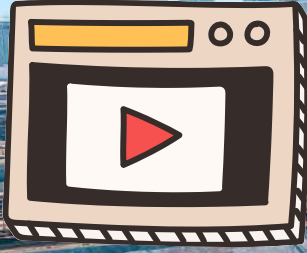


INCREDIBLE CREATIVE OFFICE/FLEX SPACE FOR LEASE



CLICK TO PLAY VIDEO



1329 E 3RD STREET

LOS ANGELES, CA 90033

PROPERTY DETAILS

Asking Rate:	\$2.00 NNN
Terms:	1-3 years
Suite Size:	±4,716 sf
Total Building SF:	±4,716 sf
Lot Size:	±5,497 sf
Year Built:	1956/Remodeled 2016
Zoning:	LAM2
APN:	5172-010-003

Opportunity awaits at 1329 E 3rd St, Los Angeles. Originally built in 1956, this one-story gem is currently zoned for light industrial use but has been thoughtfully adapted into a thriving performing arts production and event facility. Notable features include versatile interior space, sprund dance flooring, loft areas, a handicap lift and ample storage. Situated within a mile of major entertainment studios, including Ace Mission Studios, and a short drive to the Arts District, it presents an unbeatable opportunity in a dynamic and evolving location.

HIGHLIGHTS

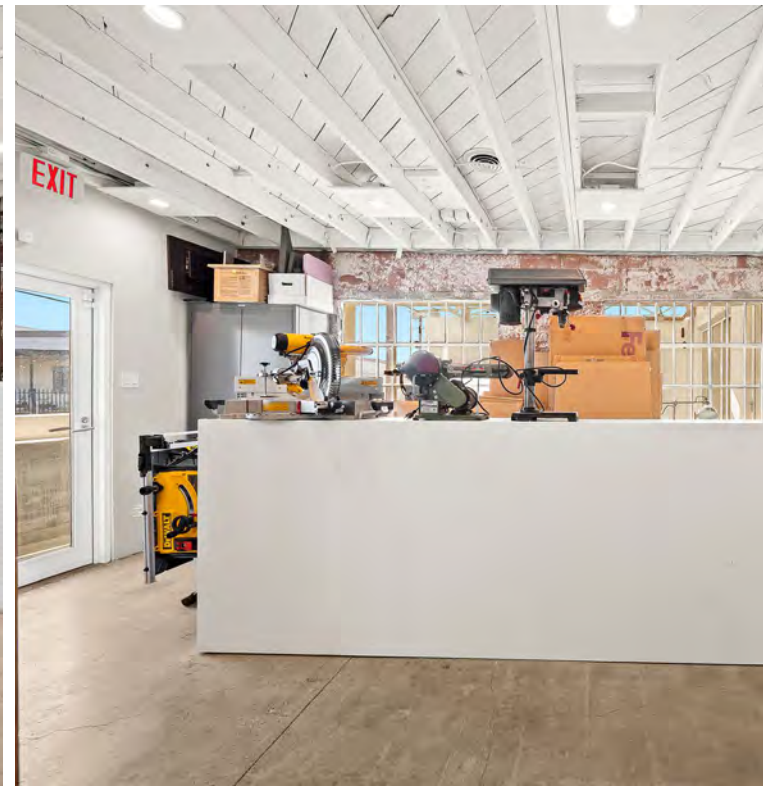
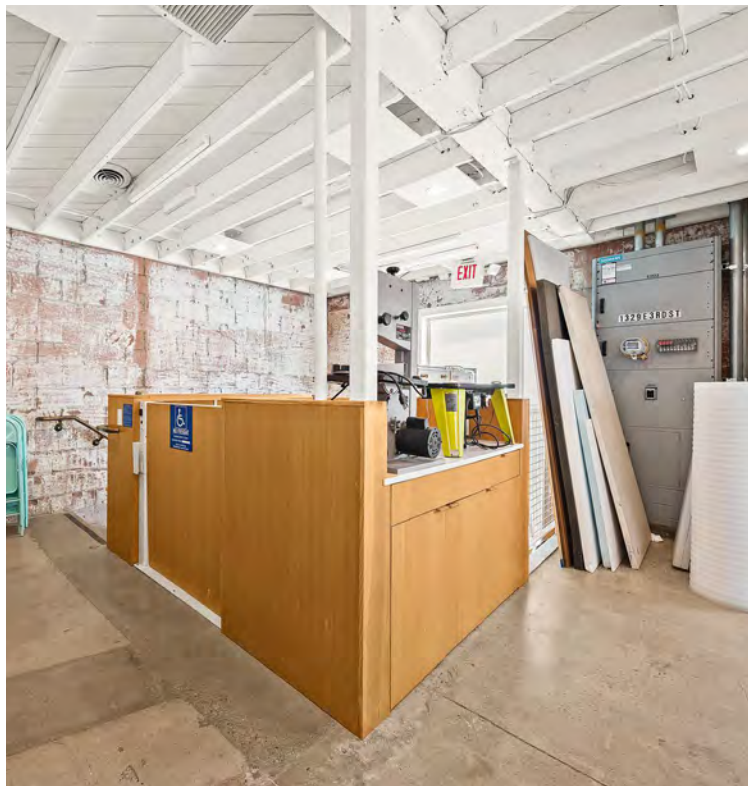
- Extensively Upgraded in 2016
- 400 AMPs of Power
- Sprund Dance Flooring
- Bow Truss Ceiling
- 8 HVAC Units
- Office/Studio/Artist Space
- Handicap Lift

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PROPERTY PHOTOS



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PROPERTY PHOTOS

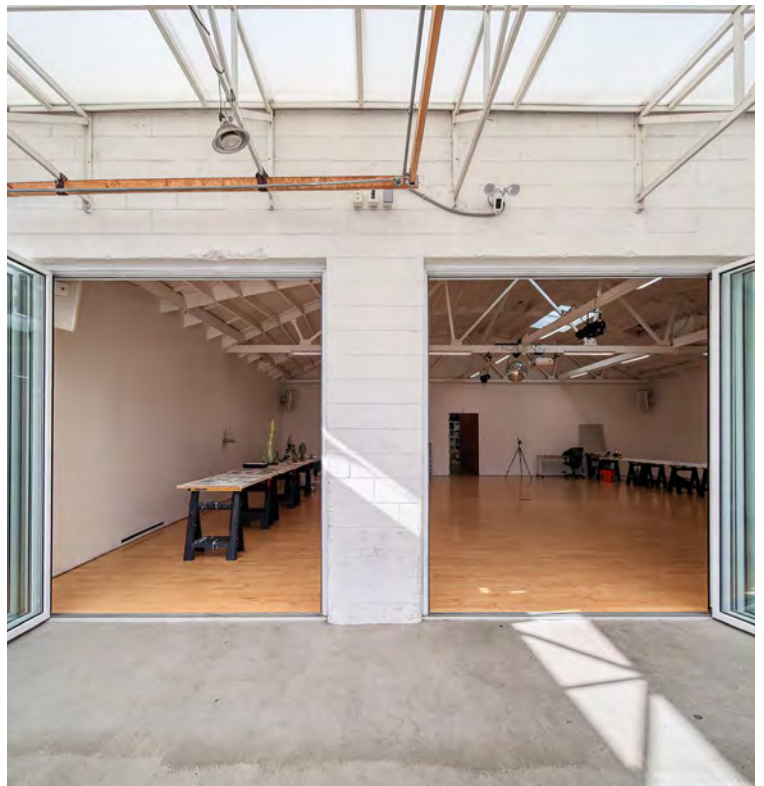


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NOTABLE COMPANIES



AMENITIES MAP



RESTAURANTS

- | | |
|----------------------------|------------------------------|
| 1 Paramount Coffee Project | 11 Pizzanista! |
| 2 Tartine Bianco | 12 Guerrilla Tacos |
| 3 The Factory Kitchen | 13 Bread Lounge |
| 4 Officine Brera | 14 Bestia |
| 5 Sixth+Mill | 15 Stumptown Coffee Roasters |
| 6 Blue Bottle Coffee | 16 Maru Coffee |
| 7 Little Bear | 17 Steven's Deli |
| 8 Urban Radish | 18 The Porter Junction Cafe |
| 9 Café Soci  t   | |
| 10 Church & State | |

BARS/BREWERIES/DISTILLERIES

- | | |
|---------------------------------|-------------------------|
| 1 The Spirit Guild | 6 Everson Royce Bar |
| 2 Iron Triangle Brewing Company | 7 Silverlake Wine |
| 3 Flask & Field | 8 Our/Los Angeles Vodka |
| 4 Pour Haus Wine Bar | 9 Greenbar Distillery |
| 5 Tony's Saloon | |

RETAIL/MISC ENTERTAINMENT

- | | |
|-------------------------|-----------|
| 1 Dover Street Market | 10 ICA LA |
| 2 Two Bit Circus | 11 Bodega |
| 3 WePlay Live | |
| 4 Commonwealth | |
| 5 The House of Machines | |
| 6 Arch The | |
| 7 Base Coat Nail Salon | |
| 8 Uptown Pup | |
| 9 Rolling Greens | |

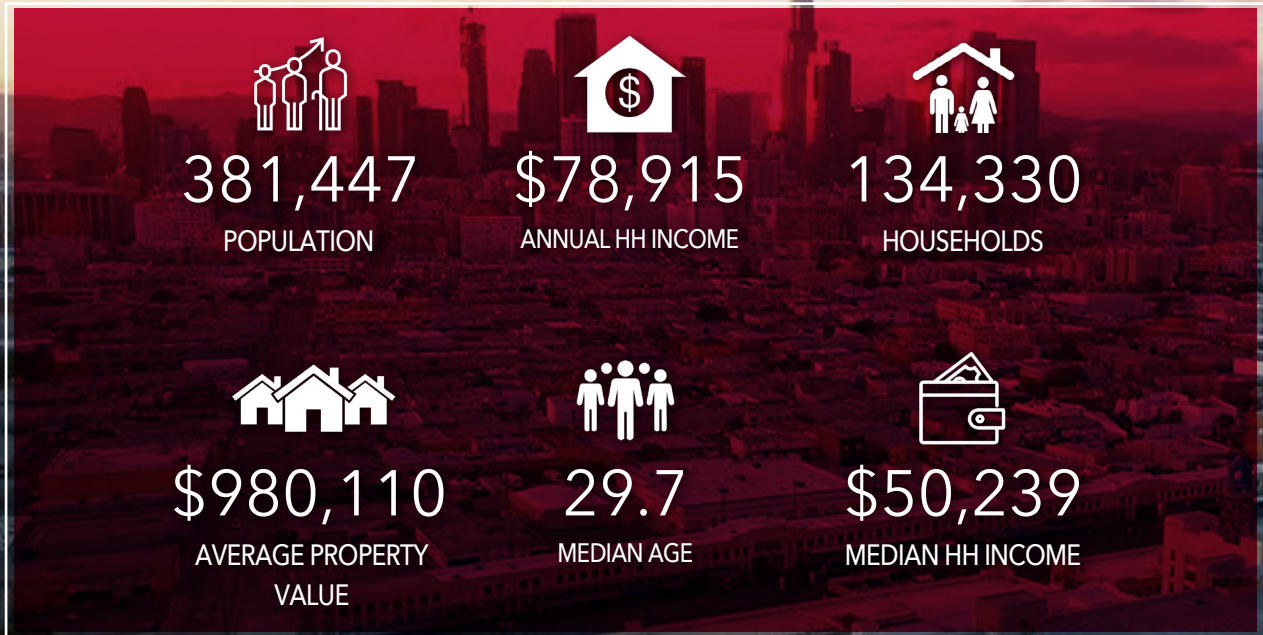
LOCAL POINTS OF INTEREST

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DEMOGRAPHICS



Downtown LA is constantly evolving with dozens of new buildings in varying stages of completion in each of its unique neighborhoods. From soaring new residential towers to cutting-edge industrial conversions, DTLA is experiencing a phenomenal wave of development.

Creative culture is one of Downtown LA's greatest assets of a key export, and the engine of its ongoing success. From globally recognized art galleries and famed restaurants, to sold-out sporting events, performances, and live music, DTLA is home to broad range of authentic, experiential, and diverse cultural assets.

Now more than ever, Downtown LA is the premier business hub for Southern California, with sophisticated retailers and savvy businesses moving to DTLA for its central location and superior access to transit and freeway, its rich amenities, dynamic lifestyle, and unparalleled concentration of customers and talent.

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