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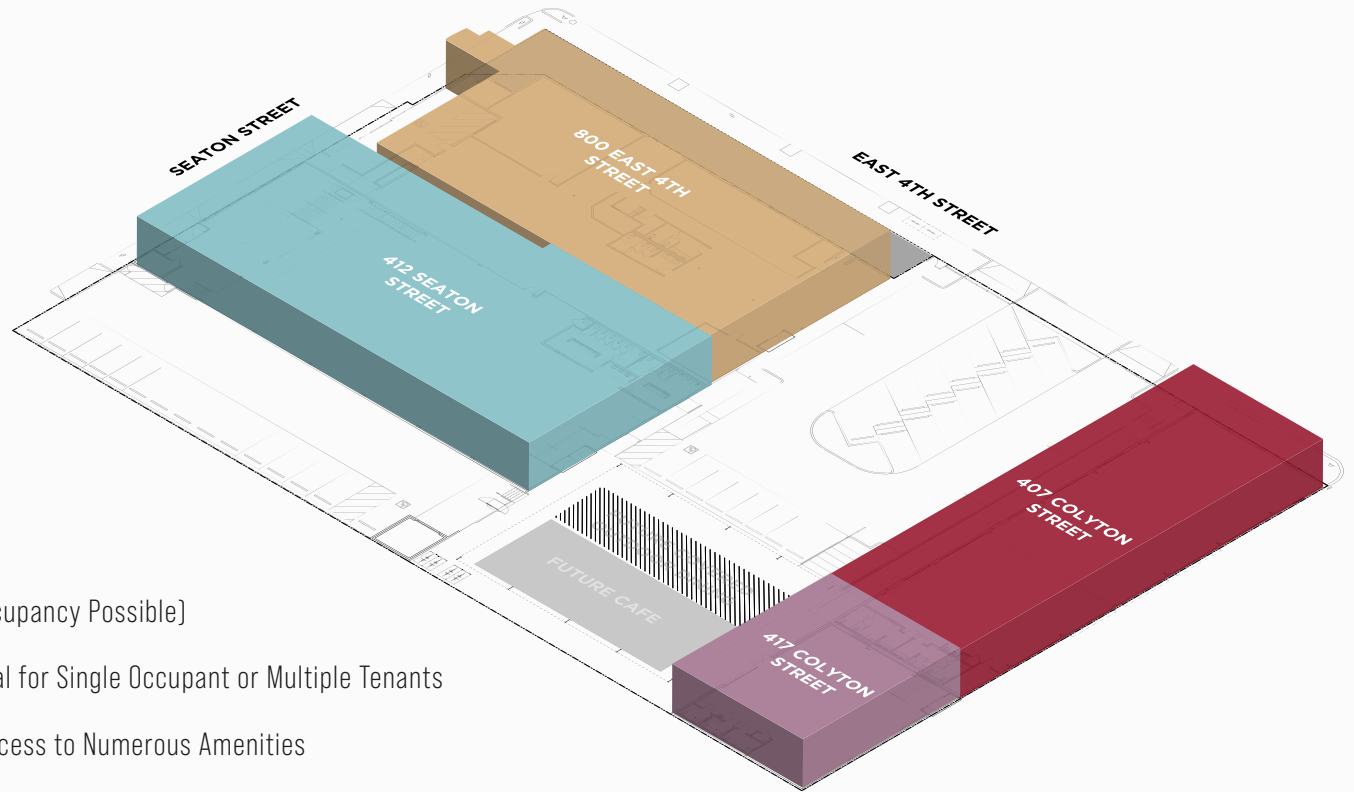


*The Container Yard!*

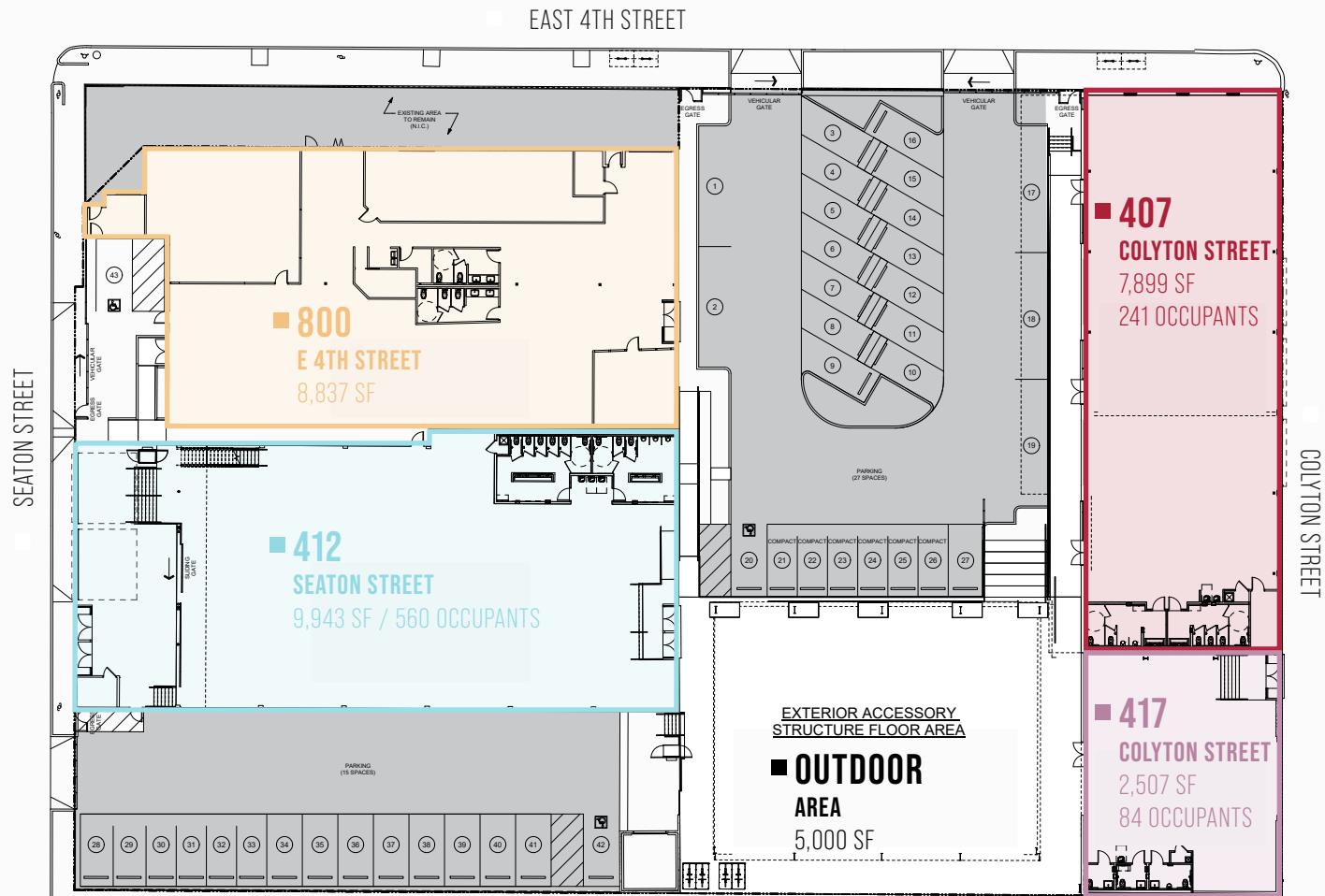
The Container Yard is an iconic property nestled in the center of the Arts District that has garnered artwork from global artists over the past decade. For the first time ever, the four (4) buildings are being offered for lease after a full refurbishment. The campus setting of The Container Yard is ideal for a single occupant or the buildings can be leased separately to multiple tenants. Once the renovations are completed, it will provide a creative environment befitting to the Arts District. Located in a pedestrian friendly area on the border of the Arts District and Little Tokyo, there is access to a cornucopia of amenities within short distance. The Container Yard is an ideal space for a wide range of occupants – from a creative agency to a street facing retailer.

# Campus Highlights

- Premier Arts District Location
- Fully Refurbished & Retrofitted (High Occupancy Possible)
- Campus Setting with Private Parking Ideal for Single Occupant or Multiple Tenants
- Pedestrian Friendly Environment with Access to Numerous Amenities
- Convenient Access to Freeways



# Site Plan





■ 800 East 4th Street Interior



■ 412 Seaton Street Interior

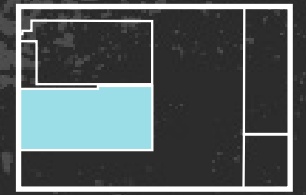


■ 407 Colyton Street Interior



■ 417 Colyton Street Interior

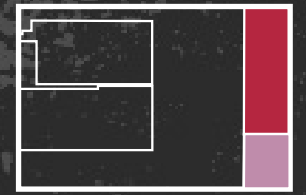
# 412 Seaton St



*The Concrete Group*

■ 412 SEATON STREET  
±9,943 SF | 600 OCCUPANTS

# 407/417 Colyton St



*The Corner Group*

■ 417 COLYTON STREET  
±2,507 SF | 84 OCCUPANTS

■ 407 COLYTON STREET  
±7,899SF | 241 OCCUPANTS



# The Container Yard!

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