



TURNKEY CREATIVE OFFICE SPACE
AT THE ICONIC 4TH STREET BRIDGE
NEAR DTLA'S VIBRANT ARTS DISTRICT



CBRE



SECOND FLOOR

SUITE 201 15,292 SF

AMENITIES INCLUDE



6 Executive Offices, 3 Conference Rooms, Cyclorama, Kitchen, and Private Elevator



Secure Entry



400A Electrical Service



Unisex Restrooms



Area Lighting and Outlets



Central Heat & Air Conditioning



Remote Access Gated Parking



Polished Concrete Floors

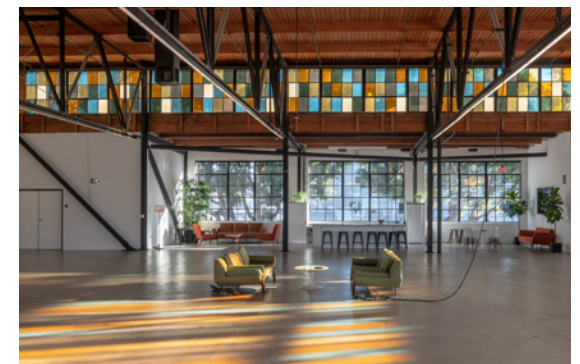
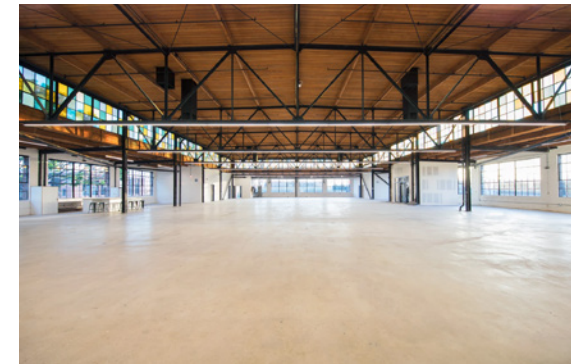
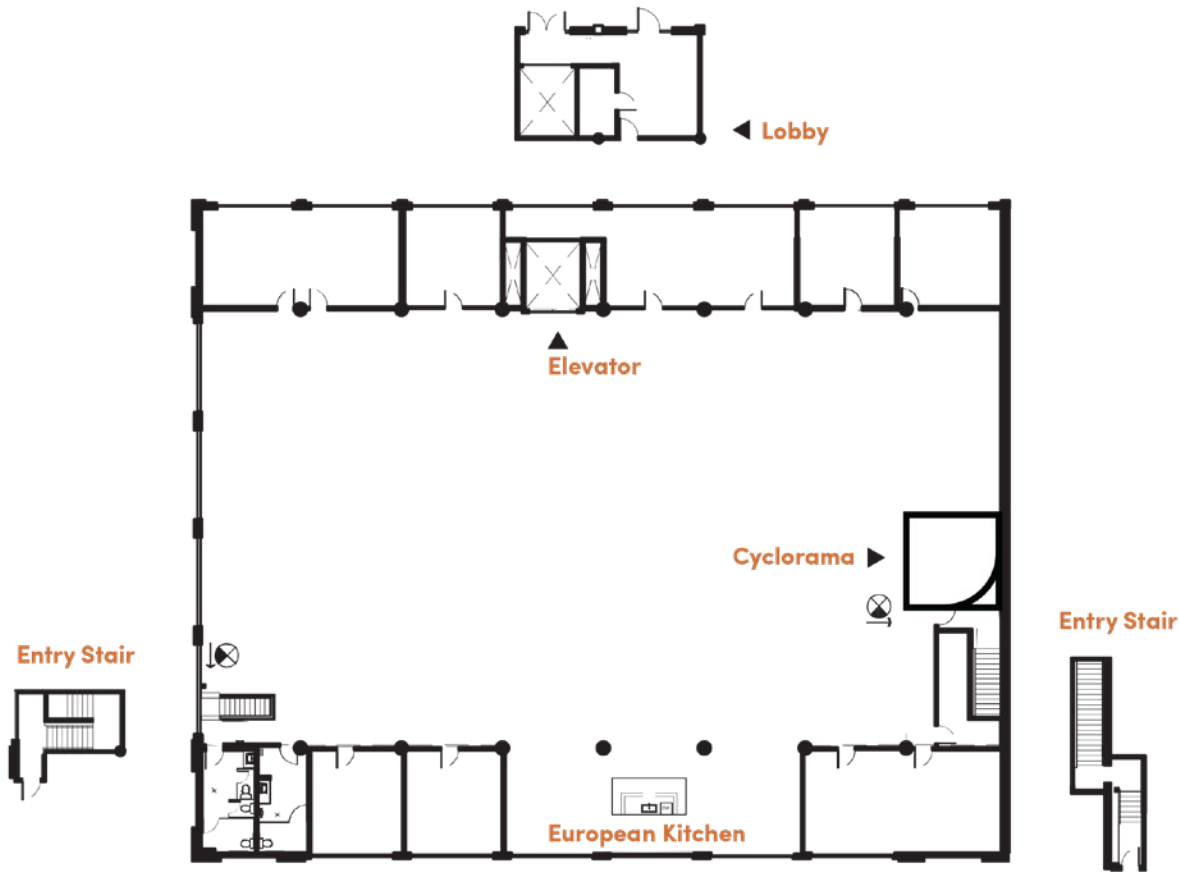


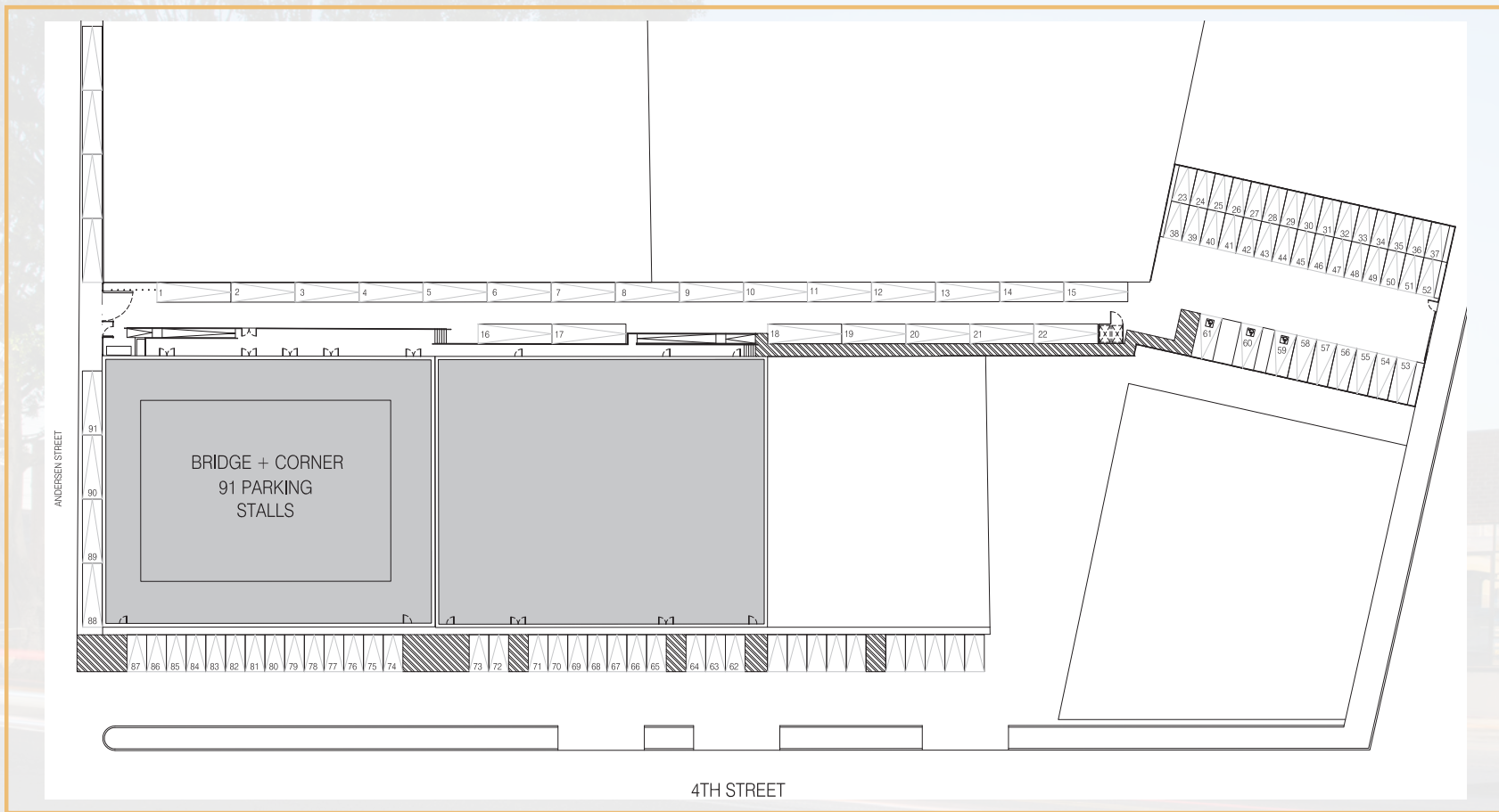


SECOND FLOOR

SUITE 201 15,292 SF

FLOOR PLAN





SITE/PARKING PLAN



LOCAL AMENITIES



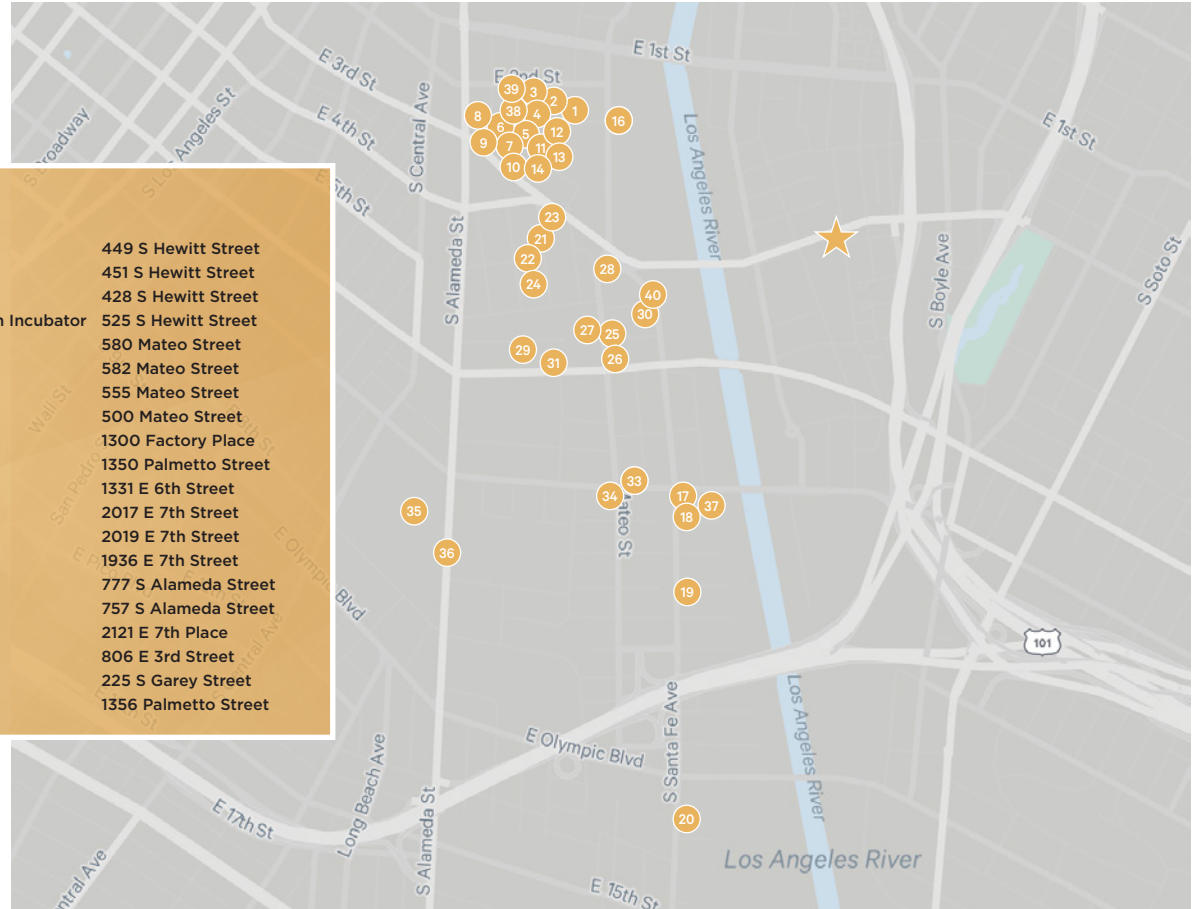
METRO GOLD LINE



6TH STREET BRIDGE & PARK

LOCAL AMENITIES

- | | | | |
|-----------------------------------|------------------------|------------------------------------|----------------------|
| 1 Eat Drink Americano | 923 E 3rd Street | 21 Sampa | 449 S Hewitt Street |
| 2 Hauser, Wirth & Shimmel Gallery | 907 E 3rd Street | 22 Urth Caffè | 451 S Hewitt Street |
| 3 Manuela | 907 E 3rd Street | 23 Resident | 428 S Hewitt Street |
| 4 Salt & Straw | 829 E 3rd Street | 24 Los Angeles Cleantech Incubator | 525 S Hewitt Street |
| 5 Death & Co | 818 E 3rd Street | 25 Zinc Café Bar Mateo | 580 Mateo Street |
| 6 La Cha Cha Cha | 812 E 3rd Street | 26 Blue Bottle Coffee | 582 Mateo Street |
| 7 Wurstkutche | 800 E 3rd Street | 27 Girl & the Goat | 555 Mateo Street |
| 8 Angel City Brewery | 216 Alameda Street | 28 Bavel | 500 Mateo Street |
| 9 EightyTwo | 707 E 4th Place | 29 Factory Kitchen | 1300 Factory Place |
| 10 Art Share LA | 801 E 4th Place | 30 Willow Studios | 1350 Palmetto Street |
| 11 Loqui | 803 Traction Avenue | 31 Officine Brera | 1331 E 6th Street |
| 12 Groundwork Coffee | 811 Traction Avenue | 32 Tony's Saloon | 2017 E 7th Street |
| 13 Neighborhood Winery | 811 Traction Avenue | 33 Pizzanista! | 2019 E 7th Street |
| 14 Arts District Brewing | 828 Traction Avenue | 34 Everson Royce Bar | 1936 E 7th Street |
| 15 GROW the Produce Shope | 300 S Santa Fe Avenue | 35 Café Dulce | 777 S Alameda Street |
| 16 Hennessey + Ingalls | 300 S Santa Fe Avenue | 36 Pane Bianco DTLA | 757 S Alameda Street |
| 17 Bread Lounge | 700 S Santa Fe Avenue | 37 Betsia | 2121 E 7th Place |
| 18 kodo | 710 S Santa Fe Avenue | 38 Taberu | 806 E 3rd Street |
| 19 Soho Warehouse | 1000 S Santa Fe Avenue | 39 Hearts & Flame | 225 S Garey Street |
| 20 Mihai Nicodim | 1700 S Santa Fe Avenue | 40 The Rising Sun | 1356 Palmetto Street |



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