

ARTS DISTRICT CREATIVE CAMPUS WITH ON-SITE PARKING.  
IDEAL FOR SINGLE TENANT OCCUPANCY OR FULL FLOOR OFFICES

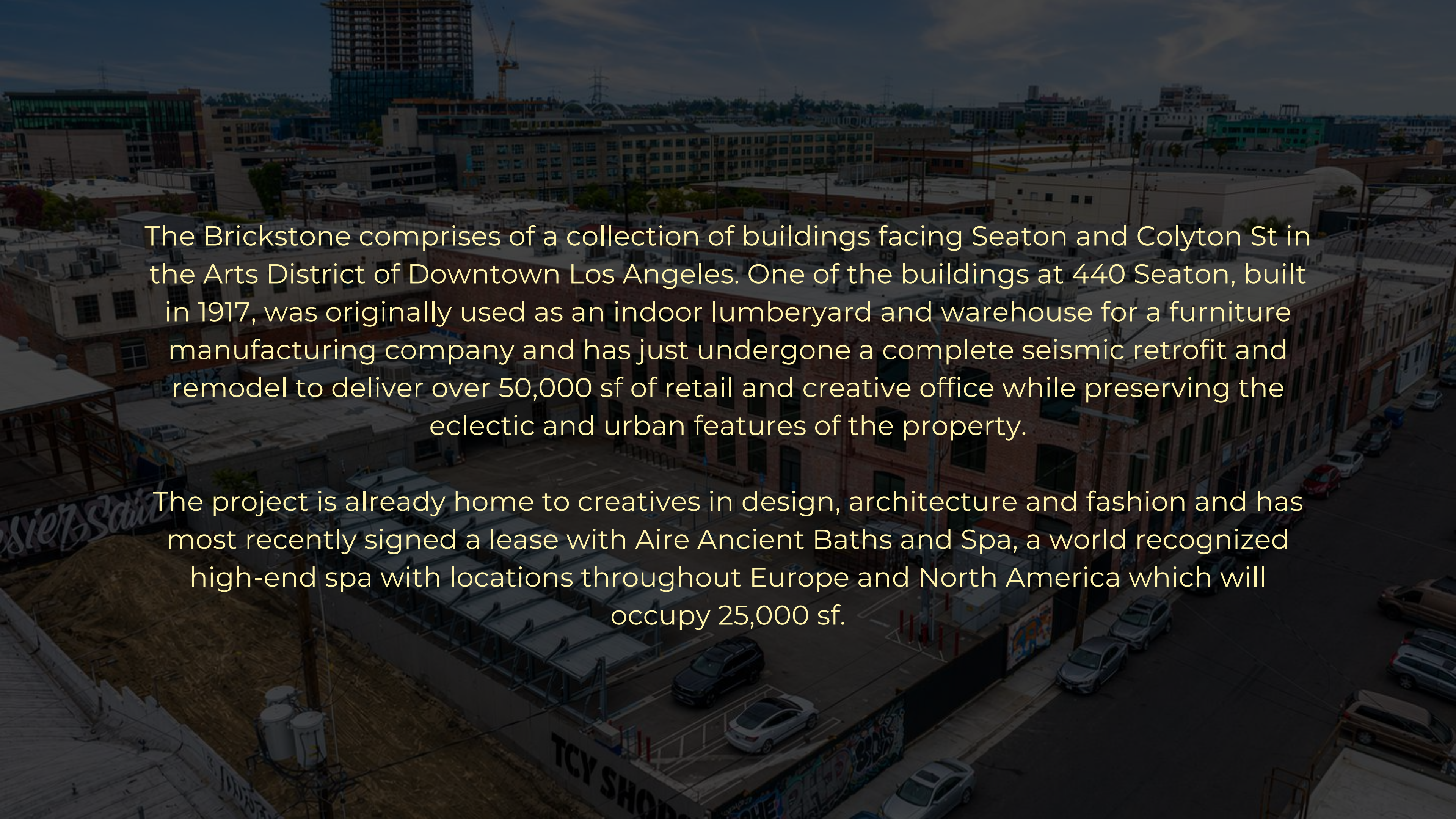
FOR LEASE  
**THE BRICKSTONE**

440 Seaton / 421 Colyton

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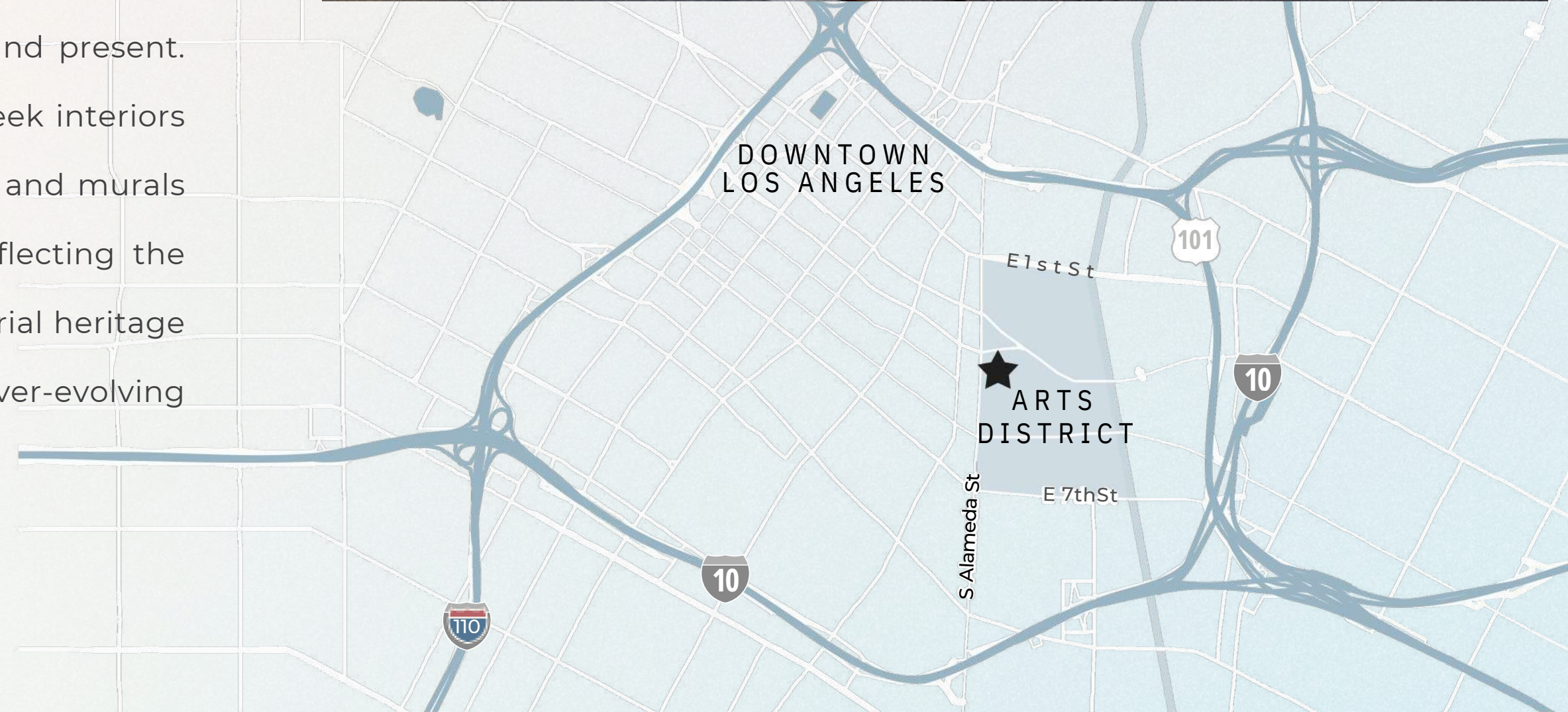
An aerial photograph of a city street in Los Angeles. The scene shows a mix of urban architecture, including multi-story brick buildings and modern structures in the background. A parking lot with several cars is visible in the foreground. The text is overlaid on the image, providing context about the Brickstone project.

The Brickstone comprises of a collection of buildings facing Seaton and Colyton St in the Arts District of Downtown Los Angeles. One of the buildings at 440 Seaton, built in 1917, was originally used as an indoor lumberyard and warehouse for a furniture manufacturing company and has just undergone a complete seismic retrofit and remodel to deliver over 50,000 sf of retail and creative office while preserving the eclectic and urban features of the property.

The project is already home to creatives in design, architecture and fashion and has most recently signed a lease with Aire Ancient Baths and Spa, a world recognized high-end spa with locations throughout Europe and North America which will occupy 25,000 sf.

## The neighborhood.

The Arts District in Downtown Los Angeles is a vibrant, dynamic neighborhood that seamlessly blends creativity with urban grit. Once an industrial hub, the area has transformed into a hotspot for artists, entrepreneurs, and trendsetters. Its streets are lined with converted warehouses that now house art galleries, cutting-edge design studios, boutique shops, and trendy cafes, creating an industrial-chic aesthetic that celebrates both its past and present. The juxtaposition of raw, exposed brick and modern, sleek interiors gives the Arts District a unique, edgy charm. Street art and murals add bursts of color and creativity to every corner, reflecting the area's dynamic cultural energy. With its fusion of industrial heritage and contemporary innovation, the Arts District is an ever-evolving hub of inspiration and creativity.



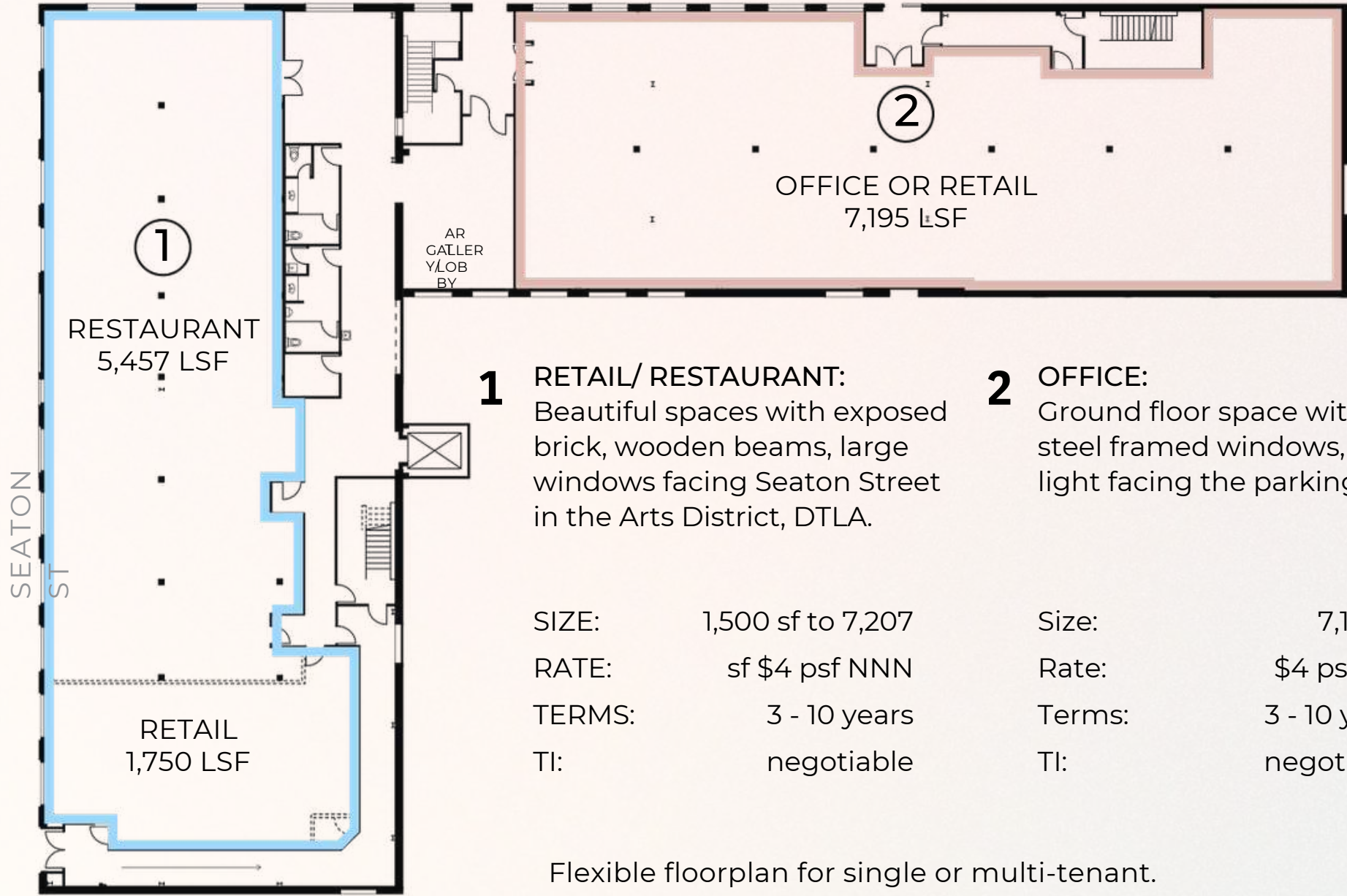
Built in 1913, using brick, steel, redwood and concrete. 440 Seaton was originally used as an indoor lumberyard and warehouse for a furniture manufacturing company and has just undergone a complete seismic retrofit and remodel to create over 57,000 sf of retail and creative office while preserving the eclectic and urban features of the property

# 440 SEATON.

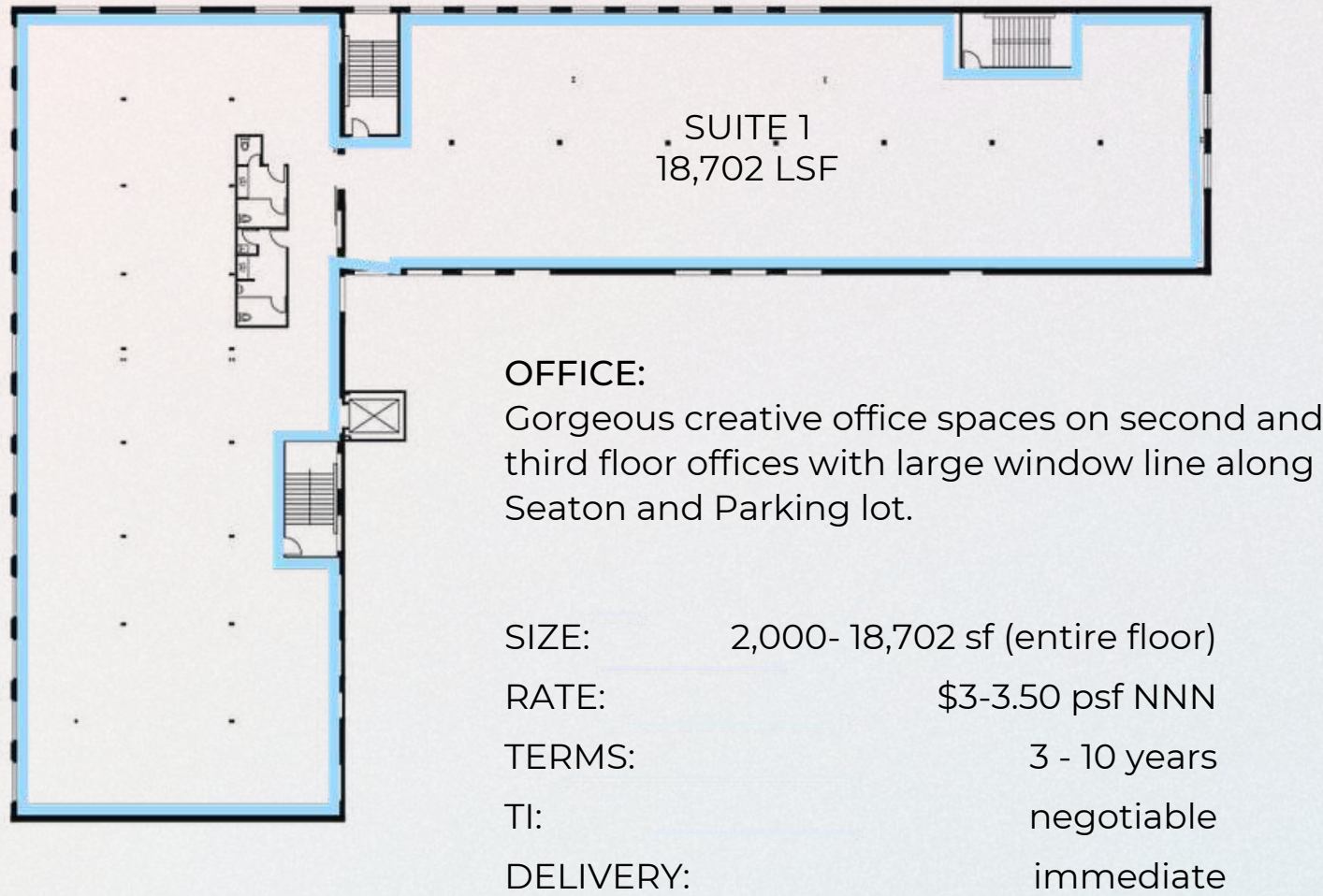


- THREE-STORY BRICK BUILDING O
- TYPICAL FLOOR SIZE OF 17,018 SF
- HIGH CEILINGS AND CITY VIEWS
- 6,800 AMPS ON 480 VOLTS
- SECURED ONSITE PARKING SPACES WITH NEW PARKING LIFTS
- CENTRAL ARTS DISTRICT LOCATION

GROUND FLOOR



2ND FLOOR SingleTenantPlanOption - Creative Office (18,702 LSF)



Multi-tenant Plan Option



3RD FLOOR

Single Tenant Plan Option - Creative Office (18,702 LSF)

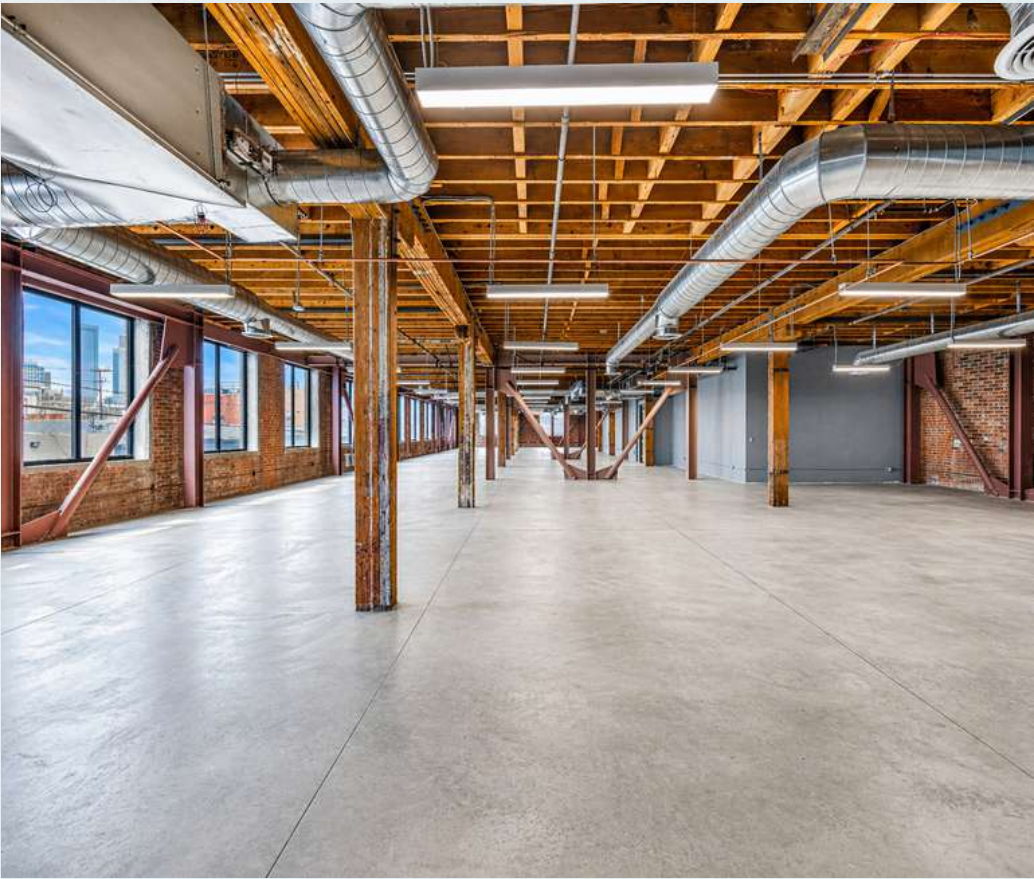
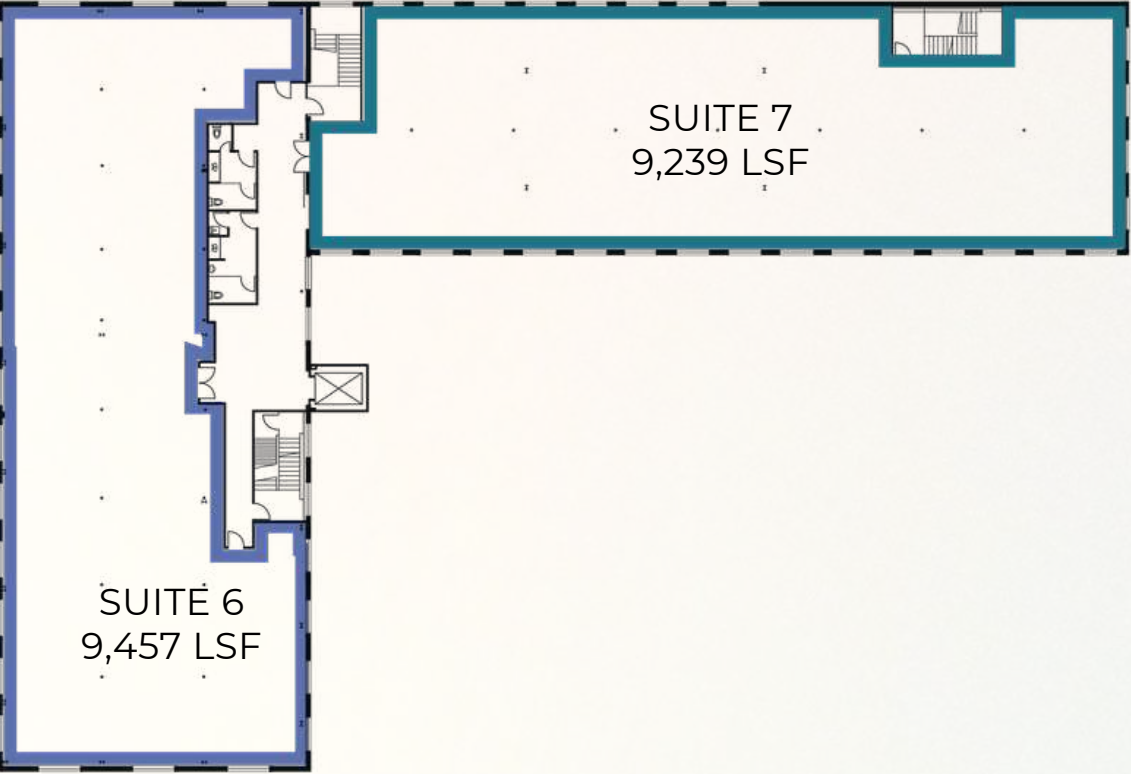


OFFICE: Gorgeous creative office spaces on second and third floor offices with large window line along Seaton and Parking lot.

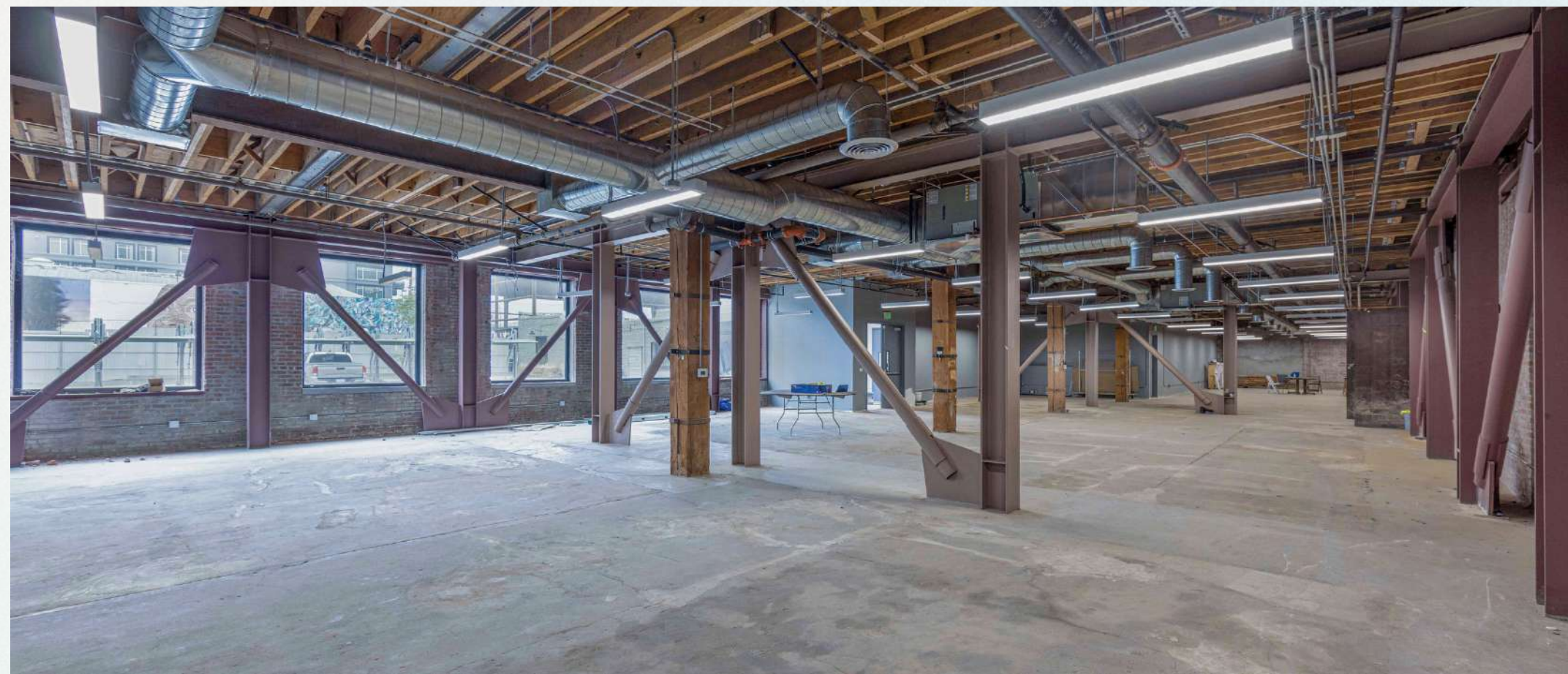
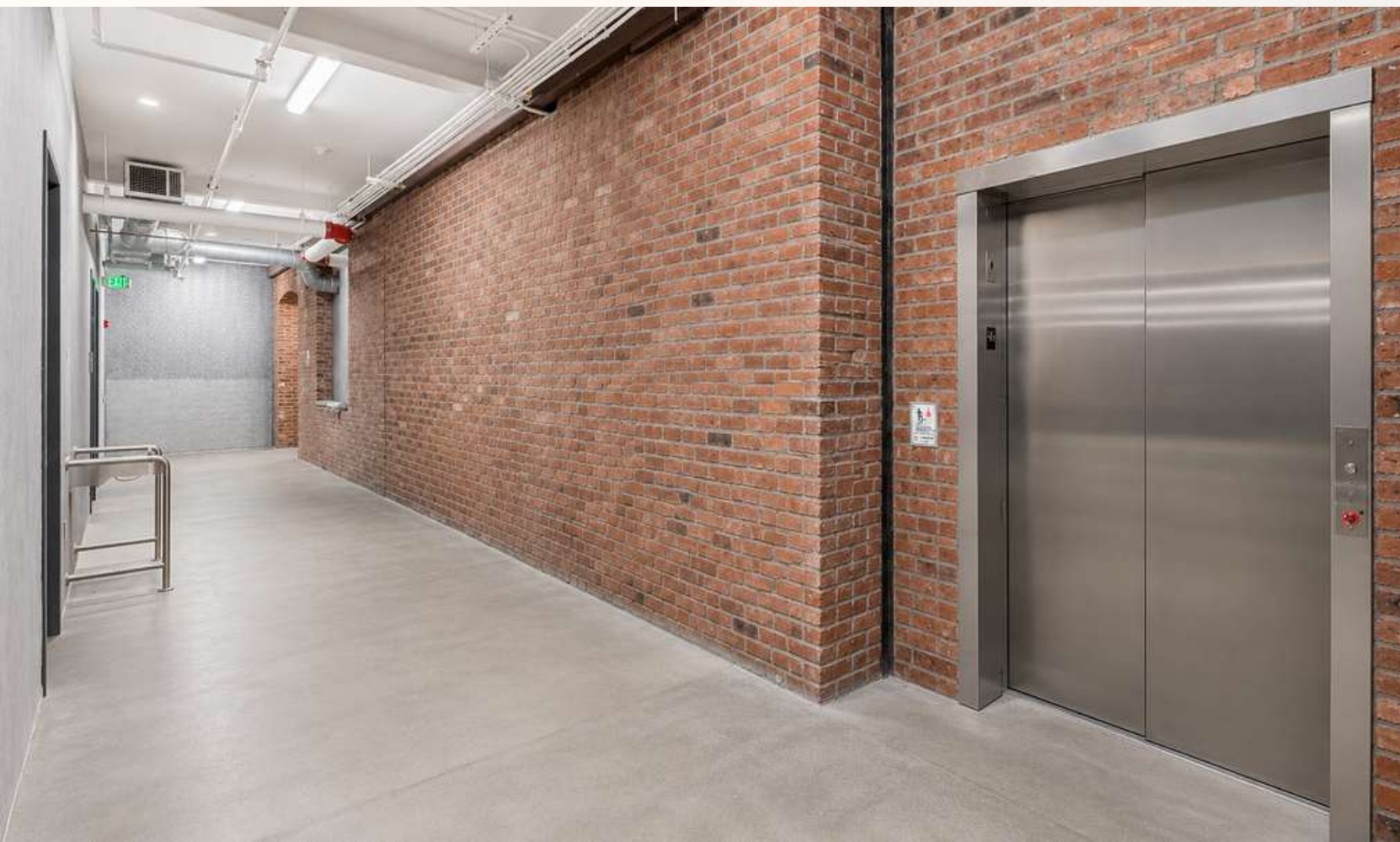
SIZE: 9,239-18,702 (entire floor)  
RATE: \$4 psf NNN  
TERMS: 3 - 10 years  
TI: negotiable  
DELIVERY: immediate



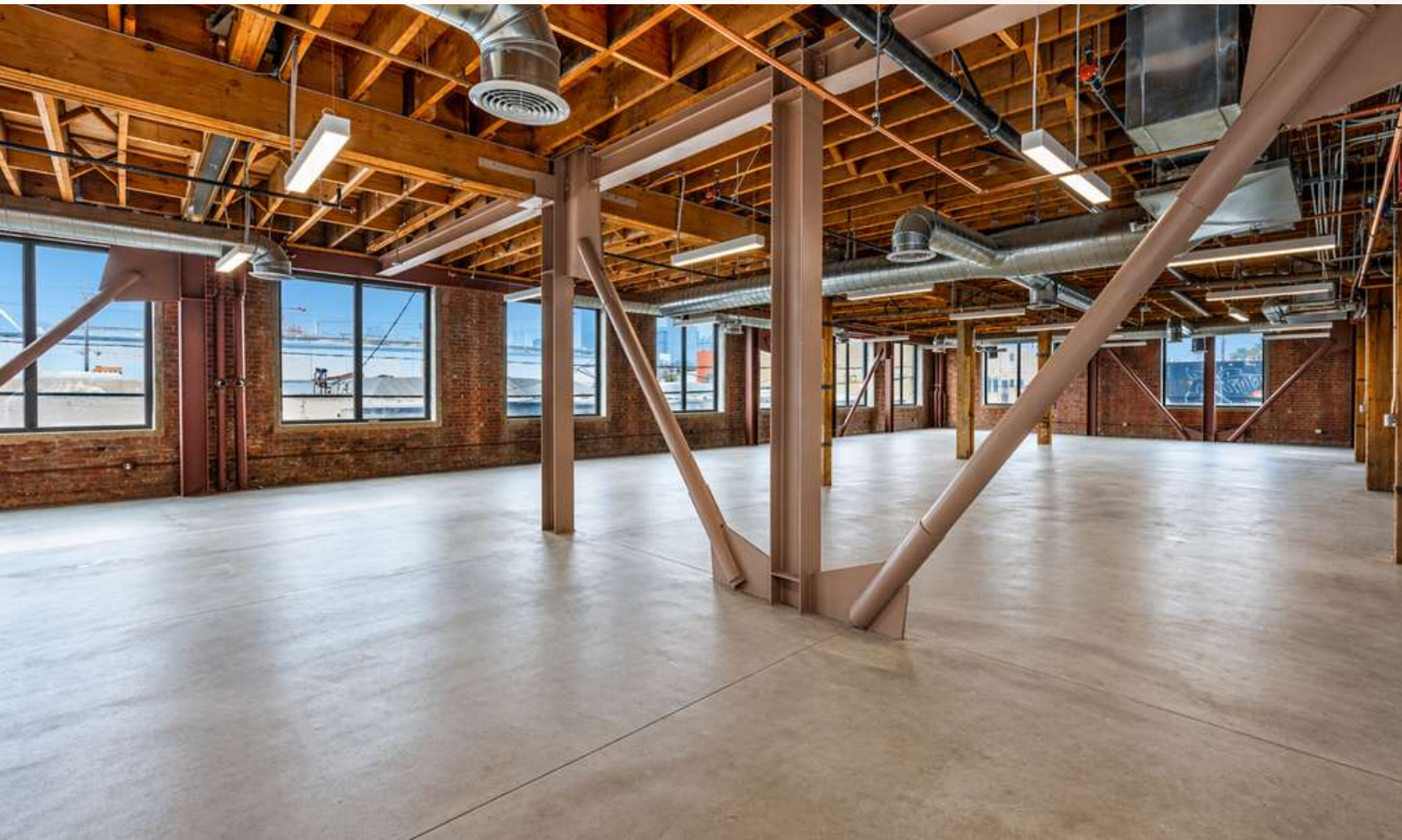
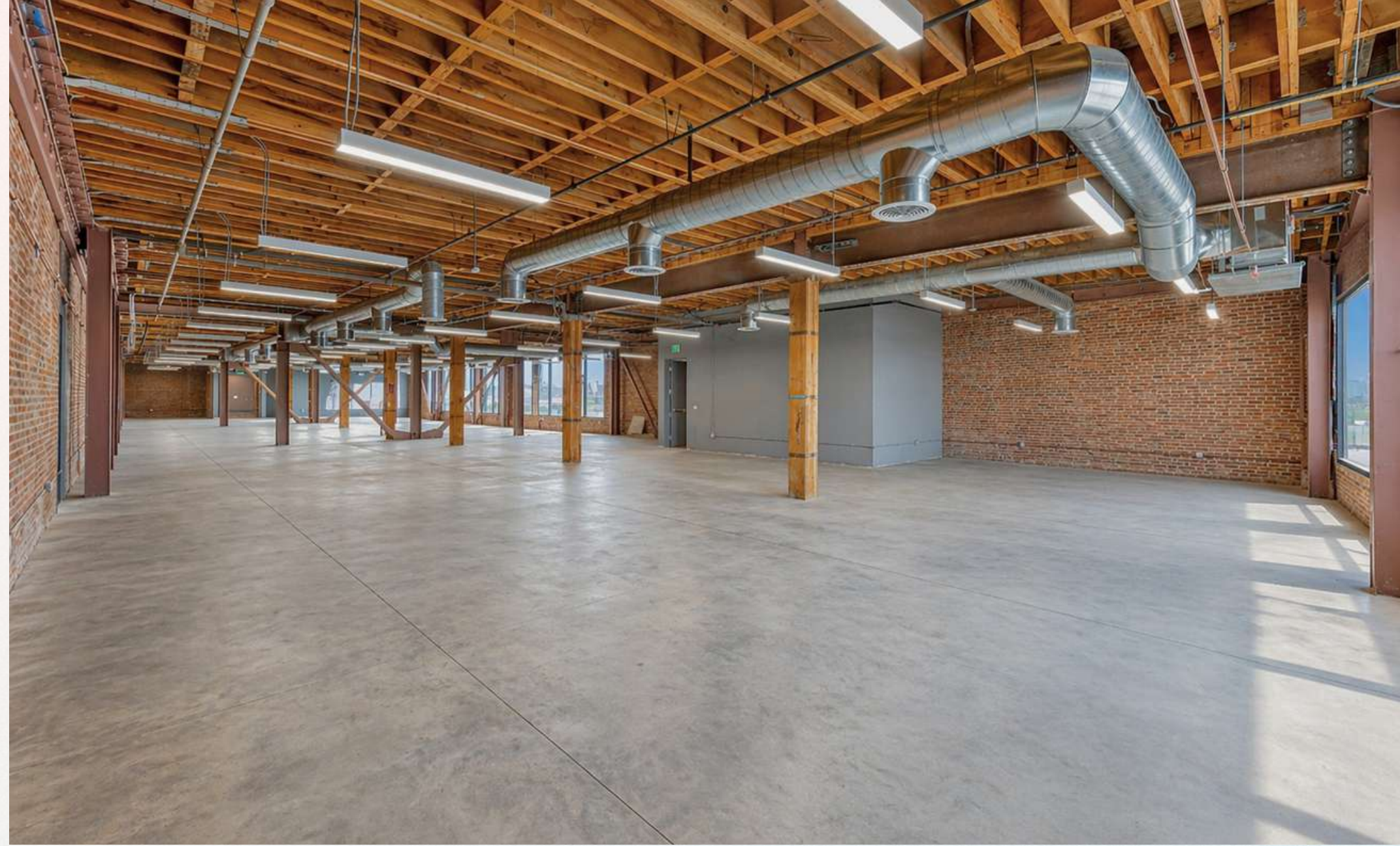
Multi-tenant Plan Option



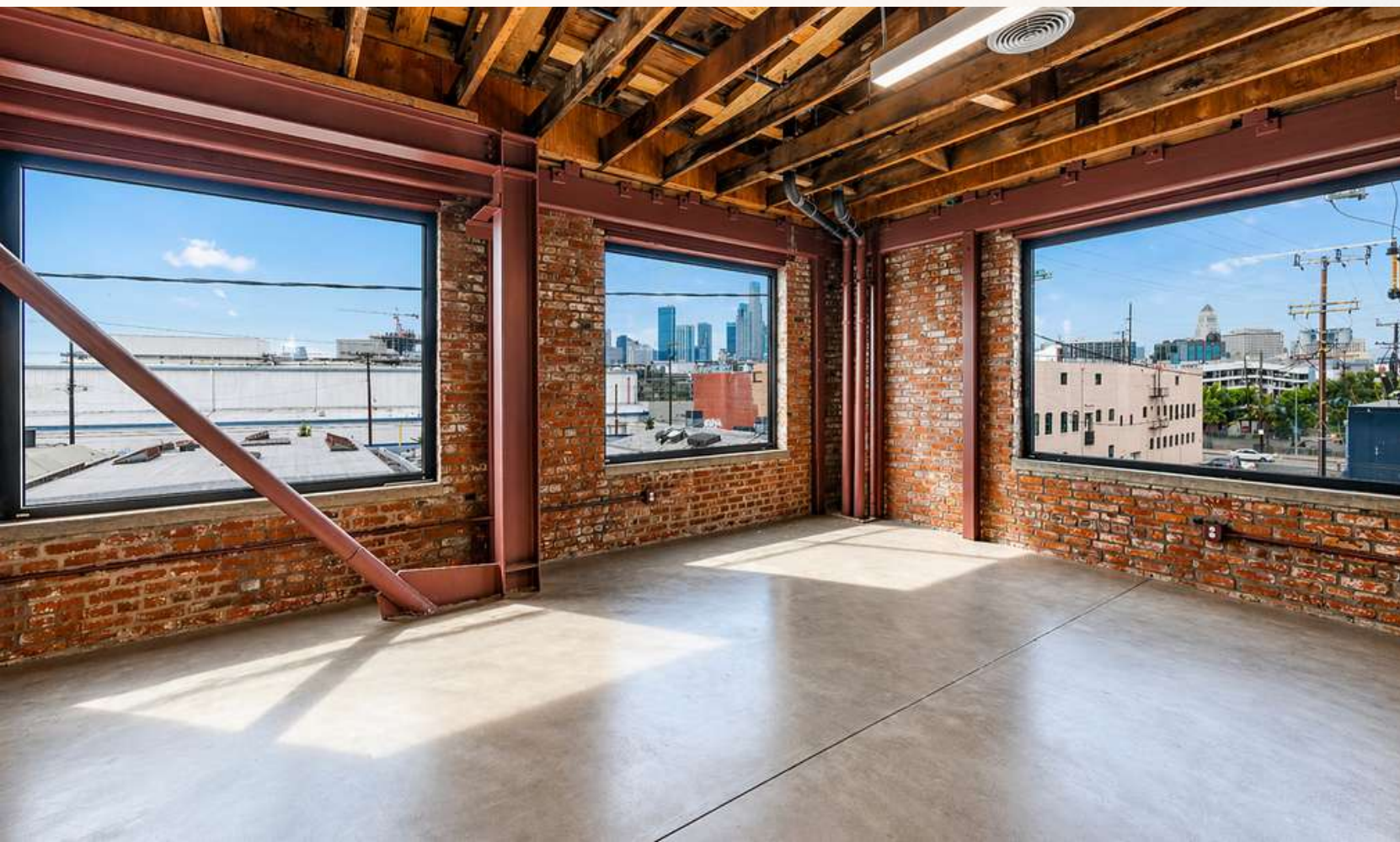
# Ground Floor



## 2nd Floor



## 3rd Floor



## 421 - 431 Colyton St.

Built in 1909, 421 Colyton Street began as a brick warehouse originally housing woodworking firms and later playing a key role in aviation history with the 1921 construction of the pioneering Douglas Cloudster airplane. Over a century later, the building has been fully revitalized into a 31,000-square-foot creative hub with modern upgrades, exposed brick interiors, and high ceilings. Now home to creative business. Its historic charm and adaptive reuse make it a standout property in the Arts District.



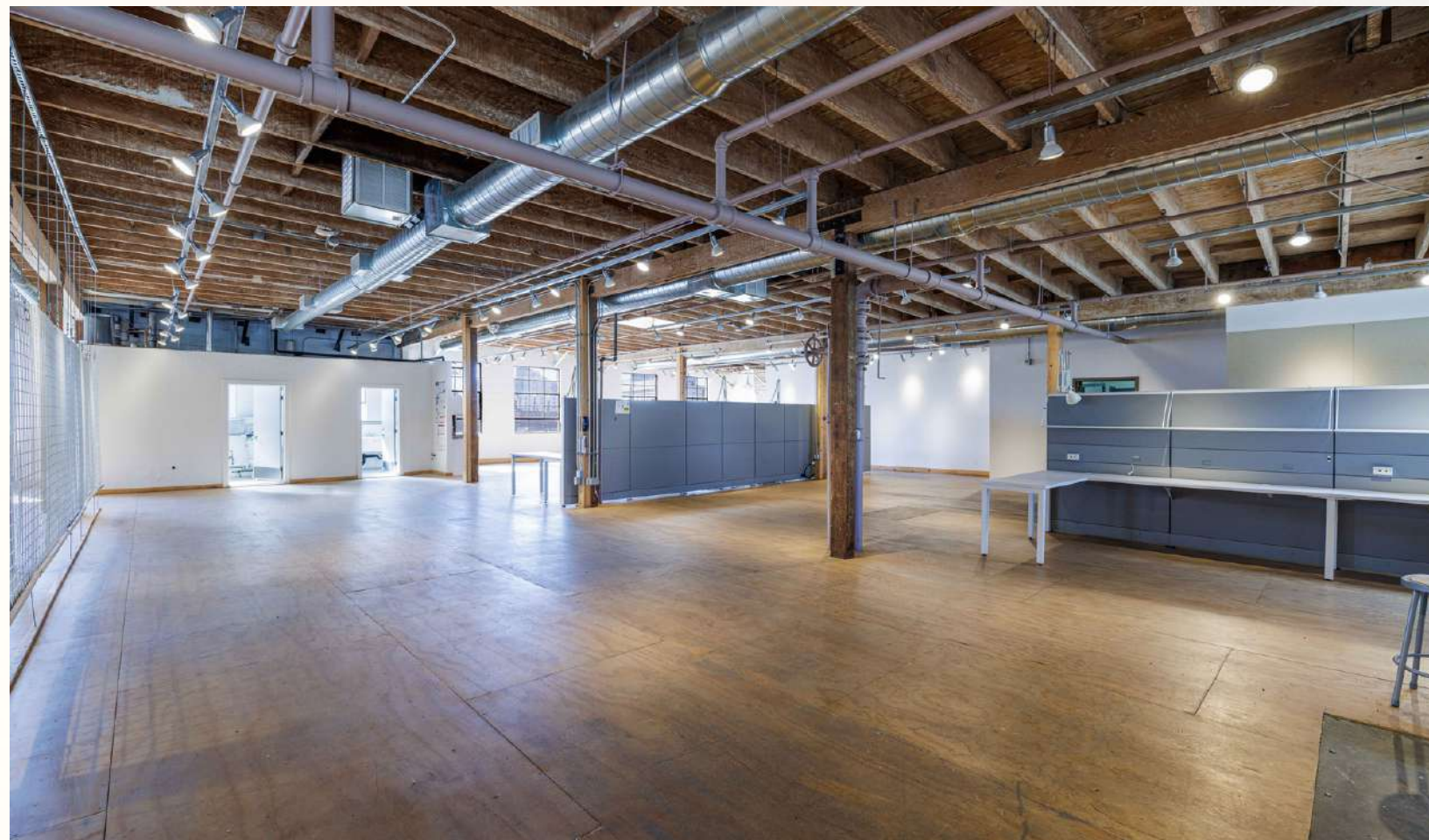
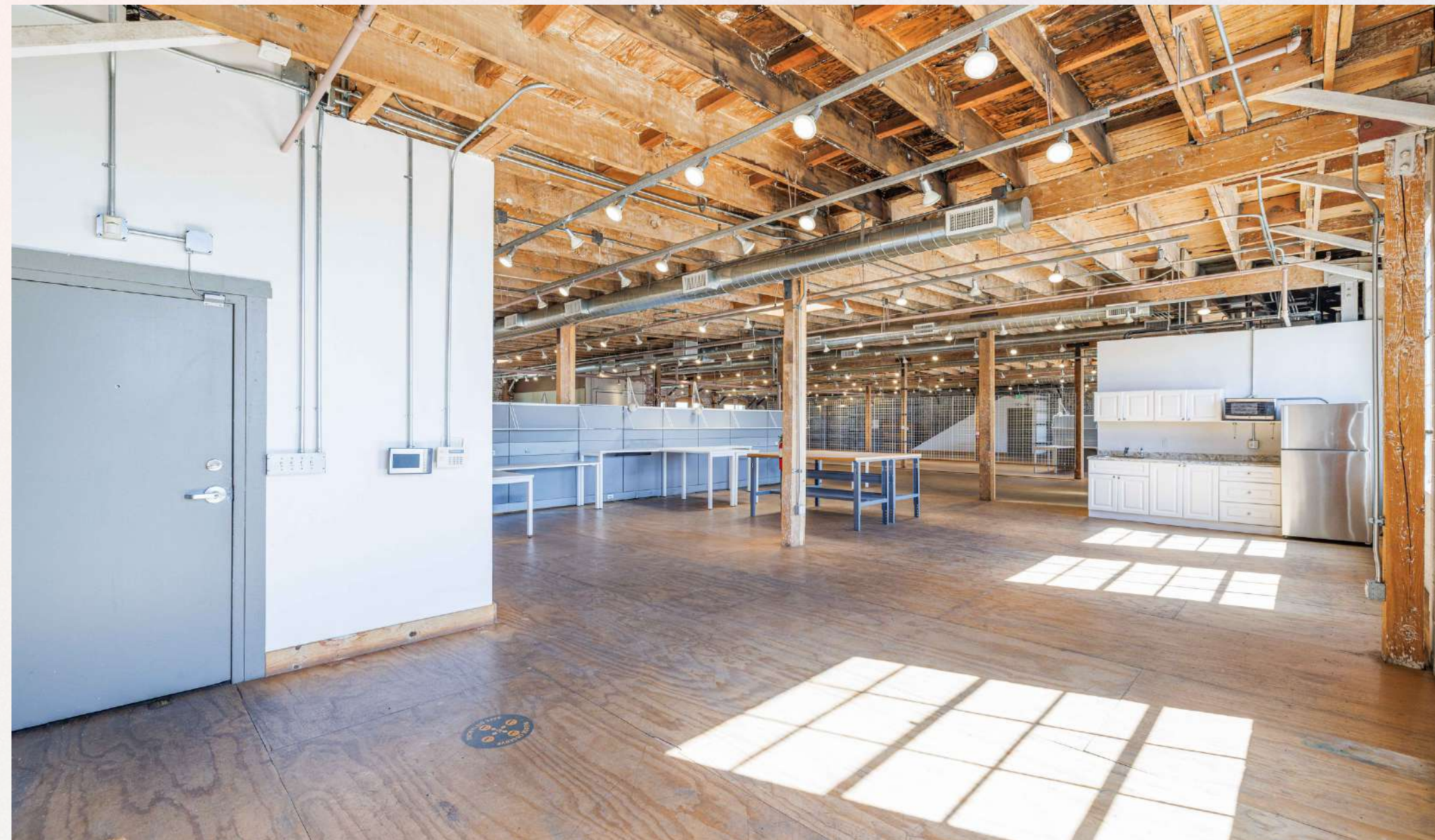
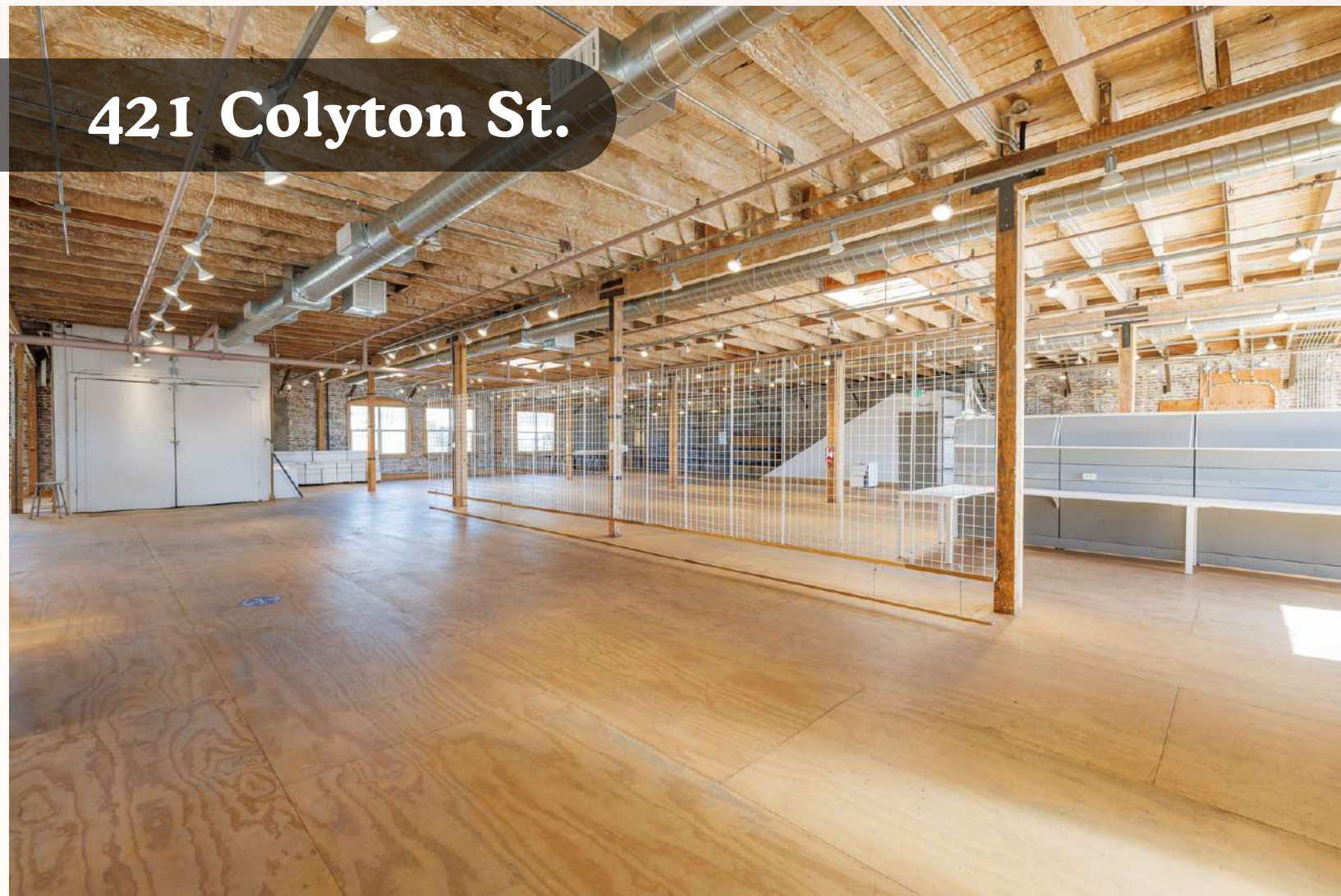
ROWDTLA

DTLA

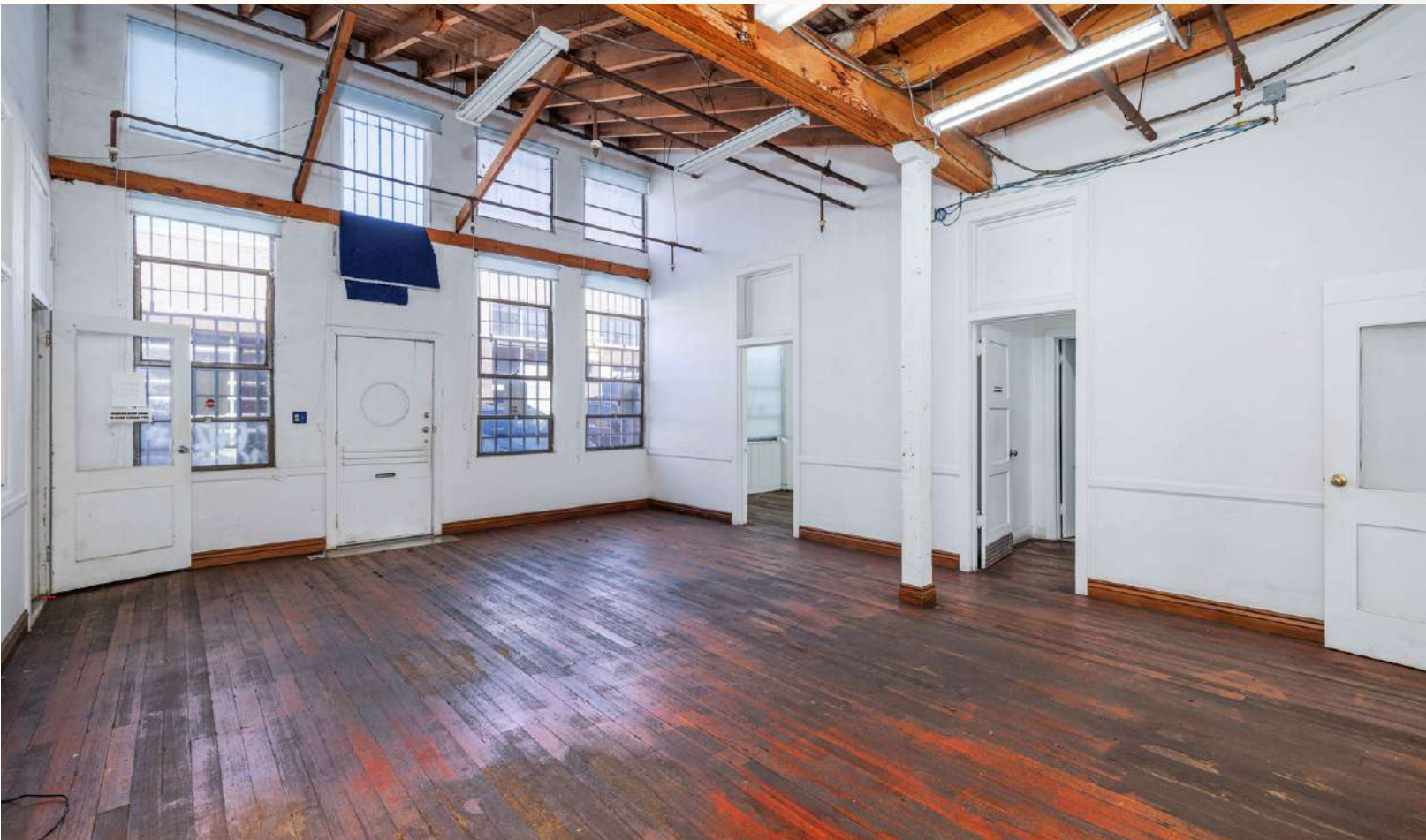
- 3,500 SF ON GROUND LEVEL
- 7,500 SF AVAILABLE ON THE TOP FLOOR
- BEAUTIFUL NATURAL LIGHT
- HIGH CEILINGS
- OPEN FLOOR PLANS
- FANTASTIC FOR CREATIVE USES



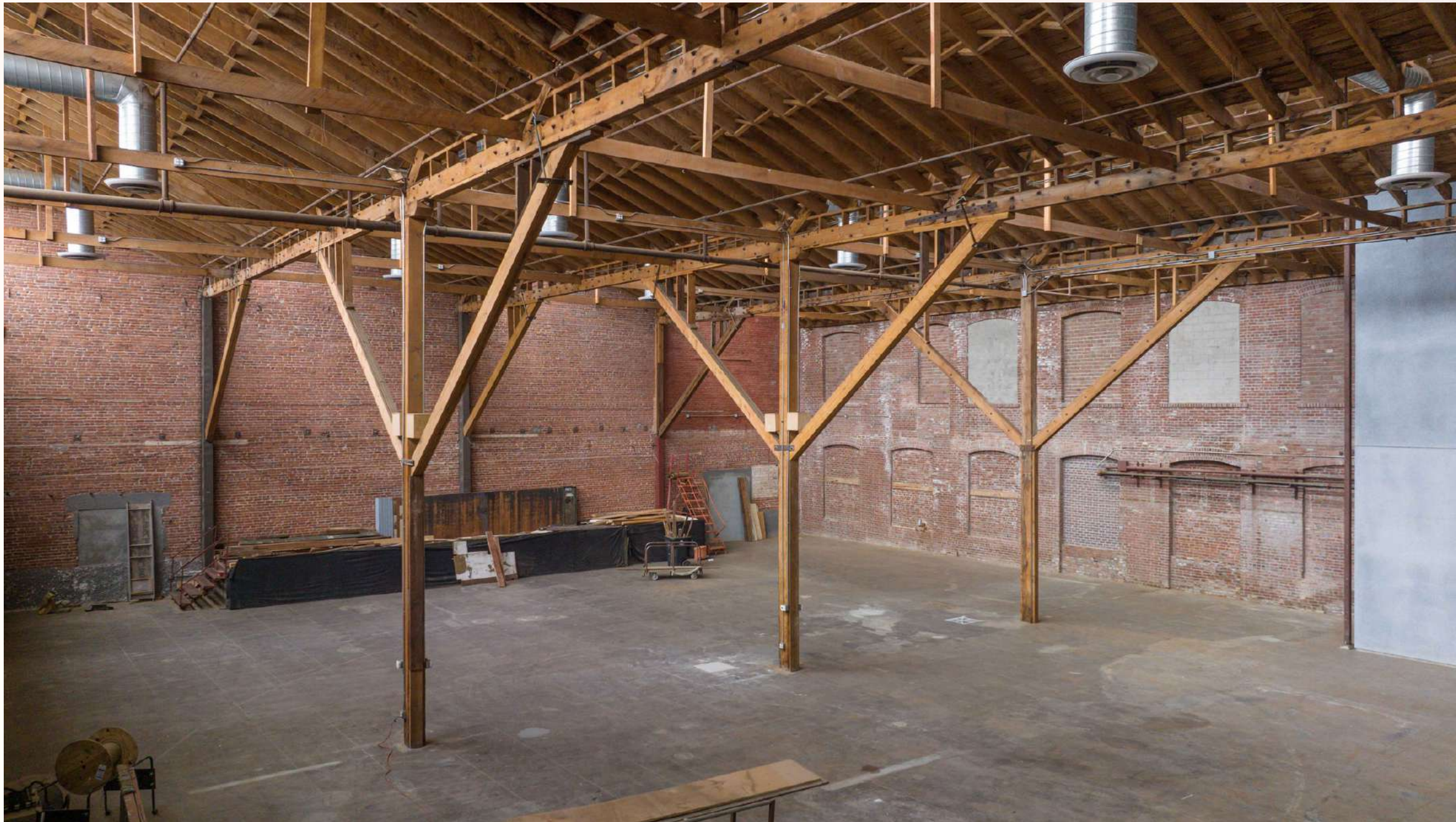
421 Colyton St.



431 Colyton St.

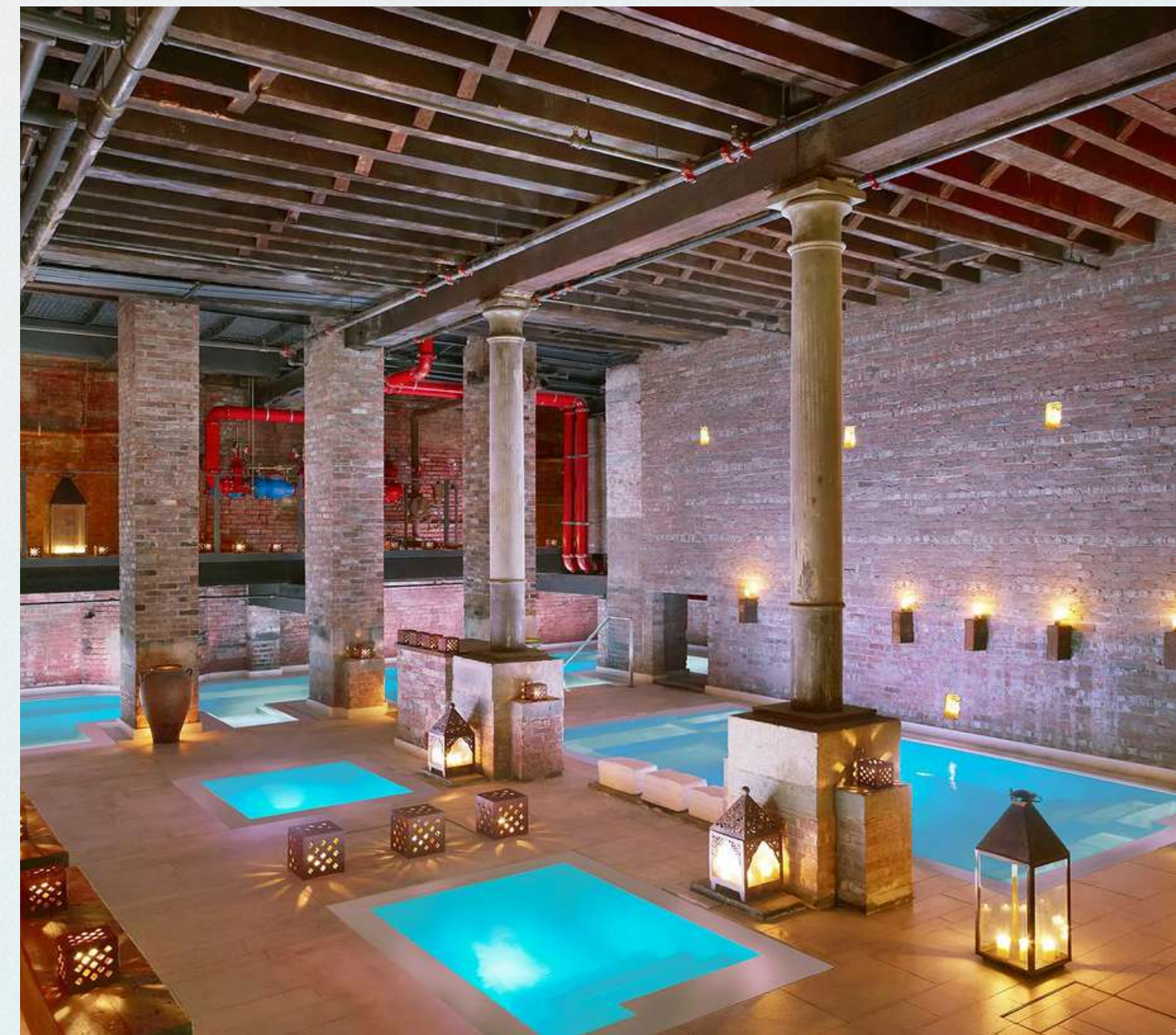


## Co-Tenant



AIRE Ancient Baths and Spa leased a 25,000 sf space at 439-441 Colyton St and is currently under construction. They are slated to open by end of 2026.

AIRE Ancient Baths and Spa is a unique relaxation concept inspired by ancient Roman, Greek, and Ottoman bath traditions with multiple locations across Europe and North America.



## Colyton Tenants



Disguise is the industry-leading platform at the heart of the new era of visual experiences. One powerful integrated system to create the next generation of real-time spectacle from the world's biggest live shows and most immersive xR broadcasts to the most ambitious virtual productions in one end-to-end workflow.



Bell Design Group (BDG) is an architecture and design studio that pursues projects demanding innovative and progressive answers. With experience across a range of project typologies – from studio production campuses to mixed-use housing developments and from hospitality to civic spaces – their approach is centered on creating meaningful experiences.

# LOCATION

## Area Highlights

- Located in the center of the vibrant Art's District Downtown LA
- Surrounded by several restaurants, retailer, galleries, etc..
- Dense area
- Easy access to 101, 110, 5 and 1 freeways

Equal parts warehouse waste land and burgeoning hub for LA's young, professional and creative, the Arts District is the city's neighborhood to watch. And with approximate limits of Second Street to Seventh Street and Alameda Street and the LA River, surprisingly, the Southeast section of Downtown is totally walkable, sprinkled amidst these perimeters are the makings of a community rich in character, featuring stylish galleries, handsome coffee shops, socially conscious boutiques and some of the best restaurants and bars. These pockets of budding establishments lie amidst a stretch of early 20th-century warehouses—many ex-factories some of which are deserted, but all of which hold the promise of artist studios and loft apartments with exposed brick walls and floor-to-ceiling windows. Prominent galleries such as Hauser & Wirth and Corey Helford Art Gallery, and spots like Death and Co., Urth Caffe, Wurstkuche, Umami Burger, and the Arts District Brewery have not only become local favorites but popular attractions for visitors and tourists. Today, along with the great eateries and galleries, renown retailers are positioning themselves to open flagship stores on East 3rd Street such as Le Labo, 3.1Phillip Lim and Shinola.



A vibrant street scene in San Francisco's Market Row. In the foreground, a woman in a black coat and blue skirt walks towards the left, carrying a brown paper bag. A young boy in an orange striped shirt and green cap is skateboarding towards the right. To the right, a man in a black jacket and brown pants walks away from the camera, also carrying a brown paper bag. The background features a large, leafy tree, a building with a 'PIZZERIA' sign, and a signpost pointing left with the text 'Market Row Deliveries'. The street is paved with light blue tiles, and there are yellow and black planters along the sidewalk. The overall atmosphere is lively and urban.

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# Amenities

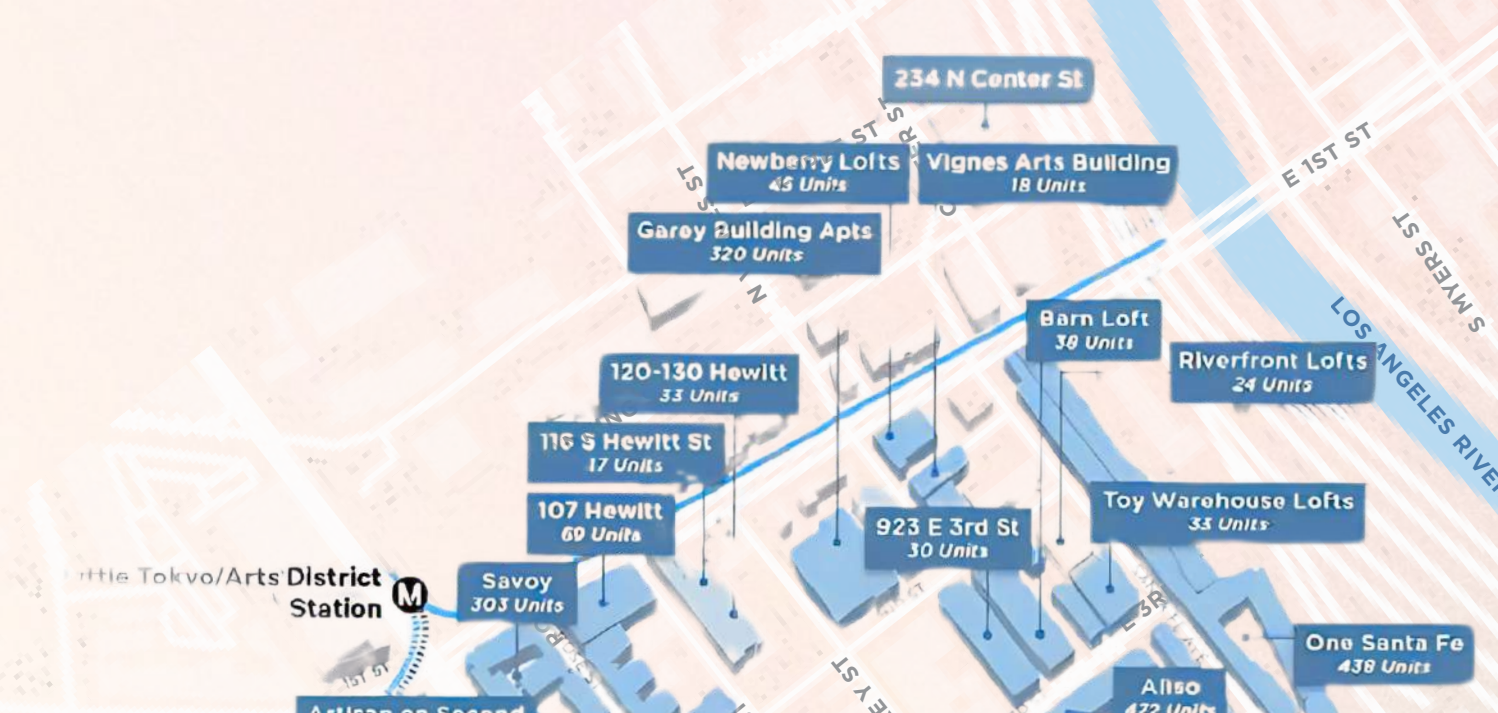
THE ROW

**440 Seaton & 421  
Colyton St**

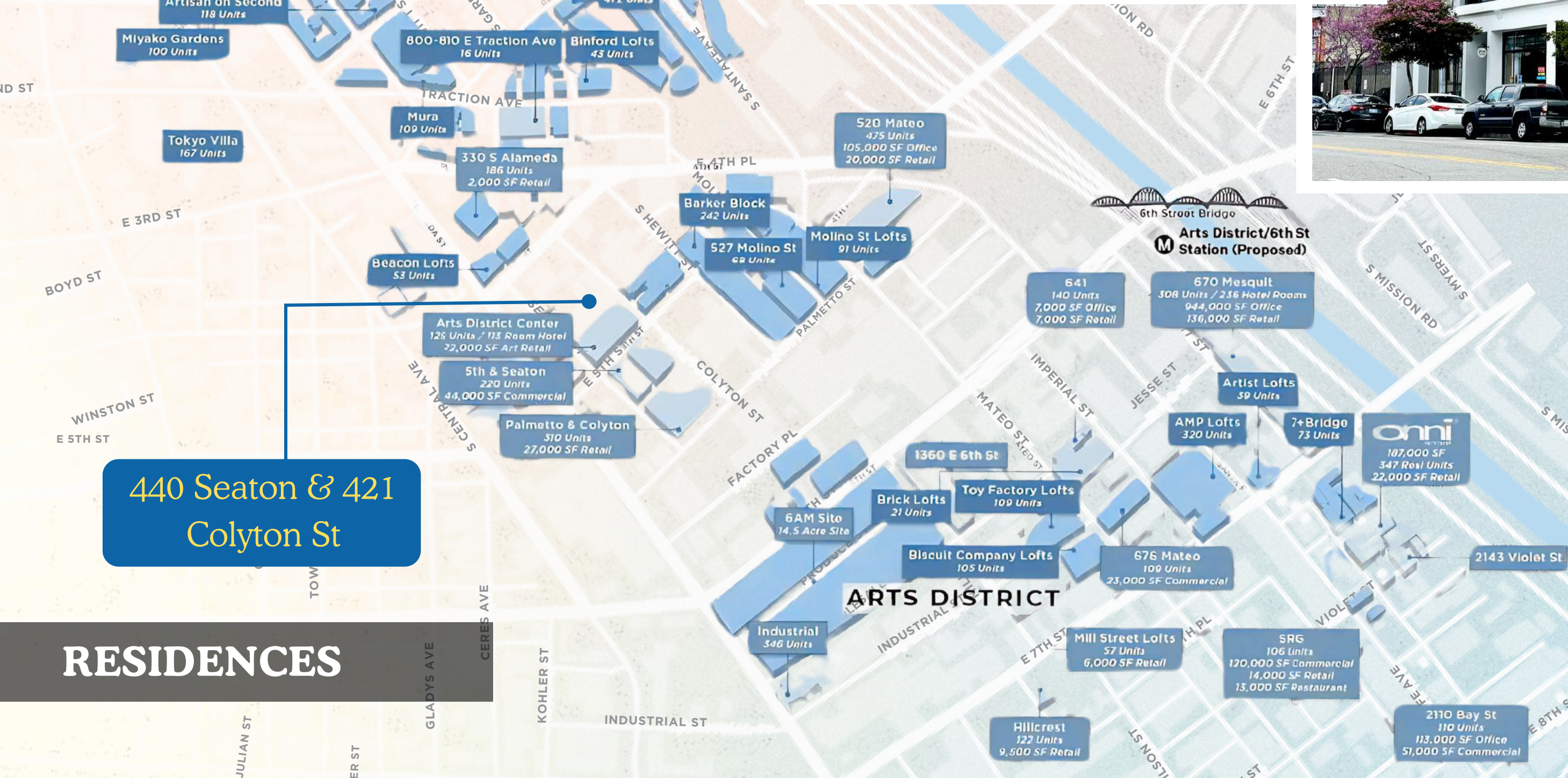
**HAUSER & WIRTH**

A photograph of the interior of the SOHO HOUSE restaurant. The space is characterized by a long, sleek bar with a row of orange, textured chairs. Large windows on the right side offer a view of the city. A chandelier hangs from the ceiling, and potted plants are placed throughout the room. The text "SOHO HOUSE" is overlaid vertically on the left side of the image.

A large, modern, open-air walkway with a wooden roof and metal structure, featuring people walking and greenery. The walkway is covered by a complex wooden and metal framework, with a large glass skylight allowing natural light. People are walking along the path, and there are green plants and trees visible in the background. The text "HAUSER &amp; WIRTH" is written vertically on the right side of the image.

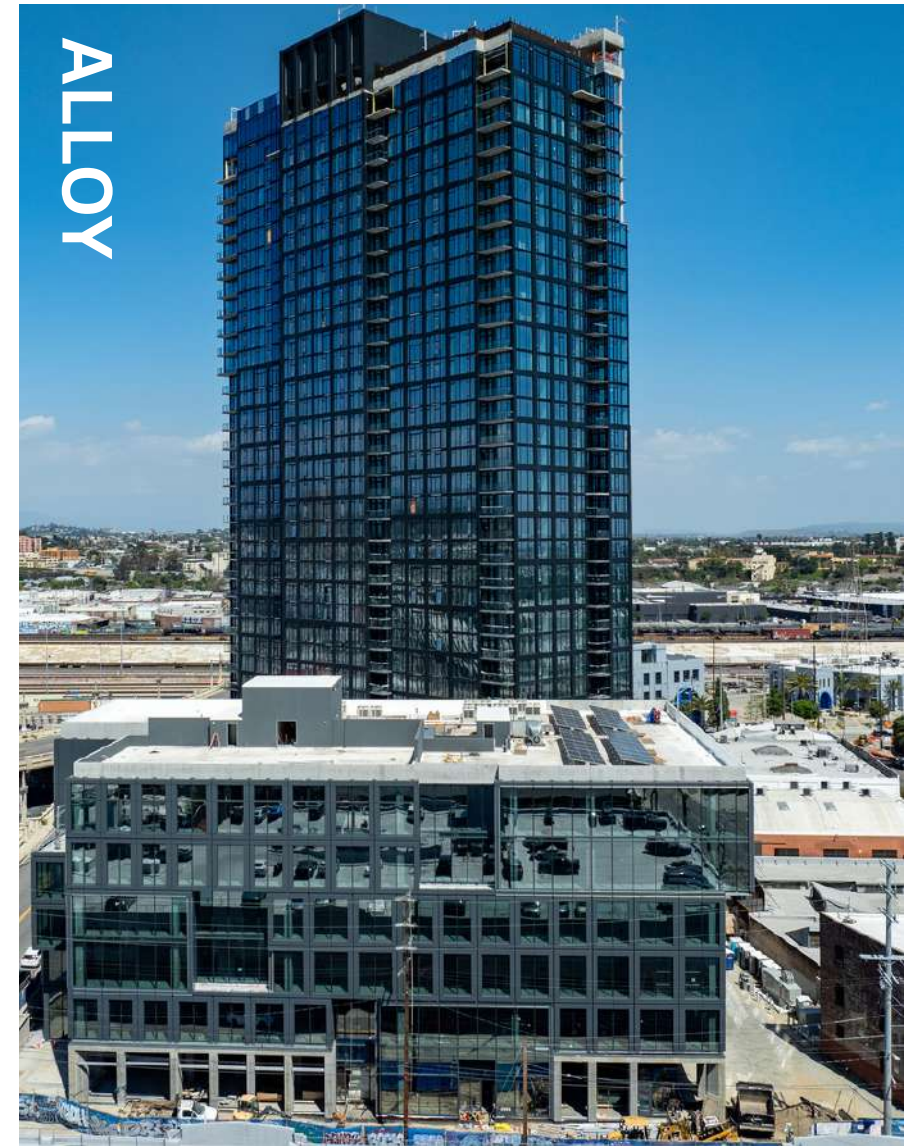


THIRD & TRACTION



ARTS DISTRICT

ALLOY



440 Seaton & 421 Colyton St

RESIDENCES

# Noteable Developments



## 520 S Mateo St

- 127,456 SF
- 475 units
- 35 stories
- 20,000 sf of retail



## 1100 E 5<sup>th</sup> St

- 275,000 SF
- 220 units
- 8 stories
- 44,530 SF of retail



## 655 S Mesquit ST

- 185,000 SF
- Office
- 14 Stories
- 4,325 SF of retail



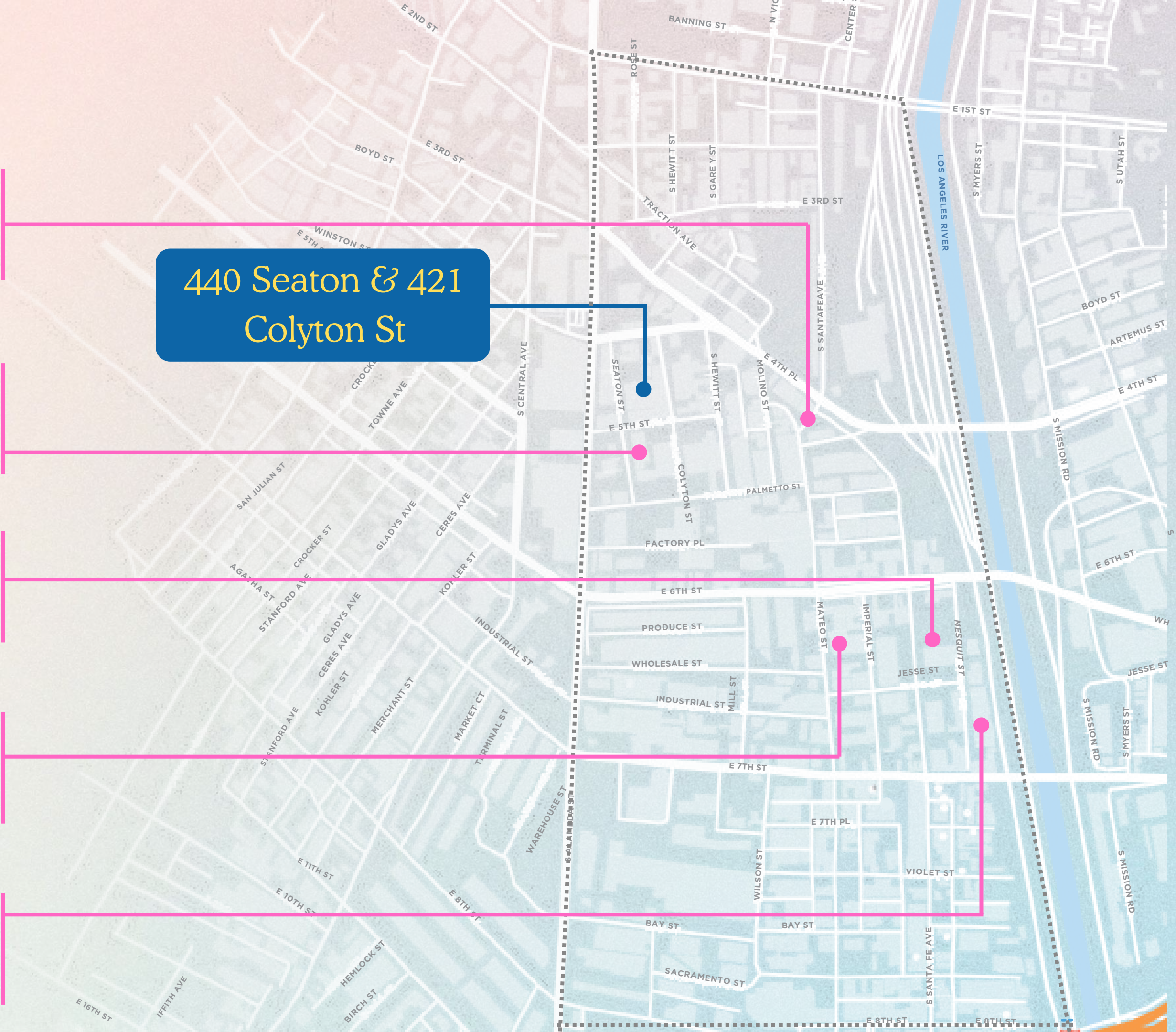
## 626 S Mateo St

- 179,759 SF
- 172 units
- 7 stories
- 23,025 SF of retail



## 670 Mesquit St.

- 1,792,103 SF
- 894 units
- 236 room hotel
- 381,494 SF of retail & museum





**URBANLIME**  
R E A L E S T A T E

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