



M
MAXWELL
W

1019 E 4TH PLACE
LOS ANGELES, CA 90013





A gem in the heart of the Arts District.

- + 61,248 SF creative office building
- + 741 SF rooftop amenity deck (shared tenant access)
- + Historic former Maxwell House Coffee warehouse
- + Shared campus tenants include Accenture, Califia Farms and Twitch
- + Secure 5-floor parking structure (2:1000 ratio) with EV stations
- + 24-hour, on-site lobby & building security
- + Women's/Men's locker rooms with showers
- + Bike lockers
- + Weathered brick inside & outside
- + Oversized, operable steel-frame windows
- + Wood-stamped, high concrete ceilings
- + Polished concrete floors
- + Easy freeway access



Cafes, high art, and low dives all within walking distance.

Food & Drink

- | | |
|--|---------------------------|
| 1 De La Nonna | 14 Kombu Sushi |
| 2 Angel City Brewery | 15 Urth Caffè |
| 3 The Pie Hole | 16 RESIDENT DTLA |
| 4 Cha Cha Chá | 17 Bavel |
| 5 Wurstkuche | 18 Verve Coffee |
| 6 Hearts & Flame | 19 The Factory Kitchen |
| 7 Salt & Straw | 20 Brera Ristorante |
| 8 Loqui | 21 Flor Y Solera |
| 9 Groundwork Coffee | 22 Zinc Cafe & Bar Mateo |
| 10 Arts District Brewing Co. & Fritz Coopt | 23 Blue Bottle Coffee |
| 11 Manuela | 24 AFURI Ramen + Dumpling |
| 12 Camphor | 25 Yangban |
| 13 Van Leeuwen Ice Cream | |

Shopping & Leisure

- 26 Hauser & Wirth
- 27 Alchemy Works
- 28 Lovestitch
- 29 Grow Market
- 30 Nail Box LA
- 31 Hennessey + Ingalls Bookstore
- 32 Everson Royce



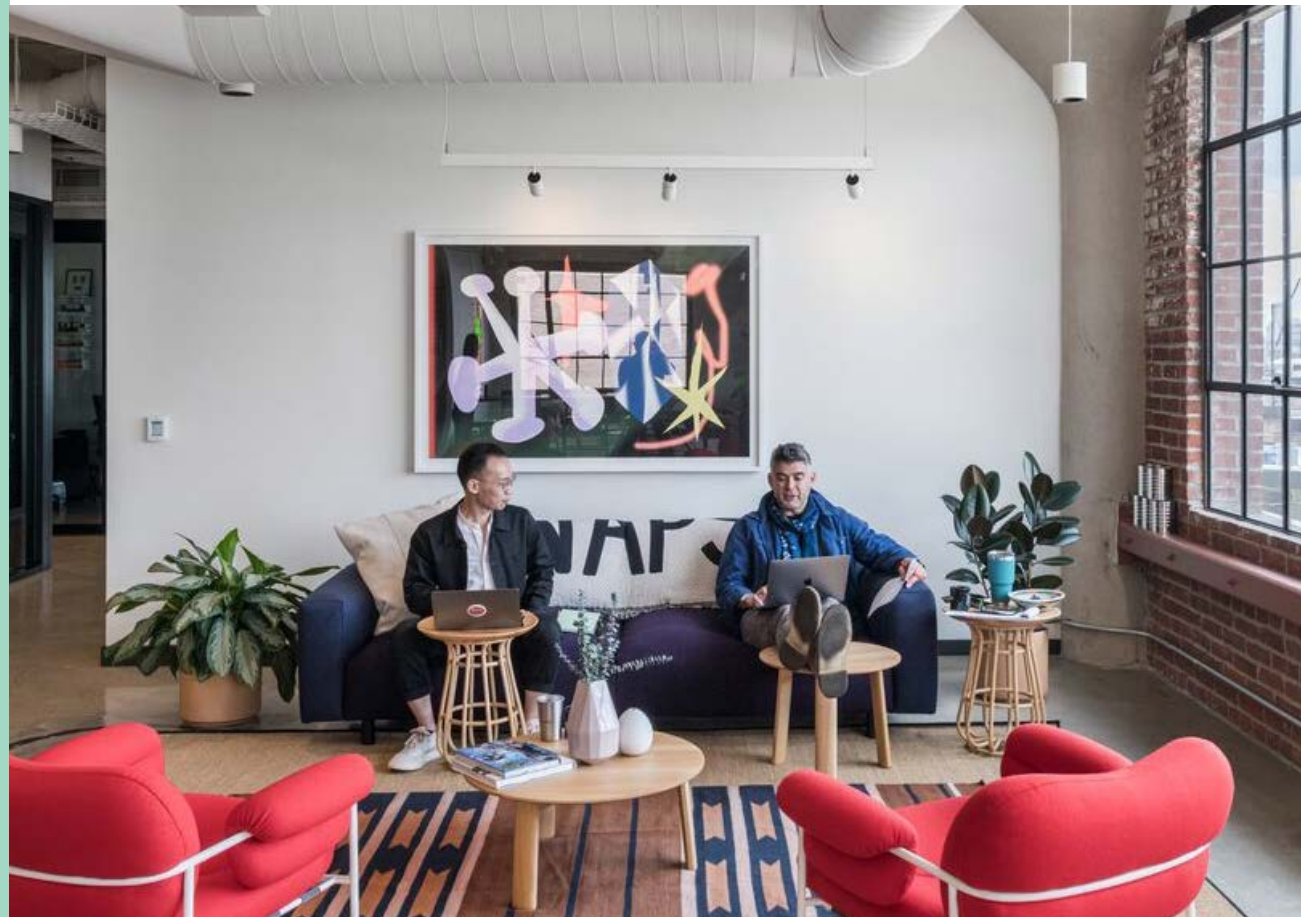
The Arts District

A special blend of office and history.

1019 E. 4TH PLACE

TOTAL: 61,248 SF

| FLOOR 1 | FLOOR 2 | FLOOR 3 | FLOOR 4 | FLOOR 5 | ROOFTOP DECK |
|---------------|---------------|------------------------|------------------------|------------------------|--------------------------|
| CALIFIA FARMS | CALIFIA FARMS | 10,593 SF AVAILABLE | 10,607 SF AVAILABLE | 10,607 SF AVAILABLE | 741 SF TENANT AMENITY |



10,600 SF floor plates

11 FT ceiling heights on floors 2-4

14 FT ceiling heights on floor 5

Building-top and lobby signage options



Central Arts
District Location



Prominent Building
Signage



Rooftop Deck



State-Of-The-Art
Building Systems



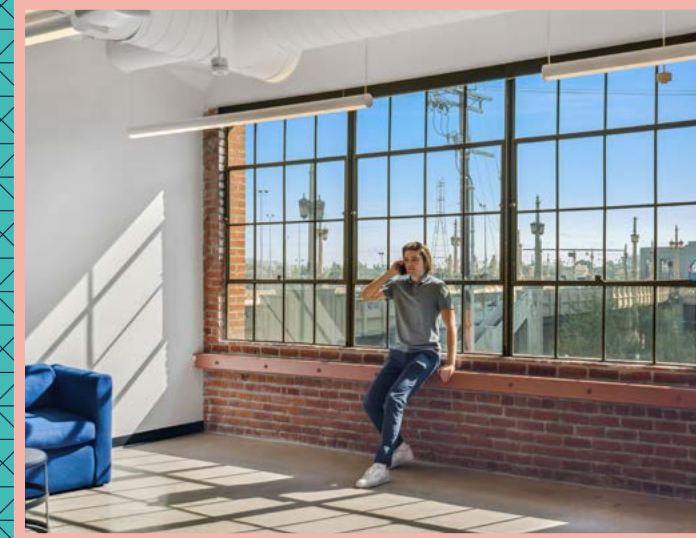
Large, Architectural
Windows



Close To Freeways
+ Metro

FLOOR 3

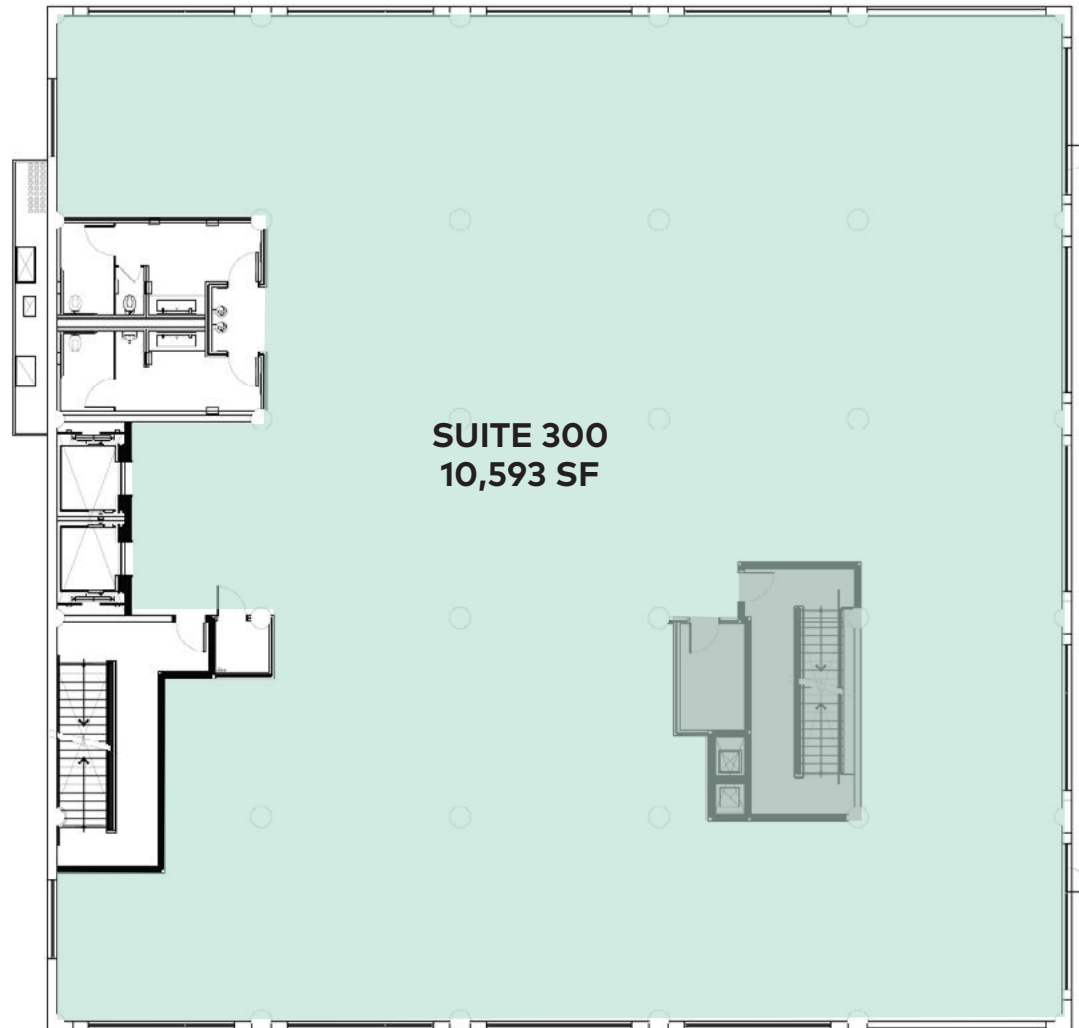
10,593 SF



Limitless possibilities.

M
MAXWELL
M

1019 E 4th Place
1003 E 4th Place
Los Angeles, CA 90013



1019 E 4th Place - 3rd Floor

FLOOR 4

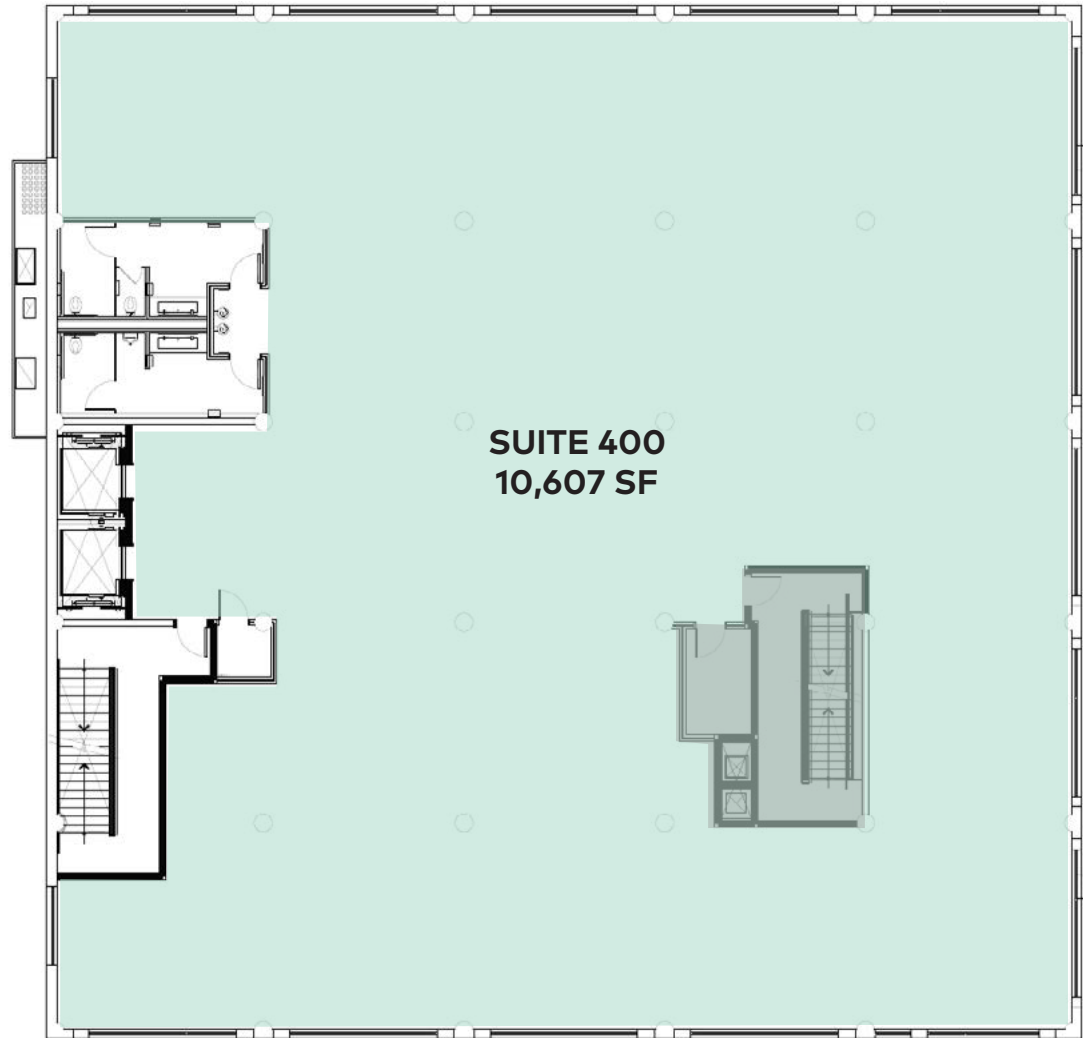
10,607 SF



Boundless opportunity.

M
MAXWELL
M

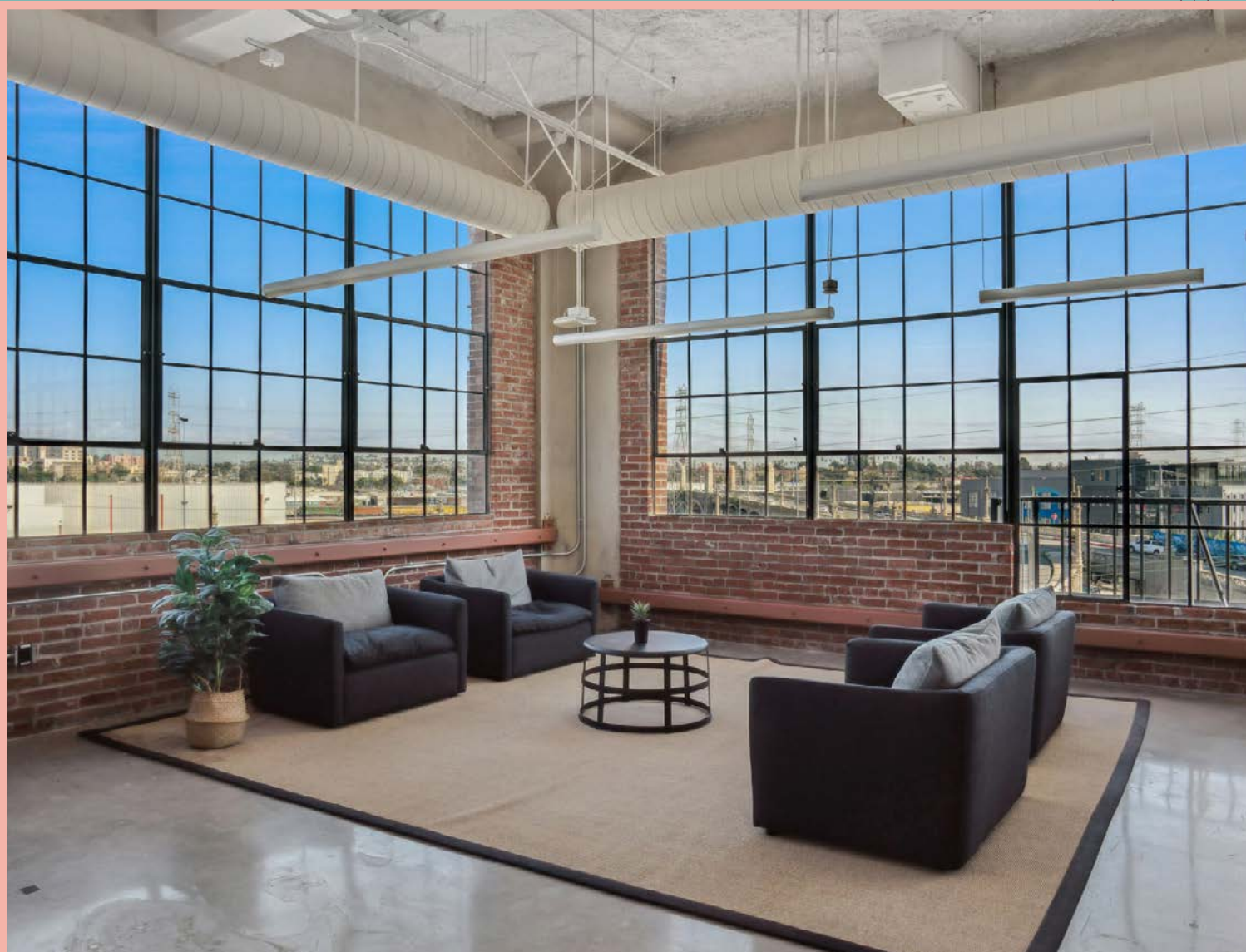
1019 E 4th Place
1003 E 4th Place
Los Angeles, CA 90013



1019 E 4th Place - 4th Floor

FLOOR 5

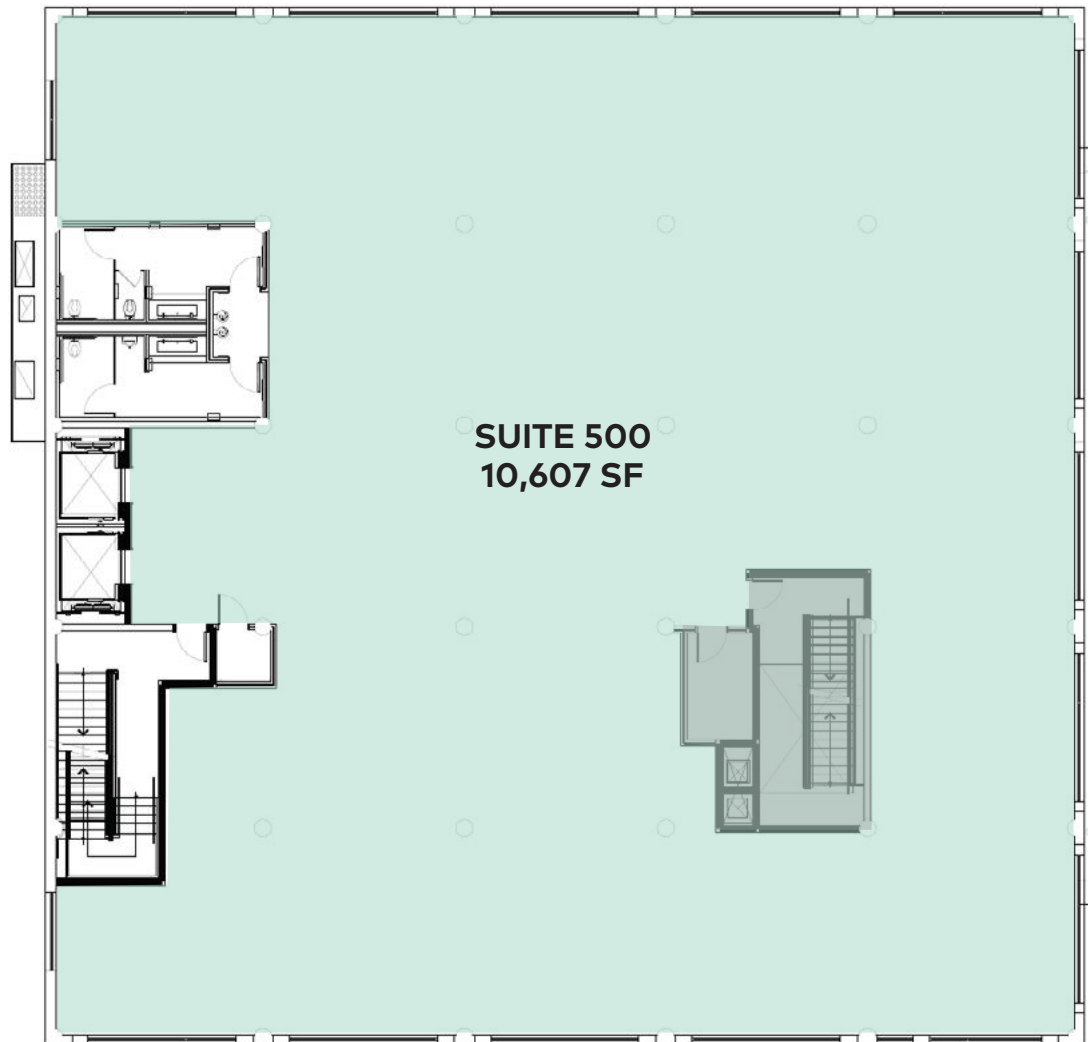
10,607 SF



Move-in ready.

M
MAXWELL
M

1019 E 4th Place
1003 E 4th Place
Los Angeles, CA 90013



1019 E 4th Place - 5th Floor



Developed by Hudson Pacific Properties

Where we work is not just where we work. It's part of who we are and how we thrive. At Hudson Pacific Properties, that's what drives us to stay one step ahead, looking for opportunities in just the right places to bring innovation to life.

When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies – building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties, everything is possible.

HudsonPacificProperties.com

LEASING CONTACTS

Blake Mirkin
blake.mirkin@CBRE.com
(310) 550-2562

John Zanetos
john.zanetos@CBRE.com
(213) 613-3704

Patrick Amos
patrick.amos@CBRE.com
(310) 550-2594

Todd Doney
todd.doney@CBRE.com
(213) 593-1360

Rob Waller
rob.waller@CBRE.com
(310) 550-2536

Christopher Penrose, Jr.
chris.penrose@CBRE.com
(213) 613-3108