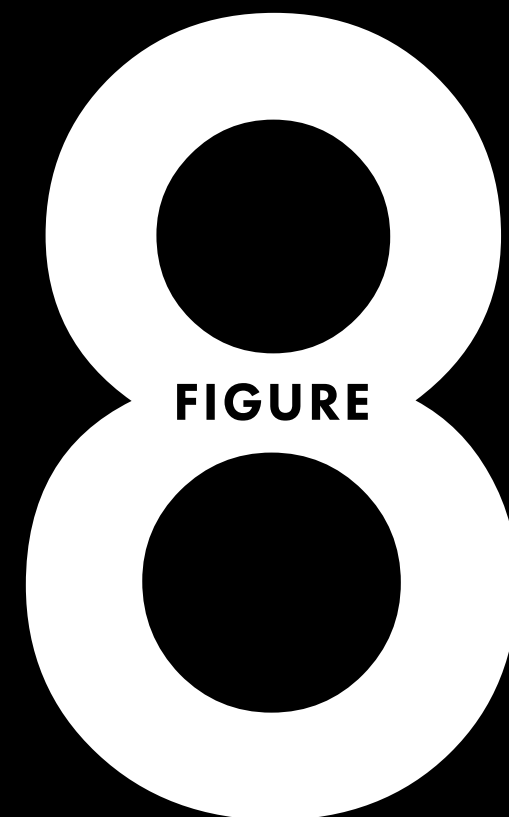






FOR LEASE
255 S Santa Fe Ave
Suites 100, 101, & 102



Your next Arts District Creative Office/Flex Space.

Located in the beautifully renovated Toy Warehouse Lofts (one of the first renovated properties in the Downtown LA Renaissance), situated adjacent to the One Santa Fe apartments and shopping plaza, and the SCI-Arc Institute of Architecture, 255 S Santa Fe is in one of the very finest locations in the Arts District. Three distinct units – Units 100, 101, & 102 – are currently available for lease individually, with the option to combine suites for additional space.

Come see why some of the greatest art galleries, gourmet restaurants, and grocery stores, eclectic high-end retailers, leading tech companies, and creative professionals of all types have chosen to call this neighborhood "home." Prime corner retail/mixed-use properties like this don't come available often.

Property Info

UNIT 100

Square Footage

2,884 SF

Term

Negotiable
Available Jan 1

Price

\$9,500/mo

Parking

3 Onsite Spaces

UNIT 101

Square Footage

1,704 SF

Term

Negotiable
Available Jan 1

Price

\$4,750/mo

Parking

2 Onsite Spaces

UNIT 102

Square Footage

1,825 SF

Term

Negotiable
Available Dec 1

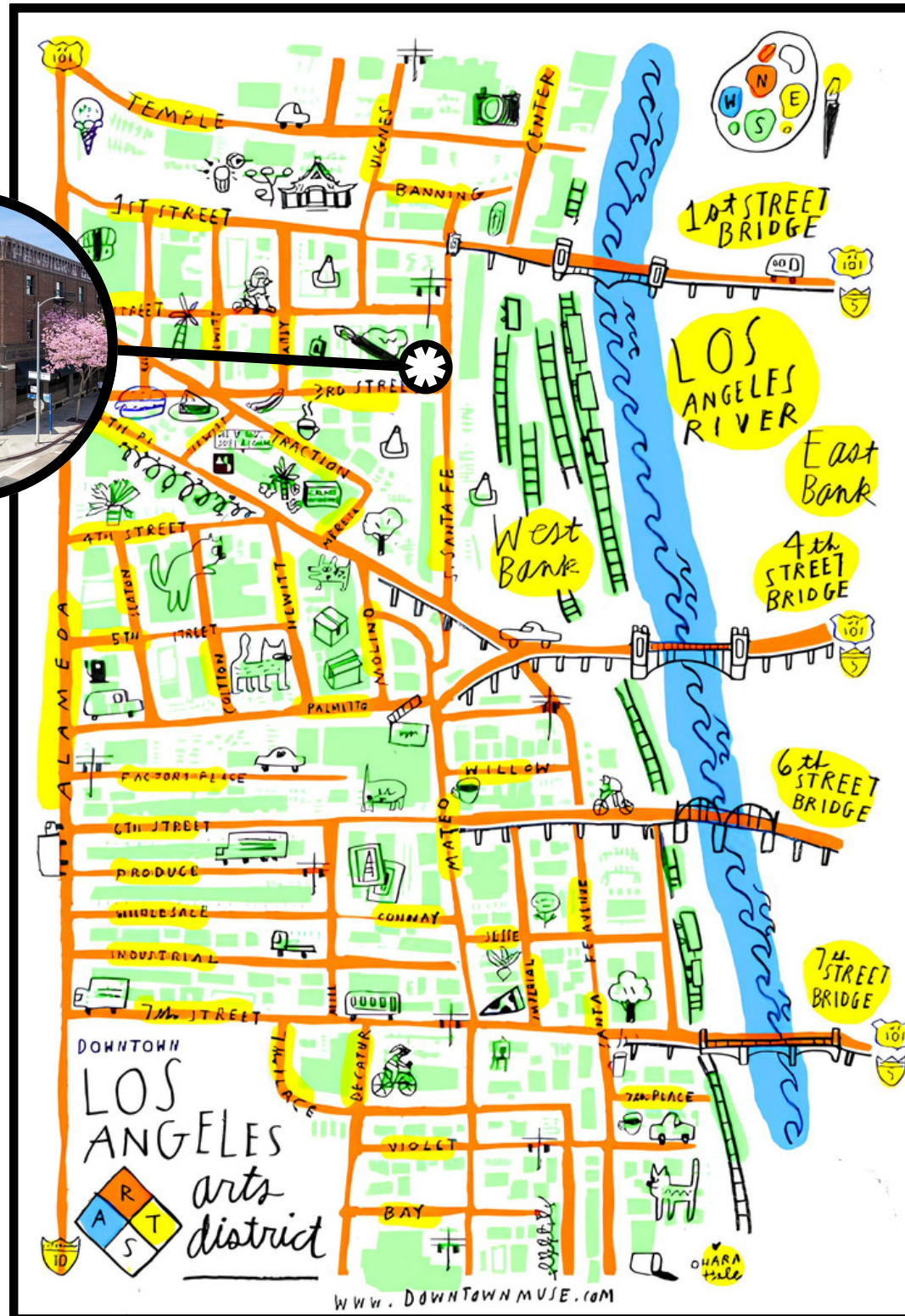
Price

\$5,000/mo

Parking

2 Onsite Spaces





The Neighborhood

SCI-ARC

Spotify

Warner Music Group

East End Studios

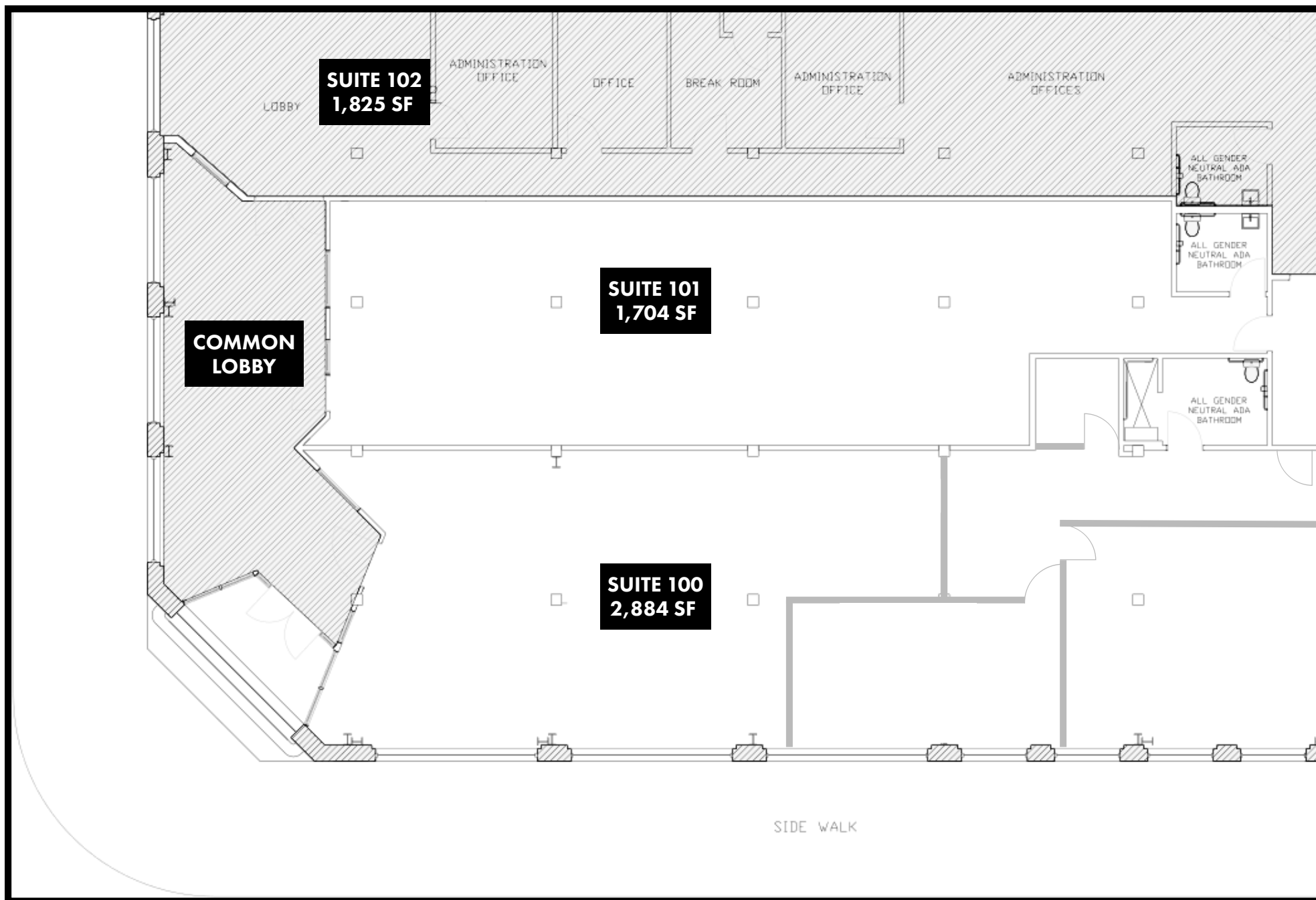
Manuela

Girl & the Goat

Hennessy + Ingles Bookstore

Hauser & Wirth Gallery

Le Labo



Highlights

Arts District BID

Central Location
with Heavy Foot Traffic

Robust Creative
Neighborhood

Modern Upgrades

High Ceilings

Unit 100



Unit 101





Unit 101

Unit 102



Who We Are

Figure 8 Realty is a Los Angeles-based real estate brokerage specializing in Residential, Investment, and Commercial Real Estate. Together with our sister companies that provide Property Management and Design & Construction services, we offer an integrated approach to real estate – from buying and leasing, to managing, renovating, and developing properties. Based in Melrose Hill, we are local experts focused on the creative hotspots throughout Los Angeles.

With vast experience in design, real estate, property management, and development, our team comes from diverse backgrounds that offer a collection of unique perspectives. Through our extensive referral network within the creative industry, we cater to creatives, musicians, production companies, studios, shop owners, bars, and restaurants.

We understand the need for an inspiring space, and have built a group of companies that can help our clients find it, manage it, and make it their own.

\$1.4+
BN

In Sales
& Leases
Figure 8 Realty

\$750+
MM

Under
Management
8PM Property
Management

100+

Renovation
Projects
The Fix
Construction

FIGURE 8 REALTY

CAEL KIRKLAND

323.842.2536

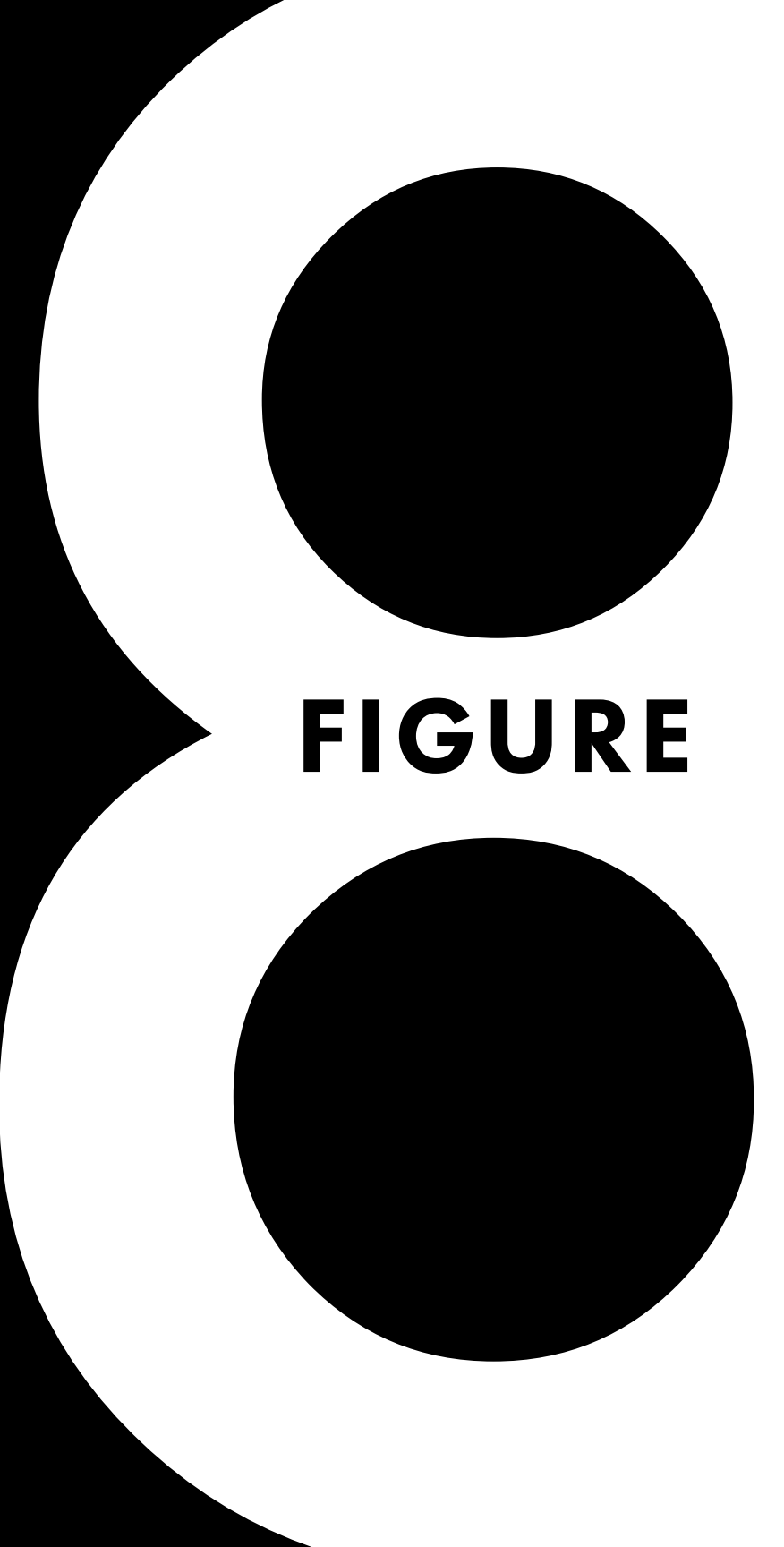
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The logo graphic consists of two large, overlapping circles. The top circle is white with a black outline, and the bottom circle is black with a white outline. They overlap in the center, creating a shape reminiscent of a figure-eight.

FIGURE