

FOR LEASE

LOS ANGELES ARTS DISTRICT

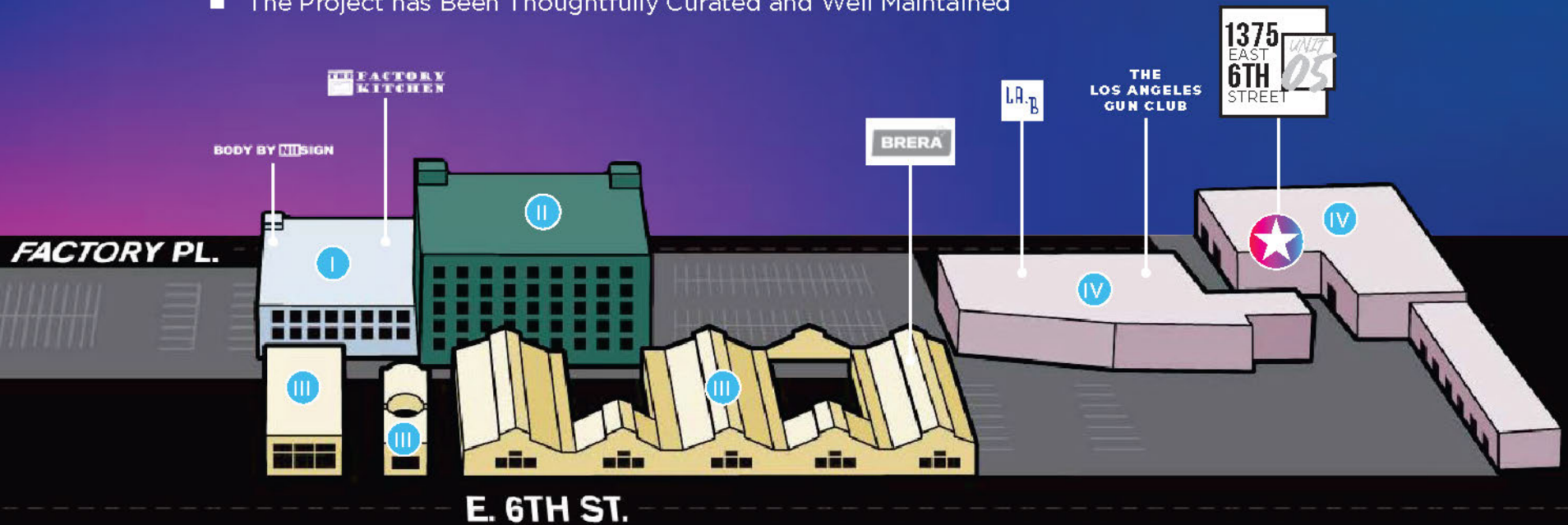


1375
EAST
6TH
STREET

UNIT
05

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
- The Project has Been Thoughtfully Curated and Well Maintained



- ① 1300 FACTORY PLACE - OFFICE
- ② 1308 FACTORY PLACE - LIVE/WORK & OFFICES
- ③ 1330 FACTORY PLACE - LIVE/WORK & OFFICES
- ④ 1375 E 6TH STREET - OFFICE, RETAIL & PRODUCTION



LOCATED IN THE VIBRANT ART'S DISTRICT

1375
EAST
6TH
STREET **UNLEY 05**



PROPERTY HIGHLIGHTS

- State-of-the-Art Production Space
- Newly Renovated with First Class Fixtures and Finishes
- Dramatic 24' High Ceilings
- Modern and Spacious Design
- Epic Natural Light from the Skylights, Windows, and Glass Roll-Up Door
- Part of a Larger Campus in the Heart of the Arts District
- Bonus Outdoor Patio
- Parking Directly in Front of the Unit





SPECIFICATIONS

 **TOTAL RENTABLE**
±14,500 SF

 **YEAR BUILT**
1988 R2023

 **CLEAR HEIGHT**
±24'

 **PARKING**
16 Spaces

 **LOADING**
2 DH

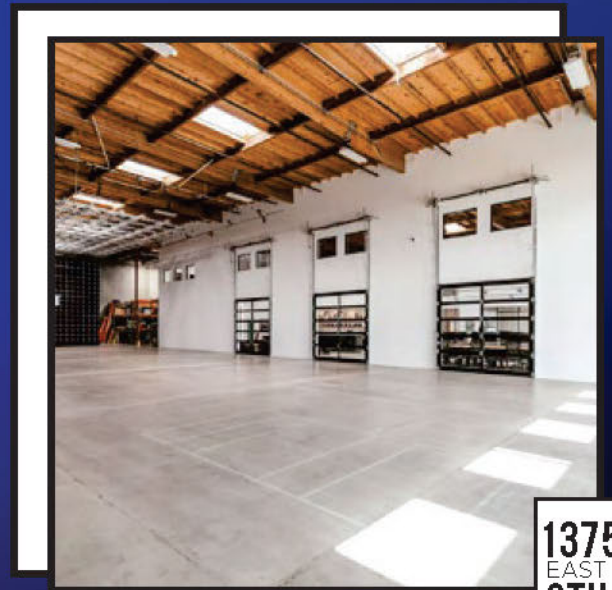
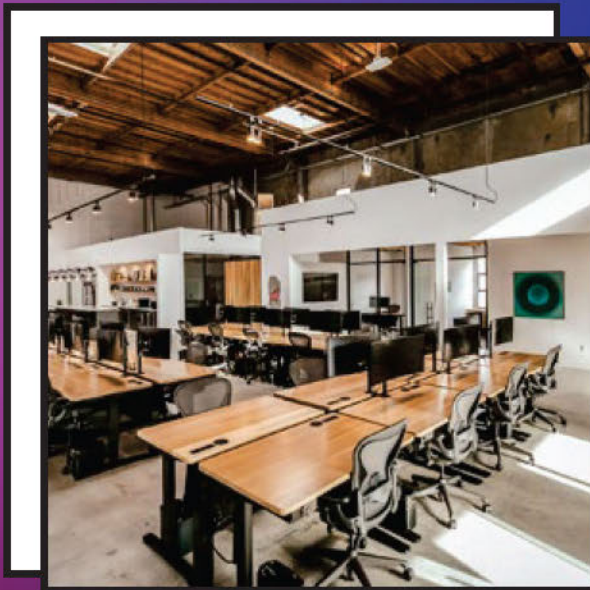
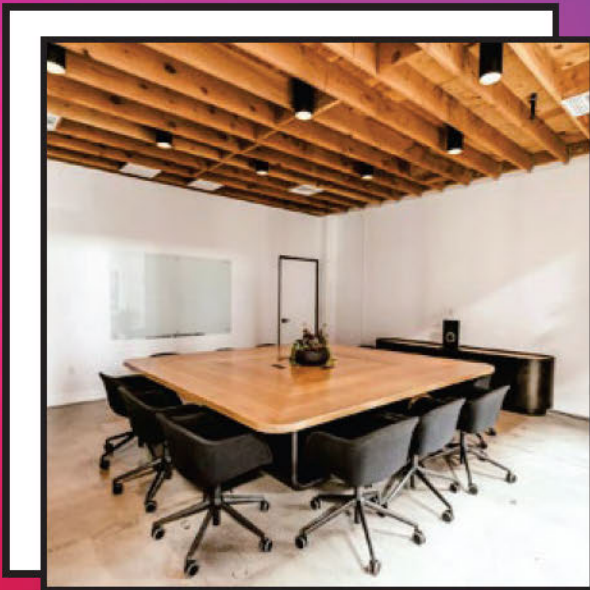
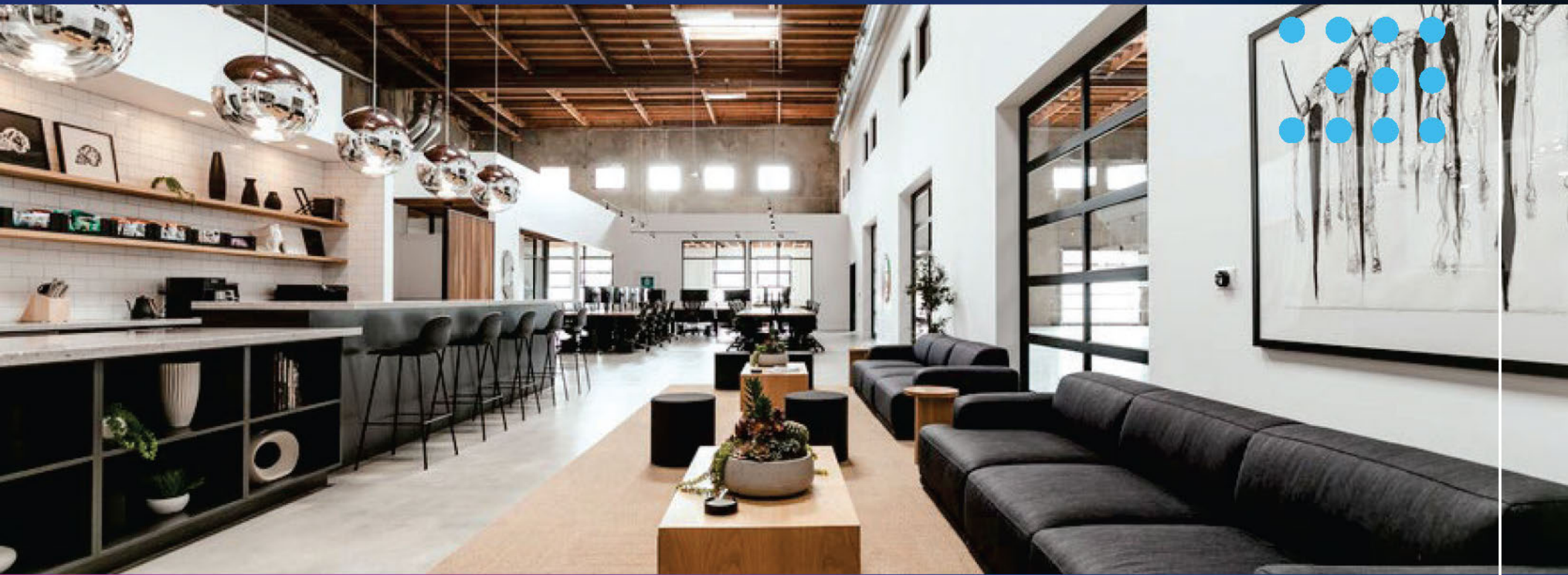
 **POWER**
400AMP

 **CONSTRUCTION TYPE**
CTU

 **ZONING**
M3-1-Rio

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FLOOR PLAN

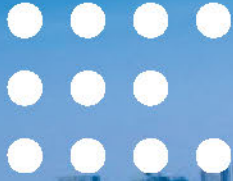


 DOCK HIGH DOOR

*NOT TO SCALE - FOR DISCUSSION PURPOSES ONLY.

1375
EAST
6TH
STREET





NOTABLE NEIGHBORS



KATO

world class
AMENITIES



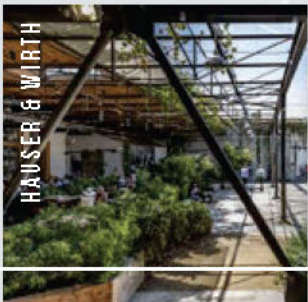
SOHO HOUSE

arts district

- COFFEE
- BARS
- RESTAURANTS
- MARKETS
- MUSEUMS
- STUDIOS



GIRL & THE GOAT



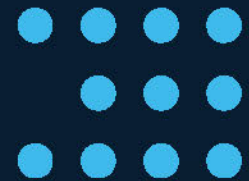
HAUSER & WIRTH



1375 EAST 6TH STREET

UNITE 05

ARTS DISTRICT



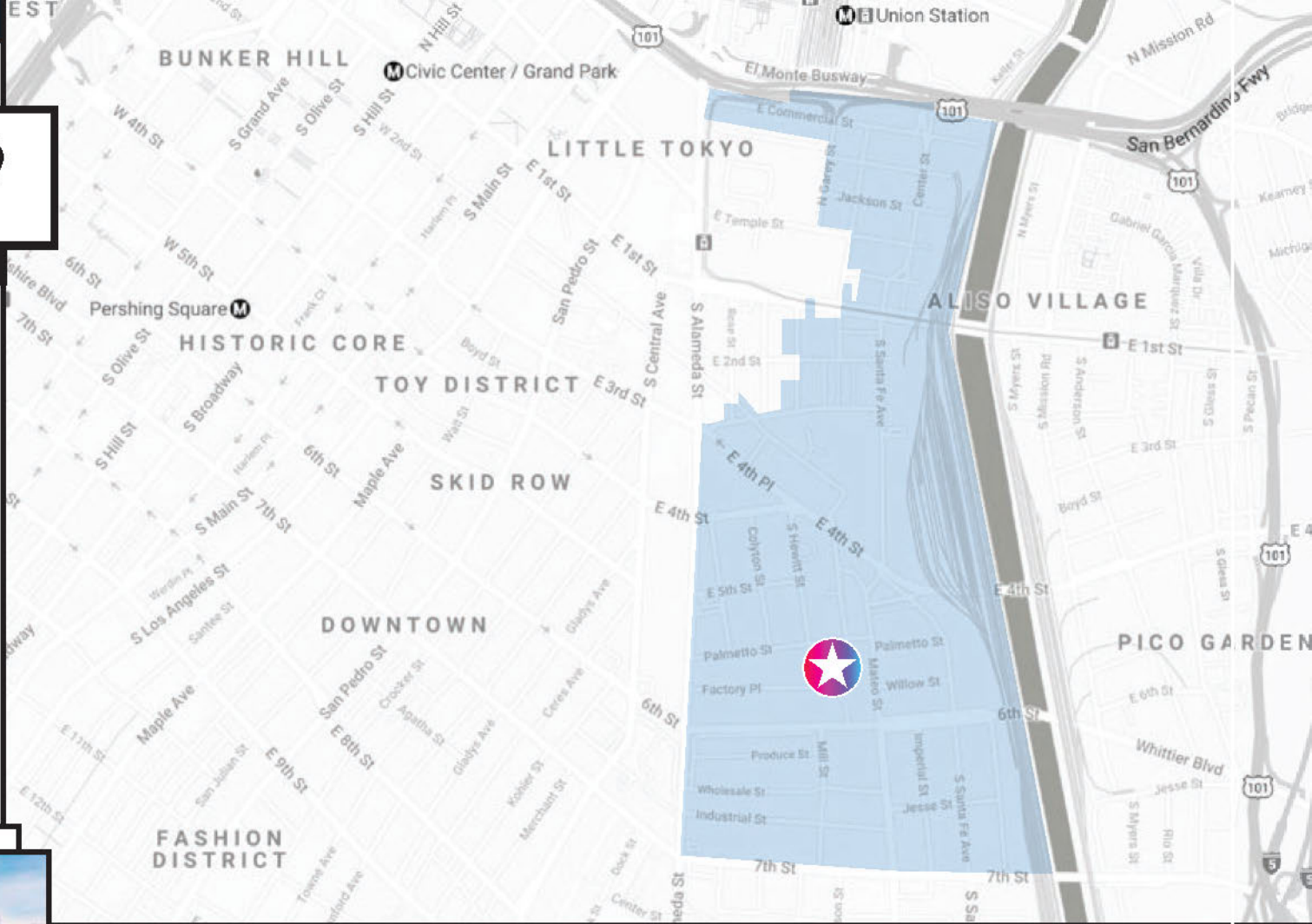
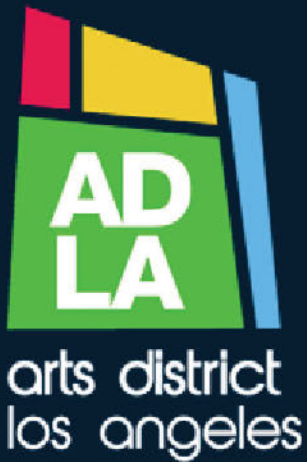
The Arts District's distinctive architecture, ample opportunity, and lively demographic base has transformed the neighborhood into a one of a kind cultural mecca. The Arts District is an ever-changing and adapting community that's now home to galleries, artisan retail shops, breweries, trendy bars and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

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 in Los Angeles.



ADLA BID



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.

www.artsdistrictla.org/about/bid-map



6TH STREET VIADUCT

The \$482 million Sixth Street Viaduct Replacement Project is the largest bridge project in the history of Los Angeles. The design of the bridge, known as “The Ribbon of Light”, embraces a vision that accommodates cars, incorporates significant new bicycle connections, and also increases connectivity for pedestrians to access the viaduct.

The spectacular design of the new bridge and the many parks, open spaces and community features on, next to and below the bridge, is bringing together a working

collaboration of residents, elected officials, business leaders, schools, labor unions, cyclists, neighborhood activists and artists and many more, never before seen in a public infrastructure project in Los Angeles.

The project is expected to create hundreds of jobs, adding to the already vital economy of central Los Angeles and its neighbors. Construction began in February 2015 and is expected to be completed in 2022.

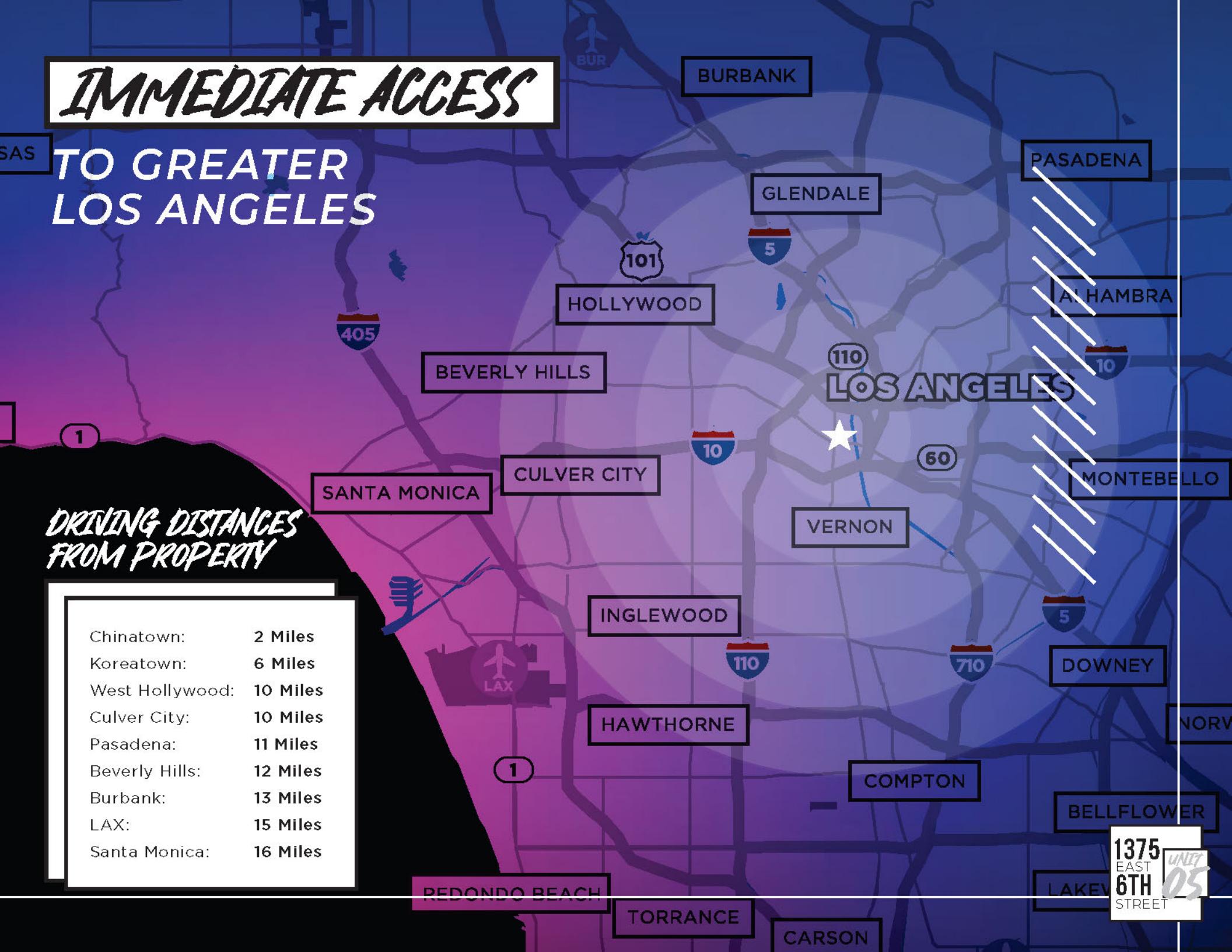


IMMEDIATE ACCESS

TO GREATER LOS ANGELES

DRIVING DISTANCES FROM PROPERTY

Chinatown:	2 Miles
Koreatown:	6 Miles
West Hollywood:	10 Miles
Culver City:	10 Miles
Pasadena:	11 Miles
Beverly Hills:	12 Miles
Burbank:	13 Miles
LAX:	15 Miles
Santa Monica:	16 Miles



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