



**FACTORY PLACE**

ARTS COMPLEX

**FOR  
LEASE**

 **CUSHMAN &  
WAKEFIELD**  
GILL | BURNS | YOO

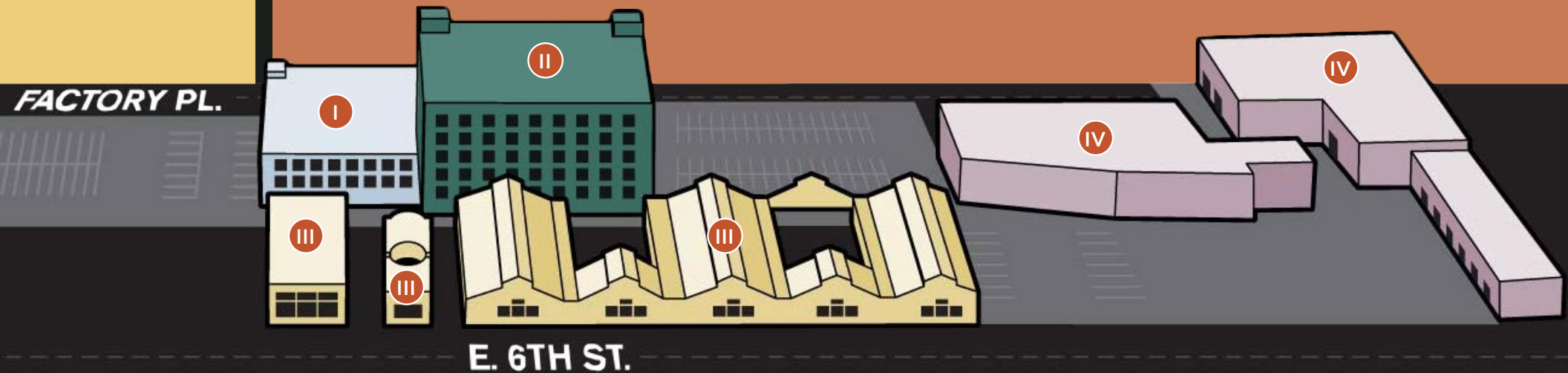
THE ORIGINAL CAMPUS FOR CREATIVITY IN THE ARTS DISTRICT





# 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



- 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



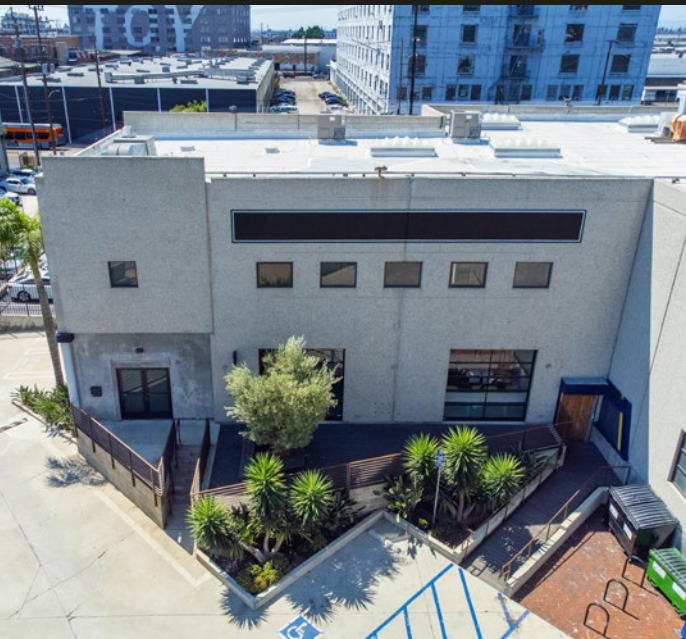
Dramatic Multi-Level Space with  
24' Ceiling Heights and Mezzanine



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

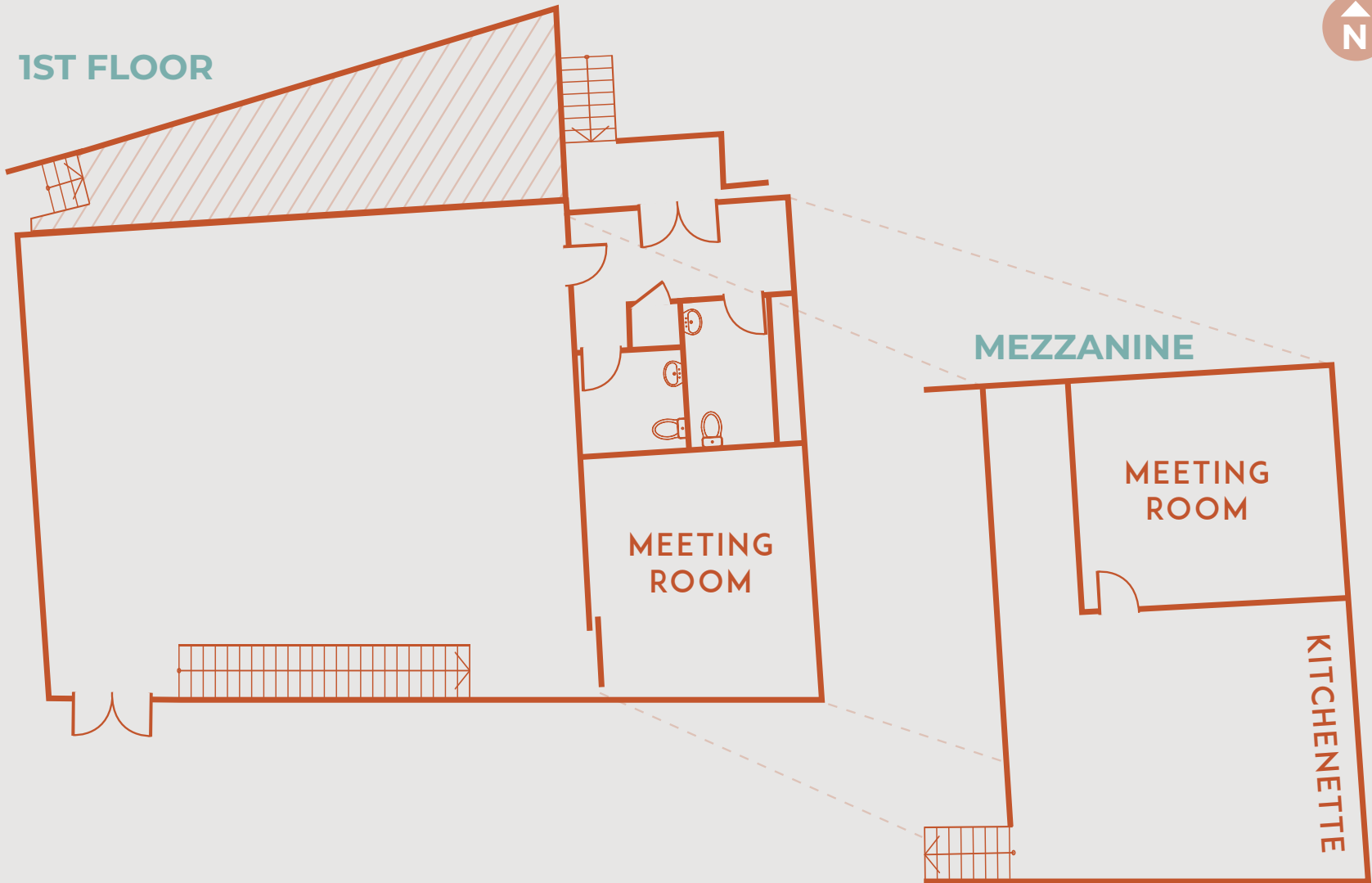


8 Parking Spaces Directly in  
Front of the Unit



# 1375 FLOORPLAN

1ST FLOOR





# 1375 UNIT 06





# NOTABLE ARTS DISTRICT NEIGHBORS



ROW  
DTLA

yxta  
COCINA MEXICANA

FACTORY PL.  
ARTS COMPLEX

FACTORY  
KITCHEN

LACI  
THE ENTREPRENEURS  
BY ENTREPRENEURS

Los Spirits  
DISTILLERY

Urth Cafe

PayPal  
honey

CALIFIA  
FARMS

accenture  
wework

VERVE

BAVEL

GIRL & THE GOAT

Spotify

BLUE BOTTLE  
COFFEE

ZINC  
CAFE & MARKET

USC University of  
Southern California

L.A.B.

off-white  
Brewery

MATEO

6TH STREET  
VIADUCT PARK





ANGEL CITY BREWERY / TRULY LA

# AMENITIES

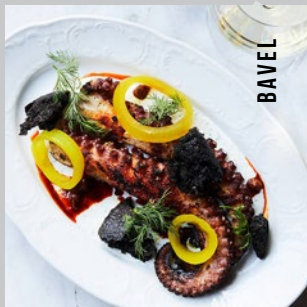
## arts district



SOHO-HOUSE



CAFE DULCE



BAVEL

- COFFEE
- BAR
- RESTURANTS
- MARKETS
- MUSEUMS
- STUDIOS







©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

## BRANDON GILL

*Executive Director*

+1 213 629 6528

[brandon.gill@cushwake.com](mailto:brandon.gill@cushwake.com)

CA LIC 01262330

## BRANDON BURNS

*Executive Director*

+1 213 629 6541

[brandon.burns@cushwake.com](mailto:brandon.burns@cushwake.com)

CA LIC 01194796

## JAE YOO

*Executive Director*

+1 213 629 6551

[jae.yoo@cushwake.com](mailto:jae.yoo@cushwake.com)

CA LIC 01503567