

FOR SALE - Arts District
39,962 RSF Fully Renovated Office Building
Owner User or Investment Opportunity

TEAM
CONDON
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**CUSHMAN &
WAKEFIELD**



THE MILLS

671 Mill St
Los Angeles, CA 90021

BRITTANY WINN
MIKE CONDON JR
ERICA FINCK
REID GRATSCH

PROPERTY OVERVIEW

Address	671 Mill St Los Angeles, CA 90021
Submarket	Arts District
Property Type	Office
Year Built	1923
Year Renovated	2024
Stories	2 + Roof Deck
Occupancy	Immediate
% Leased	40% Leased (23,908 RSF available for Owner User)
Rentable SF	1st Floor: 23,550 RSF 2nd Floor: 16,412 RSF Total: 39,962 RSF
Parking	26 stalls onsite (additional offsite parking available)
APN	5164022011
Land Size	0.69 AC
Zoning	M3-1





FEATURES



FULLY RENOVATED; TURNKEY CREATIVE SPACE AVAILABLE FOR IMMEDIATE OCCUPANCY



STANDALONE BUILDING IN CONTAINED CAMPUS



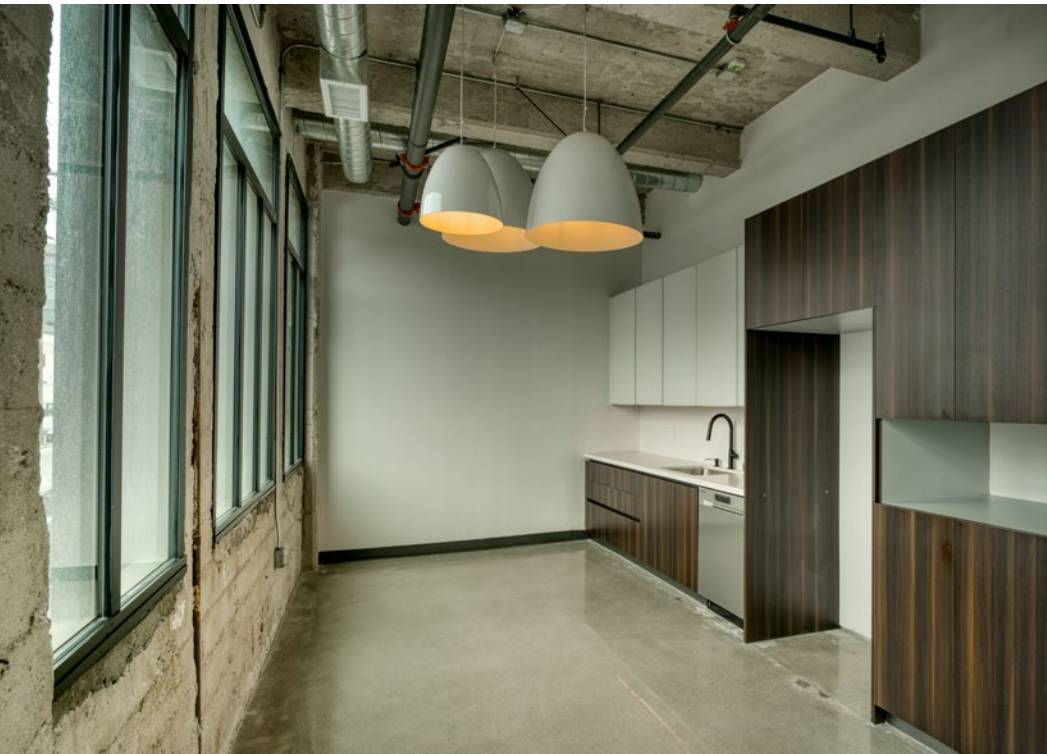
ROOFTOP DECK FEATURING VIEWS OF DTLA SKYLINE



SECOND FLOOR FEATURES EXPANSIVE, ARCHITECTURALLY UNIQUE SKYLIGHTS WHICH PROVIDE ABUNDANT NATURAL LIGHT PLUS A PRIVATE OUTDOOR PATIO

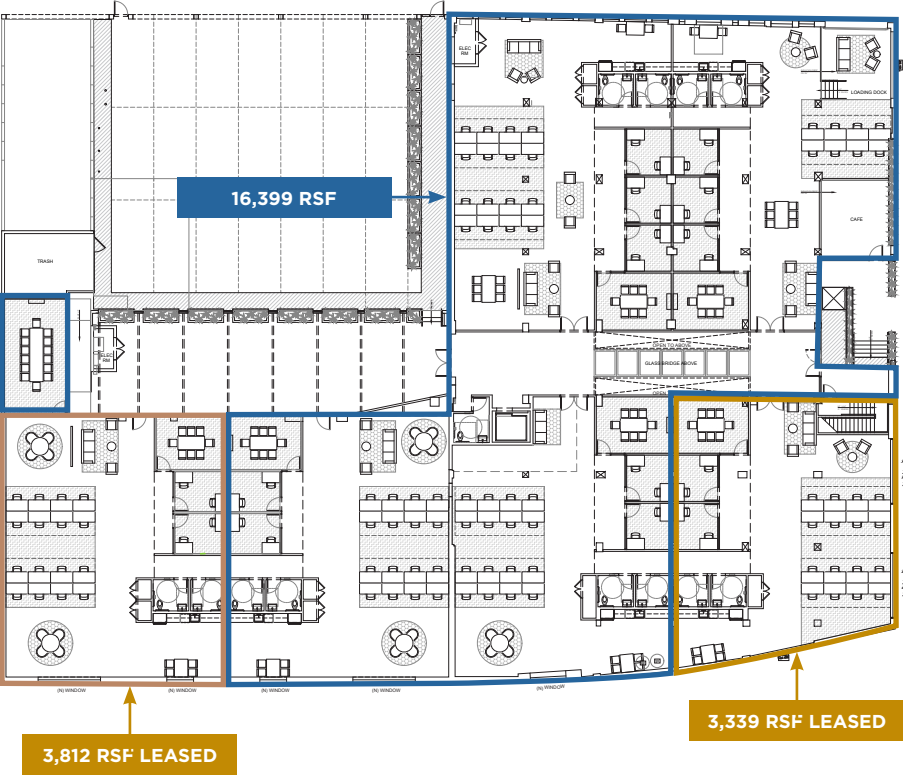


ONSITE GATED SURFACE PARKING WITH ABILITY OBTAIN ADDITIONAL STRUCTURE PARKING NEARBY

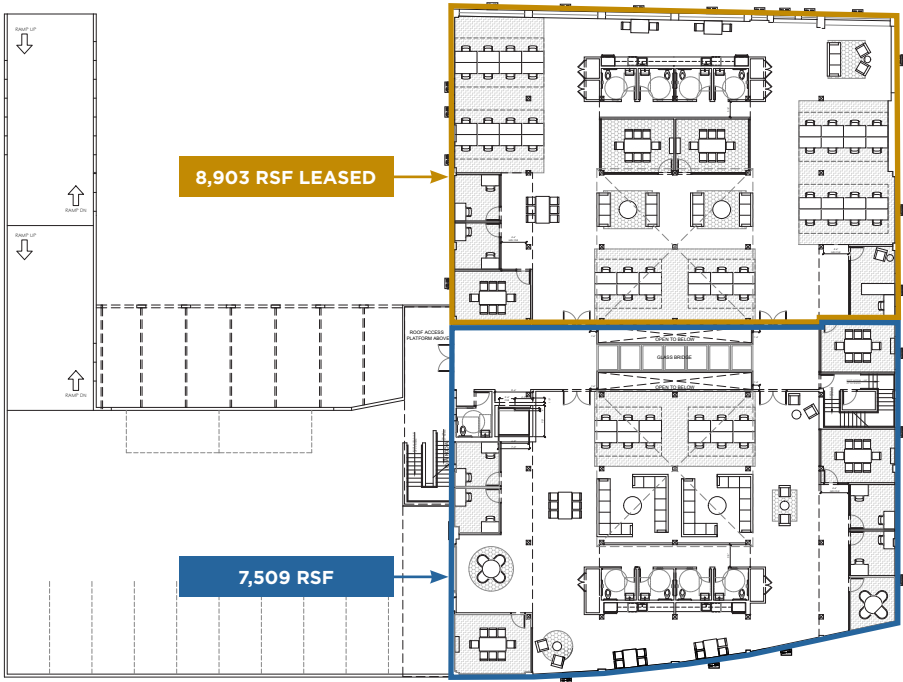


FLOOR PLANS

1ST FLOOR - 23,550 RSF



2ND FLOOR - 16,412 RSF



AMENITIES

DINING

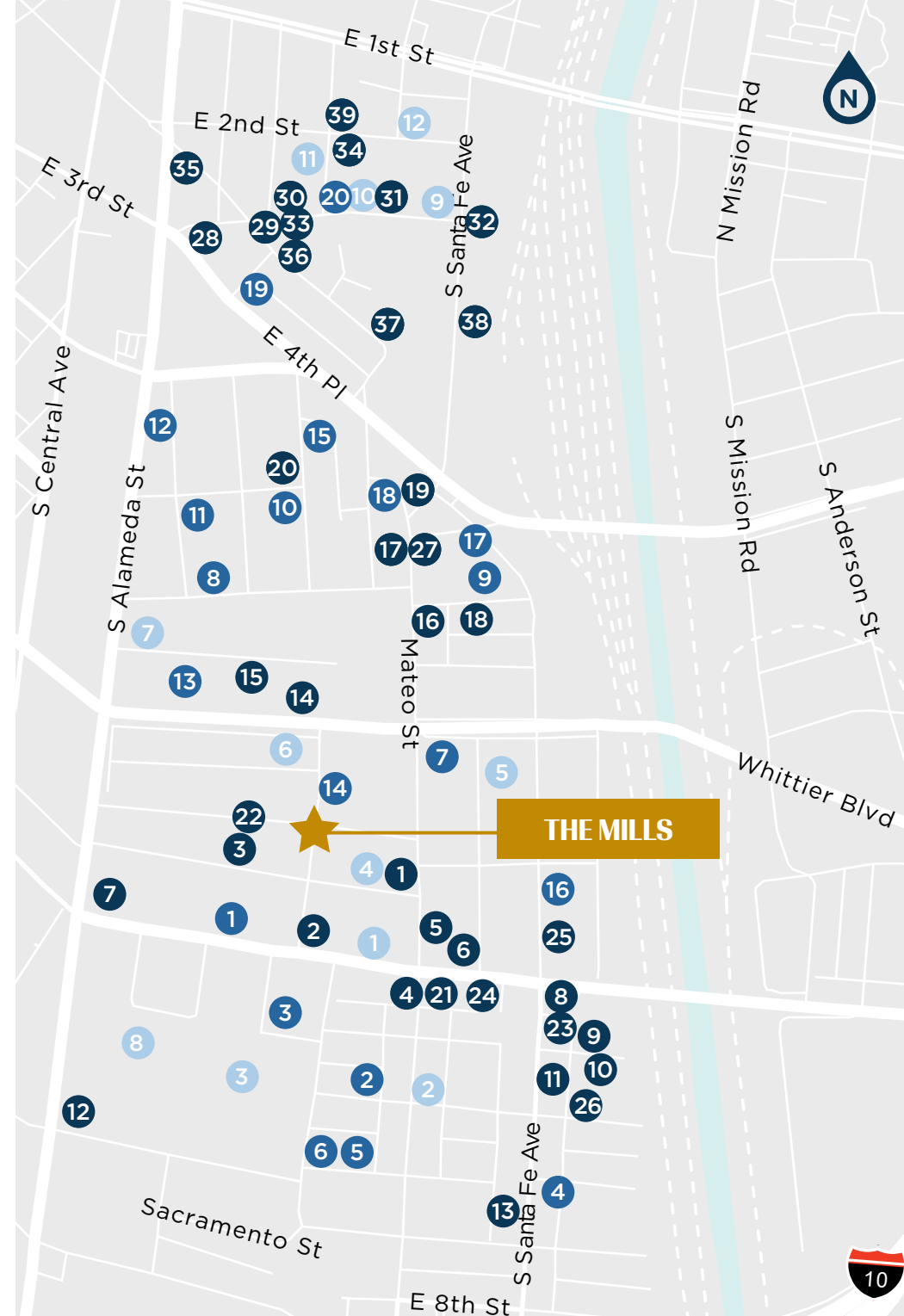
- | | | |
|--------------------------|--------------------------------|--------------------------|
| 1. Little Bear Bar | 14. BRERA Ristorante | 27. Paddy's Pub |
| 2. Bang Bang Noodles | 15. The Factory Kitchen | 28. EightyTwo |
| 3. Flying Embers Taproom | 16. Zinc Cafe & Market and Bar | 29. Wurstkuche |
| 4. Everson Royce Bar | 17. Girl & the Goat | 30. Salt & Straw |
| 5. AFURI Ramen | 18. Chuy's Tacos Dorados | 31. Eat Drink Americano |
| 6. PIZZANISTA! DTLA | 19. Bavel | 32. Cafe Gratitude |
| 7. McDonald's | 20. Urth Caffe | 33. Death & Co. |
| 8. Bread Lounge | 21. Guerrilla Tacos | 34. Manuela |
| 9. Bestia | 22. Bike Shed Moto Co | 35. Angel City Brewery |
| 10. Damian | 23. Yangban Society | 36. Groundwork Coffee |
| 11. Stumptown Coffee | 24. Detroit Vesey's | 37. Smoke City Char Bar |
| 12. Farmer Boys | 25. Paratta | 38. Here & Now |
| 13. Maru Coffee | 26. Ditroit Taqueria | 39. Father's Office DTLA |

ATTRACTIONS

- | | | |
|----------------------------------|--------------------------|---------------------|
| 1. Institute of Contemporary Art | 7. Awa Oasia | 15. Resident |
| 2. Mirus Gallery | 8. Wisdome LA | 16. Crafted Kitchen |
| 3. Metropolitan High School | 9. Willow Studios | 17. Mash Gallery |
| 4. SoHo Warehouse | 10. Arts District Park | 18. Mouche Gallery |
| 5. Secret Movie Club | 11. Imperial Art Studios | 19. Art Share LA |
| 6. The Clara Los Angeles | 12. The KNOW | 20. Hauser & Wirth |
| | 13. Factory PI Mini | |
| | 14. Concrete Studios LA | |

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 |





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