



TISHMAN SPEYER

# 2159 Bay Street Arts District

Highly-Improved Creative Campus for Lease

**CBRE**

**Total RSF** 39,761

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**Campus Breakdown**

Building A: 7,847 RSF  
Building B: 24,533 RSF  
Building C: 7,381 RSF

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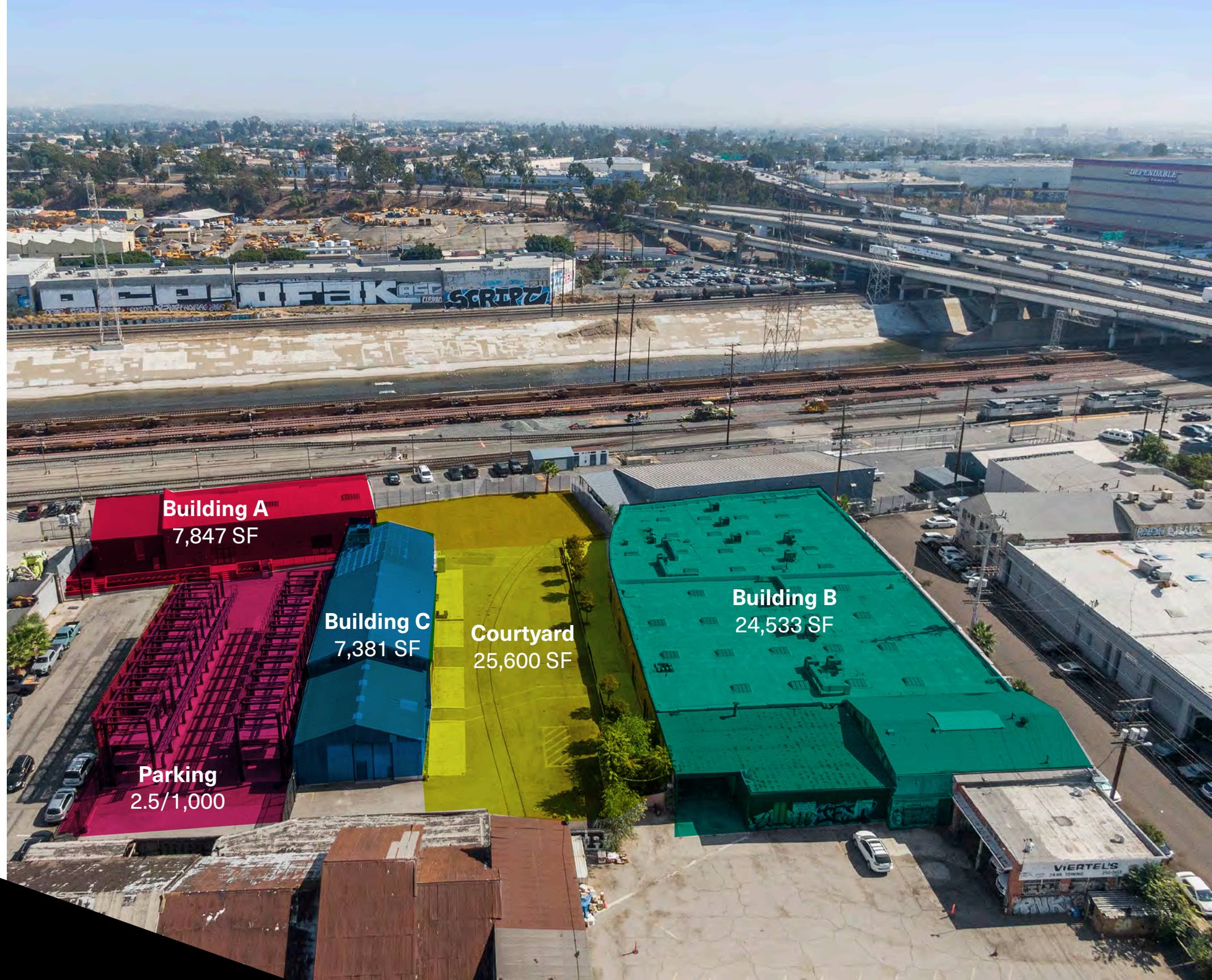
**Availability** Immediately

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**Parking Ratio** 2.5/1,000

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**Details**

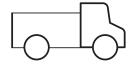




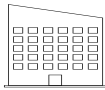
39,761 SF creative office campus opportunity for a single user comprised of three recently renovated single-story buildings.



Over 25,000 SF of outdoor space.



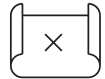
2.5/1,000 SF parking.



Conveniently located next to Soho Warehouse, Soho House's latest offering.



Walking distance to Los Angeles' most acclaimed restaurants, art galleries, and coffee shops.



High-volume, slab-on-grade construction with significantly above-standard electrical capacity.



# Highlights





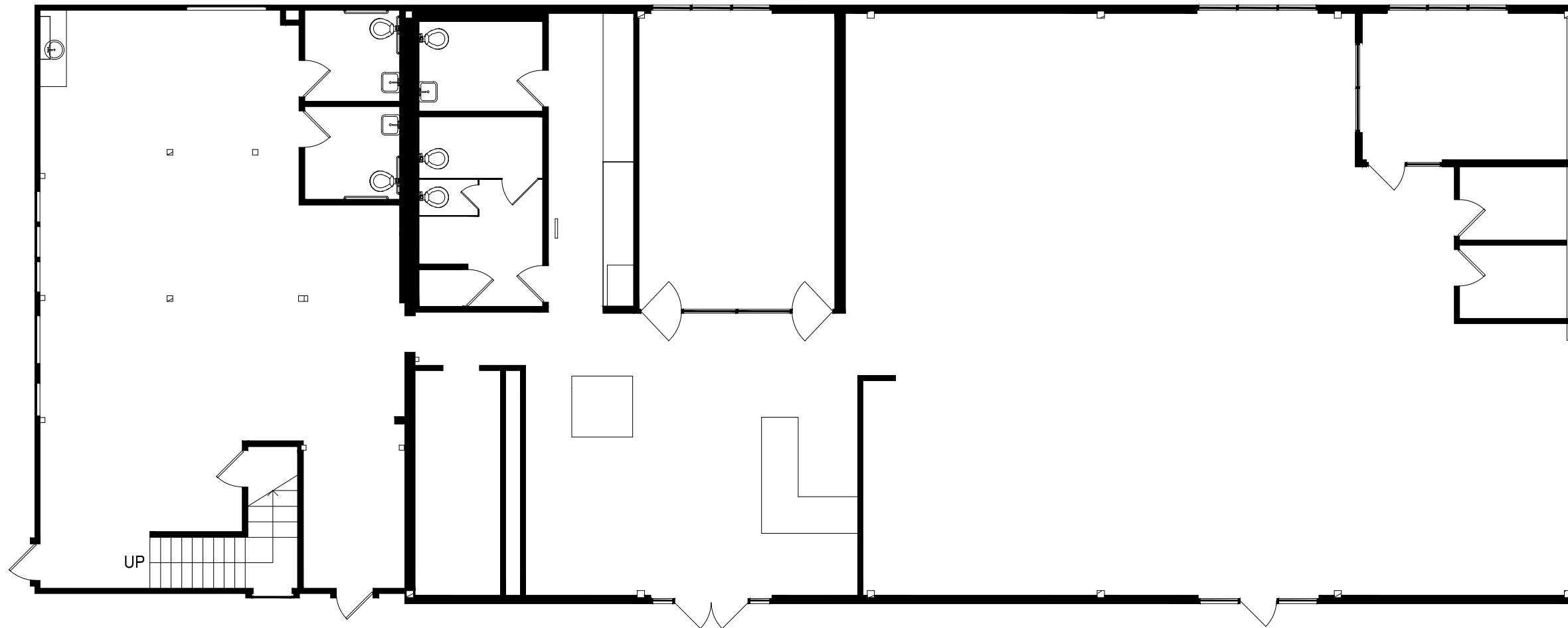
# Building A

7,847 RSF | Ceiling height: 15' - 22'10" | Power: 240v - 10w/rsf

# Building A

## First Floor

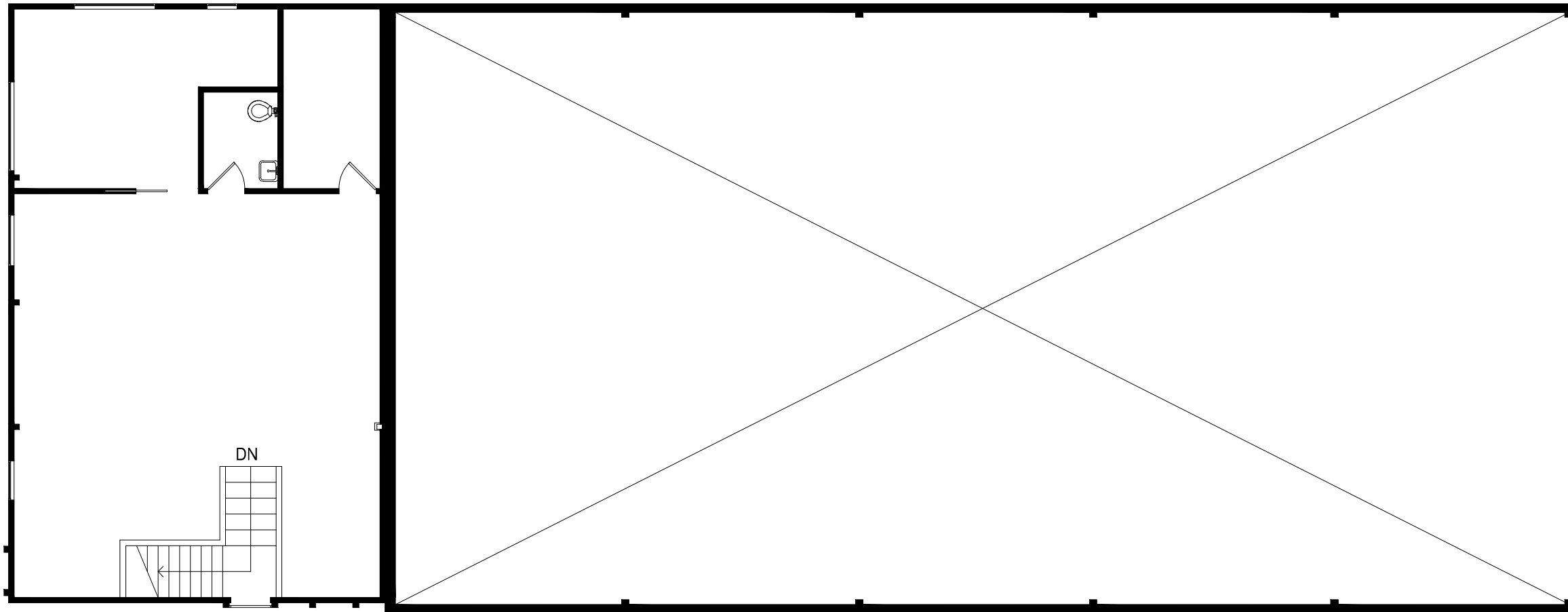
6,348 RSF



# Building A

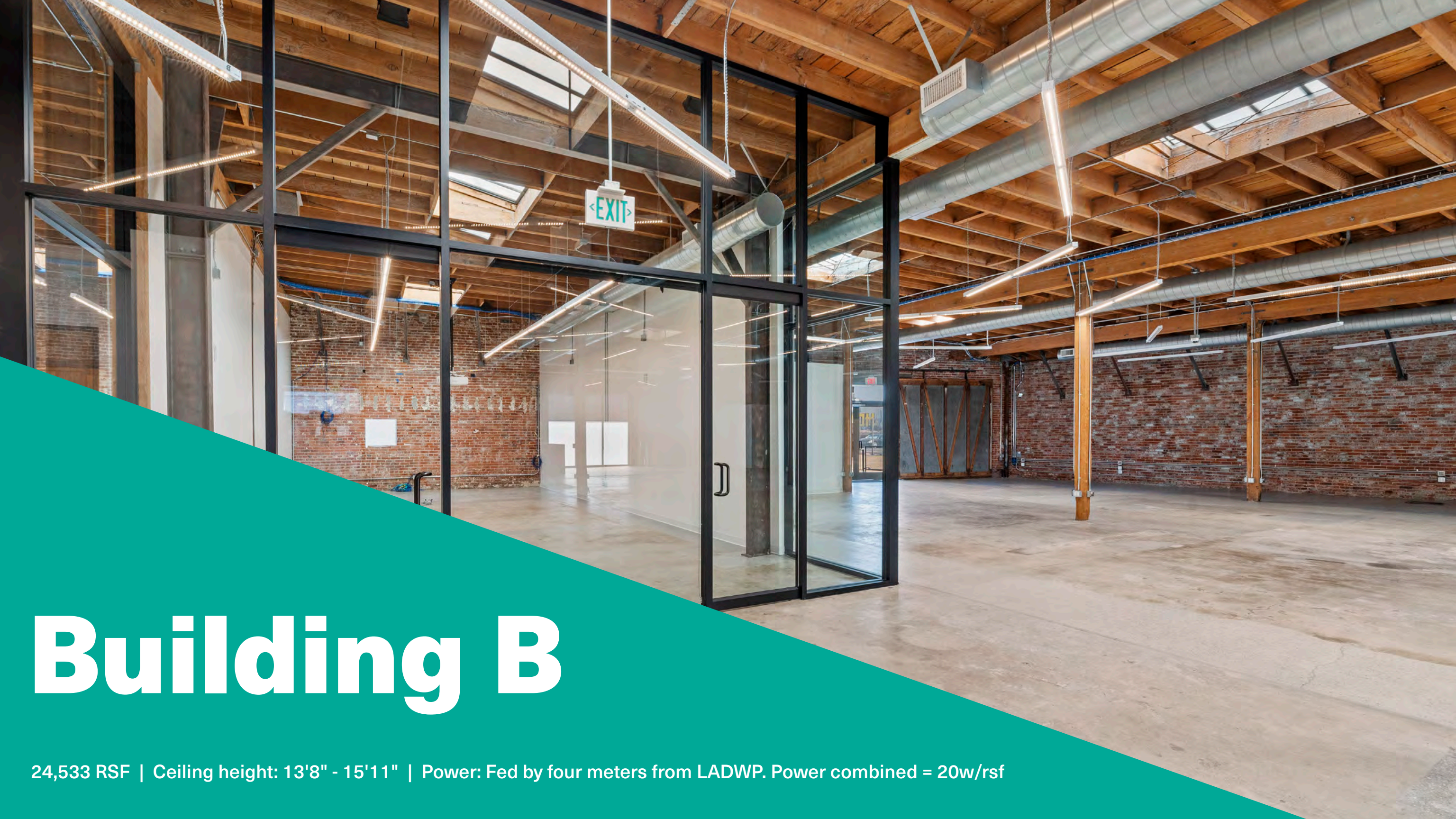
## Second Floor

1,499 RSF



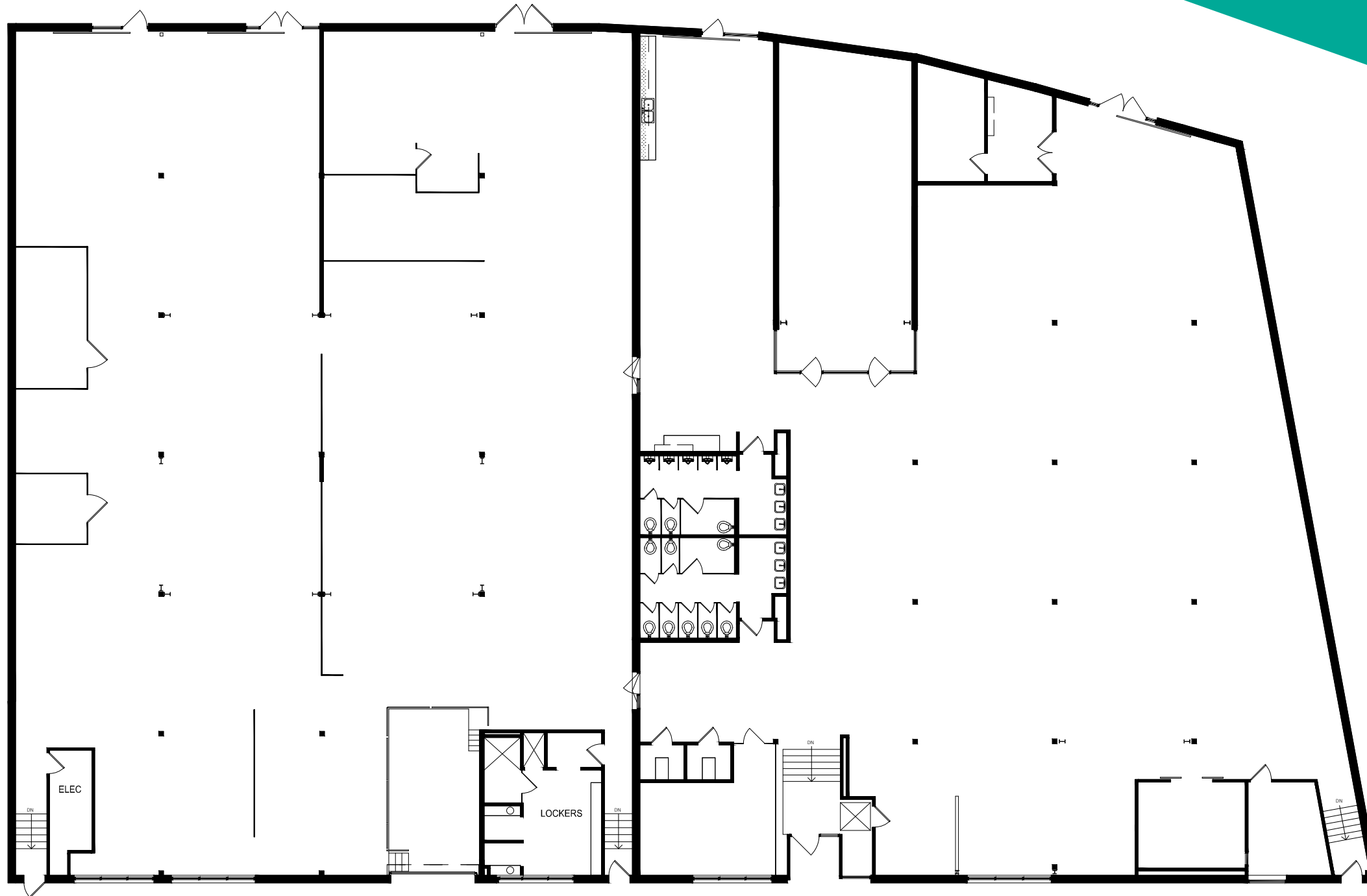


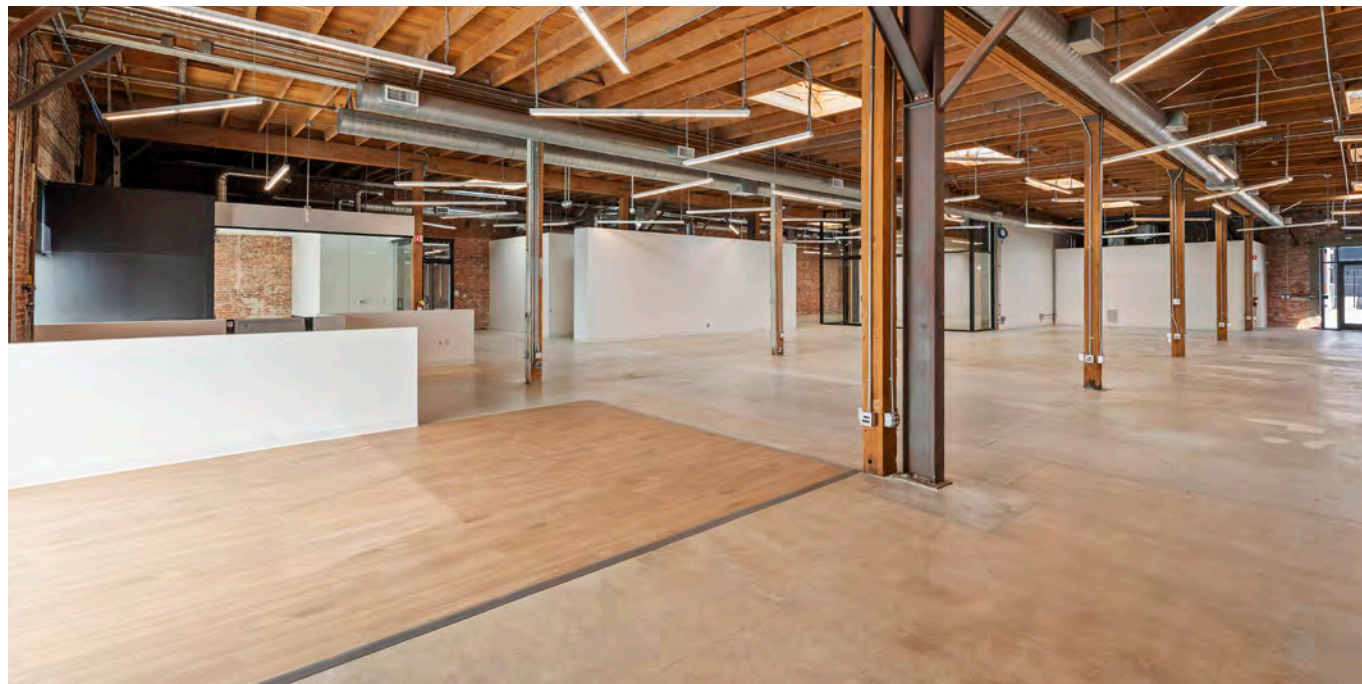




# Building B

24,533 RSF | Ceiling height: 13'8" - 15'11" | Power: Fed by four meters from LADWP. Power combined = 20w/rsf

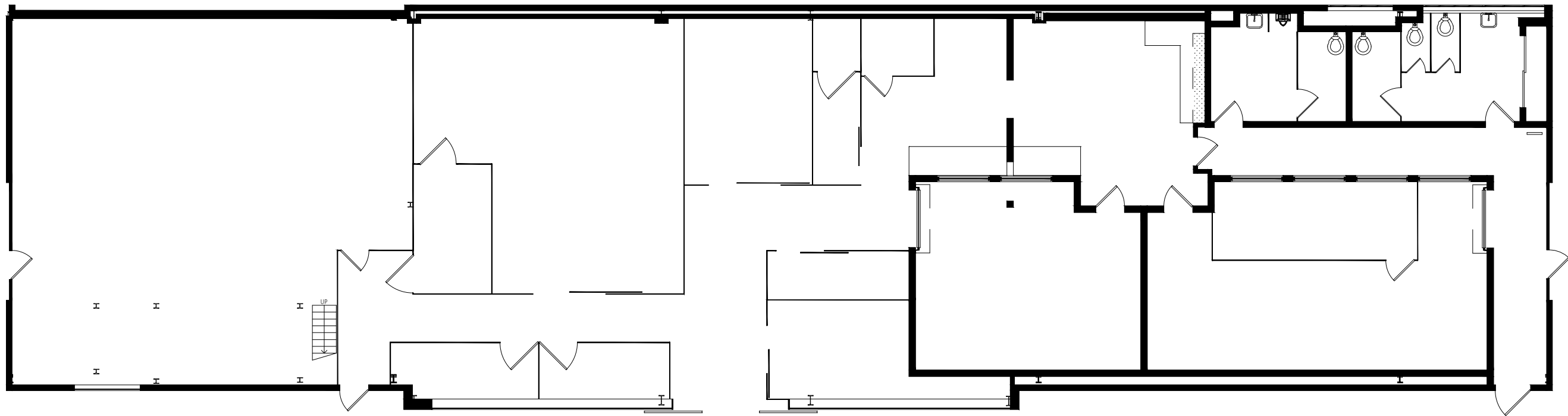


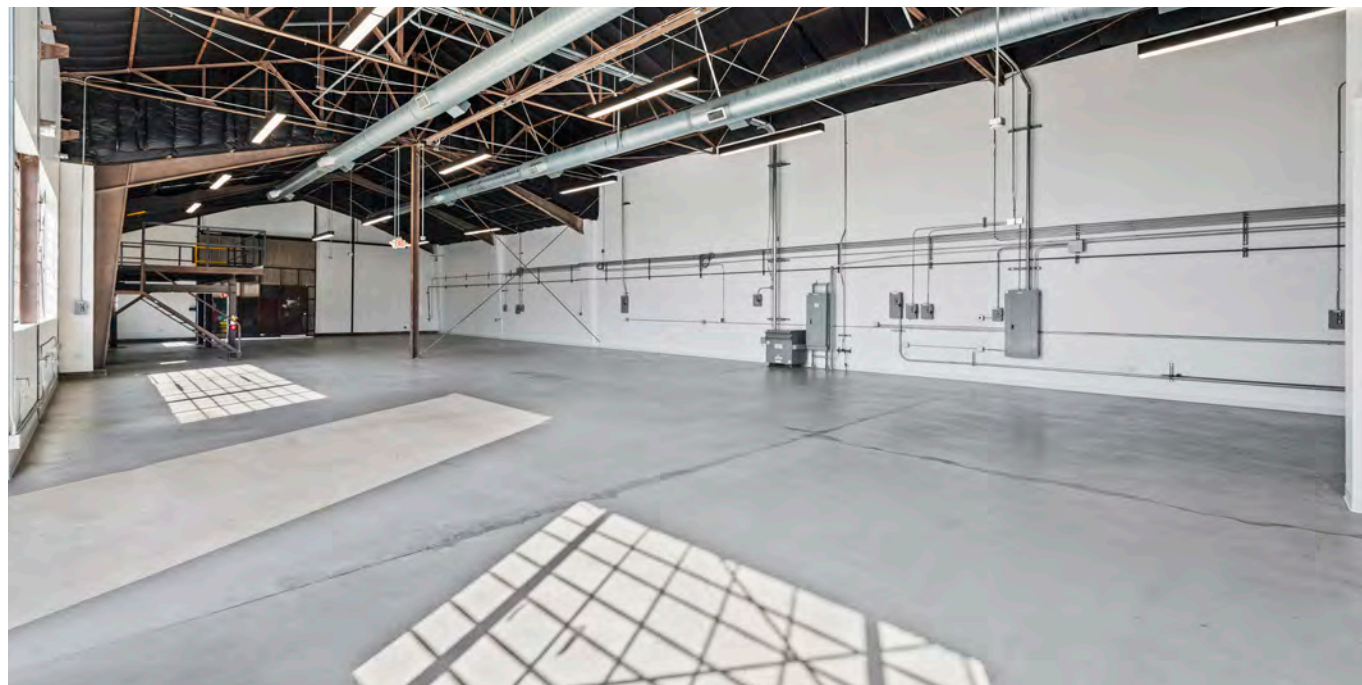




# Building C

7,381 RSF | Ceiling height: 13'10" - 20'2" | Power: 240v - 20w/rsf







**Building C Interior**  
Conceptual Rendering



**Courtyard**  
Conceptual Rendering





**Courtyard**  
Conceptual Rendering



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# Contact

**JOHN ZANETOS**

Lic. 01346686

+1 213 613 3704

[john.zanetos@cbre.com](mailto:john.zanetos@cbre.com)

**CHRIS PENROSE**

Lic. 01840456

+1 213 613 3108

[chris.penrose@cbre.com](mailto:chris.penrose@cbre.com)

**KELLI SNYDER**

Lic. 02004355

+1 213 613 3308

[kelli.snyder@cbre.com](mailto:kelli.snyder@cbre.com)

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