



FOR LEASE

113,000 SF CLASS A OFFICE - DELIVERED!

ARTS DISTRICT | LOS ANGELES





LOWE

2130 VIOLET // CUSHMAN & WAKEFIELD

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.

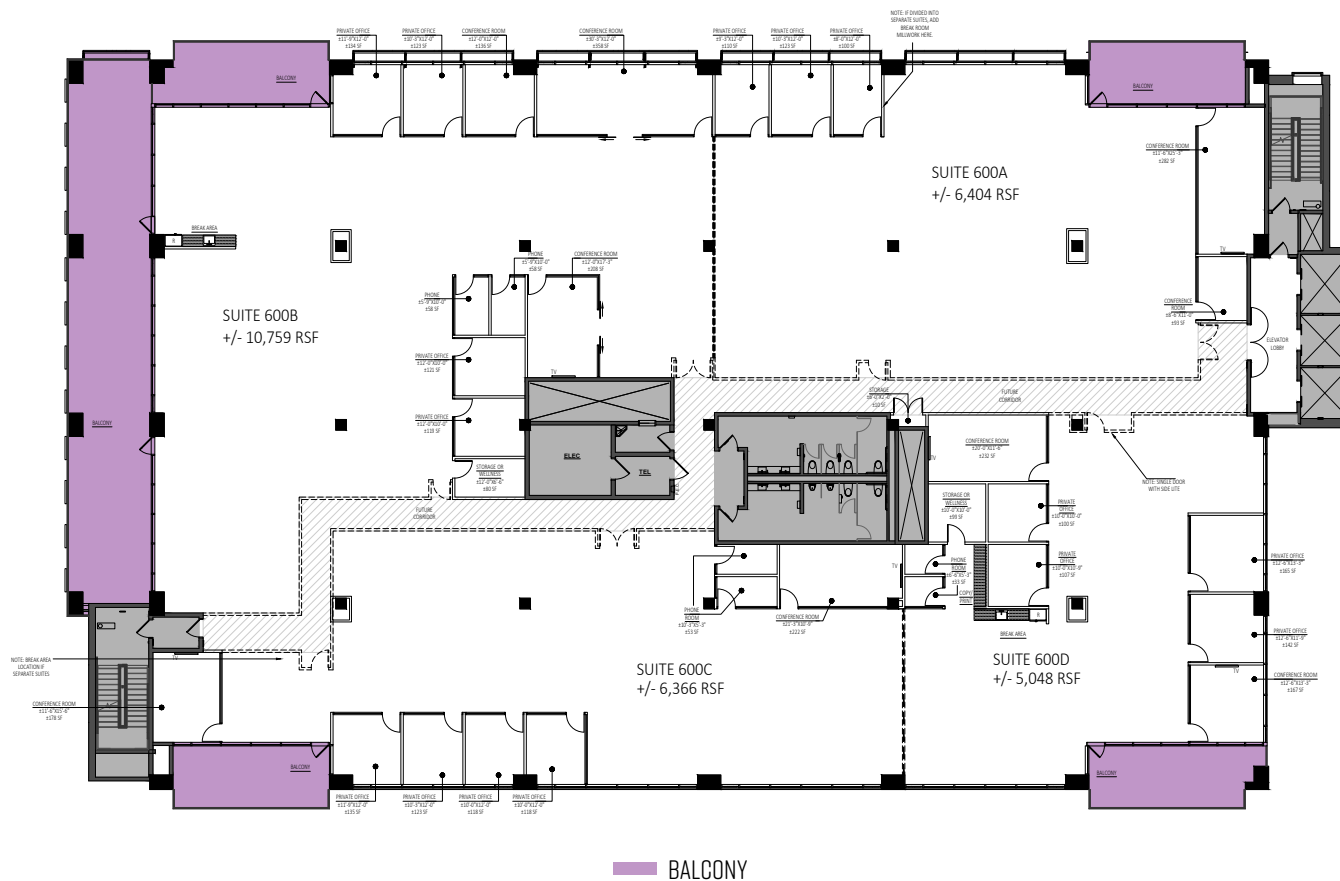
FLOOR PLANS



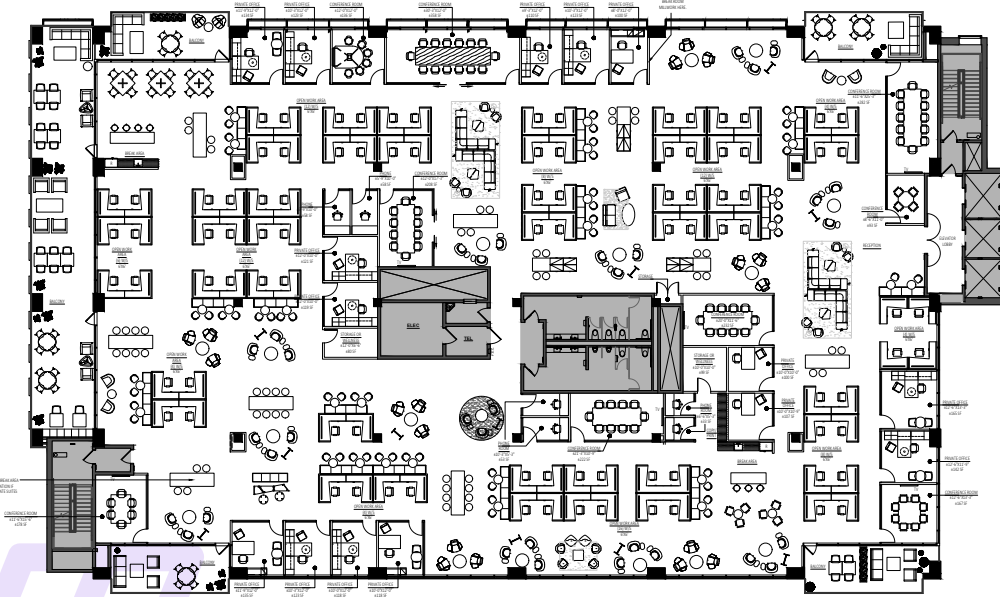
SPEC SUITE PLANS

5,048-28,557 RSF AVAILABLE

FULL FLOOR SPEC SUITE DESIGNED
TO BE DIVISIBLE



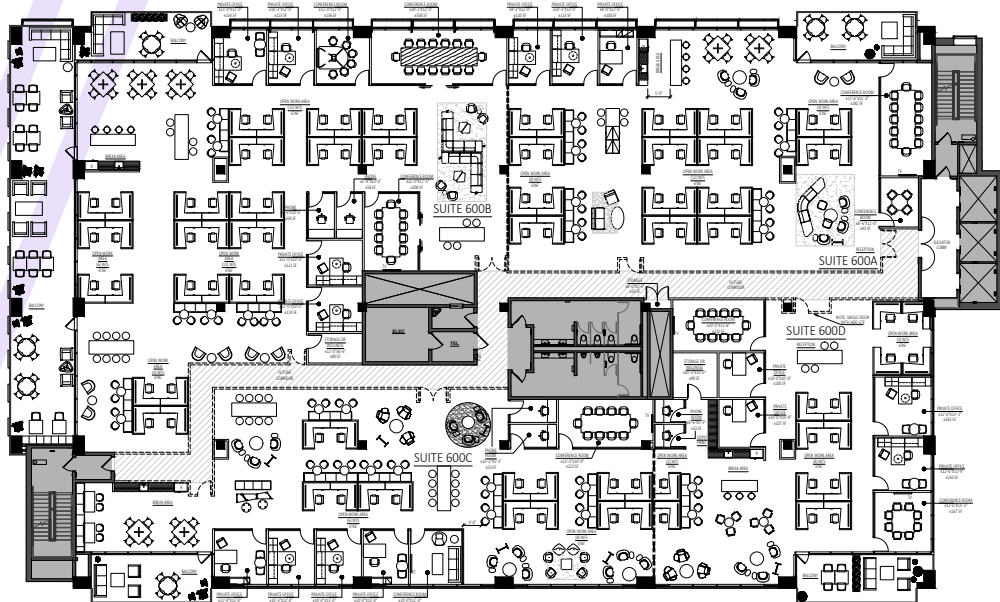
6TH FLOOR SPEC SUITE HYPOTHETICAL SPACE PLANS



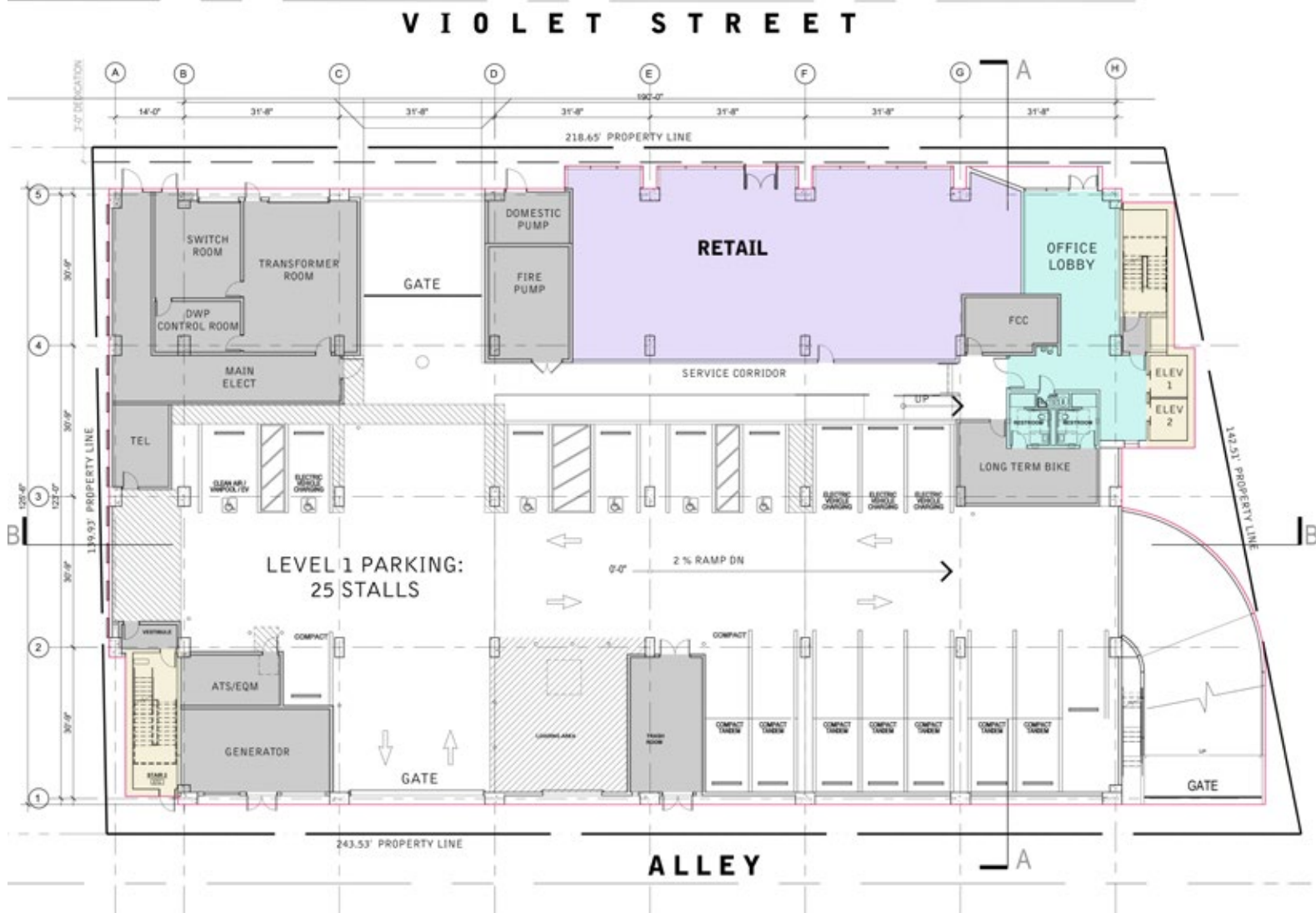
FULL FLOOR HYPOTHETICAL SPACE PLAN



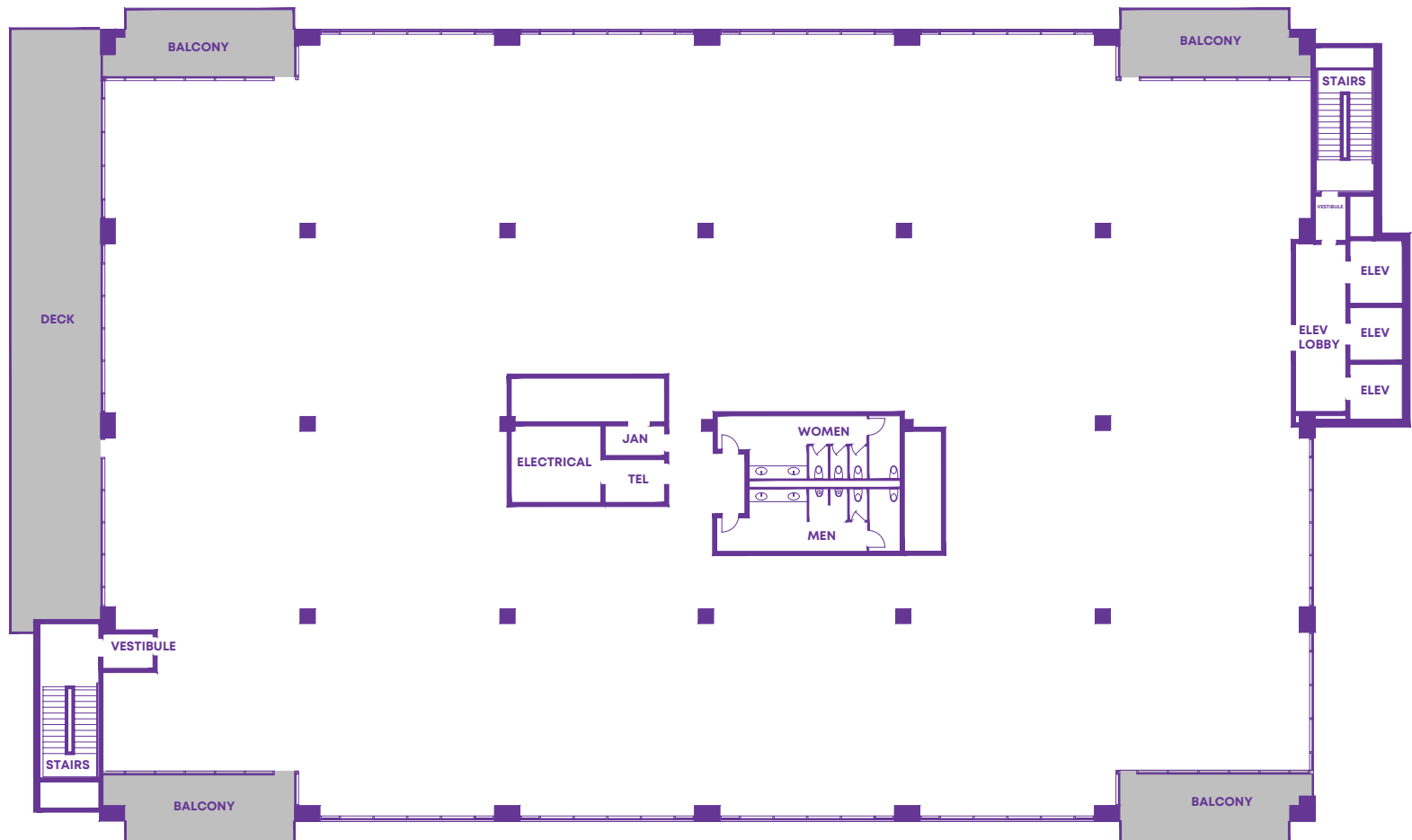
SPEC SUITE RENDERINGS



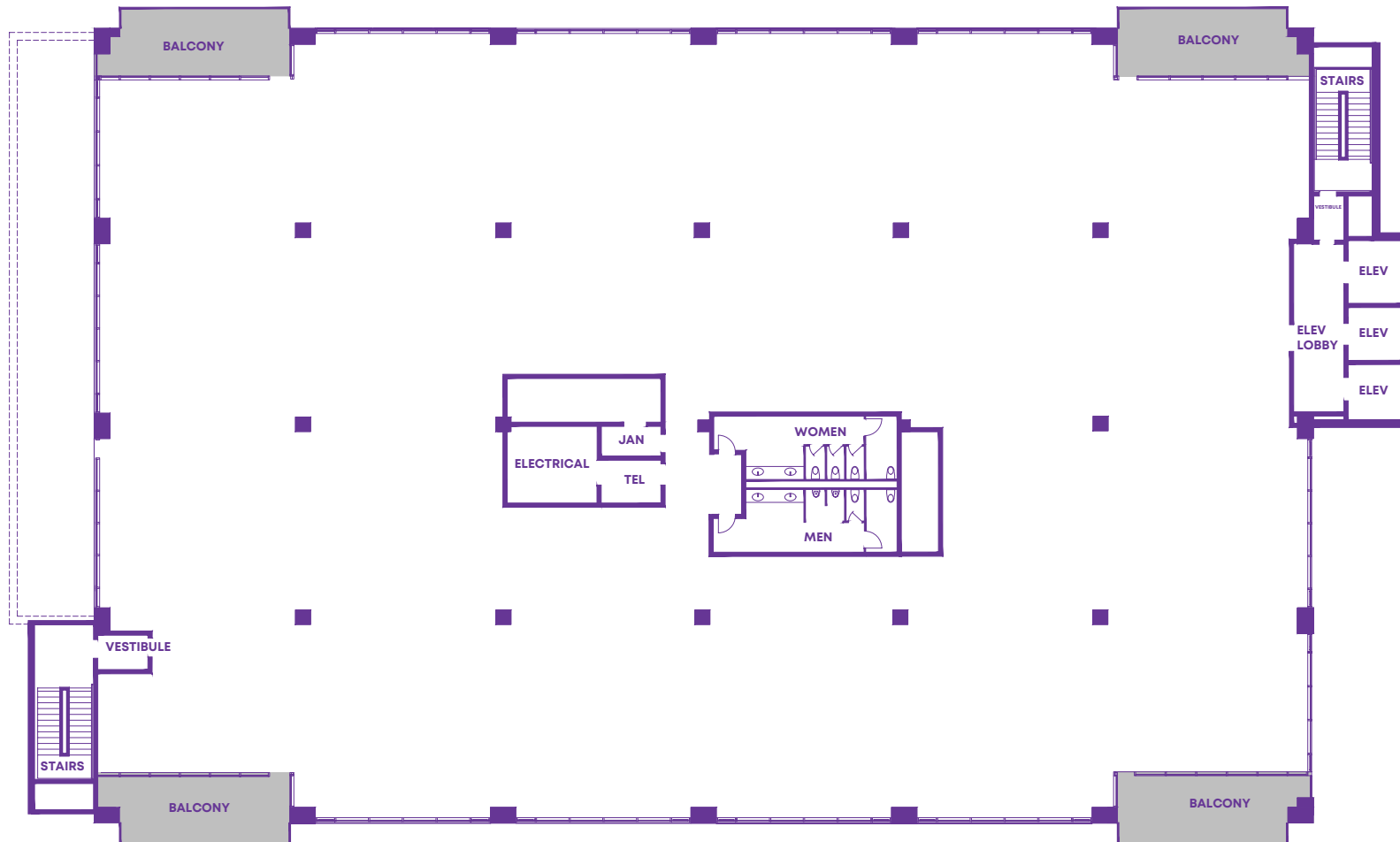
DEMISED HYPOTHETICAL SPACE PLAN



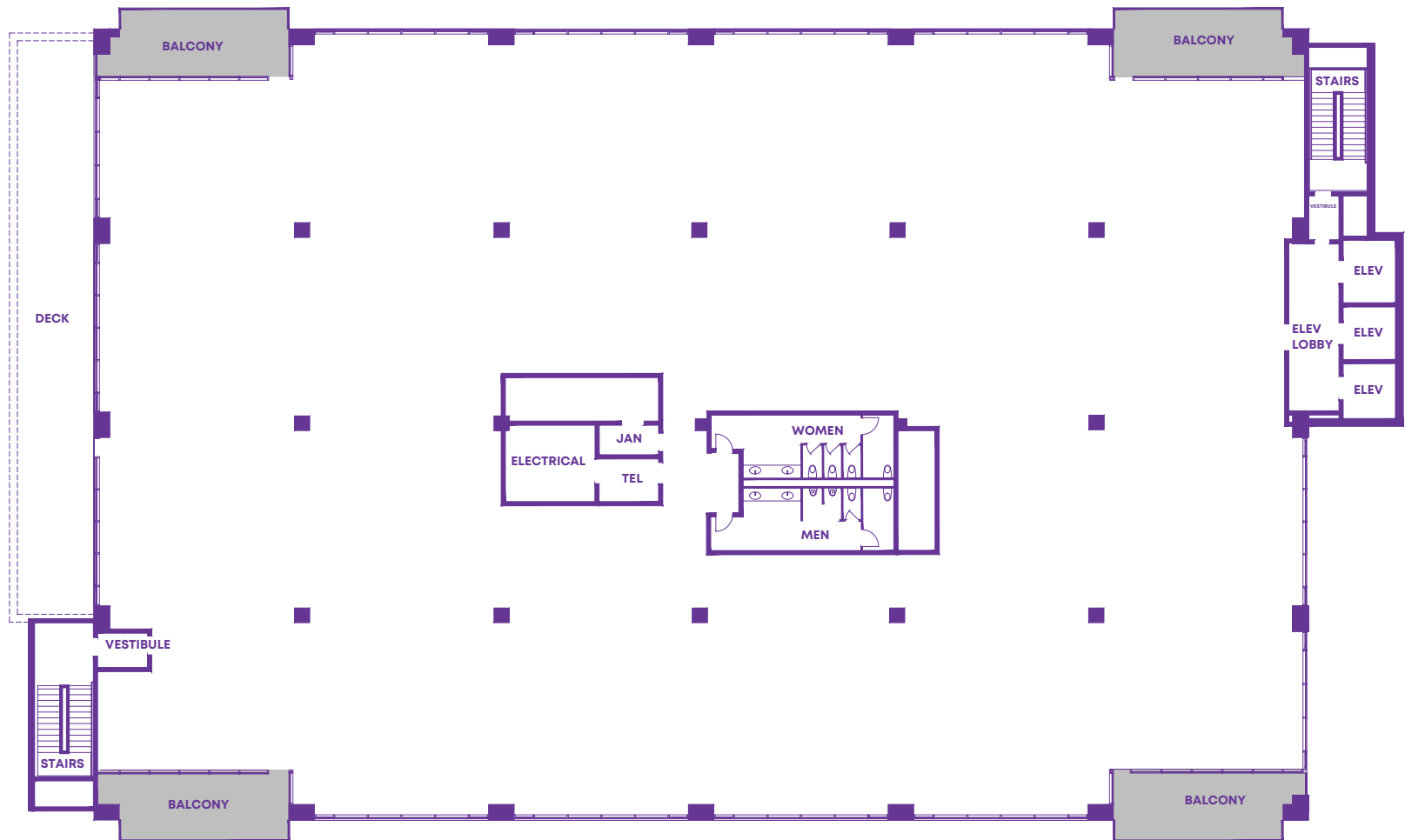
FLOOR 6
APPROX. 28,557 SF



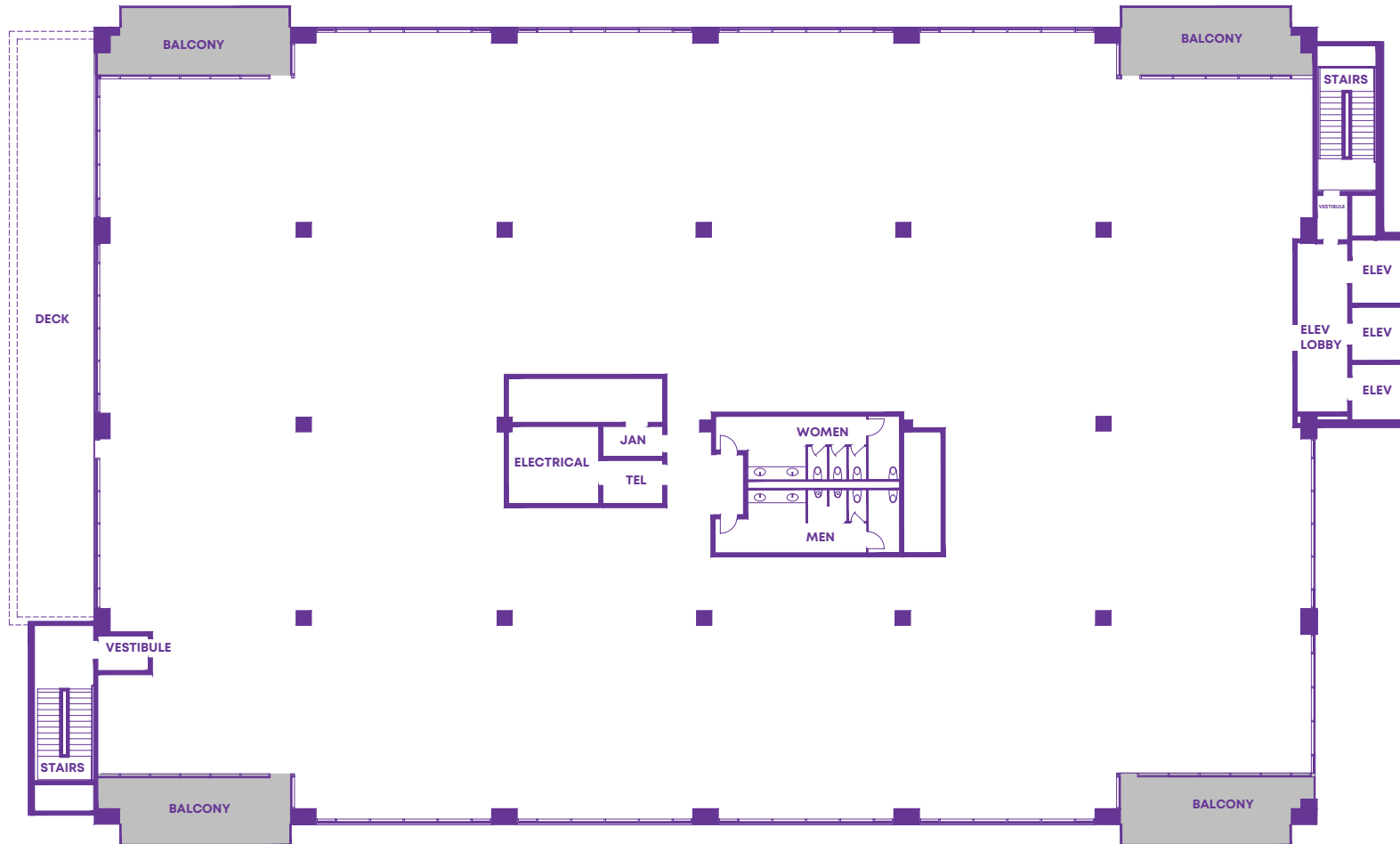
FLOORS 7
APPROX. 26,854 SF



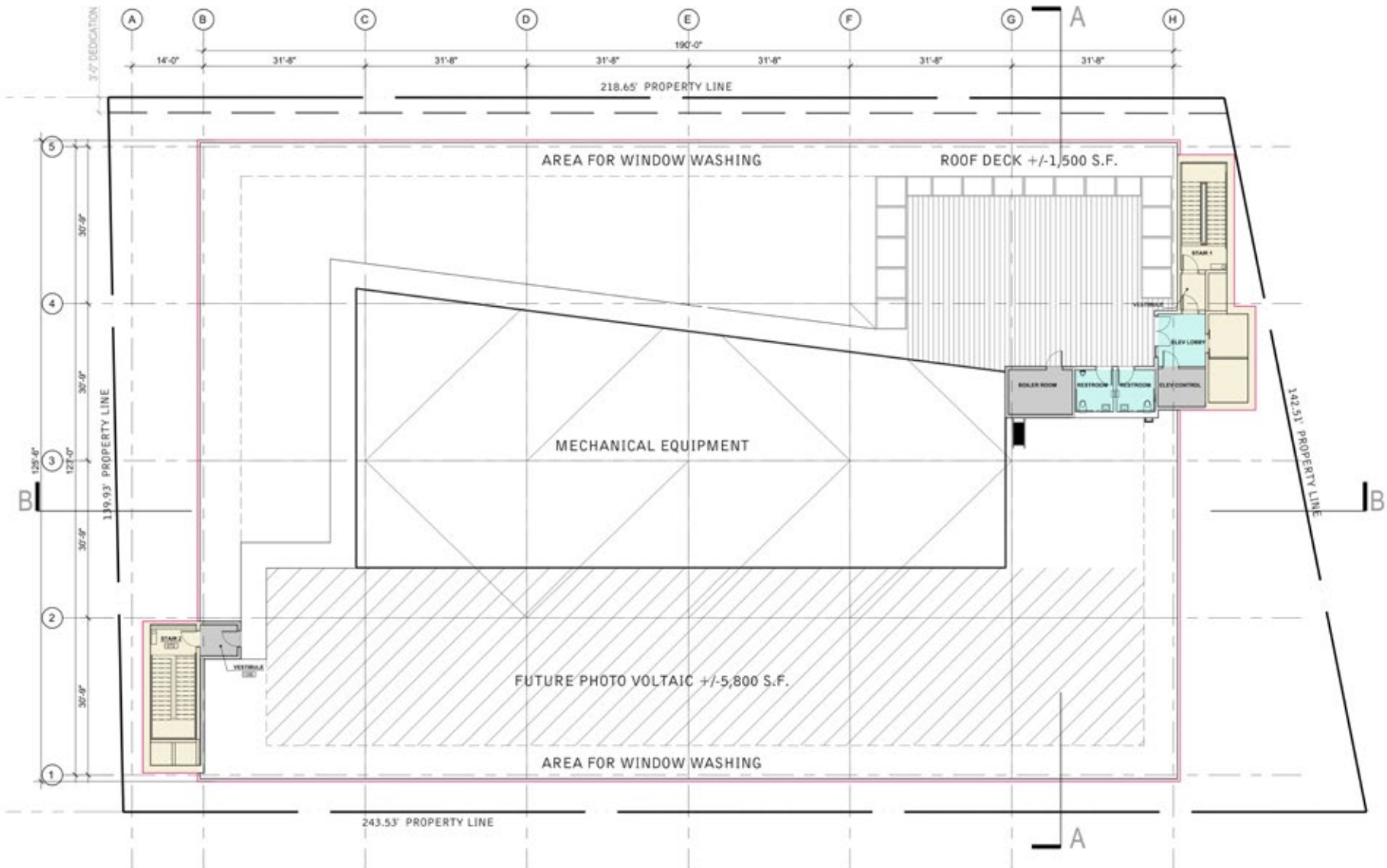
FLOORS 8
APPROX. 26,854 SF

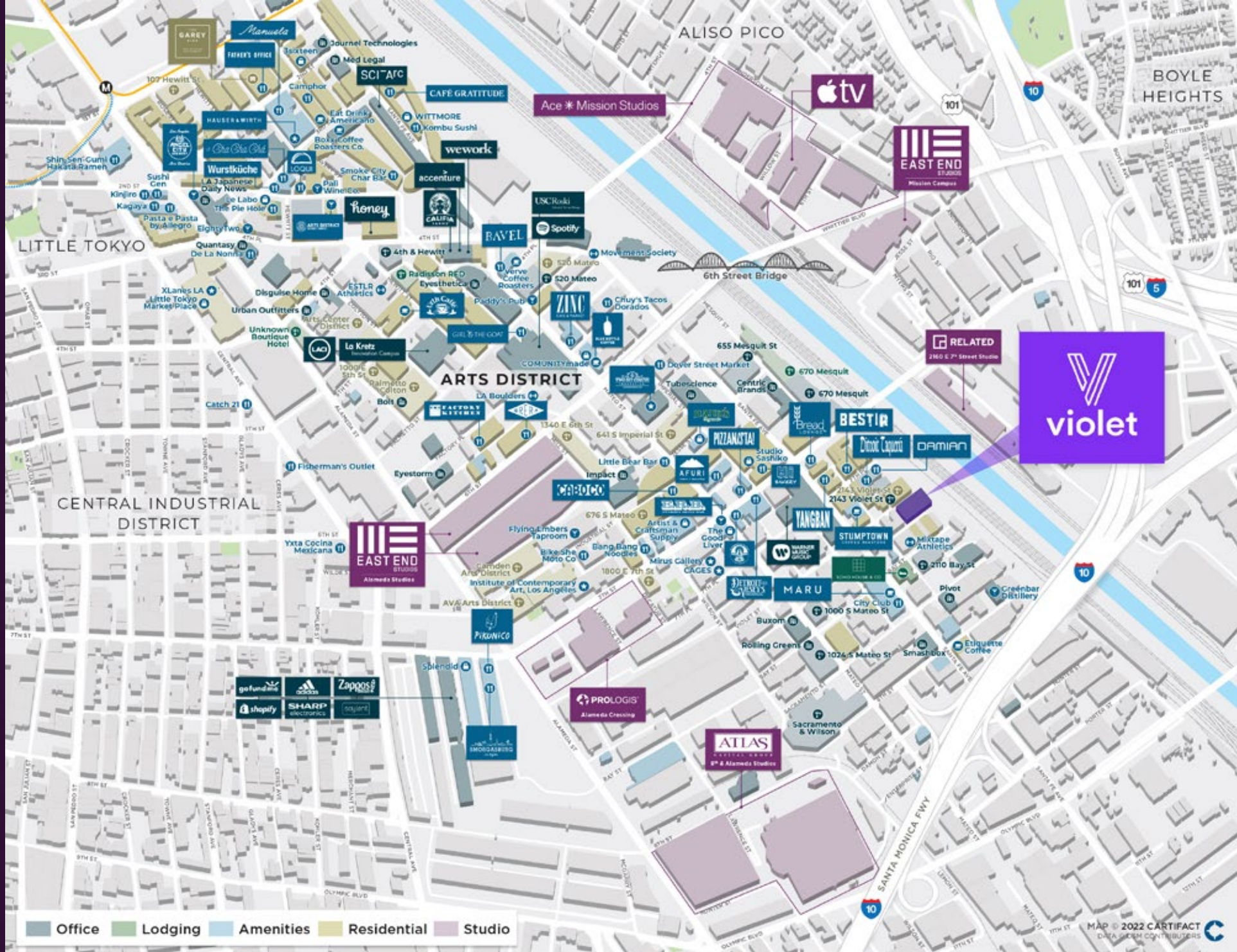


FLOORS 9
APPROX. 26,854 SF



ROOFTOP
APPROX. 3,030 SF





AMENITIES

DINING

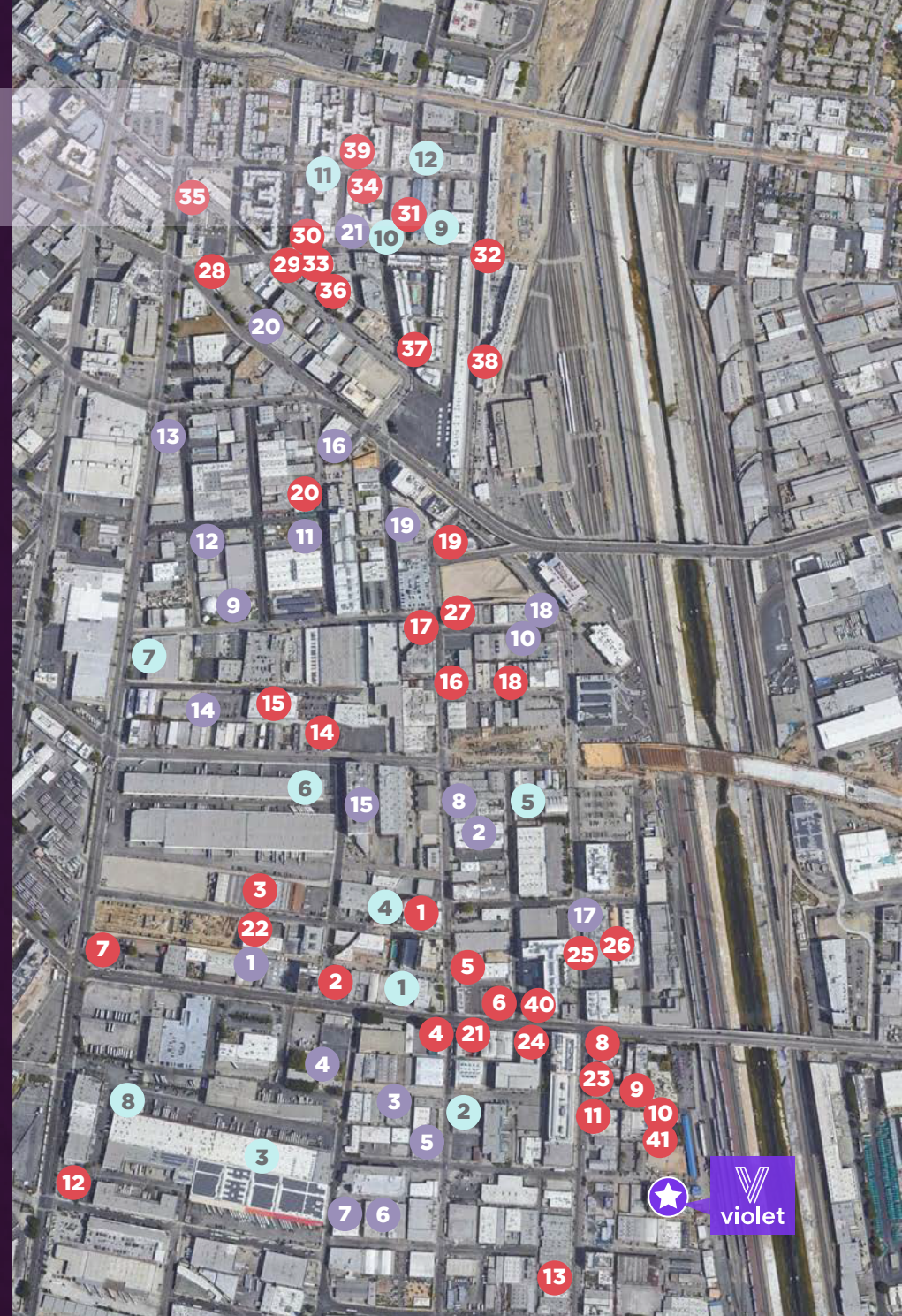
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|--------------------------|--------------------------------|--------------------------|
| 1. Little Bear Bar | 15. The Factory Kitchen | 29. Wurstkuche |
| 2. Bang Bang Noodles | 16. Zinc Cafe & Market and Bar | 30. Salt & Straw |
| 3. Flying Embers 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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