



FOR LEASE

113,000 SF CLASS A OFFICE

ARTS DISTRICT | LOS ANGELES





ROOFTOP DECK



BUILDING OVERVIEW



ADDRESS: 2130 VIOLET STREET, LOS ANGELES, CA

TOTAL PROJECT SIZE: APPROXIMATELY 113,000 SF

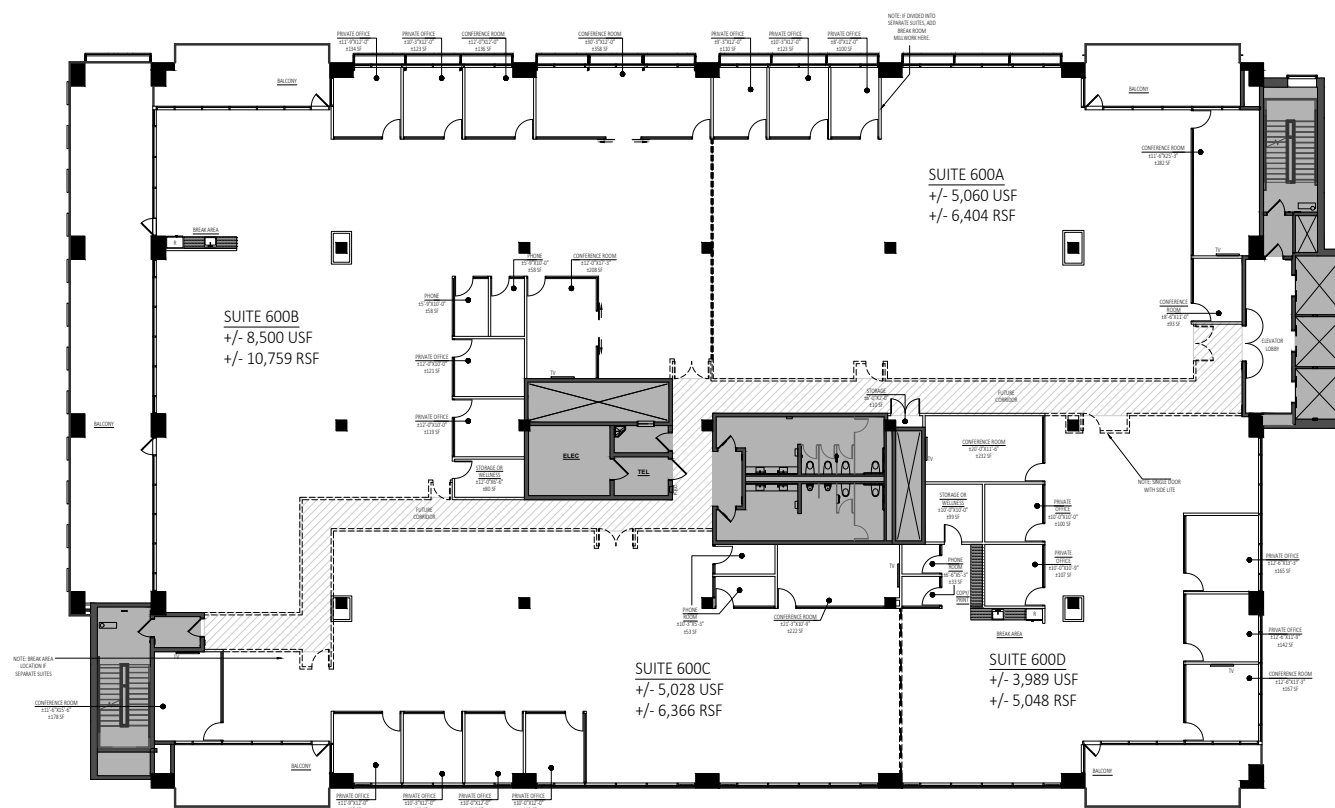
PARKING: 3/1,000

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

FULL FLOOR SPEC SUITE DESIGNED
TO BE DIVISIBLE



FLOOR PLANS

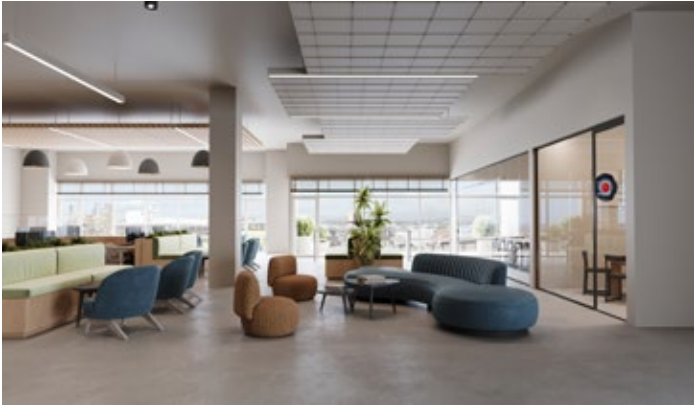


6TH FLOOR SPEC SUITE RENDERING

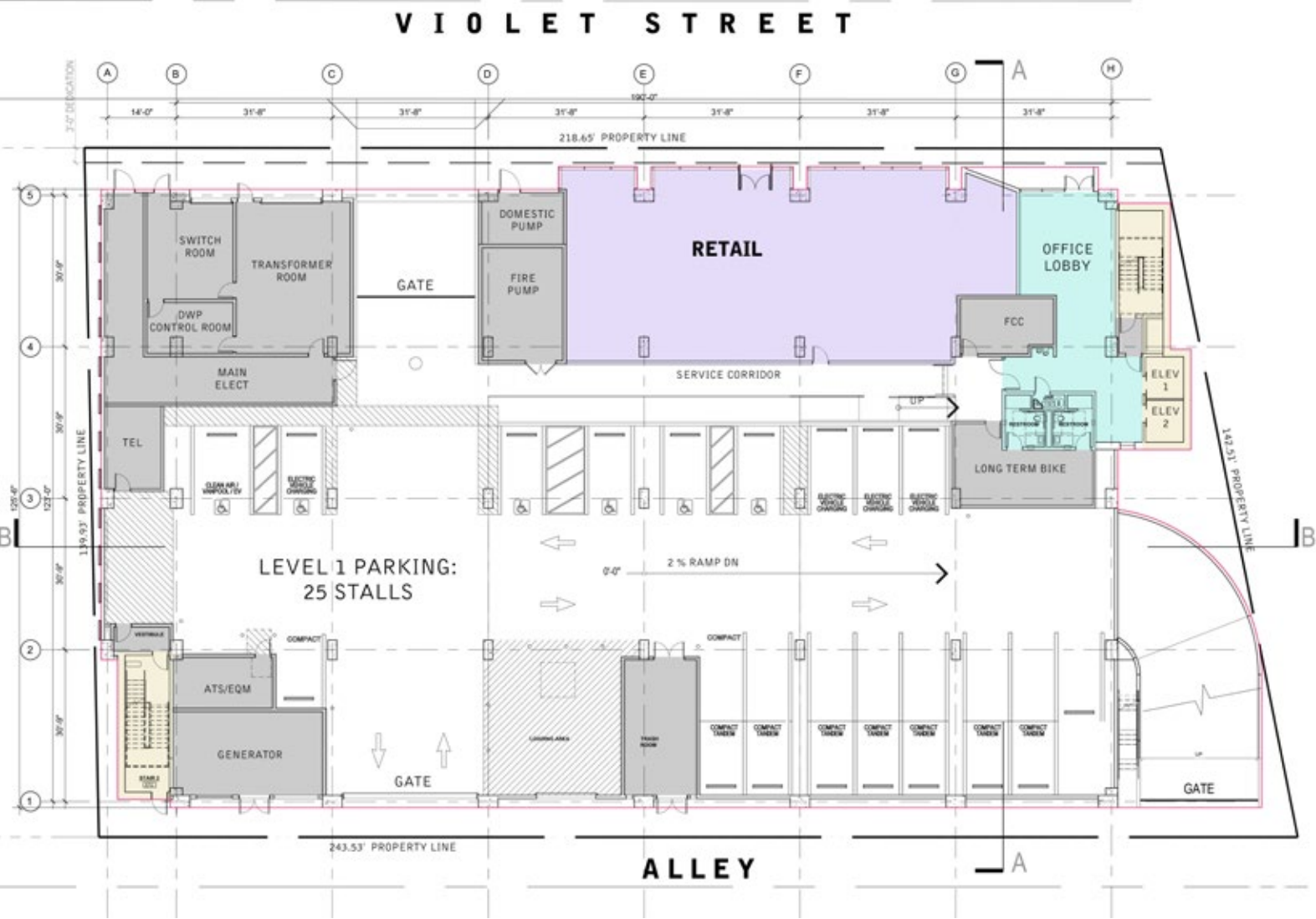
5,048-28,557 RSF AVAILABLE

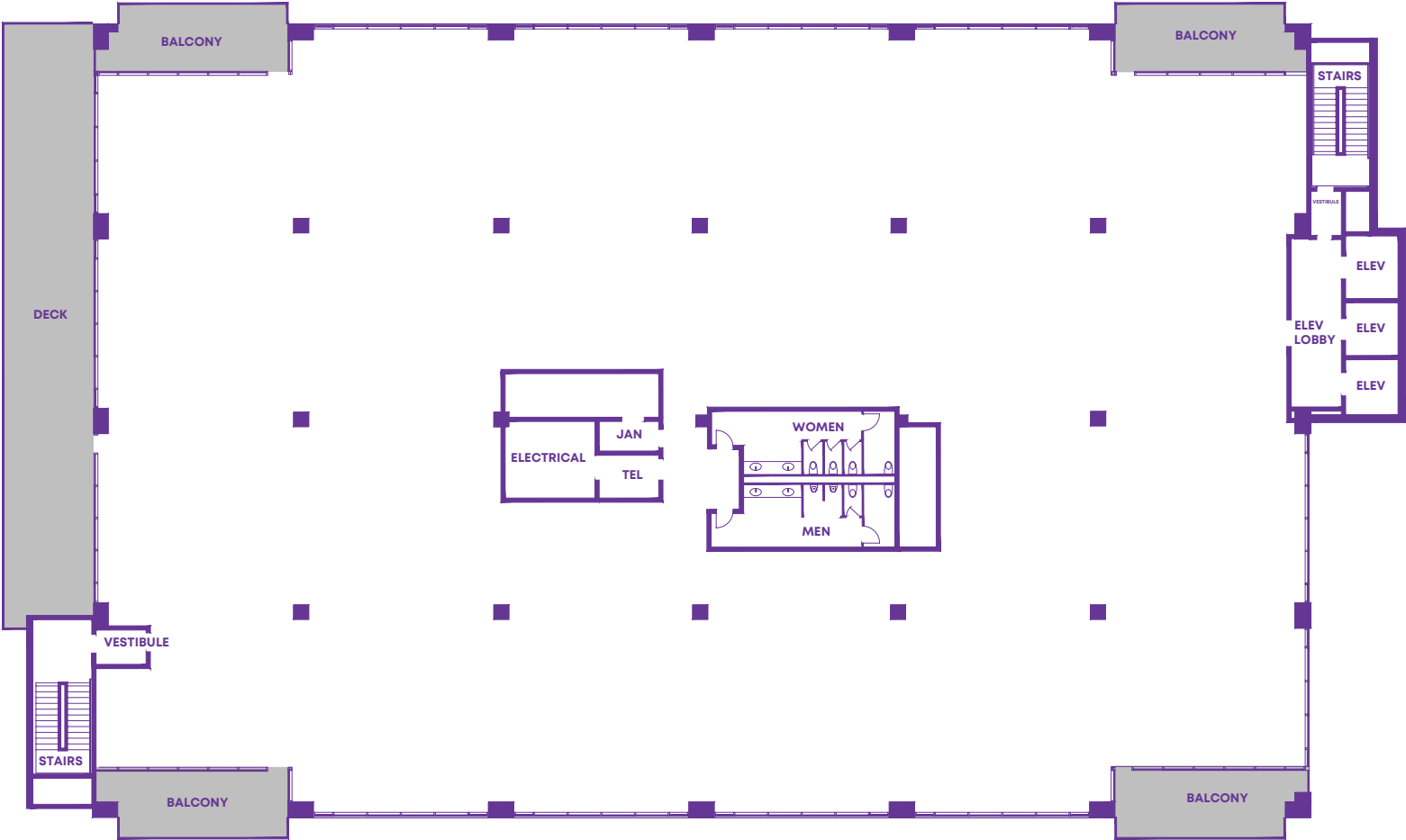
FULL FLOOR SPEC SUITE DESIGNED
TO BE DIVISIBLE

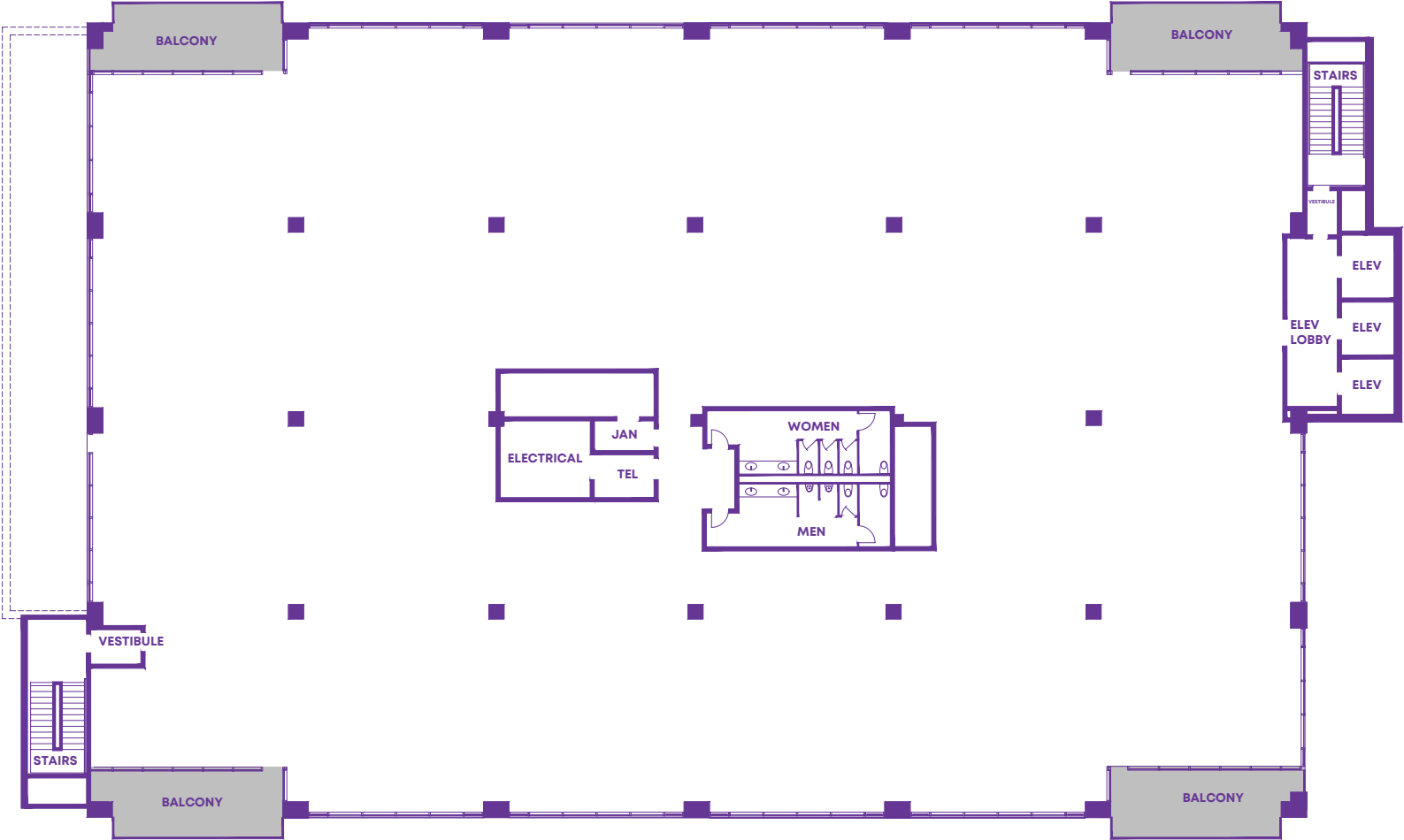


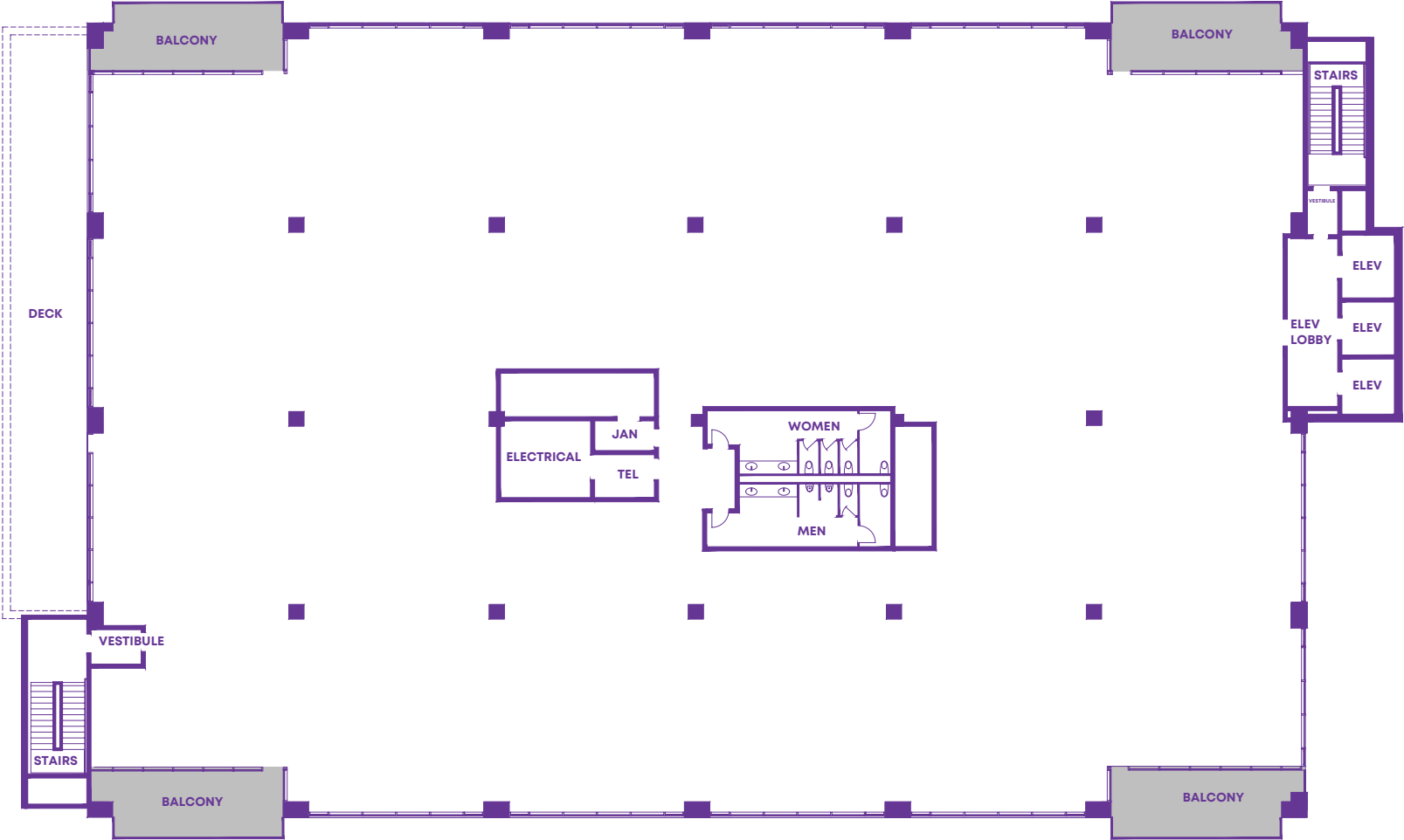


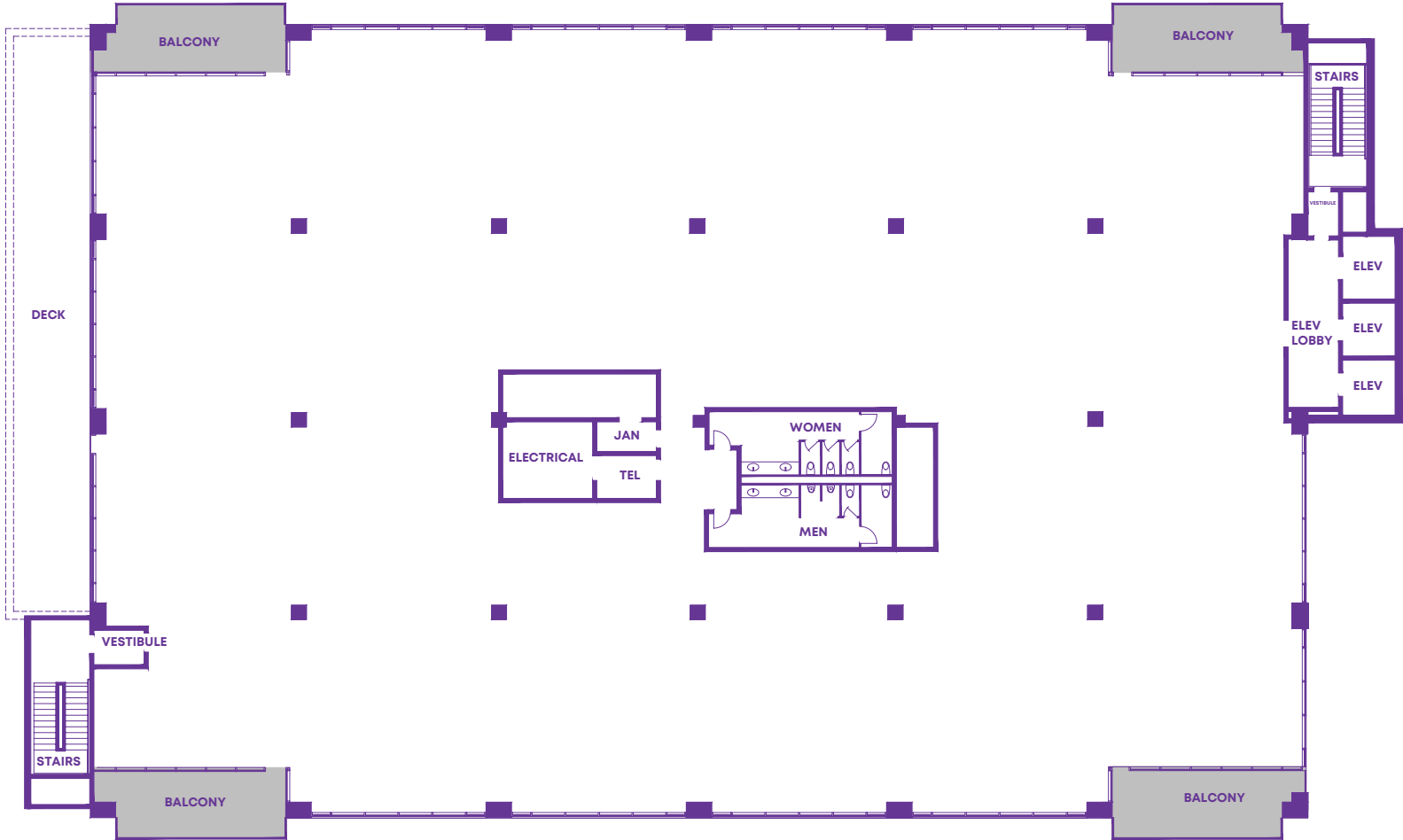
GROUND FLOOR
RETAIL - APPROX. 3,444 SF



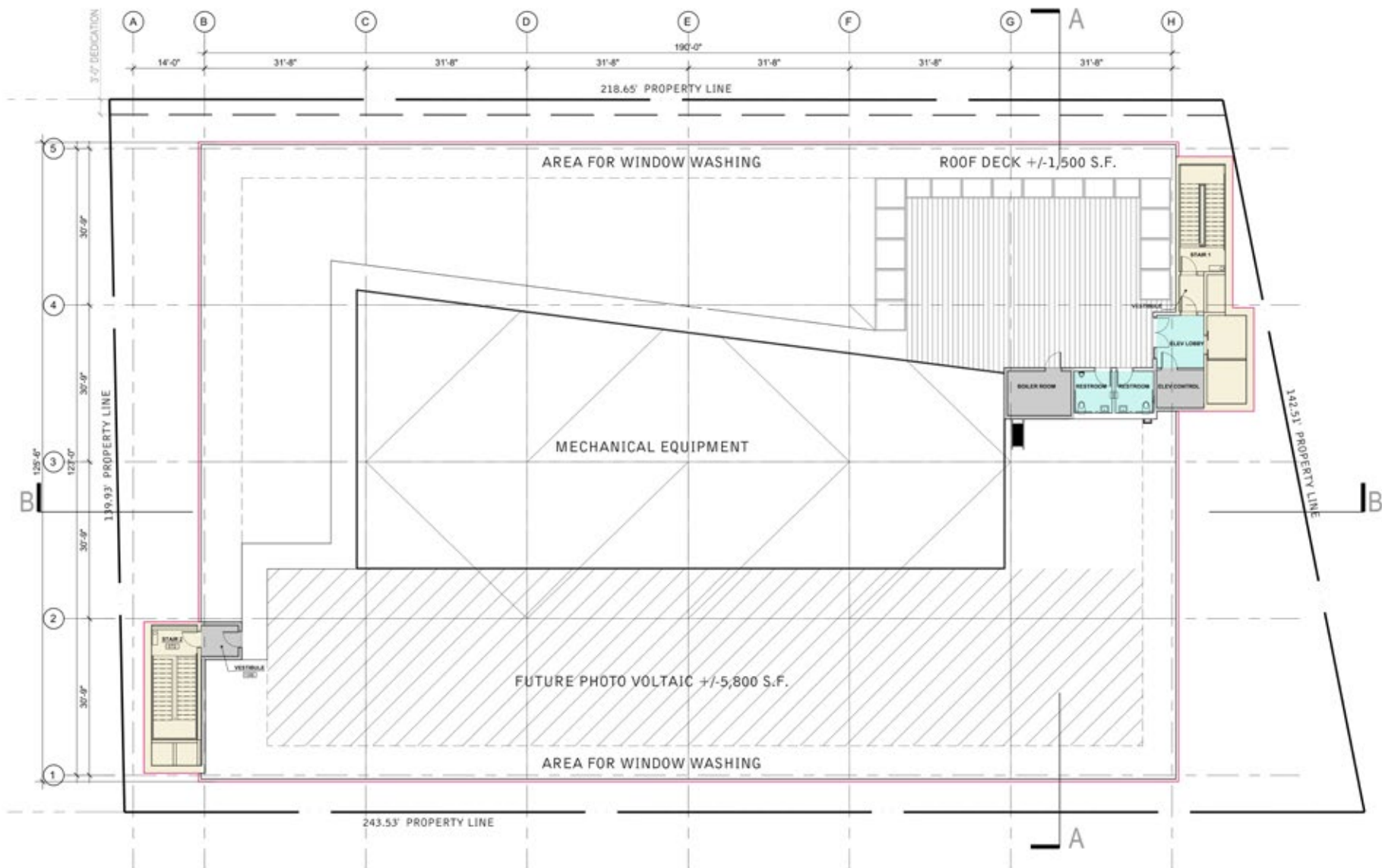








ROOFTOP
APPROX. 3,030 SF





AMENITIES

DINING

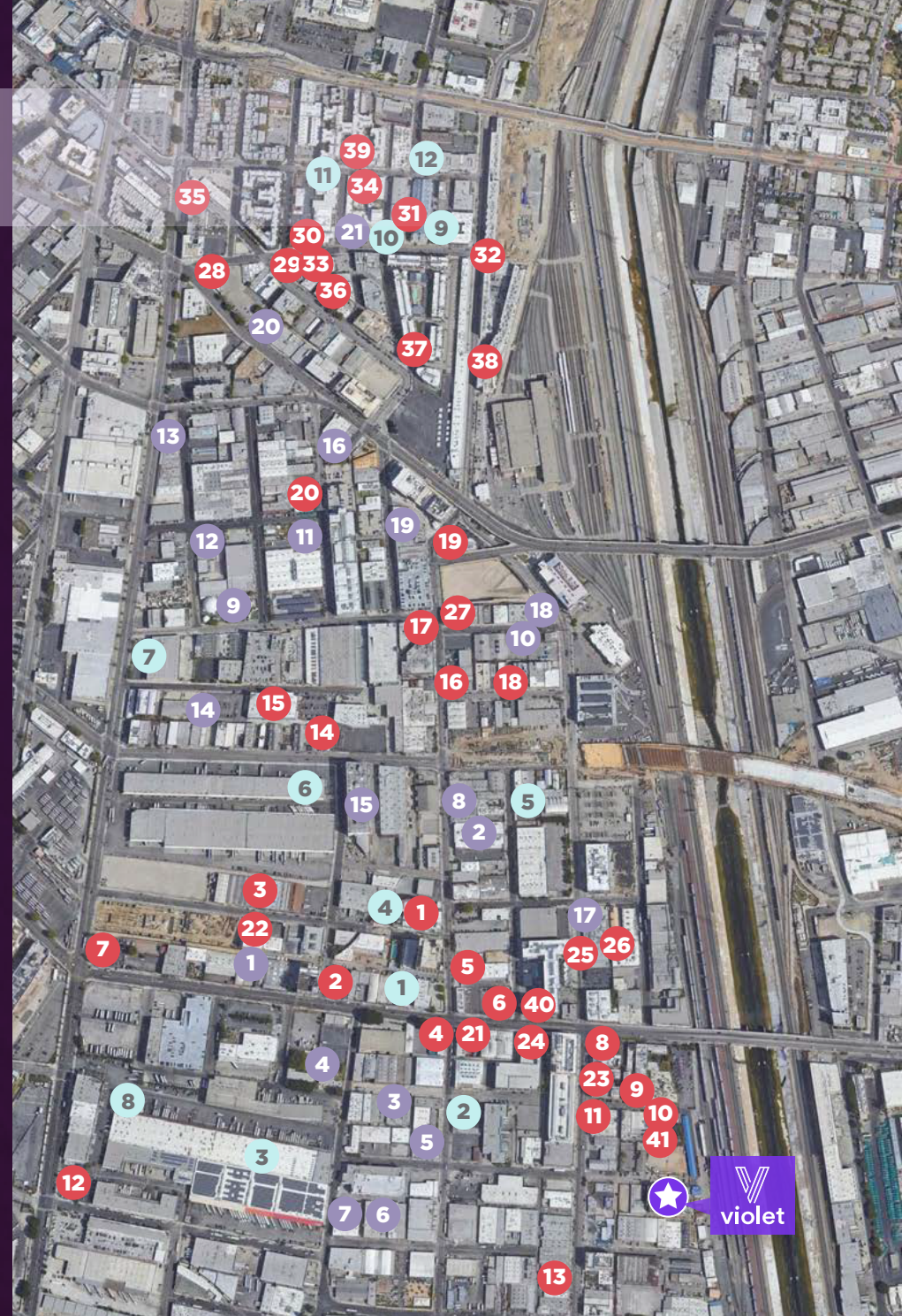
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|--------------------------|--------------------------------|--------------------------|
| 1. Little Bear Bar | 15. The Factory Kitchen | 29. Wurstkuche |
| 2. Bang Bang Noodles | 16. Zinc Cafe & Market and Bar | 30. Salt & Straw |
| 3. Flying Embers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