

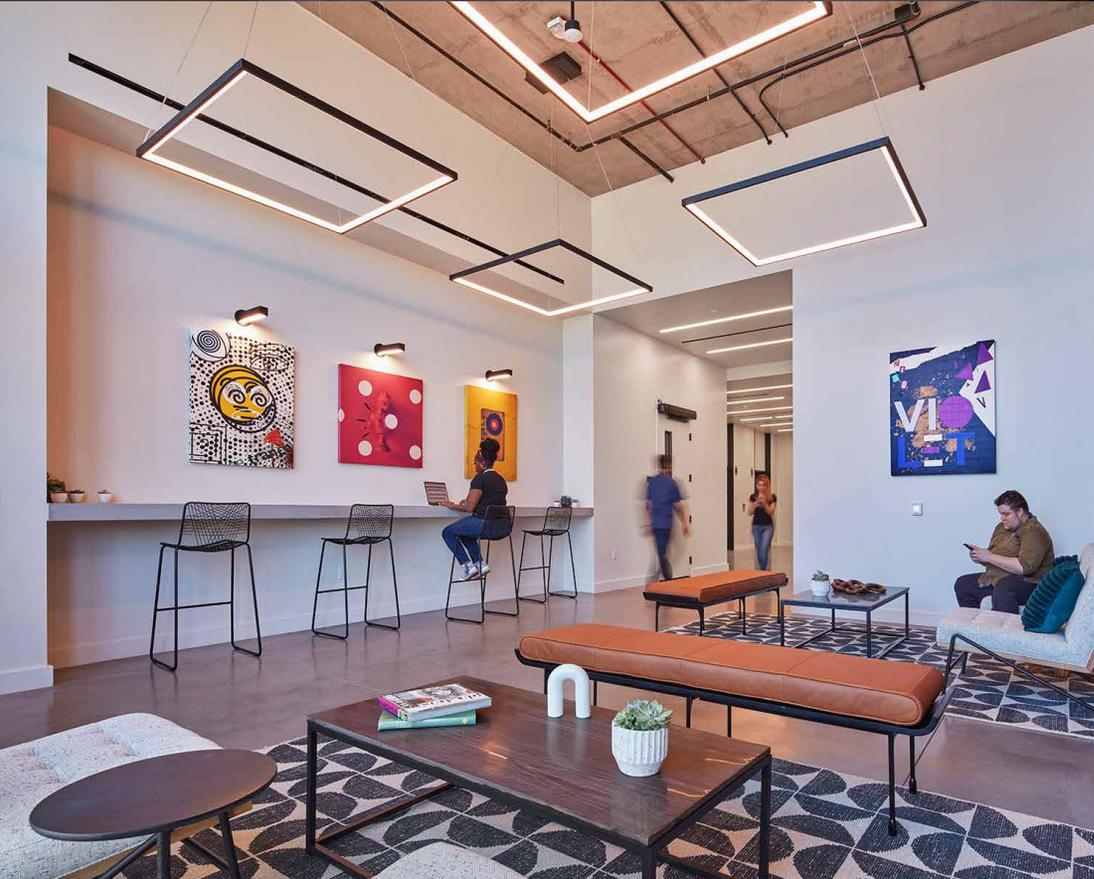


**FOR LEASE**

**113,000 SF CLASS A OFFICE - DELIVERED!**

ARTS DISTRICT | LOS ANGELES





# ROOFTOP DECK



# BUILDING OVERVIEW



**ADDRESS:** 2130 VIOLET STREET, LOS ANGELES, CA

**TOTAL PROJECT SIZE:** APPROXIMATELY 113,000 SF

**PARKING:** 3.25/1,000

**DELIVERED AND READY FOR TENANT IMPROVEMENTS**

## **BUILDING HIGHLIGHTS:**

- MULTIPLE OUTDOOR BALCONIES AND TERRACES ON EVERY FLOOR WITH SUFFICIENT SPACE FOR OPEN-AIR MEETINGS
- OPERABLE WINDOWS AND BALCONY DOORWAYS, ALLOWING FOR INCREASED OUTDOOR AIR CIRCULATION
- OUTDOOR ROOFTOP DECK WITH SPECTACULAR SKYLINE VIEWS
- HEALTH-FOCUSED FEATURES INCLUDING TOUCHLESS SYSTEMS AND UPGRADED HVAC WITH HIGH-CAPACITY AIR FILTRATION AND OUTSIDE AIR VENTILATION
- OPEN, 14' HIGH FLOORPLATES
- FLOOR TO CEILING GLASS
- CLASS A NEW CONSTRUCTION
- EFFICIENT SYSTEMS AND SOLAR PANELS, ALLOWING FOR REDUCED UTILITY COSTS
- 26,000-28,000 SF FLOOR PLATES

**DEVELOPER & MANAGER:** LOWE. BRINGING 50-YEARS OF EXPERIENCE, AND OVER 25-YEARS IN THE ARTS DISTRICT, LOWE BUILDS VALUE IN REAL ESTATE FOR THOSE WE SERVE BY CREATING INNOVATIVE, LASTING ENVIRONMENTS AND MEANINGFUL EXPERIENCES THAT CONNECT PEOPLE AND PLACE.

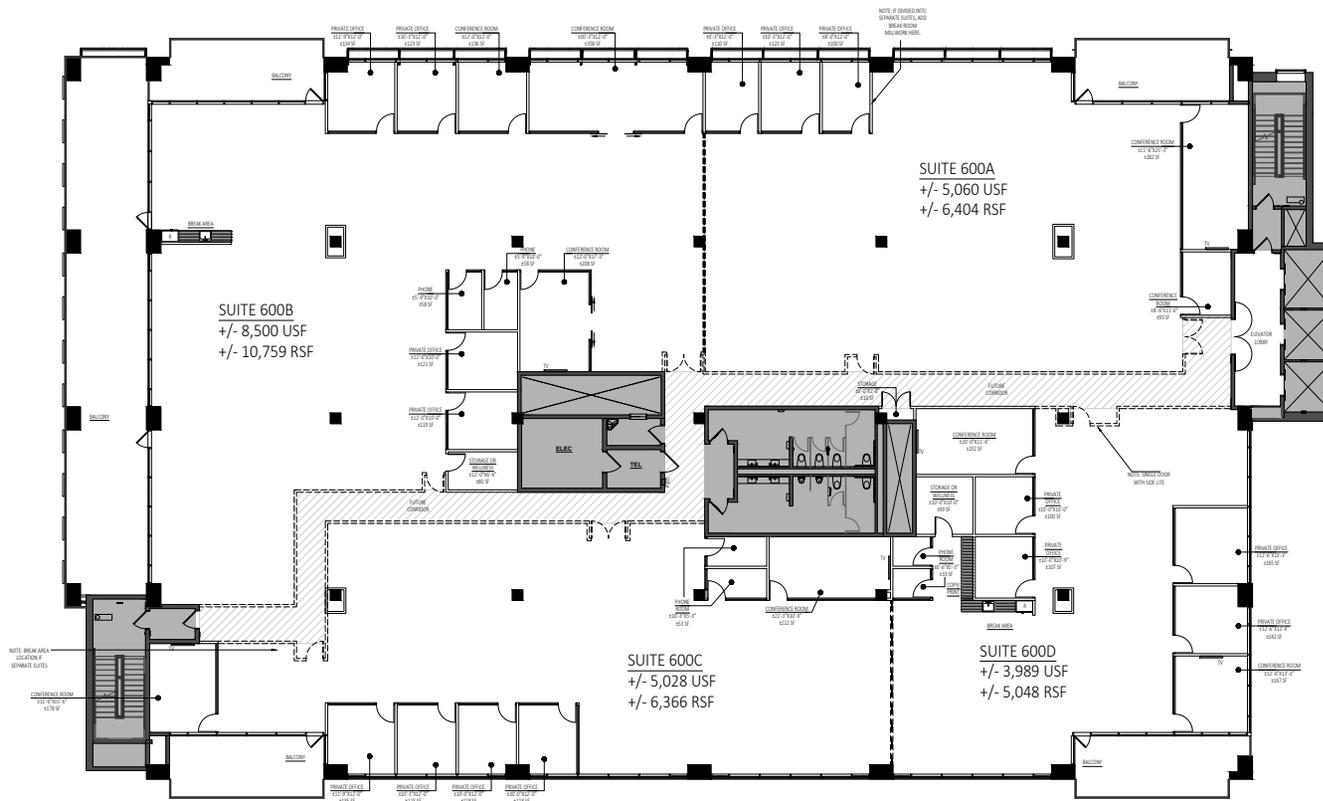
# FLOOR PLANS



## 6TH FLOOR SPEC SUITES

5,048-28,557 RSF AVAILABLE

FULL FLOOR SPEC SUITE DESIGNED  
TO BE DIVISIBLE



# FLOOR PLANS

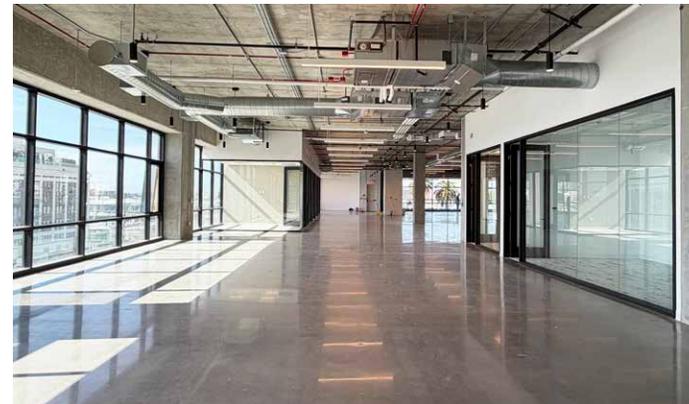
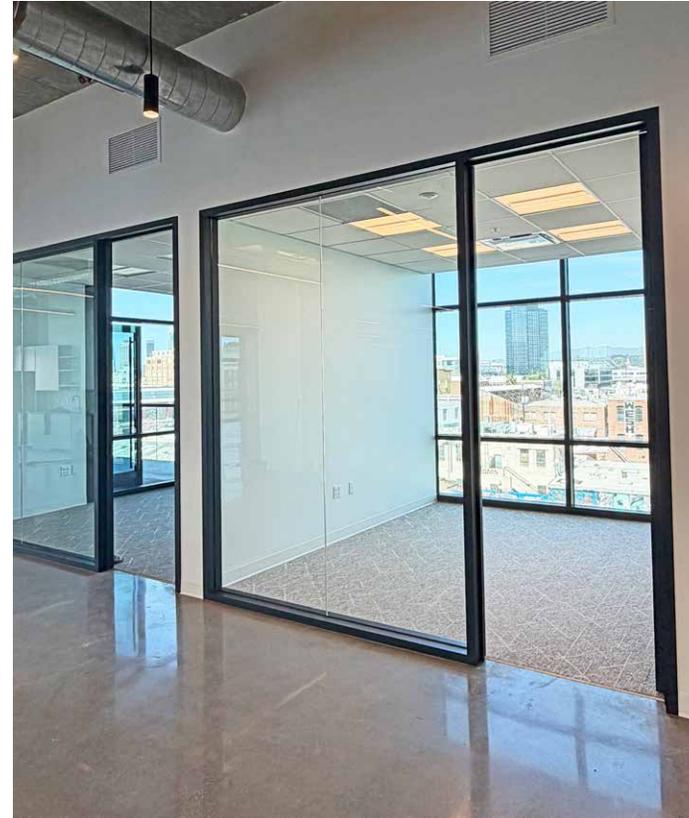


## 6TH FLOOR SPEC SUITE RENDERING

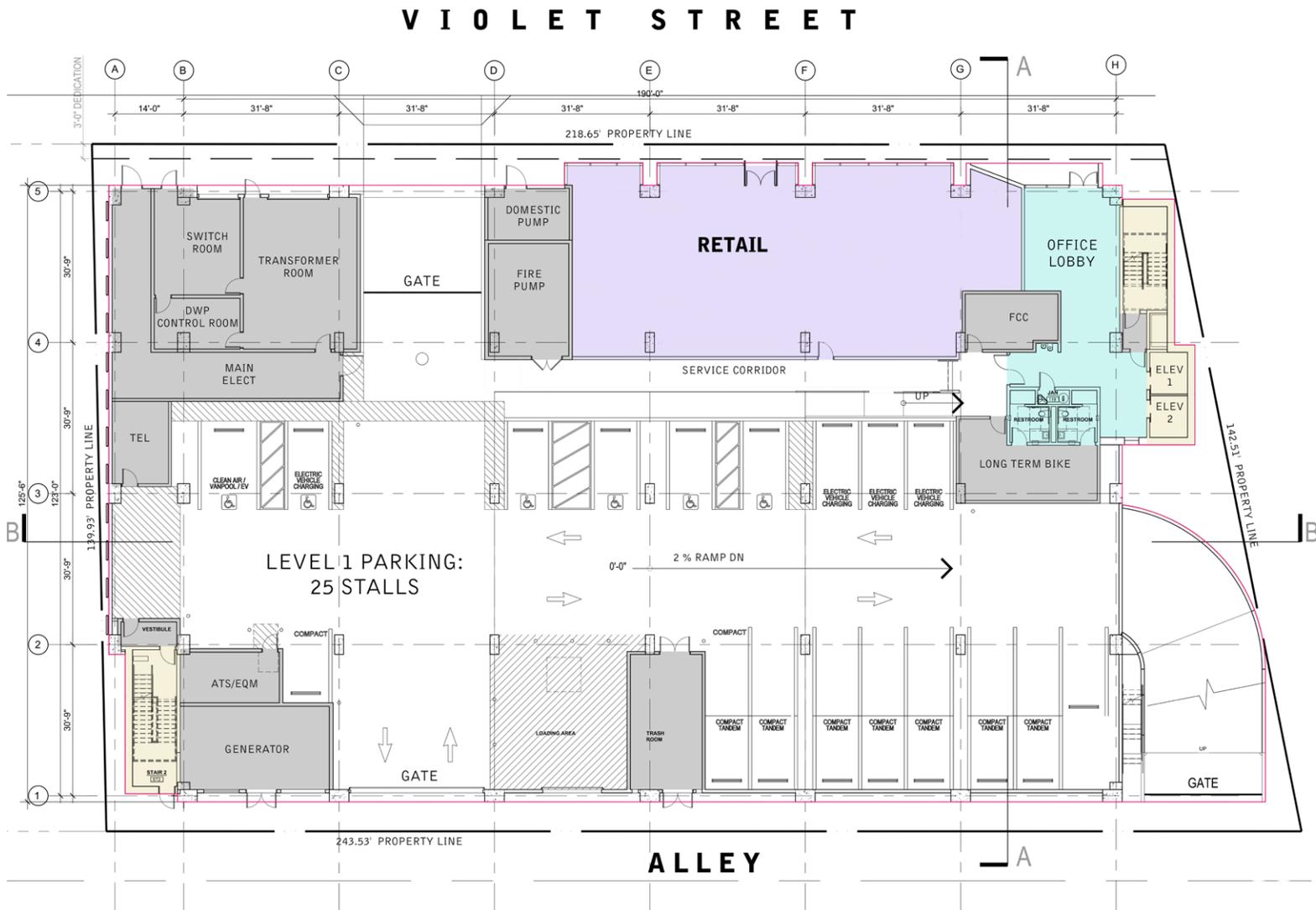
**5,048-28,557 RSF AVAILABLE**

FULL FLOOR SPEC SUITE DESIGNED  
TO BE DIVISIBLE

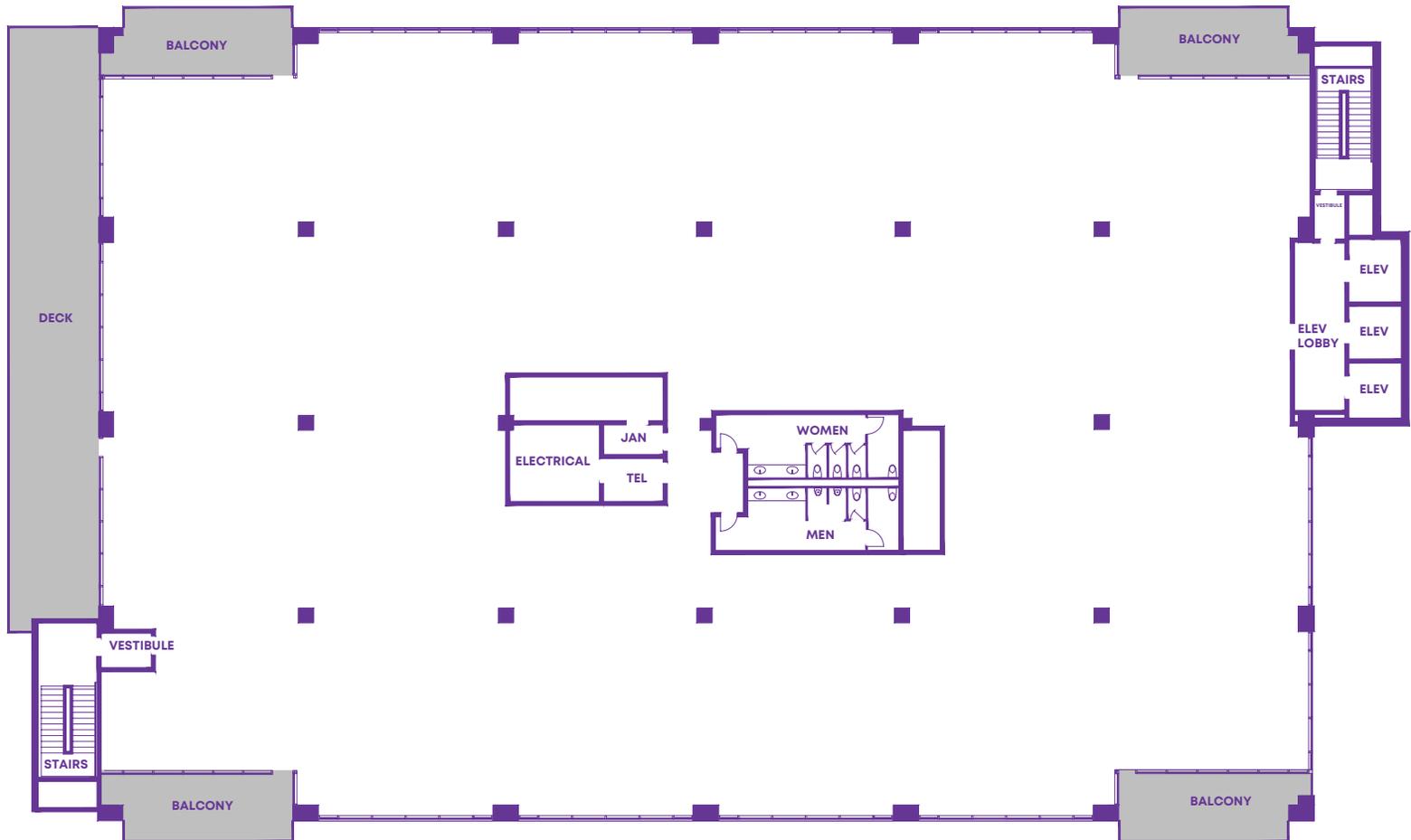




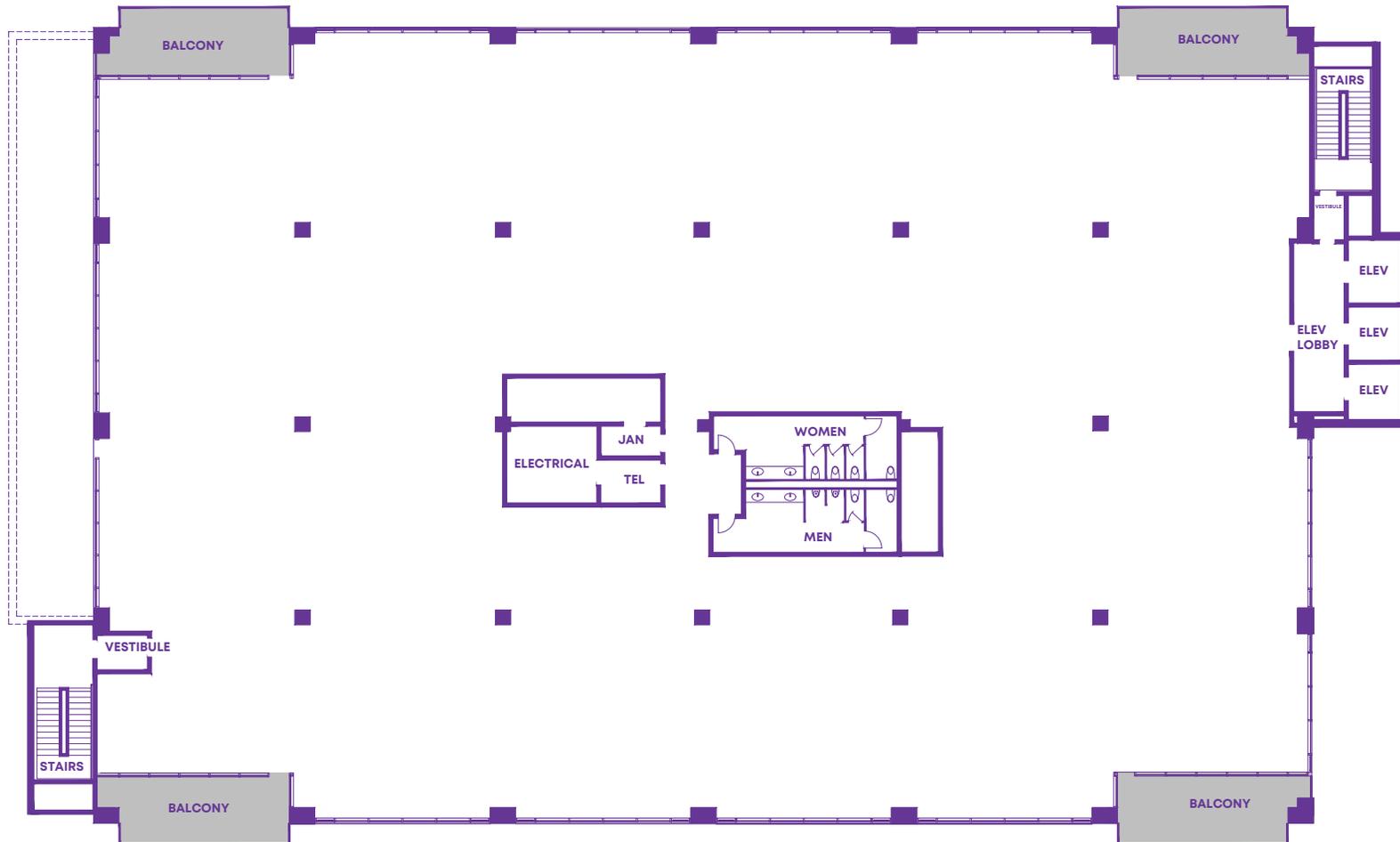
GROUND FLOOR  
RETAIL - APPROX. 3,444 SF



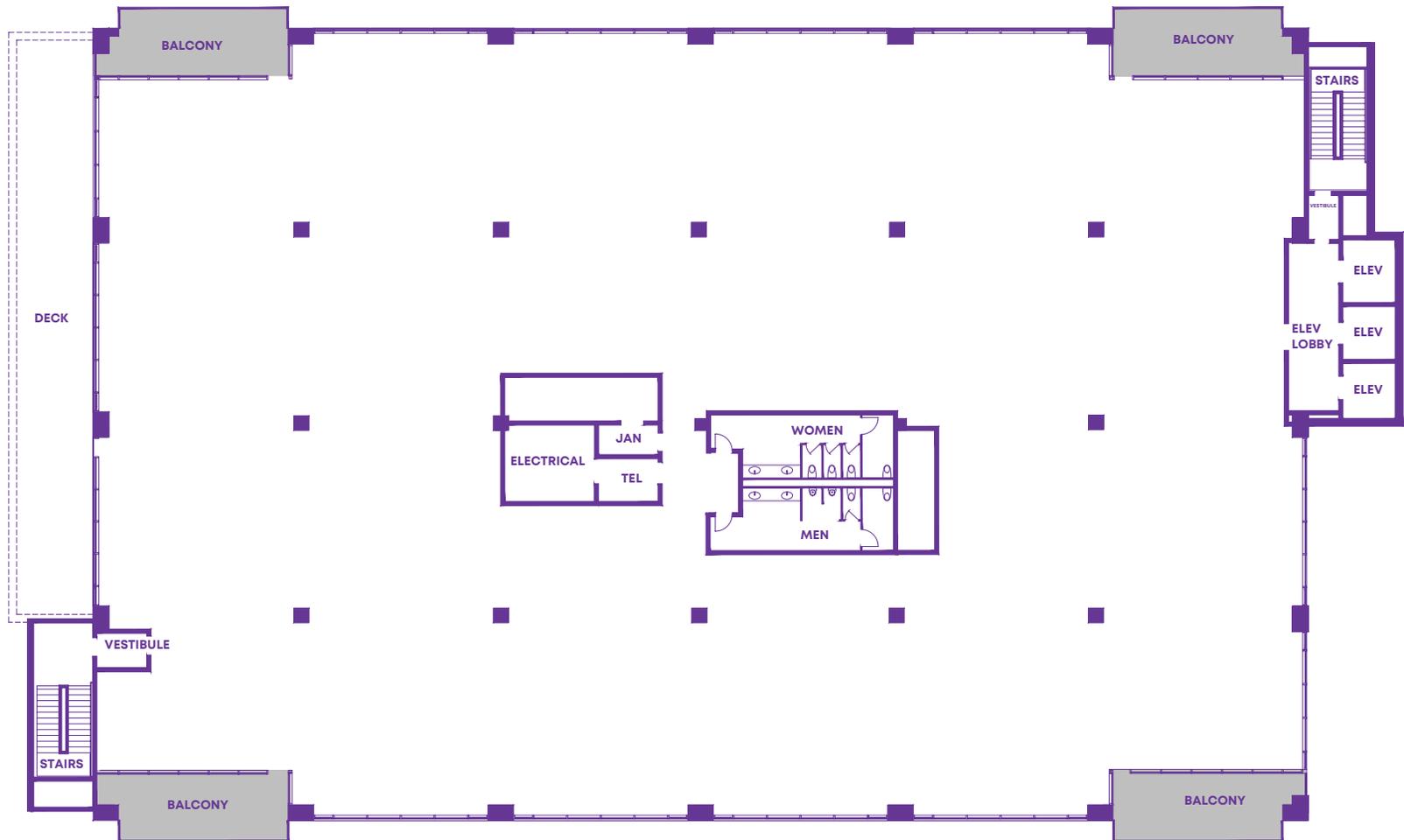
FLOOR 6  
APPROX. 28,557 SF



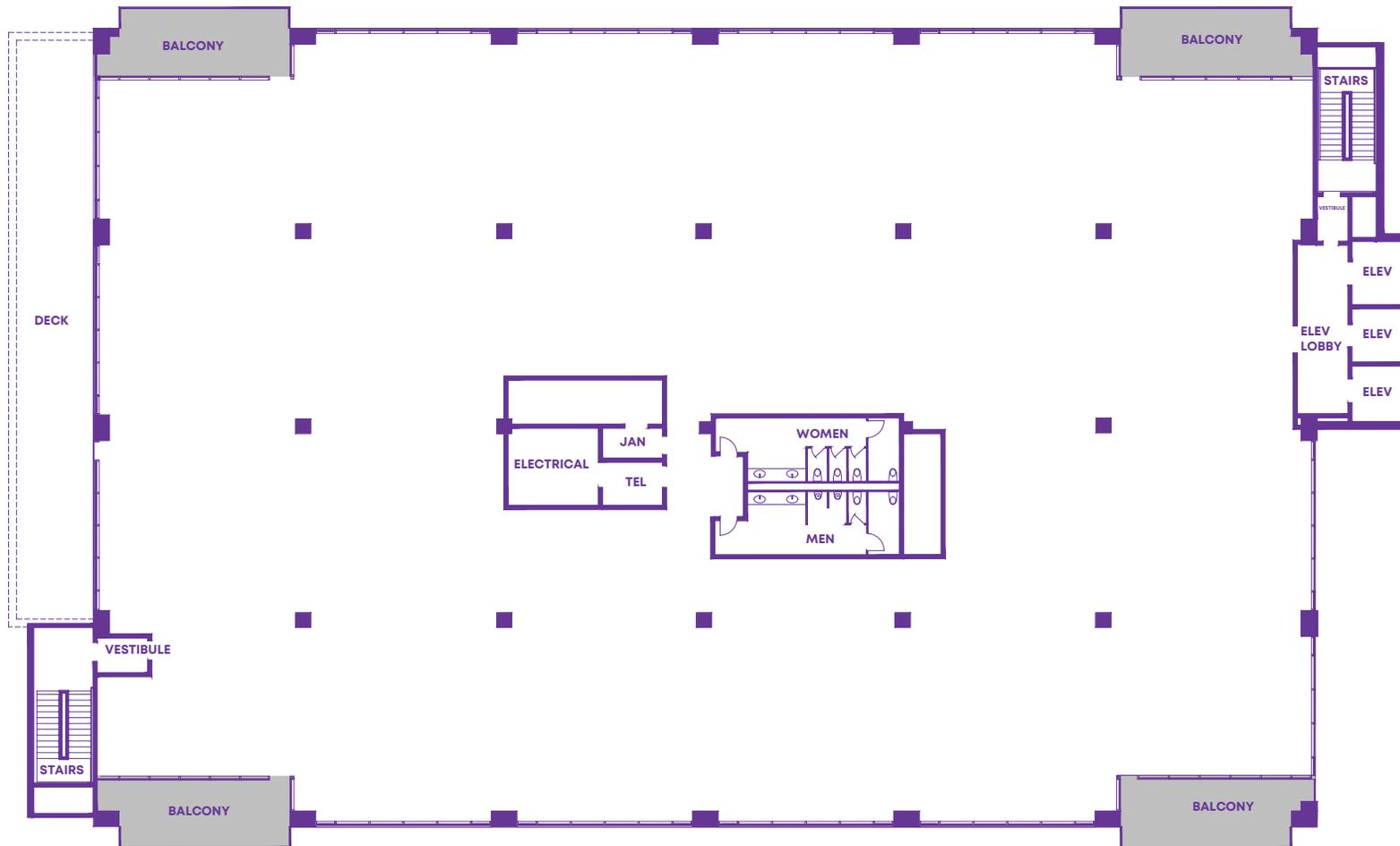
FLOOR 7  
APPROX. 26,854 SF



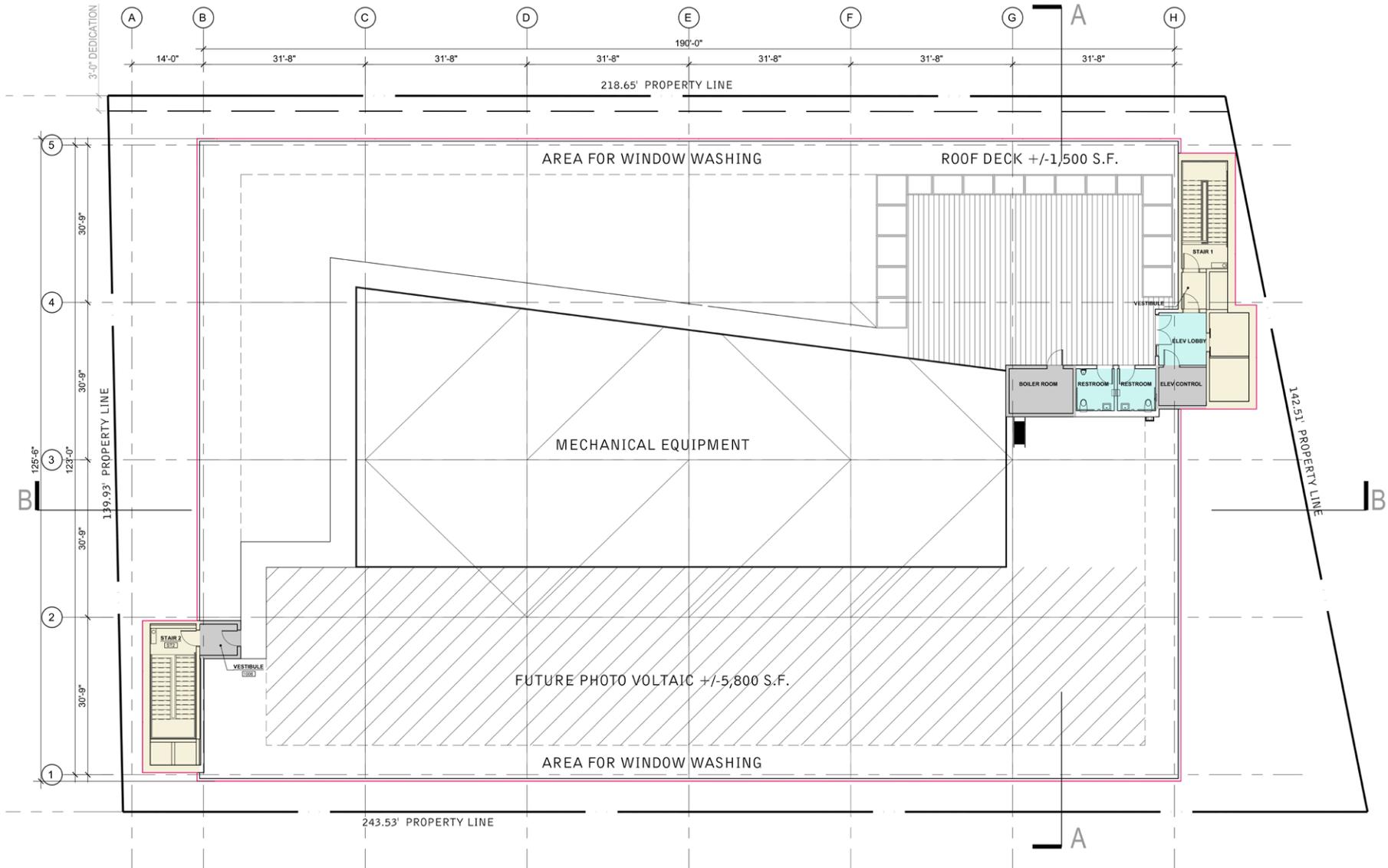
FLOOR 8  
APPROX. 26,854 SF



FLOOR 9  
APPROX. 26,854 SF



ROOFTOP  
APPROX. 3,030 SF





■ Office   
 ■ Lodging   
 ■ Amenities   
 ■ Residential   
 ■ Studio

MAP © 2022 CARTIFACT  
DATA © OPEN CONTRIBUTORS

# AMENITIES

## DINING

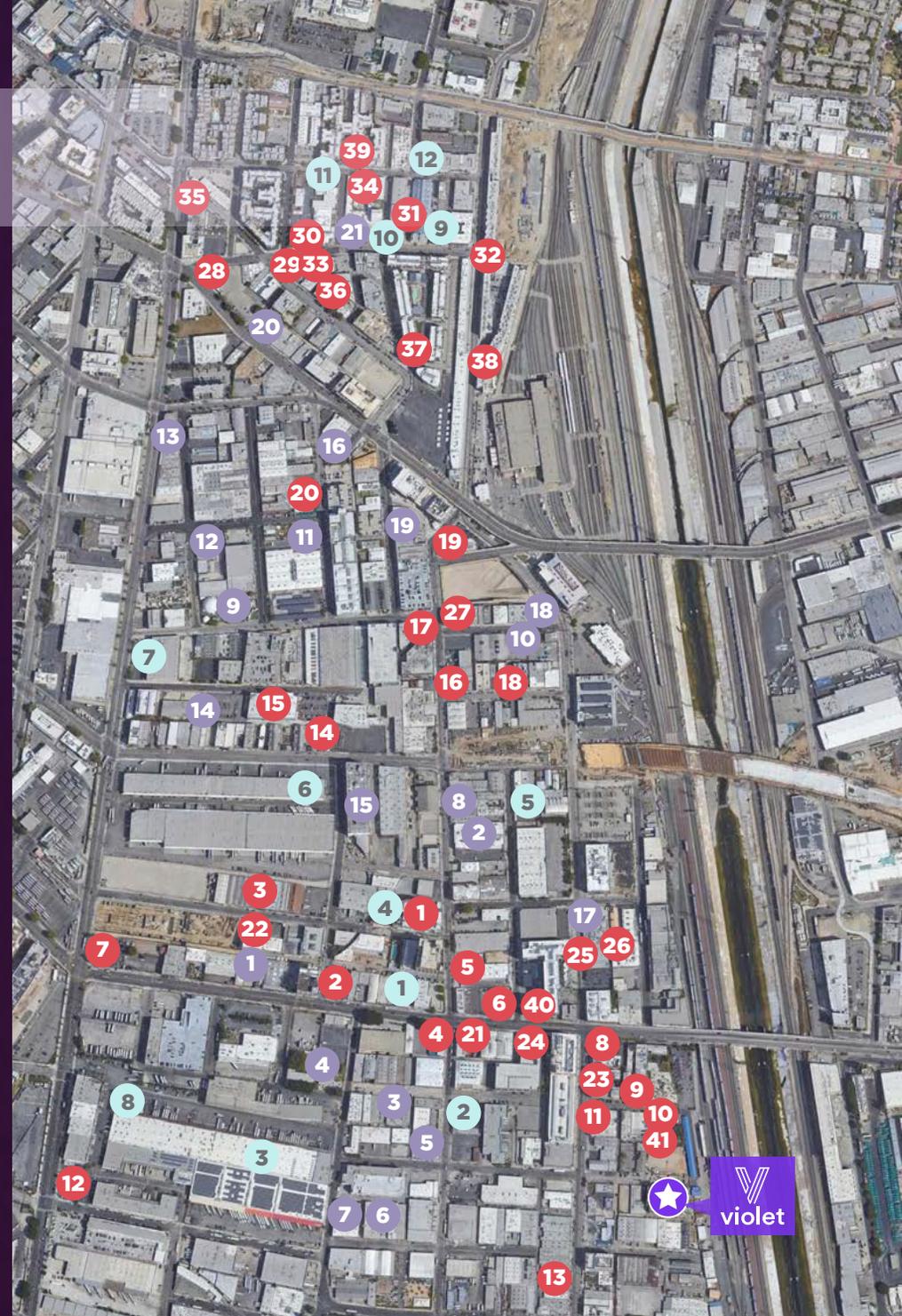
- |                          |                                |                          |
|--------------------------|--------------------------------|--------------------------|
| 1. Little Bear Bar       | 15. The Factory Kitchen        | 29. Wurstkuche           |
| 2. Bang Bang Noodles     | 16. Zinc Cafe & Market and Bar | 30. Salt & Straw         |
| 3. Flying Embers Taproom | 17. Girl & the Goat            | 31. Eat Drink Americano  |
| 4. Everson Royce Bar     | 18. Chuy's Tacos Dorados       | 32. Cafe Gratitude       |
| 5. AFURI Ramen           | 19. Bavel                      | 33. Death & Co.          |
| 6. PIZZANISTA! DTLA      | 20. Urth Caffe                 | 34. Manuela              |
| 7. McDonald's            | 21. Guerrilla Tacos            | 35. Angel City Brewery   |
| 8. Bread Lounge          | 22. Bike Shed Moto Co          | 36. Groundwork Coffee    |
| 9. Bestia                | 23. Yangban Society            | 37. Smoke City Char Bar  |
| 10. Damian               | 24. Detroit Vesey's            | 38. Here & Now           |
| 11. Stumptown Coffee     | 25. Paratta                    | 39. Father's Office DTLA |
| 12. Farmer Boys          | 26. Bridgetown Roti            | 40. Hi Bakery            |
| 13. Maru Coffee          | 27. Paddy's Pub                | 41. Ditroit Taqueria     |
| 14. BRERA Ristorante     | 28. EightyTwo                  |                          |

## ATTRACTIONS

- |                                  |                          |                         |
|----------------------------------|--------------------------|-------------------------|
| 1. Institute of Contemporary Art | 7. The Clara Los Angeles | Dog Park                |
| 2. Two-Bit Circus                | 8. Awa Oasis             | 15. Concrete Studios LA |
| 3. Mirus Gallery                 | 9. Wisdome LA            | 16. Resident            |
| 4. Metropolitan High School      | 10. Willow Studios       | 17. Crafted Kitchen     |
| 5. Uptown Pup                    | 11. Arts District Park   | 18. Mash Gallery        |
| 6. Secret Movie Club             | 12. Imperial Art Studios | 19. Mouche Gallery      |
|                                  | 13. The KNOW             | 20. Art Share LA        |
|                                  | 14. Factory PI Mini      | 21. Hauser & Wirth      |

## SHOPPING

- |                              |                               |                                     |
|------------------------------|-------------------------------|-------------------------------------|
| 1. Artist & Craftsman Supply | 5. Dover Street Market        | 9. SCI-ARC Art/ Architecture Supply |
| 2. The Hunt Vintage          | 6. Always Fresh Trading       | 10. ARTBOOK                         |
| 3. Valley Fruit & Produce    | 7. Grainger Industrial Supply | 11. House of Woo                    |
| 4. Joe's Market              | 8. Luxe Seafood Co.           | 12. 3sixteen                        |



# LOCATION HIGHLIGHTS



LOCATED IN THE HEART OF THE ARTS DISTRICT



ONE BLOCK FROM BESTIA AND SOHO HOUSE



WALKING DISTANCE TO A NUMBER OF AMENITIES, INCLUDING BREAD LOUNGE, STUMPTON COFFEE, DITRIOT TAQUERIA, PIZZANISTA, TONY'S, AND GUERILLA TACOS



ADJACENT TO WARNER MUSIC'S NEW HEADQUARTERS AT THE FORD FACTORY



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