



FOR  
LEASE



THE ORIGINAL CAMPUS FOR CREATIVITY IN THE ARTS DISTRICT



# CAMPUS HIGHLIGHTS

- Highly Sought-After Industrial Decor Office Suites and Live/Work Lofts
- An Oasis at the Center of the Arts District Next to the New 6th Street Bridge
- Safe Campus Environment with Private Gated Parking and Onsite Amenities
- Walking Distance to Exceptional Restaurants, Coffee, Galleries, Shops, and Bars/Breweries
- Accessible to Greater Los Angeles – Within One Mile to 5, 10, 60, and 101 Freeways
- The Project has Been Thoughtfully Curated and Well Maintained

FACTORY PL.



**I 1300 FACTORY PLACE - OFFICE**

**II 1308 FACTORY PLACE - LIVE/WORK & OFFICES**

**III 1330 FACTORY PLACE - LIVE/WORK & OFFICES**

**IV 1375 E 6TH STREET - OFFICE, RETAIL & PRODUCTION**

# 1375 E 6TH ST

**±3,716 SF**



# 1375 HIGHLIGHTS

Modern and Spacious Design



Dramatic Multi-Level Space with 24' Ceiling Heights and Mezzanine



Completely Renovated with First-Class Fixtures and Finishes



Ideal Workspace for Fostering Creativity and Innovation



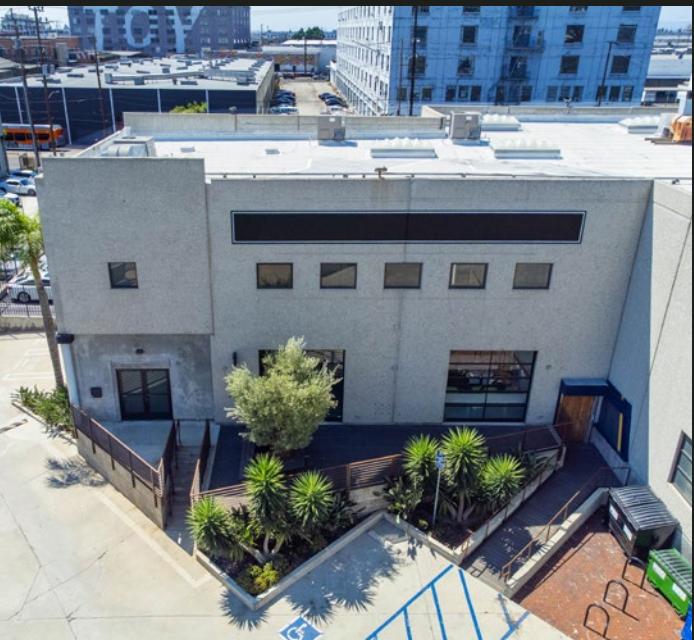
Epic Natural Light from the Skylights, Windows, and Glass Roll-Up Door



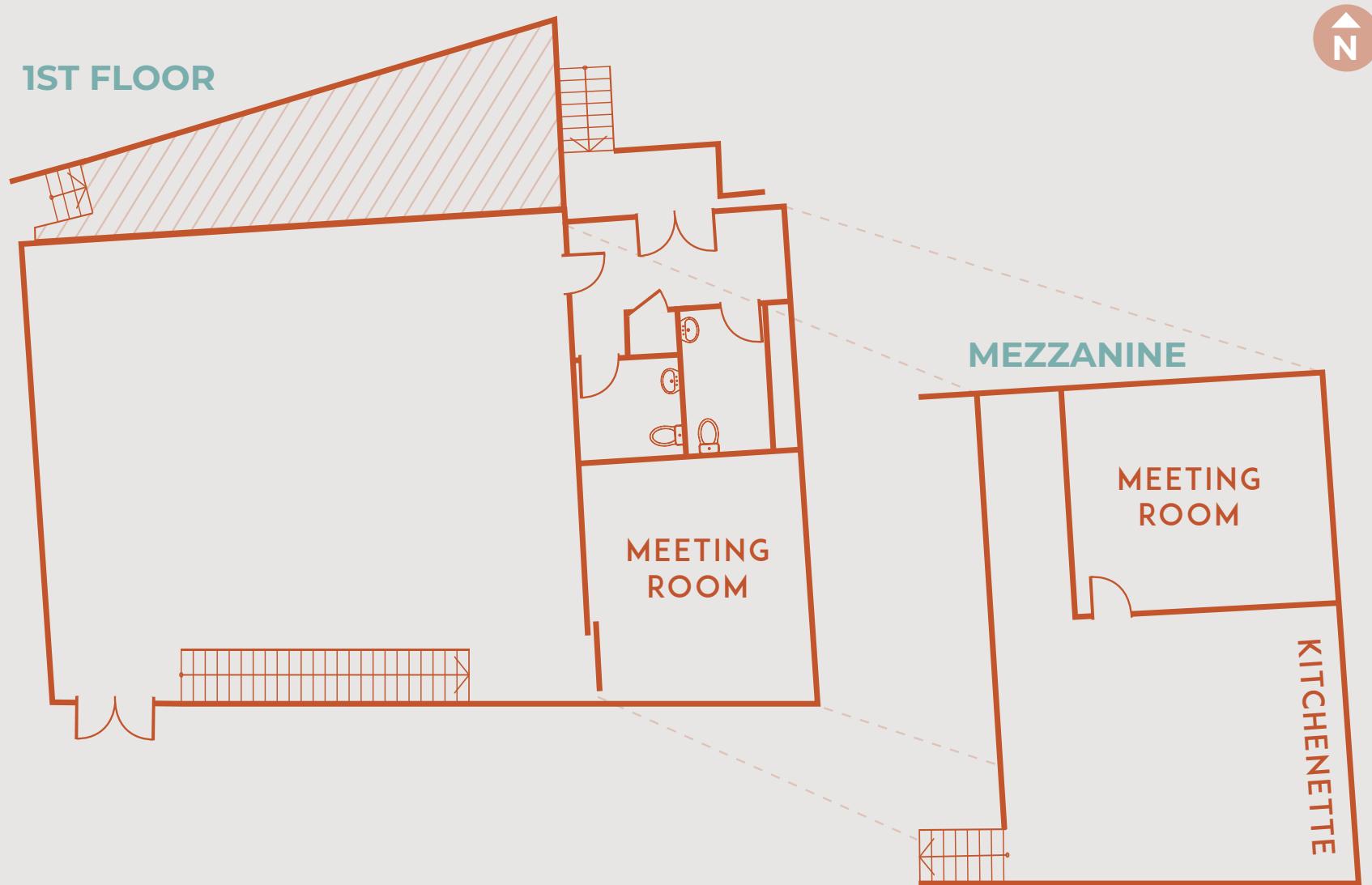
Bonus Outdoor Patio



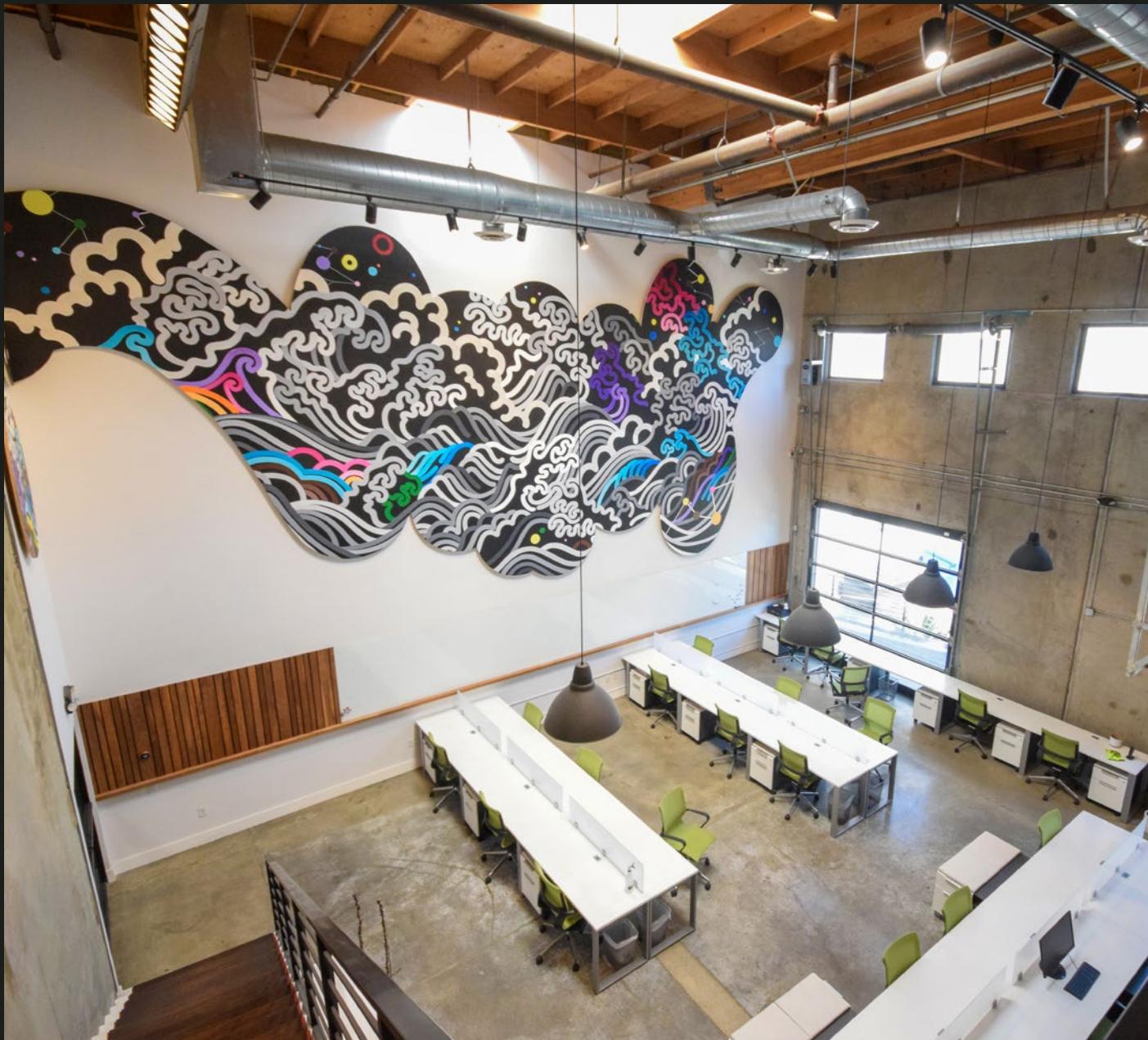
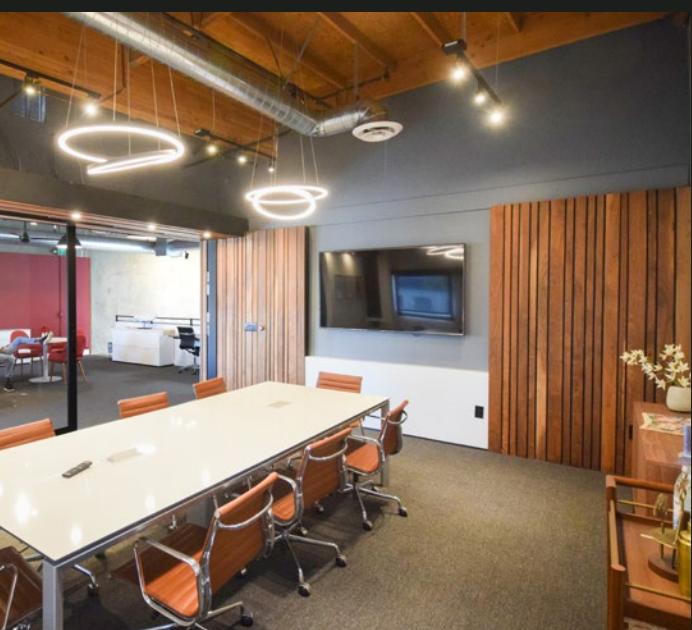
8 Parking Spaces Directly in Front of the Unit



# 1375 FLOORPLAN



# 1375 UNIT 06



# NOTABLE ARTS DISTRICT NEIGHBORS





# AMENITIES





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