

FOR LEASE

1700

S SANTA FE AVE

LOS ANGELES • CA 90021

UNITS RANGING FROM

±1,932 SF - ±6,484 SF
(Upper Floors)

(Basement Studio Units Ranging
from ±1,423 SF to ±6,927 SF)



- Open Air Flex Space with Operable Windows
- Free Parking (±1.5 Car Parking Per 1,000 SF Leased)
- Private Restroom, Kitchenette & HVAC in Each Unit
- Open Floor Plan for Tenant to Design Their Own Layout
- Easy Access to Each Unit via 3 Stairwells or Elevators
- Low Cost, High End Creative Units
- Move-In Condition

FLEX/CREATIVE INDUSTRIAL MULTI-TENANT CAMPUS
BASEMENT STUDIO RATES STARTING AT \$0.99 PSF/MO GROSS
NO CAM CHARGES



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PROPERTY HIGHLIGHTS

- ±178,250 SF Flex/Creative Industrial Multi-Tenant Campus
- Units from ±1,932 SF - ±6,484 SF (Measured per BOMA Standards)
- Incredible Windows on all Four Sides
- Located Near Olympic Blvd and Santa Fe Ave
- Rare Opportunity to Occupy a One of a Kind Space
- ±1.5 Cars Per 1,000 SF Included in the Price (Additional Parking Available - Call Broker)
- Immediate Occupancy - Tours Available Upon Request
- Basement Units have Window A/C and Heating Units

PRICING SUMMARY

- Prices Starting at \$0.99 PSF/Mo Modified Gross
(Call Broker To Discuss Pricing For Each Unit)
- No CAM Charges. Tenant shall not be obligated to pay CAM charges. However, Tenant is responsible for paying its Pro Rata share of the increase of property taxes and property insurance costs over the base year. Tenant Shall Pay for Electricity, Utilities, and Janitorial for Their Unit
- 4% Fee to Tenant's Agent for Years 1-5

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

RON S. YOUNG

PRINCIPAL | LIC ID 01009947

323.767.2106

rsyoung@lee-associates.com

MIKE D. SMITH

PRINCIPAL | LIC ID 00978736

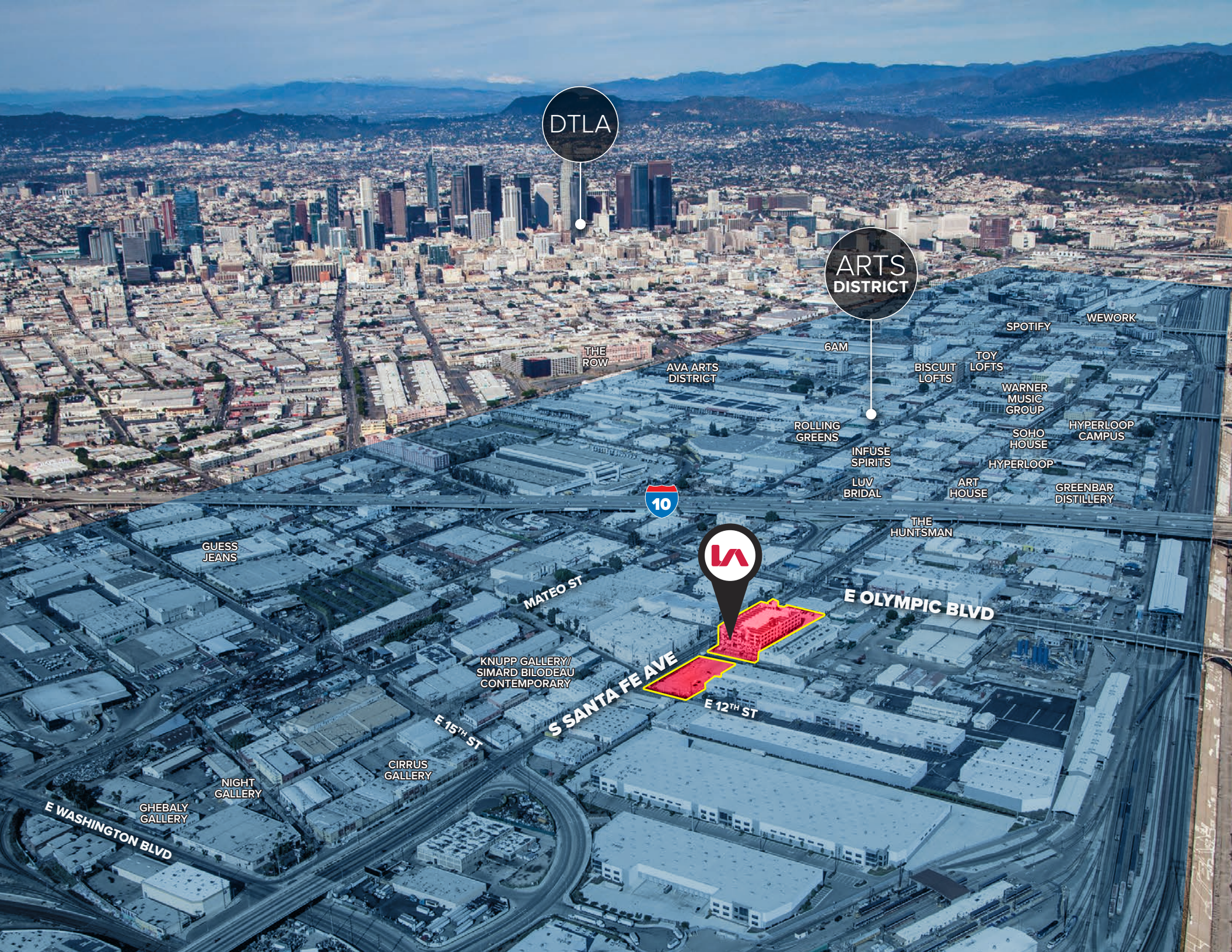
mdsmith@lee-associates.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates | Los Angeles Central
CORP ID 01125429
5675 Telegraph Rd, Ste 300
Los Angeles, CA 90040

	FLOOR/SUITE	APPROXIMATE SF AVAILABLE*	AVAILABILITY	COMMENTS
Free Standing Building in North Parking Lot	52	±5,000 SF	Immediate	Main Building is ±2,525 SF per Zimas
1 st FLOOR	Fully Leased			
2 nd FLOOR	Fully Leased			
3 rd FLOOR	Fully Leased			
4 th FLOOR	411	±1,932 SF	Immediate	4 th Floor
	451	±3,242 SF (Can be combined with adjacent unit 471)	Immediate	4 th Floor
	471	±3,242 SF (Can be combined with adjacent unit 451)	12/08/2025	4 th Floor
	440	±4,410 SF	Immediate	4 th Floor
BASEMENT	Basement	±1,423 SF to 6,927 SF	Immediate	Basement

* The sizes are calculated using Building Owners and Managers Association International (BOMA) standards and include a percentage of the common area of the project.



DTLA

ARTS
DISTRICT

THE
ROW

AVA ARTS
DISTRICT

6AM

ROLLING
GREENS

INFUSE
SPIRITS
LUV
BRIDAL

BISCUIT
LOFTS

TOY
LOFTS

WARNER
MUSIC
GROUP

SOHO
HOUSE
HYPERLOOP

SPOTIFY

WEWORK

HYPERLOOP
CAMPUS

GREENBAR
DISTILLERY

THE
HUNTSMAN

E OLYMPIC BLVD

E 12TH ST

S SANTA FE AVE

E 15TH ST

KNUPP GALLERY/
SIMARD BILODEAU
CONTEMPORARY

CIRRUS
GALLERY

NIGHT
GALLERY

GHEBALY
GALLERY

E WASHINGTON BLVD

PROPERTY PHOTO

1700 S SANTA FE AVE | LOS ANGELES



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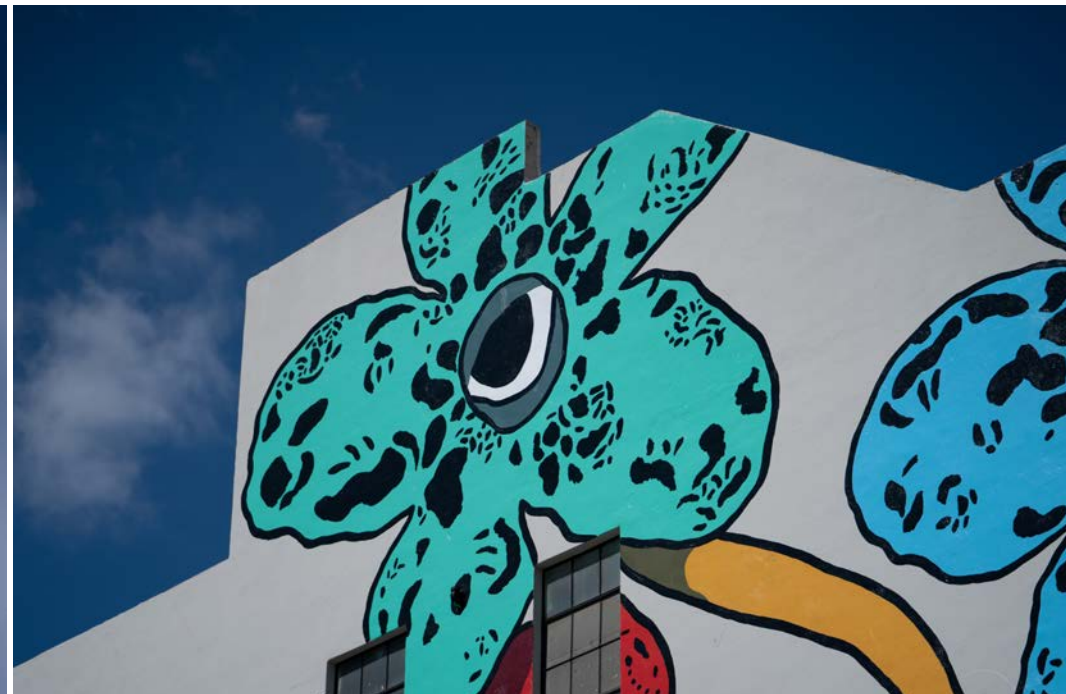
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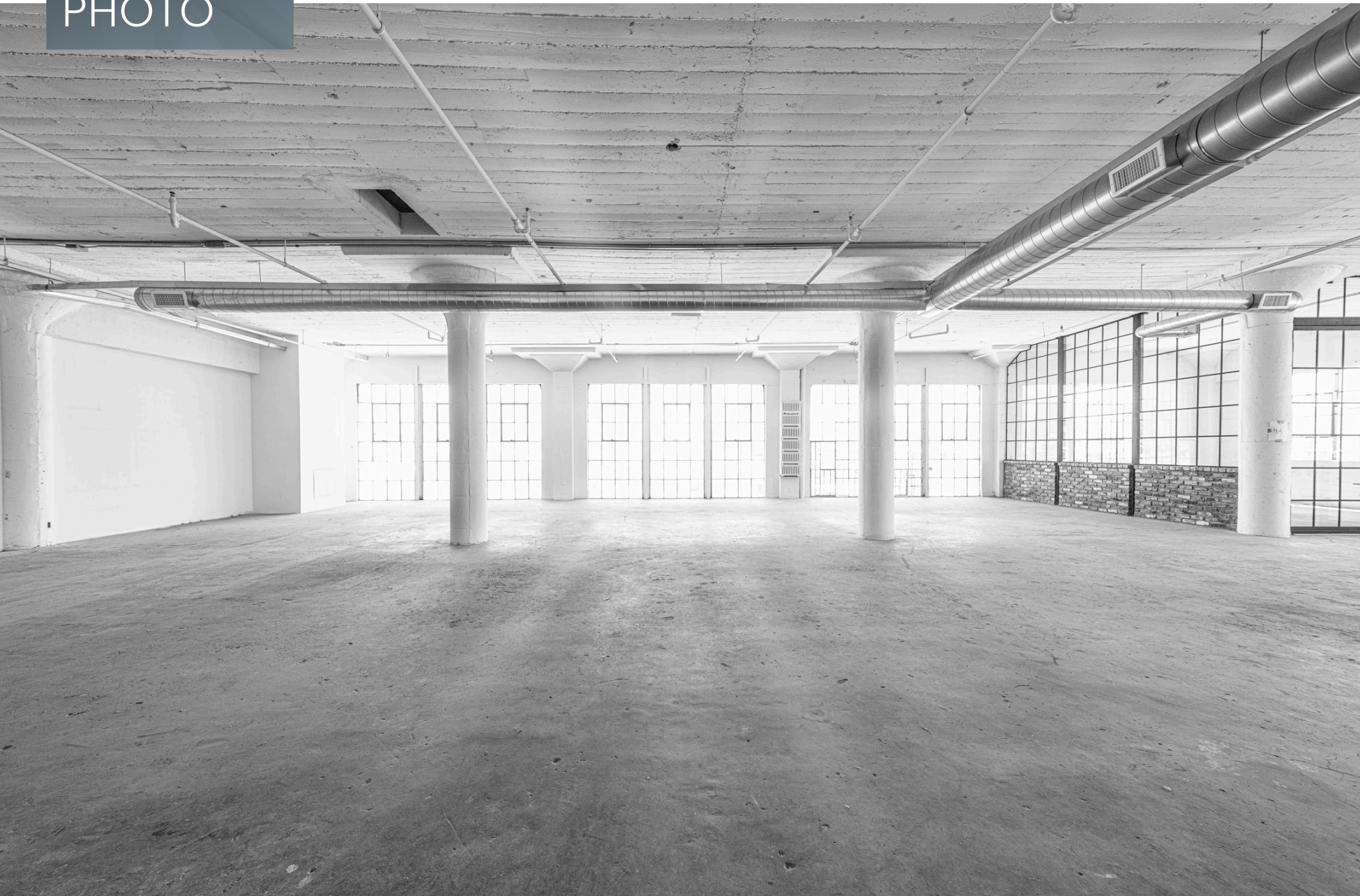
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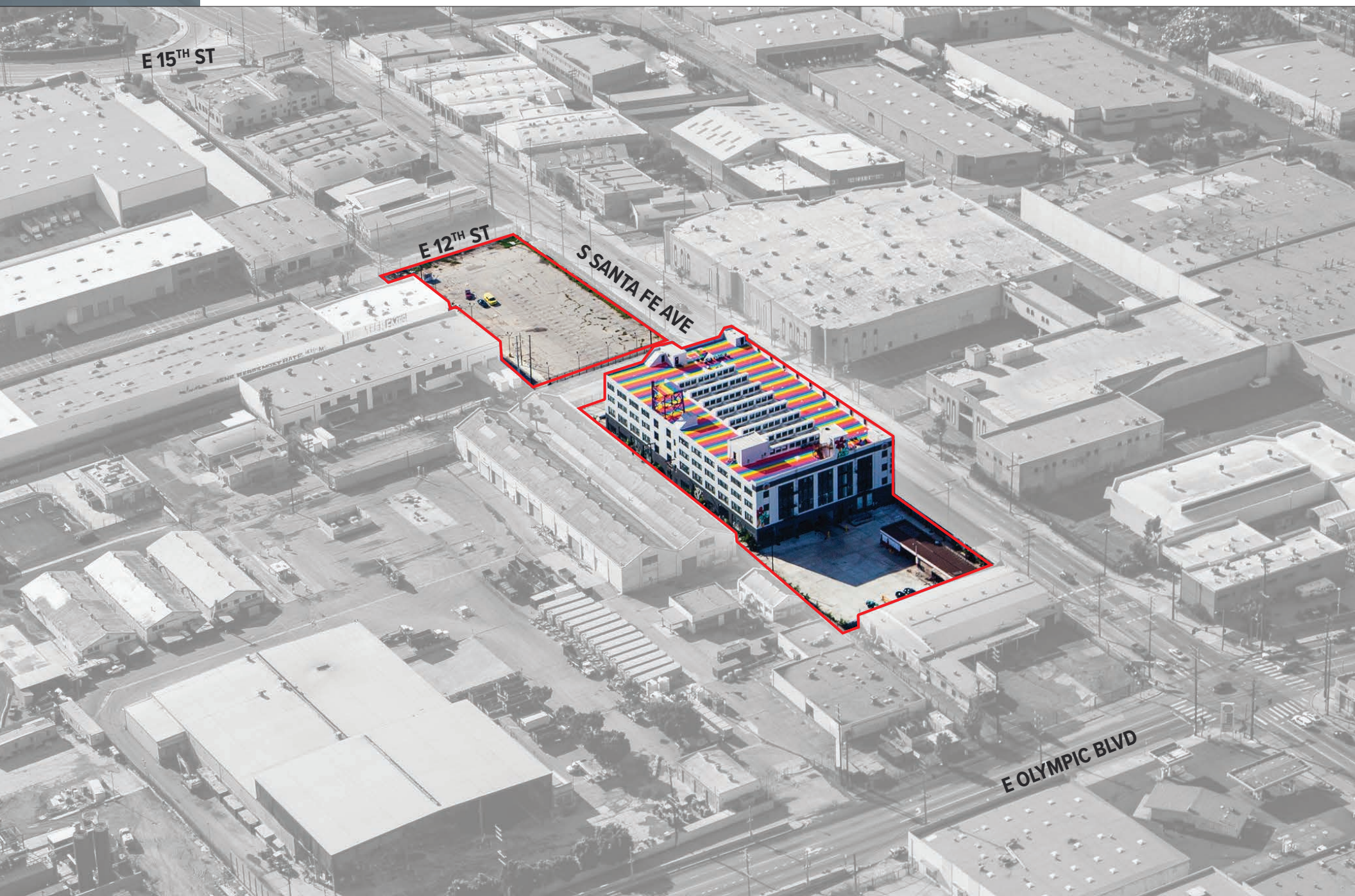
BASEMENT UNITS OF $\pm 1,423$ SF TO $\pm 6,927$ SF

FOR
LEASE

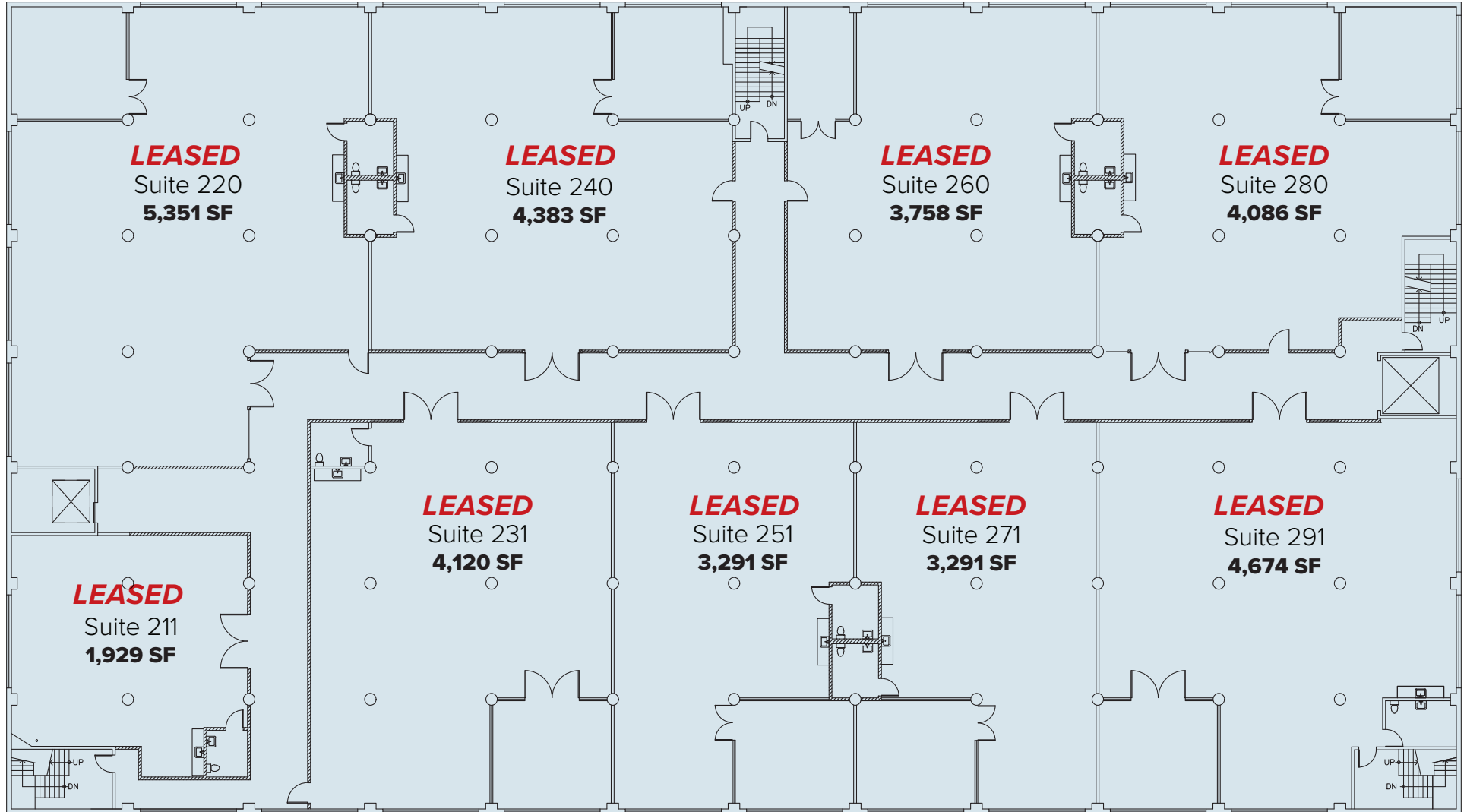
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±178,250 SF FLEX/CREATIVE INDUSTRIAL MULTI-TENANT CAMPUS

PROPERTY AERIAL





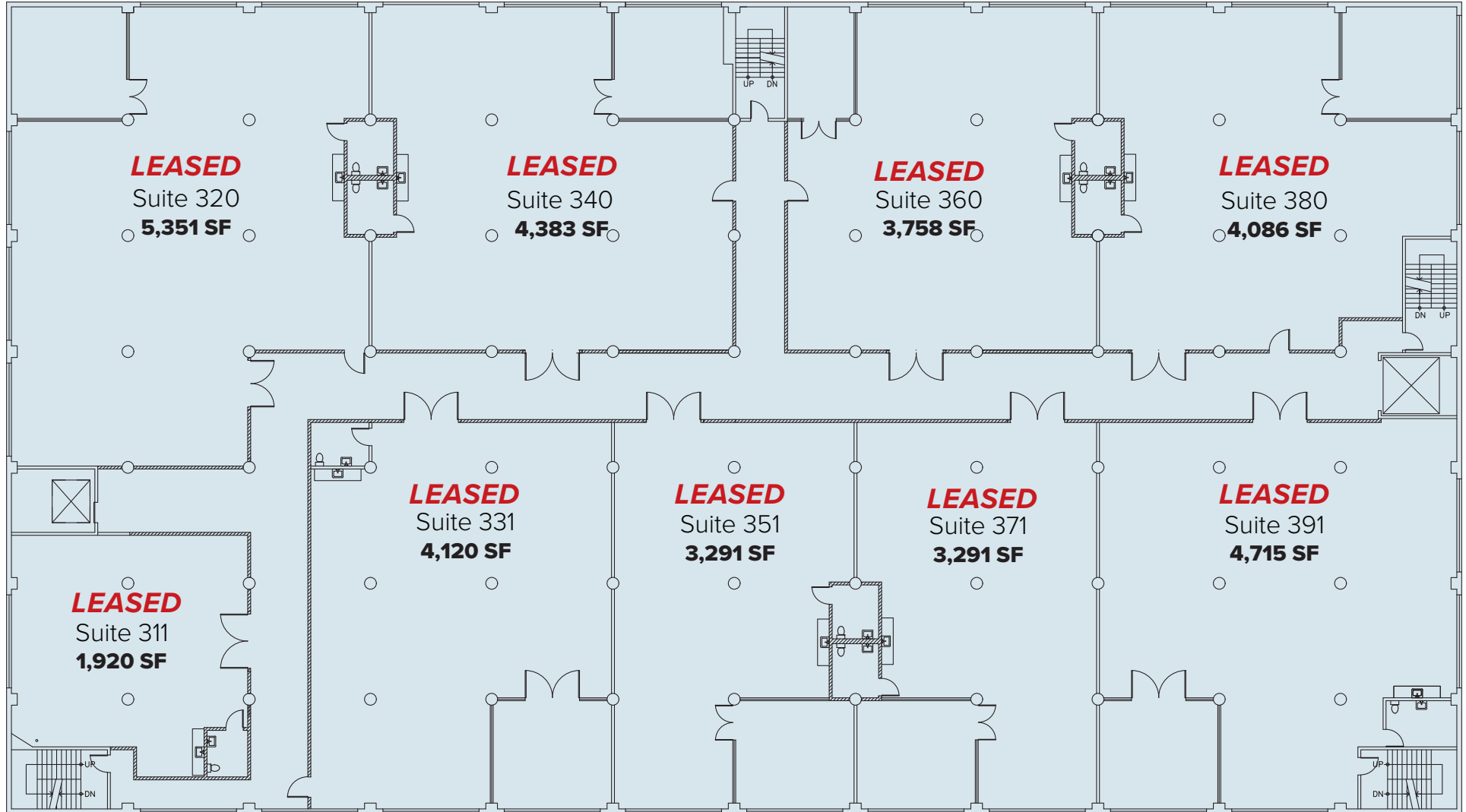


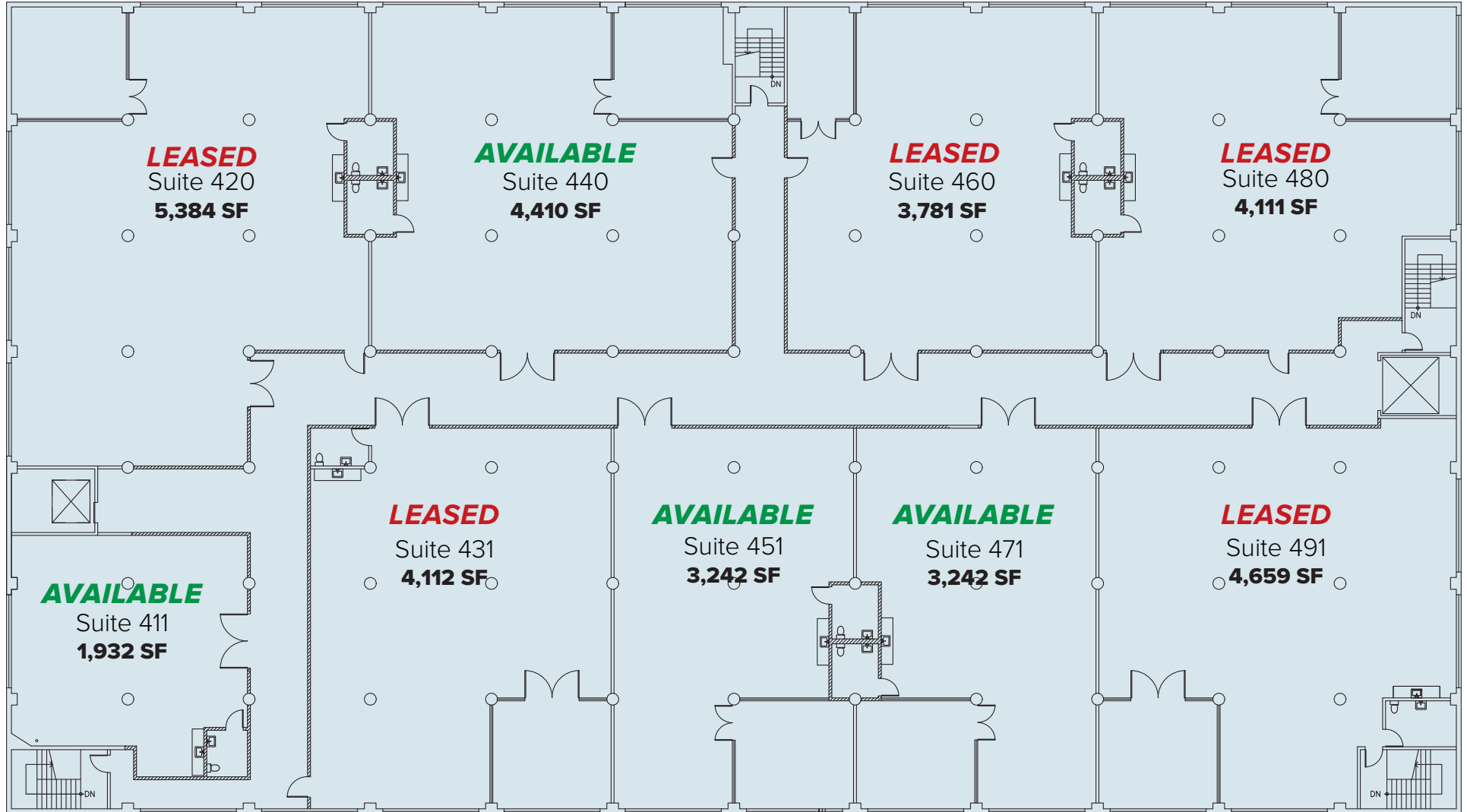
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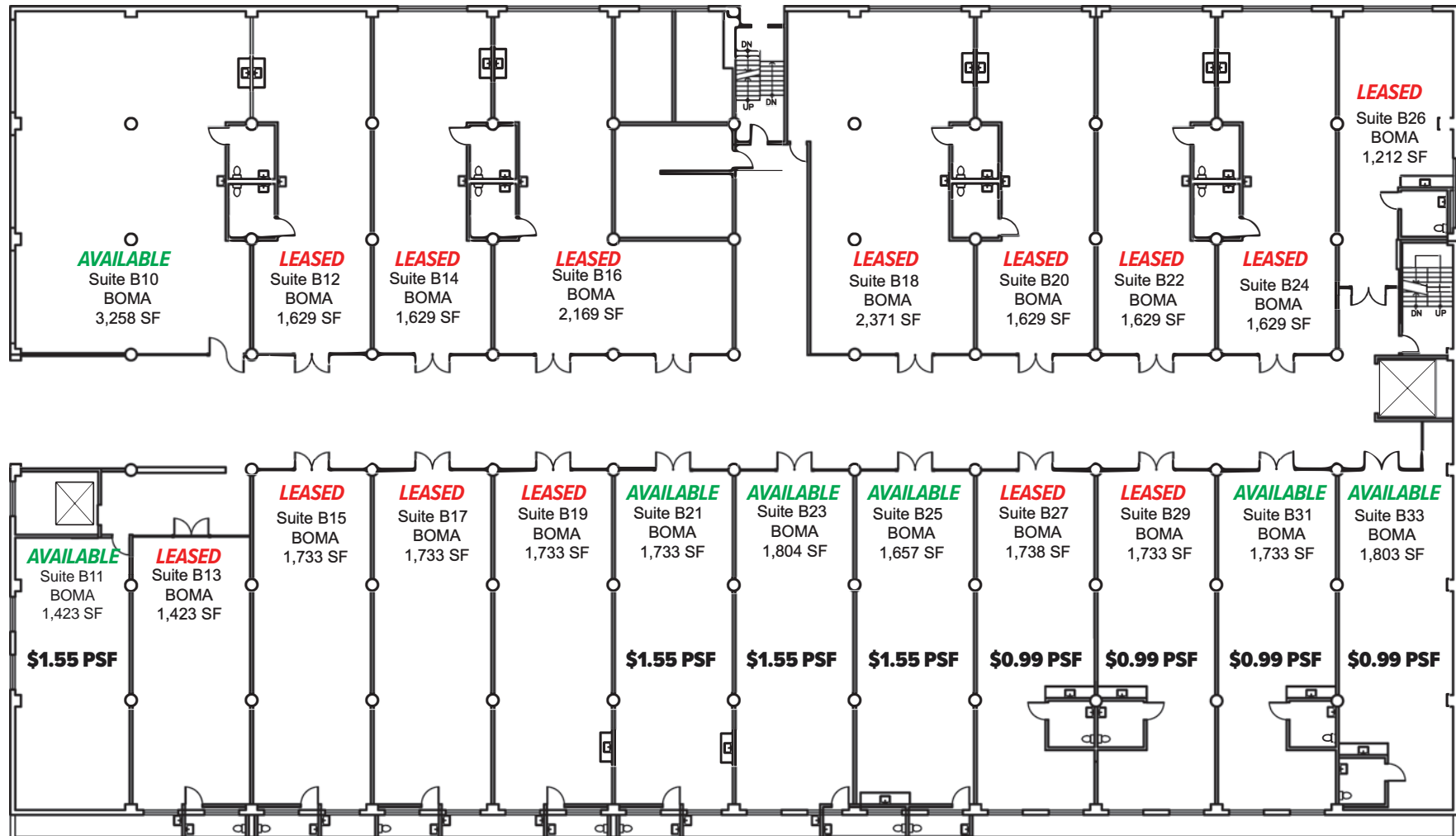
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3RD FLOOR PLAN





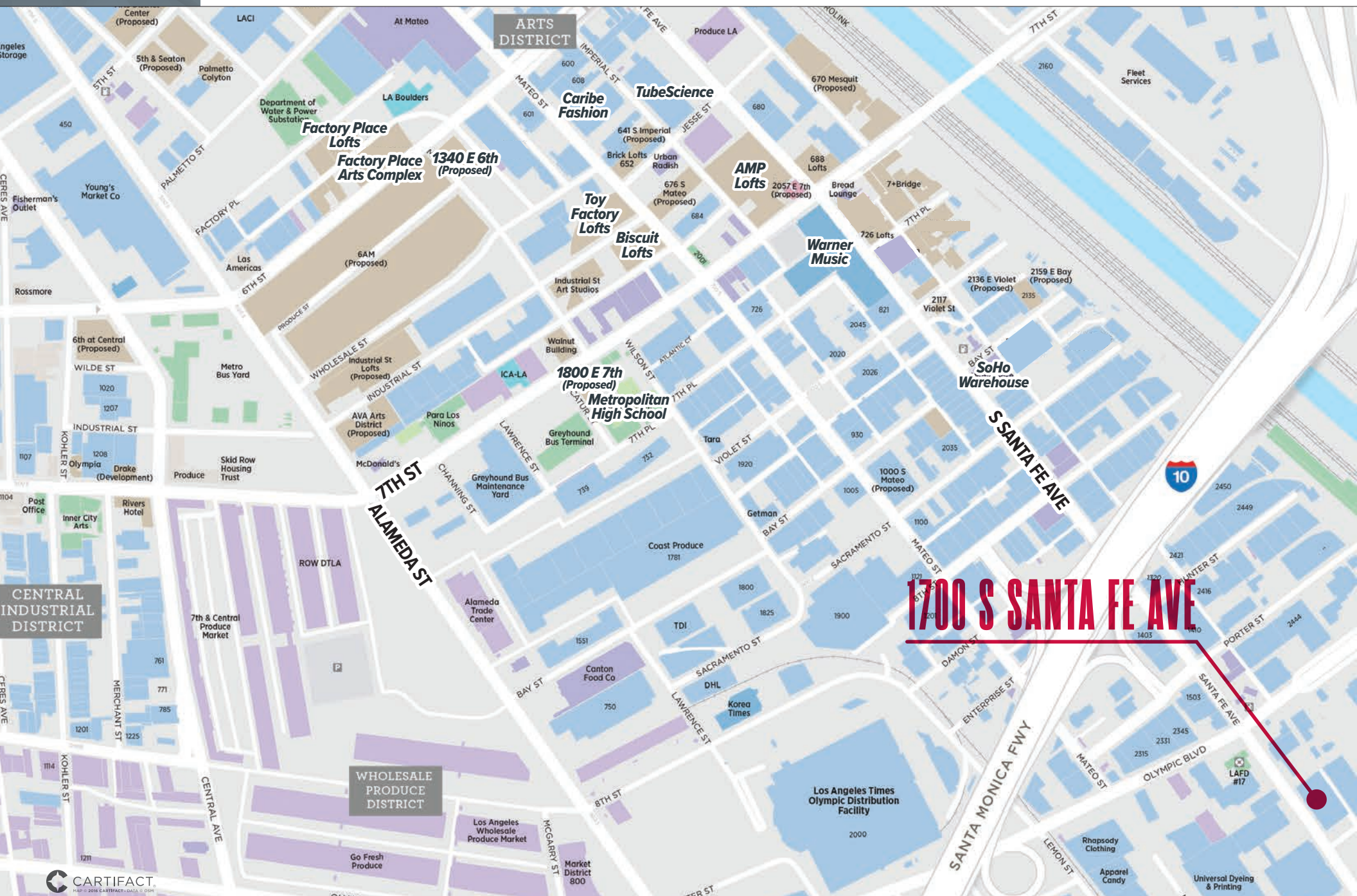


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LOCATOR MAP

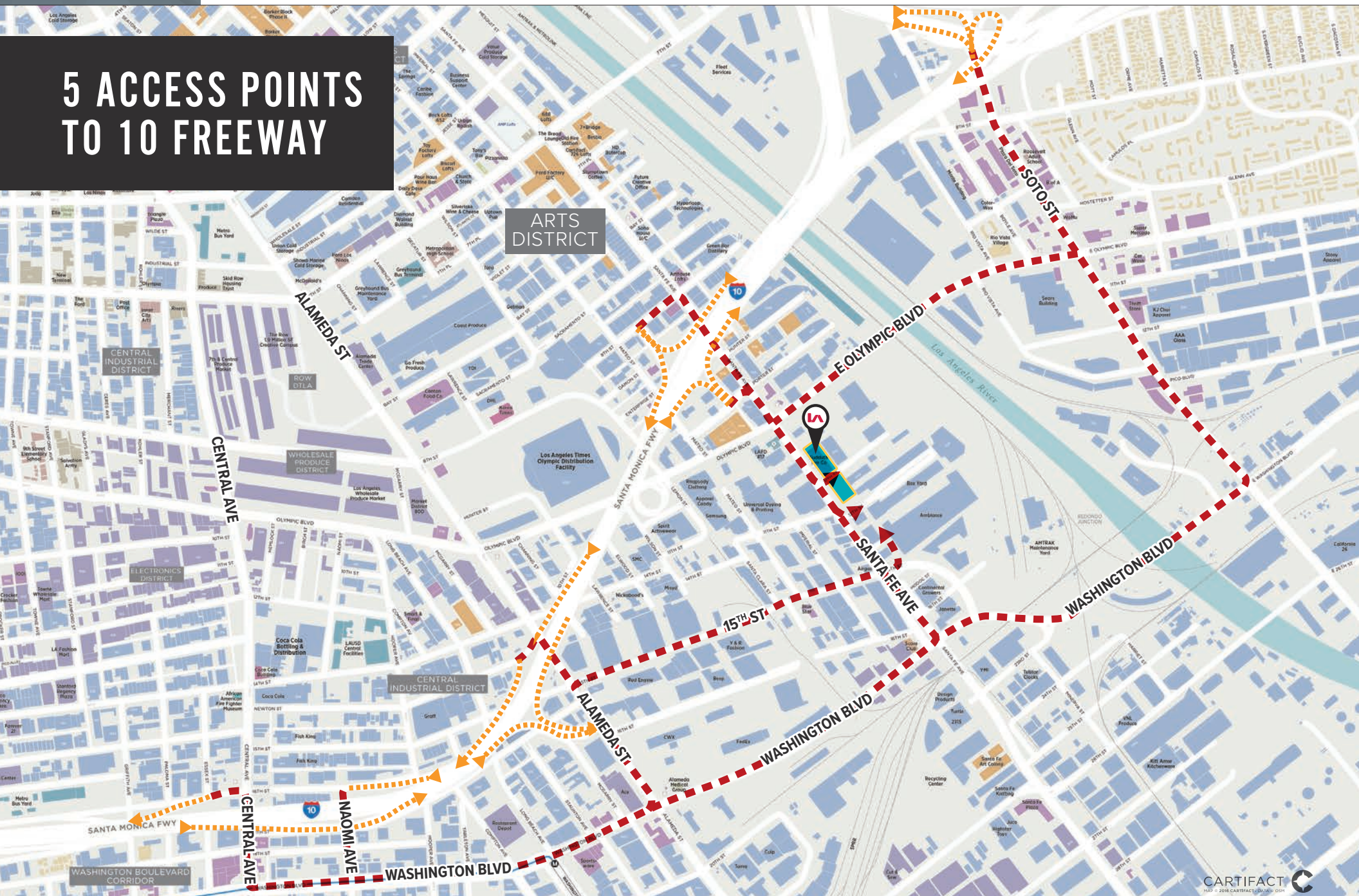


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MULTIPLE LOCATIONS TO
ACCESS THE PROPERTY

5 ACCESS POINTS
TO 10 FREEWAY



1700 S SANTA FE AVE | LOS ANGELES

LOCAL POINTS OF INTEREST

RESTAURANTS

- | | |
|----------------------------|--------------------------------|
| 1 The Factory Kitchen | 9 Bavel |
| 2 Blue Bottle Coffee | 10 Bike Shed Moto Co |
| 3 Pizzanista! | 11 Verve Coffee Roasters |
| 4 Bread Lounge | 12 Girl & the Goat Los Angeles |
| 5 Bestia | 13 LA Cha Cha Chá |
| 6 Maru Coffee | 14 Wurstküche |
| 7 The Porter Junction Cafe | 15 Manuela |
| 8 Trattoria 25 | |

BARS/BREWERIES/DISTILLERIES

- | | |
|-----------------------|----------------------------|
| 1 Flask & Field | 5 Bar 82 |
| 2 Tony's Saloon | 6 Angel City Brewery |
| 3 Everson Royce Bar | 7 Arts District Brewing Co |
| 4 Greenbar Distillery | |

RETAIL/MISC ENTERTAINMENT

- | | |
|-------------------------|---|
| 1 Dover Street Market | 8 Institute of Contemporary Art |
| 2 Commonwealth | 9 Bodega |
| 3 The House of Machines | 10 Knupp Gallery/Simard Bilodeau Contemporary |
| 4 Arch The | 11 Susanne Vielmetter Gallery |
| 5 Base Coat Nail Salon | 12 Ghebaly Gallery |
| 6 Uptown Pup | 13 Night Gallery |
| 7 Rolling Greens | |

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THE ARTS DISTRICT



WURSTKÜCHE
800 E 3rd St



URTH CAFFÈ
451 S Hewitt St



THE ESCONDITE
410 Boyd St



BLUE BOTTLE COFFEE
582 Mateo St



ANGEL CITY BREWERY
216 S Alameda St



BREAD LOUNGE
700 S Santa Fe Ave



AMERICANO
923 E 3rd St



BESTIA
2121 E 7th Pl



THE FACTORY KITCHEN
1300 Factory Pl

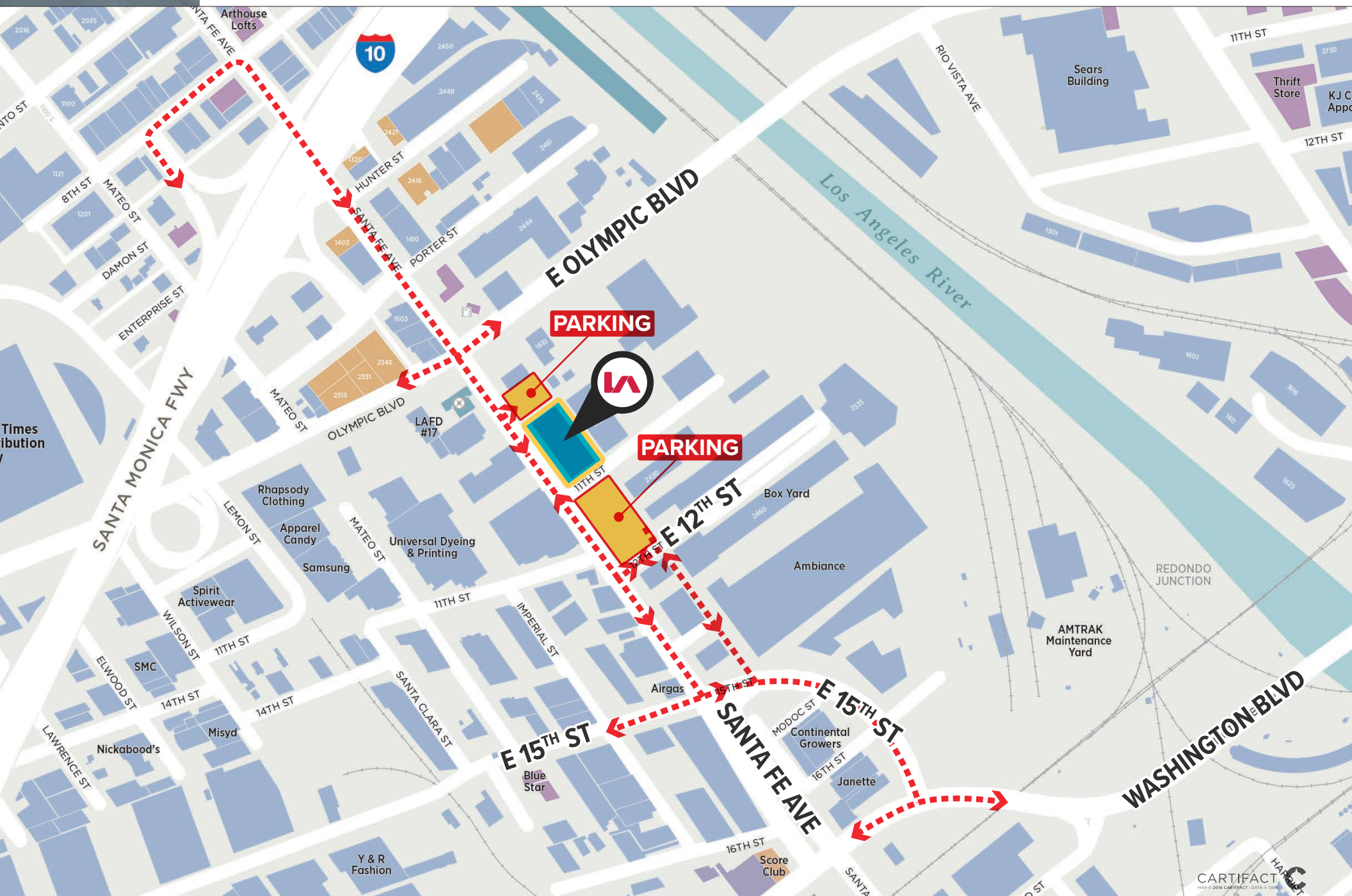


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ACCESS
OPTIONS TO SITE





City of Los Angeles
Department of City Planning

5/13/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1700 S SANTA FE AVE
1722 S SANTA FE AVE

ZIP CODES

90021

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2014-1582-CA
CPC-2013-3169
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2001-4642-CRA
CPC-1997-423
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-188474-SA230-B
ORD-188422
ORD-188418
ORD-187822-SA230-B
ORD-183145
ORD-183144
ORD-164855-SA2980
ZA-1995-799-ZV
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-433-EIR
ENV-2014-4000-MND
ENV-2014-2416-MND
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2008-3103-CE
ENV-2007-3037-ND
ENV-1995-328-MND

Address/Legal Information		
PIN Number	120A217	21
Lot/Parcel Area (Calculated)	55,986.0	(sq ft)
Thomas Brothers Grid	PAGE 634 - GRID H7	
Assessor Parcel No. (APN)	5168001004	
Tract	TR 8769	
Map Reference	M B 122-36/37	
Block	None	
Lot	LT B	
Arb (Lot Cut Reference)	None	
Map Sheet	120A217	
	121-5A217	
Jurisdictional Information		
Community Plan Area	Downtown	
Area Planning Commission	Central APC	
Neighborhood Council	Downtown Los Angeles	
Council District	CD 14 - Ysabel Jurado	
Census Tract #	2060.51000000	
LADBS District Office	Los Angeles Metro	
Permitting and Zoning Compliance Information		
Administrative Review	None	
Planning and Zoning Information		
Special Notes	None	
Zoning	[LF1-WH1-6] [I2-N]	
Site Specific Condition	No	
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1	
	ZI-2452 Transit Priority Area in the City of Los Angeles	
	ZI-2129 State Enterprise Zone: East Los Angeles	
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses	
General Plan Land Use	Production	
General Plan Note(s)	None	
Minimum Density Requirement	No	
Hillside Area (Zoning Code)	No	
Specific Plan Area	None	
Subarea	None	
Special Land Use / Zoning	None	
Historic Preservation Review	Yes	
HistoricPlacesLA	No	
Historic Preservation Overlay Zone	None	
Other Historic Designations	Yes	
Mills Act Contract	None	
CDO: Community Design Overlay	None	
CPIO: Community Plan Imp. Overlay	None	
Subarea	None	
CPIO Historic Preservation Review	No	
CUGU: Clean Up-Green Up	None	
HCR: Hillside Construction Regulation	No	

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NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	Yes
Alcohol Permission Set	Restaurant Beverage Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium or High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	River Planting Area
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	Yes

Assessor Information	
Assessor Parcel No. (APN)	5168001004
APN Area (Co. Public Works)*	1.446 (ac)
Use Code	3330 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Over 50,000 SF - One Story
Assessed Land Val.	\$5,412,160
Assessed Improvement Val.	\$26,990,586
Last Owner Change	12/16/2016
Last Sale Amount	\$31,000,310
Tax Rate Area	15118
Deed Ref No. (City Clerk)	761222-4
	498697
	396240
	350747-49
	2873555
	1507480,3
	1061643
Building 1	
Year Built	1923
Building Class	AXA

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	177,570.0 (sq ft)
Building 2	
Year Built	1959
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,525.0 (sq ft)
Building 3	
Year Built	1940
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	19,600.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5168001004]

Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.46097952
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000

Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5168001004]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1309
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	17
Red Flag Restricted Parking	No

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