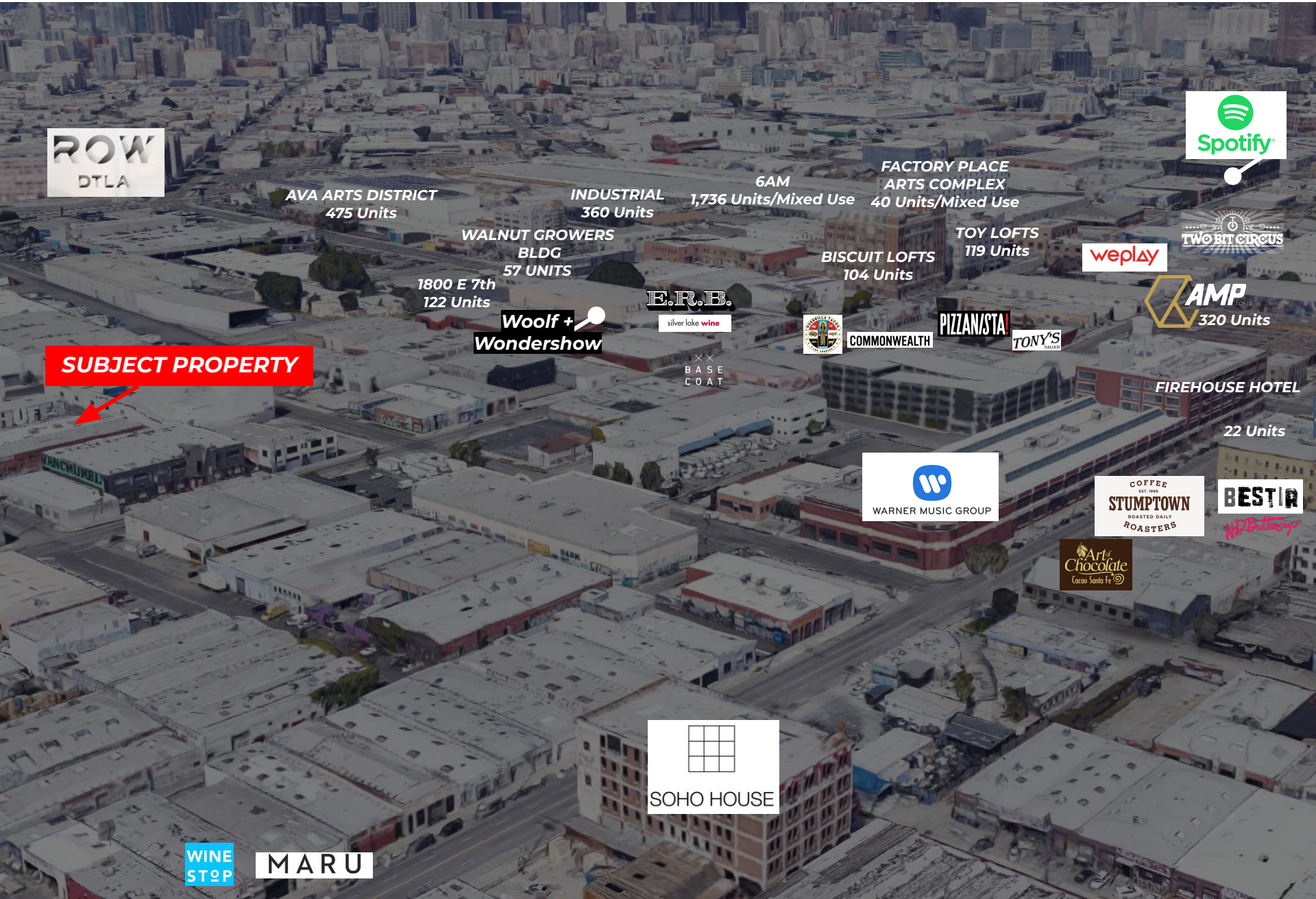






“The area's resurgence largely began with Warner Music Group, which signed a lease three years ago to move from Burbank to 257,000 square feet at the former Ford building at [777 S. Santa Fe Ave.](#) That lease was the largest office lease in Los Angeles in several years when it was signed in 2016, according to [CoStar Market Analytics](#). After that, Spotify [signed a 10-year lease](#) to move into 110,000 square feet in the At Mateo development nearby. Other companies that have moved or announced plans to open offices in the Arts District in recent months are helping to attract even more businesses to the area. [Recently, Warner Music Group went ahead to purchase the Ford building and an adjacent property at a well above market price per square foot].

Recently, Honey announced plans to take up all 130,000 square feet of the refurbished Fourth and Traction building, at [963 E. Fourth St.](#), which was originally built by the Coca-Cola company. The company is scheduled to begin its move in June of this year. TubeScience, which creates video ads for use on social media platforms, is significantly expanding into 103,796 square feet at [655 S. Santa Fe Ave.](#), a two-story flex facility on a 2.3-acre lot owned by the Park family of backpack and bag company Everest Trading Corp”. -Costar Group



ROW
DTLA

AVA ARTS DISTRICT
475 Units

INDUSTRIAL
360 Units

6AM
1,736 Units/Mixed Use

**FACTORY PLACE
ARTS COMPLEX**
40 Units/Mixed Use

**WALNUT GROWERS
BLDG**
57 UNITS

1800 E 7th
122 Units

BISCUIT LOFTS
104 Units

TOY LOFTS
119 Units

**Woolf +
Wondershow**

E.R.B.

silver lake wine



COMMONWEALTH

PIZZANISTA

TONY'S

AMP
320 Units

FIREHOUSE HOTEL
22 Units

SUBJECT PROPERTY

BASE
COAT

WARNER MUSIC GROUP

**COFFEE
STUMPTOWN**
ROASTED DAILY
ROASTERS

BESTIA

**Art of
Chocolate**
Cacao Santa Fe

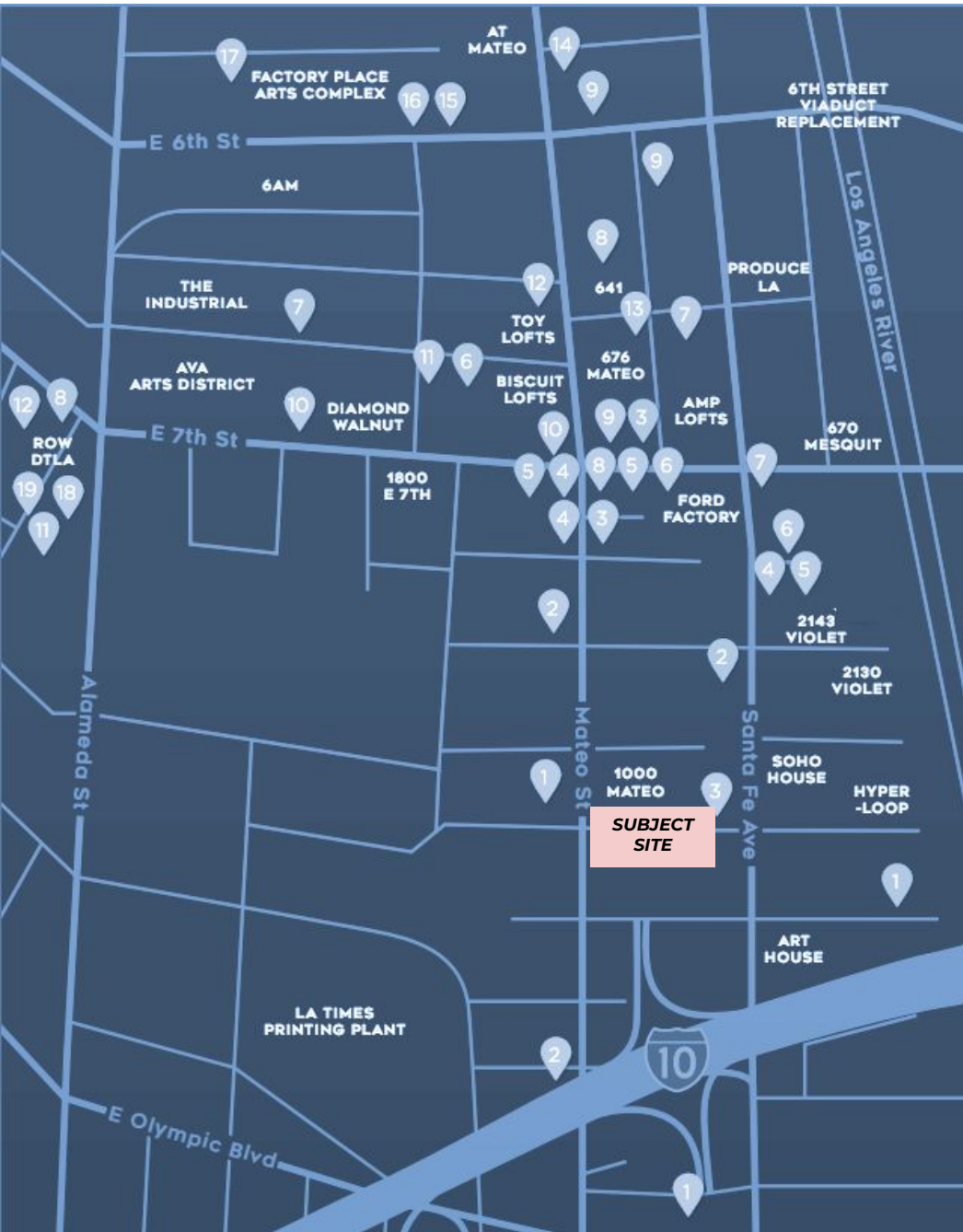
SOHO HOUSE

**WINE
STOP**

MARU



W. B. Whittier



BARS + BREWERIES + DISTILLERIES

1. GREEN DISTILLERY
2. OUR/LOS ANGELES VODKA
3. TONY'S SALOON
4. SILVER LAKE WINE
5. EVERSON ROYCE BAR
6. POUR HAUS WINE BAR
7. IRON TRIANGLE BREWERY
8. FLASK AND FIELD
9. THE SPIRIT GUILD



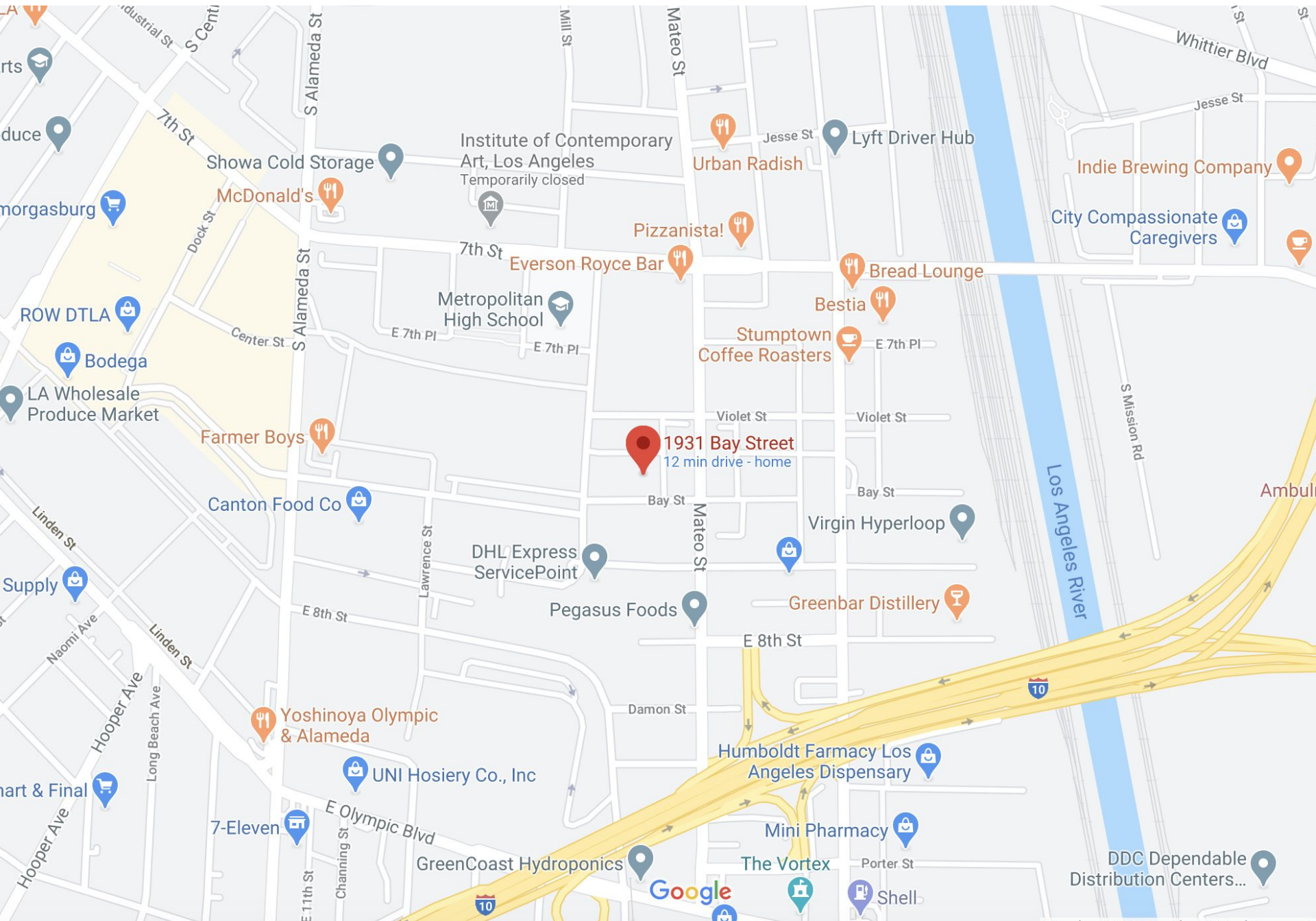
RESTAURANTS + CAFES

1. THE PORTER JUNCTION CAFE
2. STEVEN'S DELI
3. MARU COFFEE
4. STUMPTOWN COFFEE ROASTERS
5. COSME LA
6. BESTIA
7. BREADLOUNGE
8. GUERRILLA TACOS
9. PIZZANISTA
10. CHURCH & STATE
11. DAILY DOSE
12. LITTLE BEAR
13. URBAN RADISH
14. BLUE BOTTLE COFFEE
15. SIXTH+MILL
16. OFFICINE BRERA
17. FACTORY KITCHEN
18. TARTINE MANUFACTORY
19. PARAMOUNT COFFEE PROJECT



RETAIL + MUSEUMS

1. ROLLING GREENS
2. UPTOWN PUP
3. BASE COAT NAIL SALON
4. ARCH THE
5. COMMONWEALTH
6. THE HOUSE OF MACHINES
7. WEPLAY LIVE
8. TWO BIT CIRCUS
9. DOVER STREET MARKET
10. ICA LA
11. BODEGA
12. MISSION WORKSHOP



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