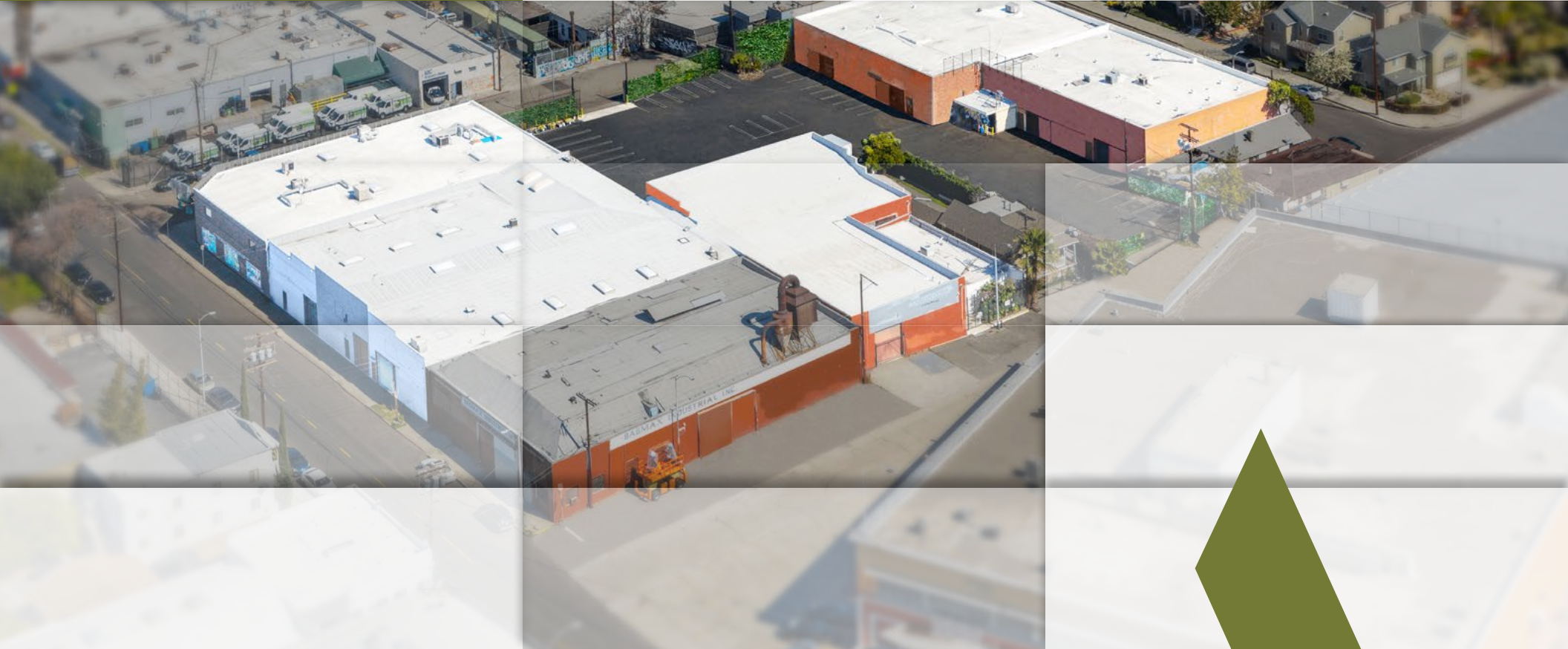


# FOR LEASE

151 S UTAH STREET  
130 S ANDERSON STREET  
LOS ANGELES | CA 90033



2ND & ANDERSON



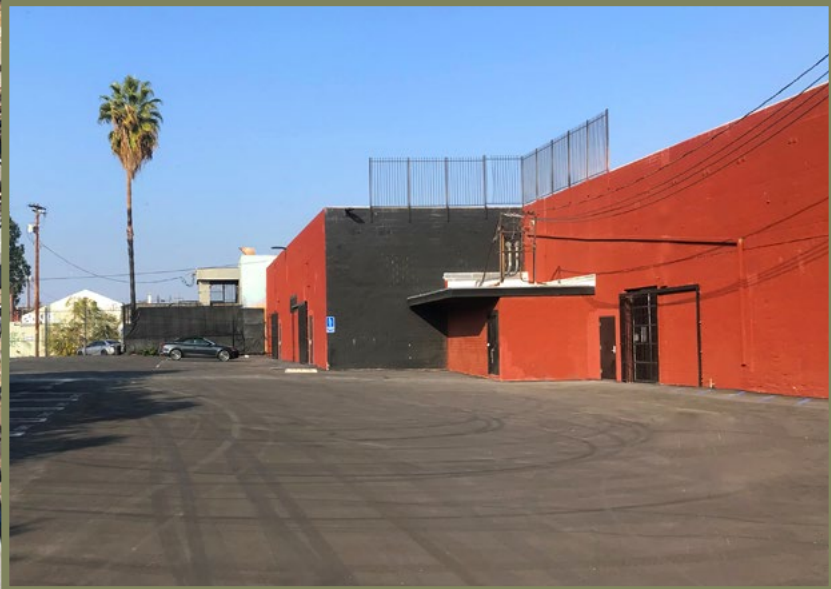
DOWNTOWN LOS ANGELES

# RARE FIND

NEAR THE ARTS DISTRICT

ARTS DISTRICT

METRO GOLD LINE



# HIGHLIGHTS

FULLY REFURBISHED AND PROFESSIONALLY  
MANAGED BUSINESS PARK



Campus setting adjacent to  
freeways, Downtown and  
Art District



New exterior paint,  
enhanced lighting, private  
parking, landscaping



Fenced and gated yard  
with ample parking



Immediate access to several  
freeway on/off ramps



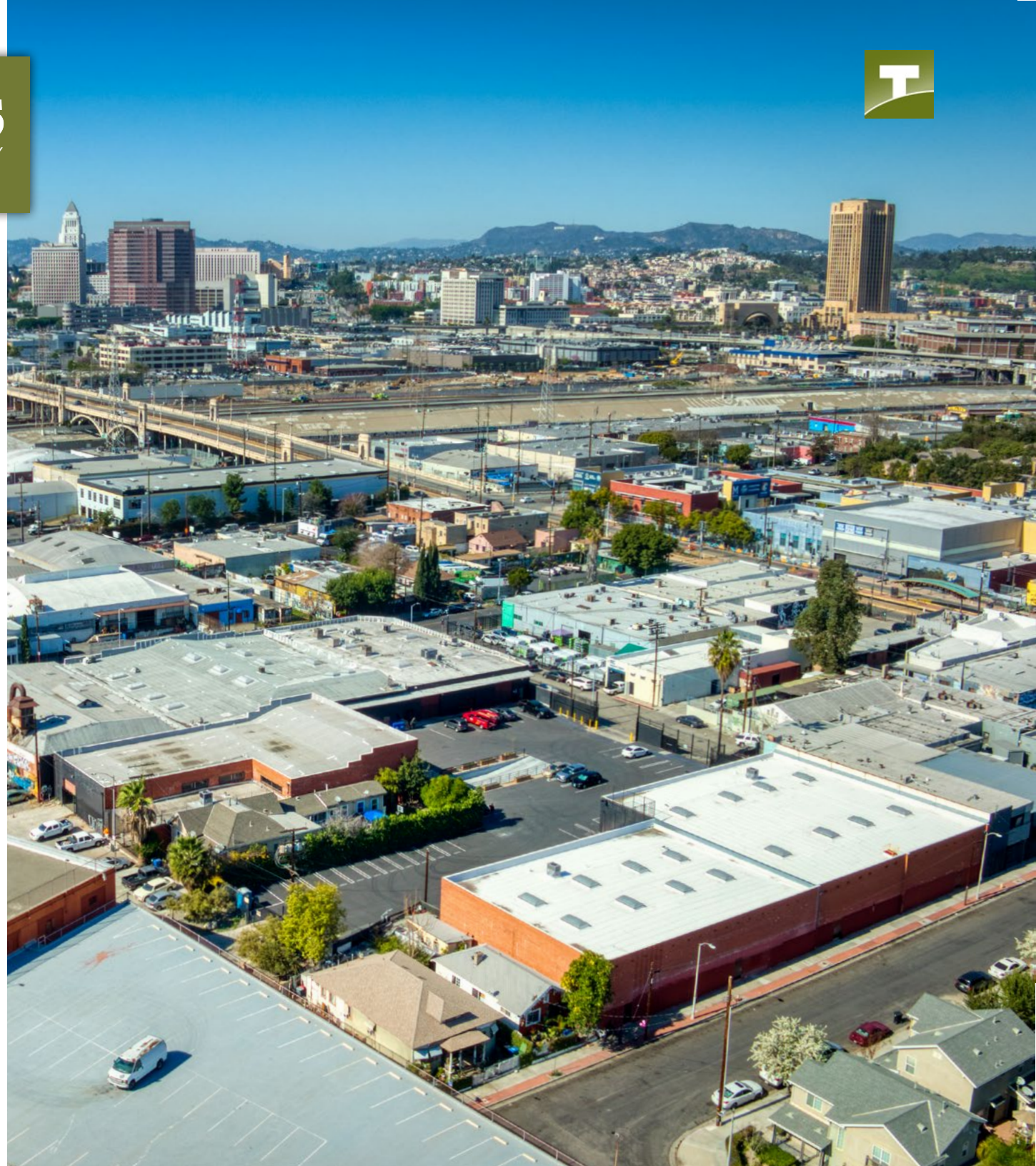
One block from Metro Gold  
line (Pico/Aliso Station) and  
bus stops



Various unit sizes available  
(±3,796 SF & ±7,040 SF)



Skylights providing an  
abundance of natural light



# STUDIOS

- Over ±700,000 SF Existing or Under Construction
- Additional ±800,000 SF Planned





## 151 S UTAH ST

- 16' Clear Height
- One Ground Level Glass Roll Up Door

2ND & ANDERSON





## 130 S ANDERSON ST

- 16' Clear Height
- One Ground Level Glass Roll Up Door

2ND & ANDERSON



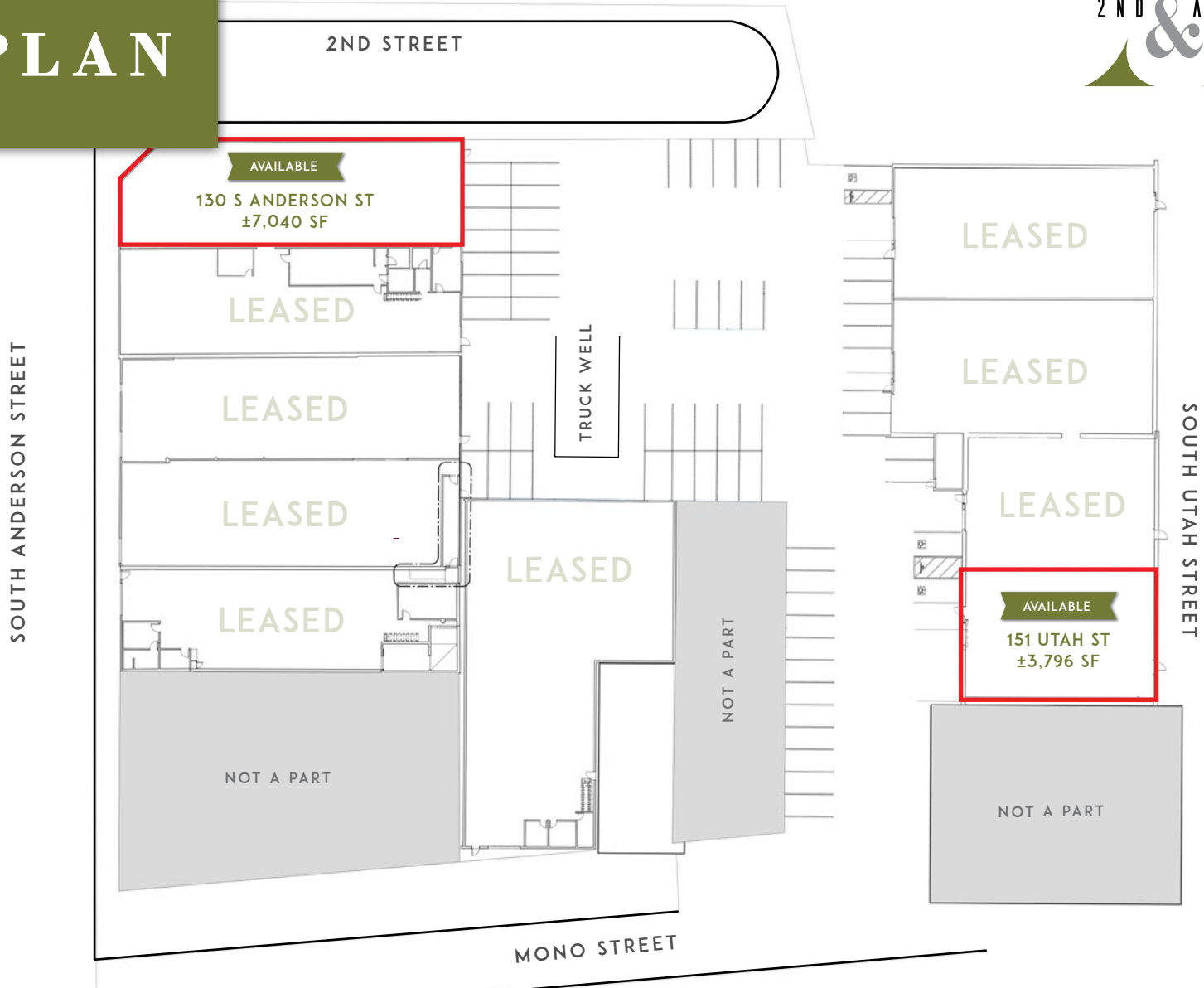
# CAMPUS

**151**  
S Utah St

**130**  
S Anderson St

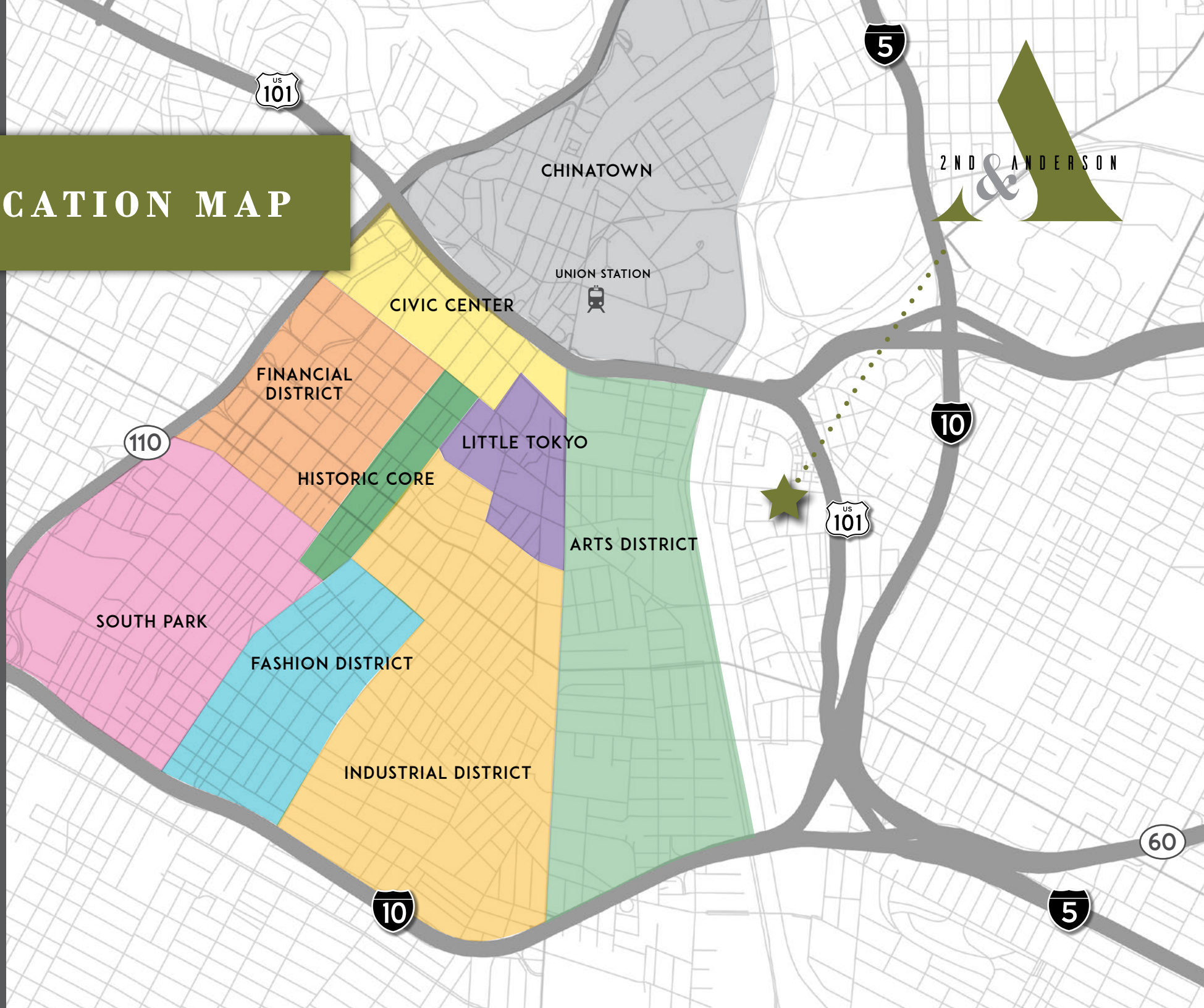
# SITE PLAN

\*Dimensions are approximate. For discussion purposes only.





# LOCATION MAP





*world class*  
**AMENITIES**

*arts district*

COFFEE  
BARS  
RESTAURANTS  
MARKETS  
MUSEUMS  
STUDIOS



# LA'S TRENDIEST NEIGHBORHOOD

The future of the Arts District is headed towards a total metamorphosis as the pipeline is filled with major developments in addition to those that are already in progress. These developments will soon provide a multitude of potential creative office, residential, and retail options, luring cool and hip companies and residents to the area. Although the market is evolving with adaptive re-use and new developments, the intent of the developers and the local community is to keep the integrity, character, culture, and aesthetics intact for the most unique district of Los Angeles.

The Arts District's distinctive architecture, ample opportunity, and lively demographic base has transformed the neighborhood into a one of a kind cultural mecca. The Arts District is an ever-changing and adapting community that's now home to galleries, artisan retail shops, breweries, trendy bars and entertainment, and several of the hottest restaurants in Los Angeles.

Over the past decade, the Arts District has captivated investors and developers, both locally and globally, creating a buzz about the area. Fueled with private and institutional capital, The Arts District has become one of the most sought out markets and is the new "it" place to be.





## 6TH STREET VIADUCT

The Sixth Street Viaduct (also known as the Sixth Street Bridge) is a 3,500-foot bridge in Los Angeles that connects historic Boyle Heights on the east side with the Downtown Arts District on the west. The bridge spans the LA River and the 101 Freeway, local surface roads as well as 18 railroad tracks operated by five different railroad agencies including Union Pacific and Metrolink. The earlier viaduct on this site, built in 1932, was closed for demolition in January 2016.

A new 12-acre public park running below the bridge, accessible by multiple stairways and a monumental helical bike ramp, will provide access to much-needed recreational fields with restrooms and café, the LA River, public art, and a programmed arts plaza. The new bridge has become a destination in Los Angeles as much as a thoroughfare.

<https://www.hntb.com/projects/sixth-street-viaduct-replacement/>



**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

+1 213 330 0980

charley.koones@cushwake.com

Lic 02076100



2ND & ANDERSON



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circuation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.