

THE BRICKSTONE

ArtsDistrict



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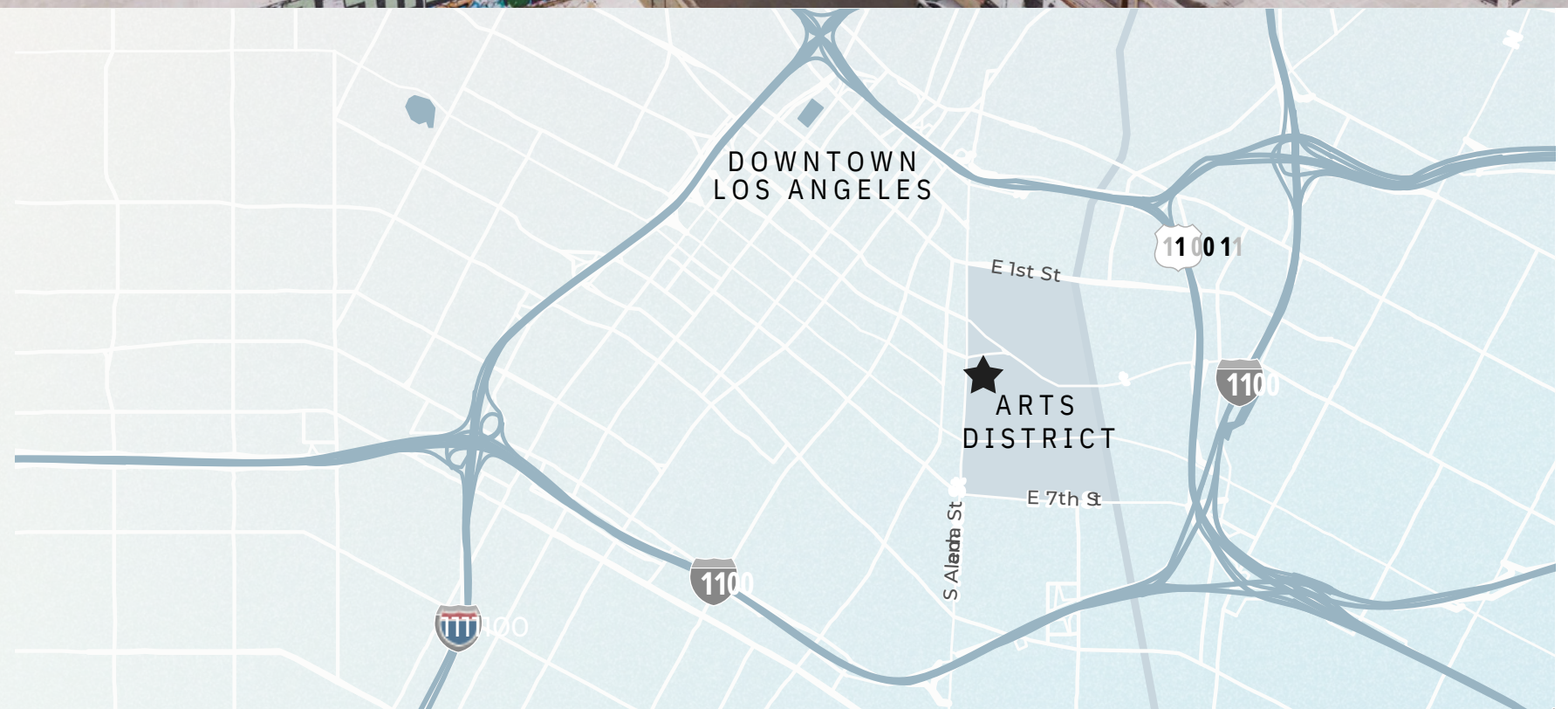
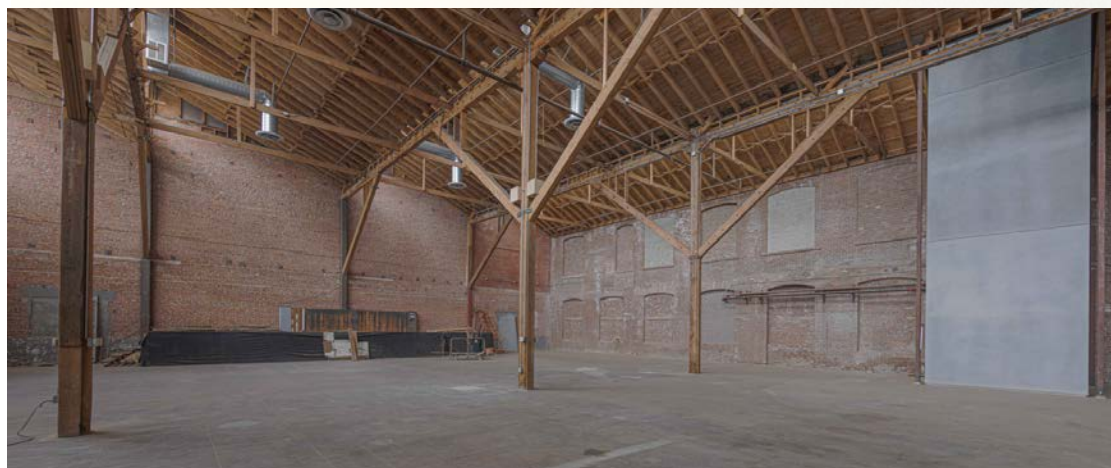
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The **Brickstone** comprises of a collection of buildings facing **Seaton and Colyton St in the Arts District** of Downtown **Los Angeles**. One of the buildings at **440 Seaton**, built in **1917**, was originally used as an **indoor lumberyard** 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.



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disguise

URBAN OUTFITTERS



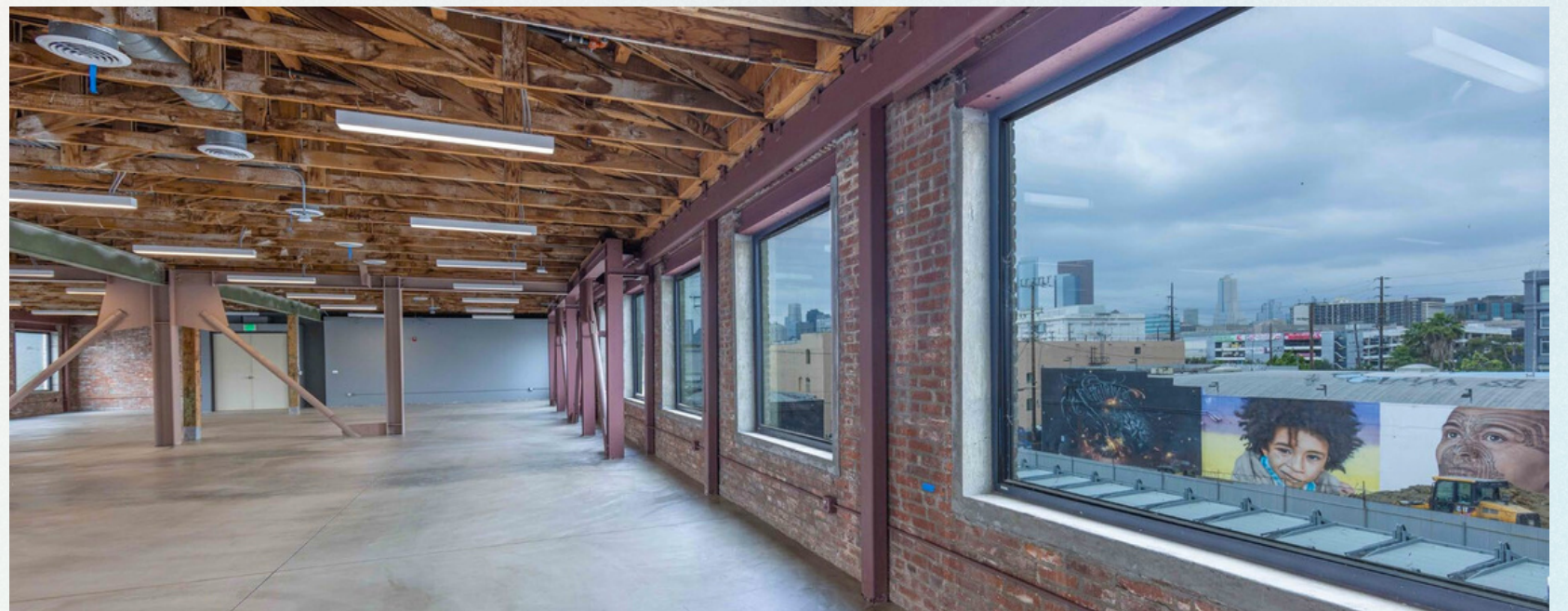
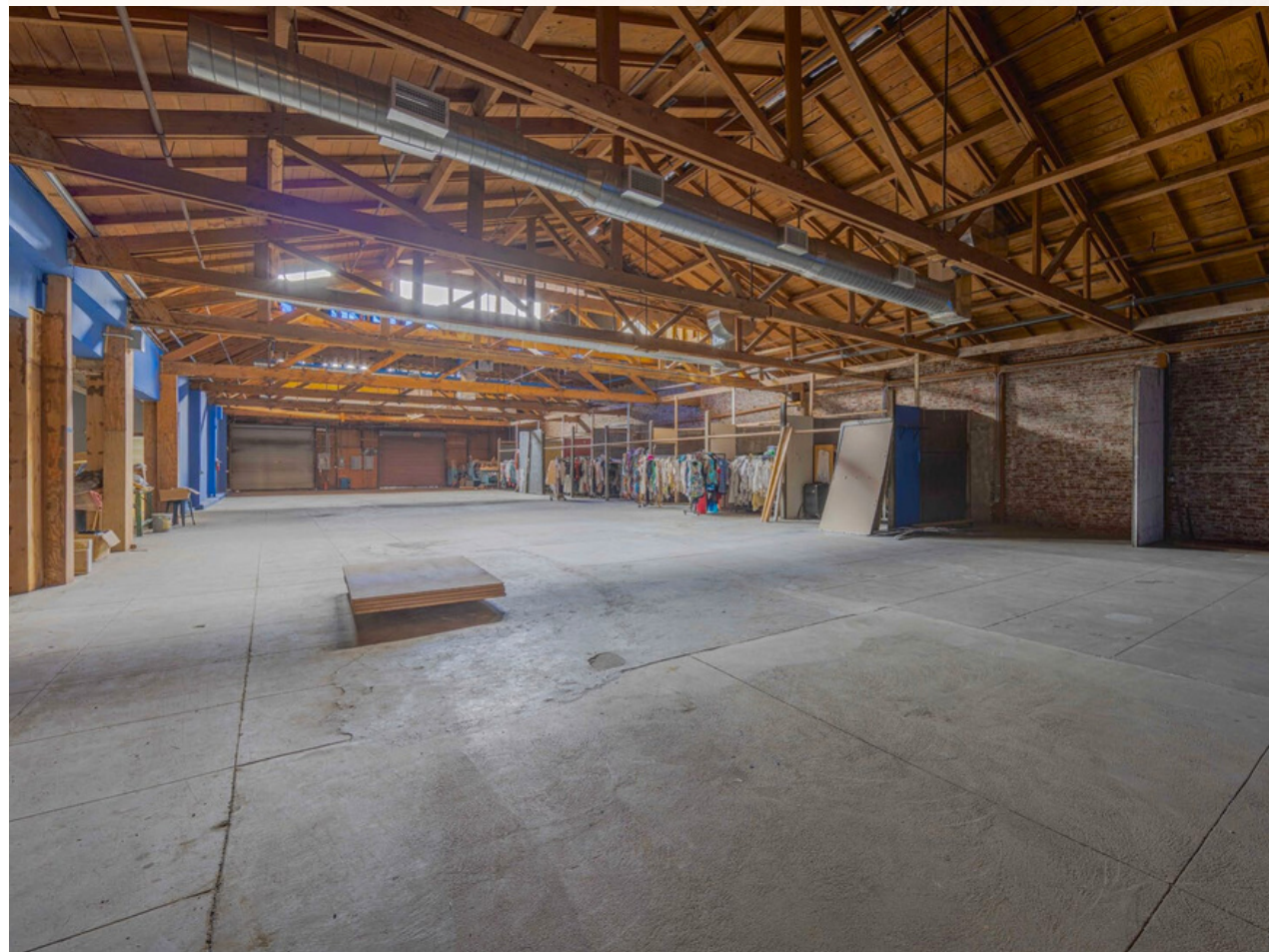
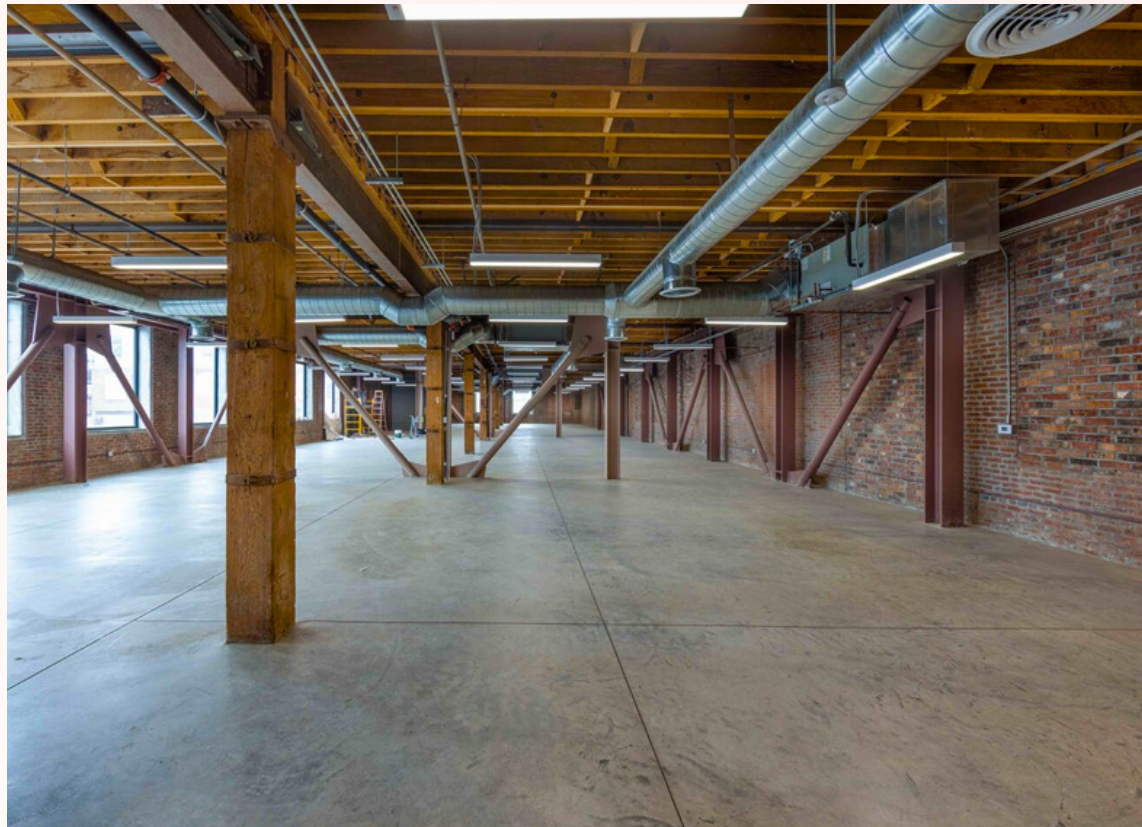
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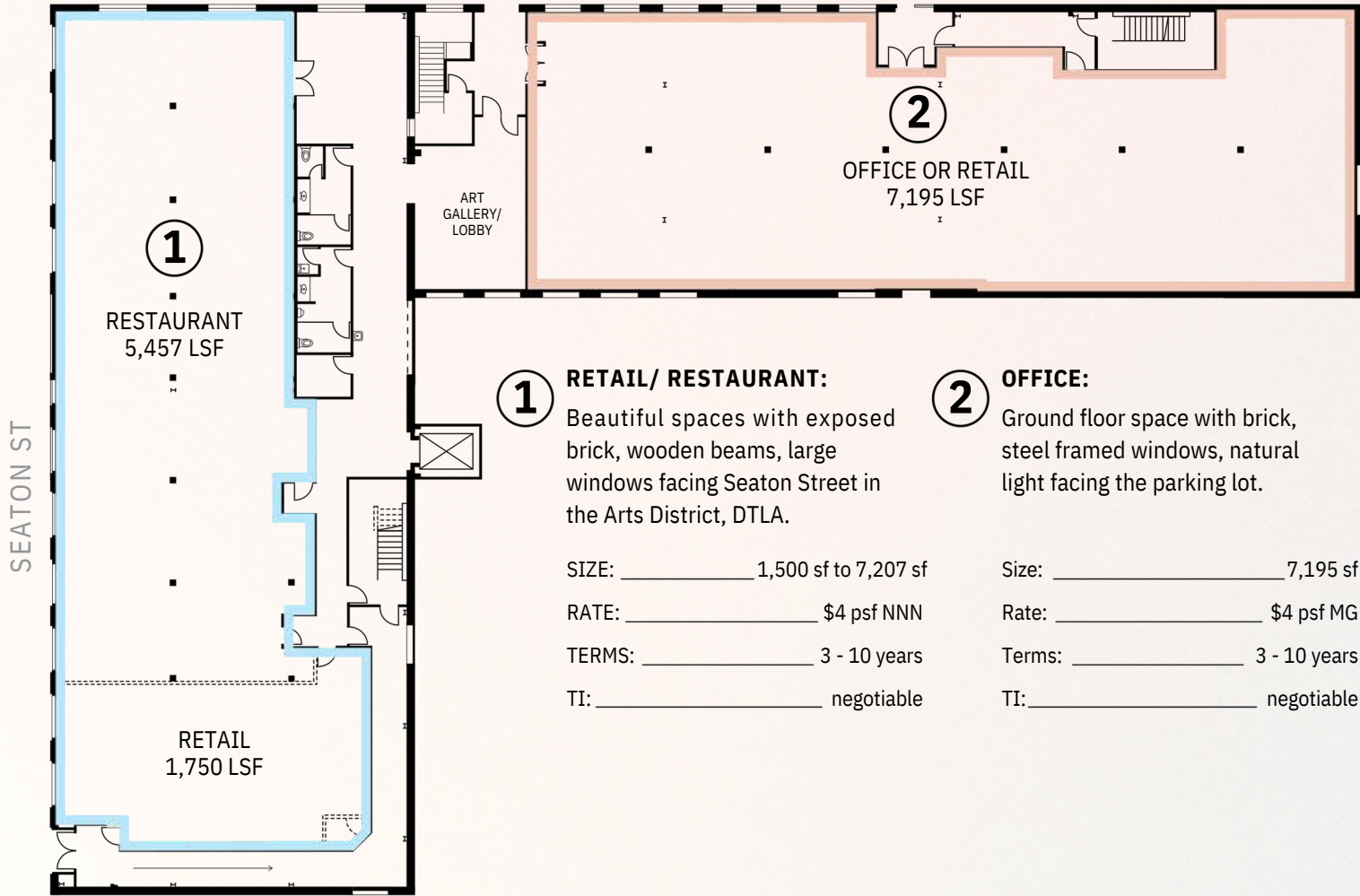
Colyton St

Seaton St



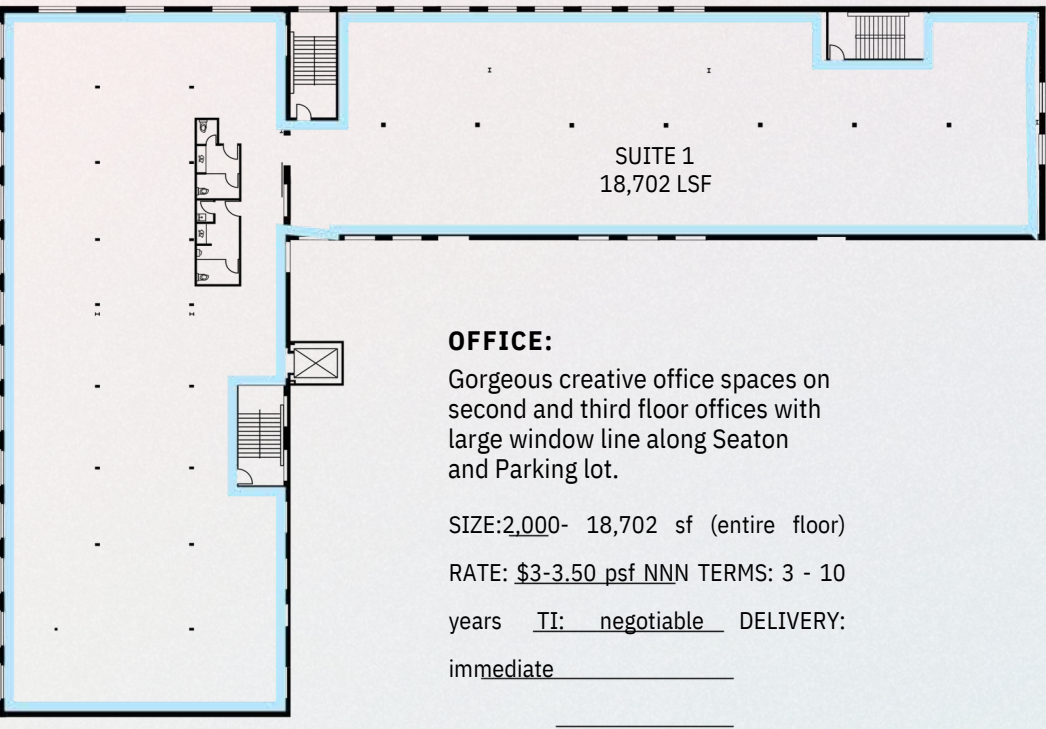


GROUND FLOOR

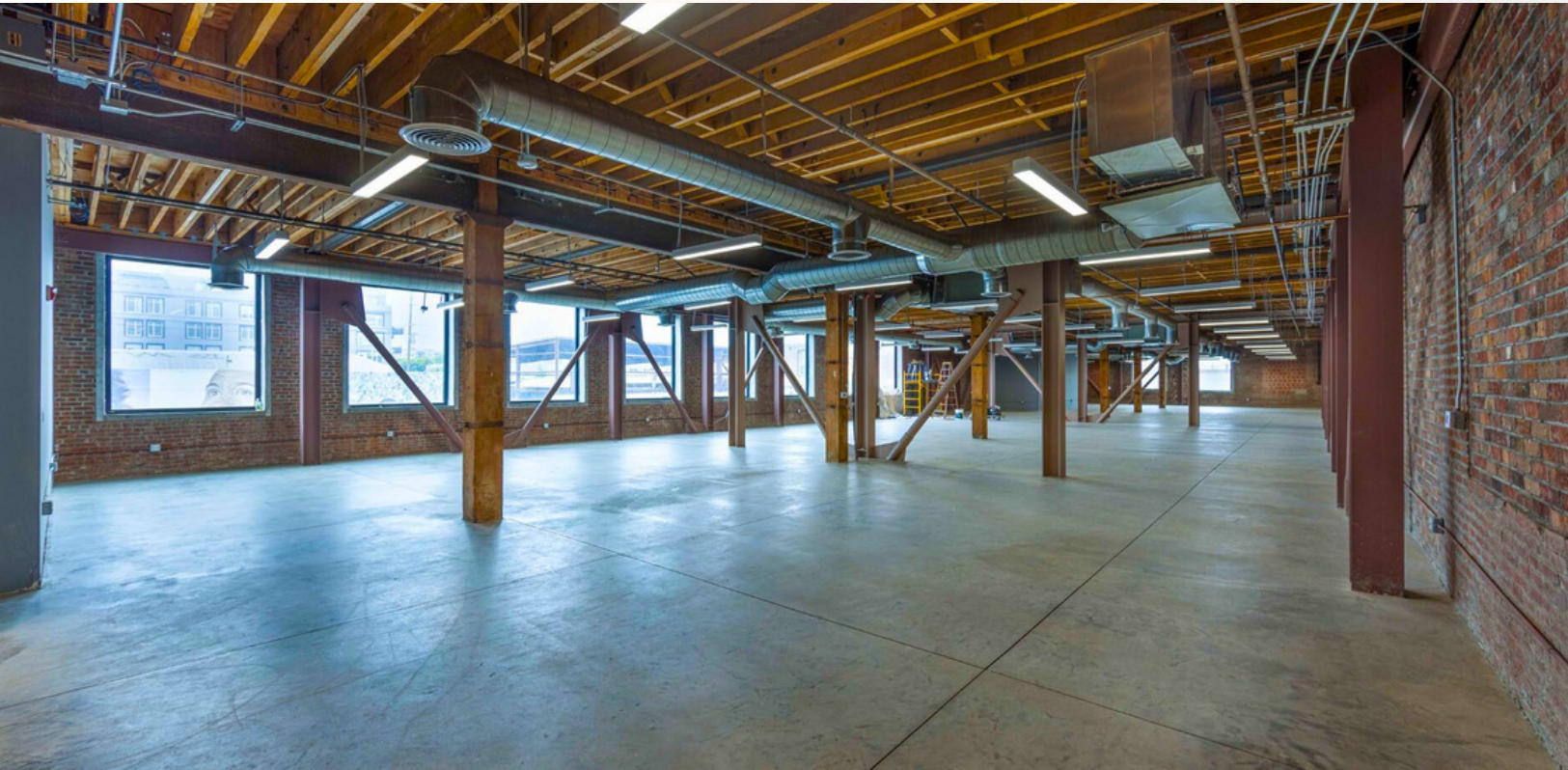
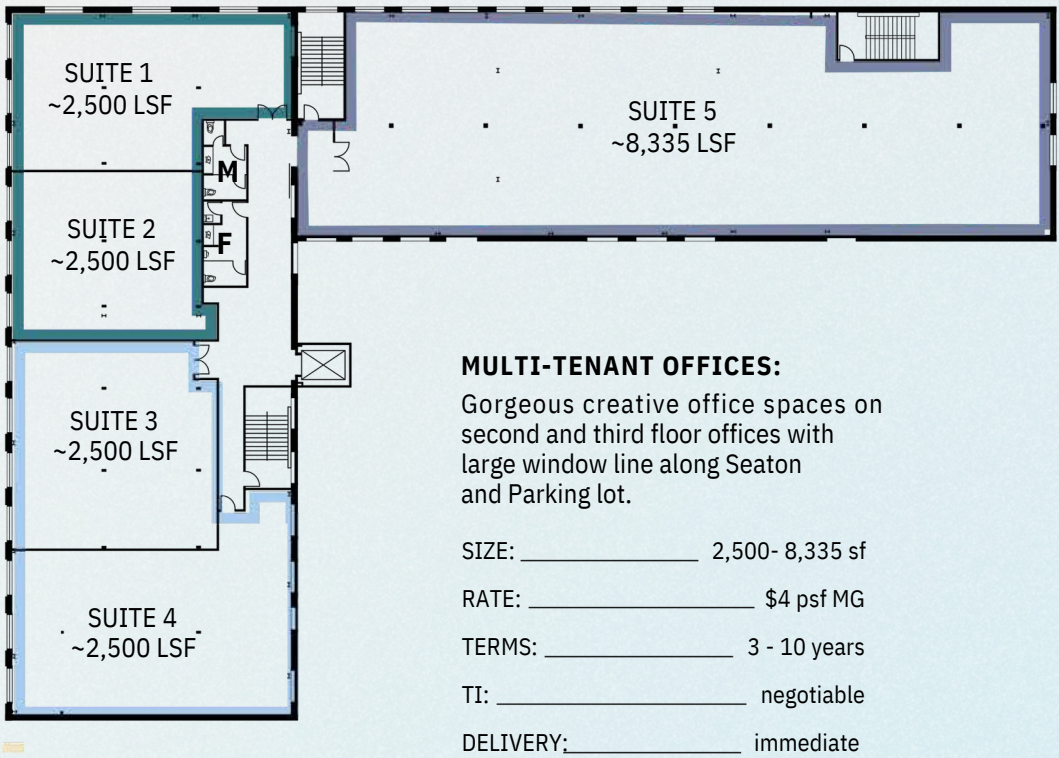


2ND FLOOR

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

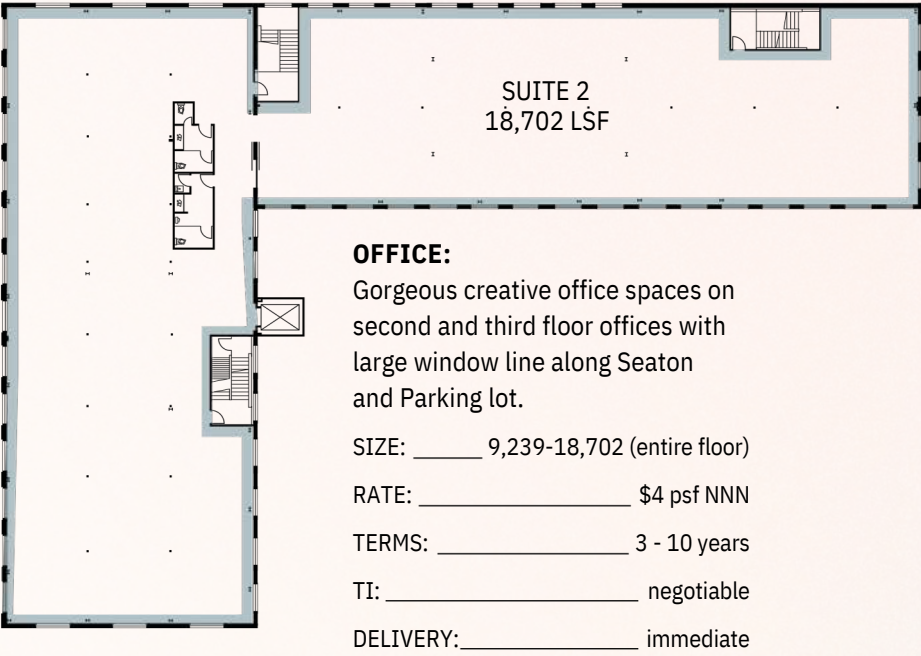


Multi-tenant Plan Option

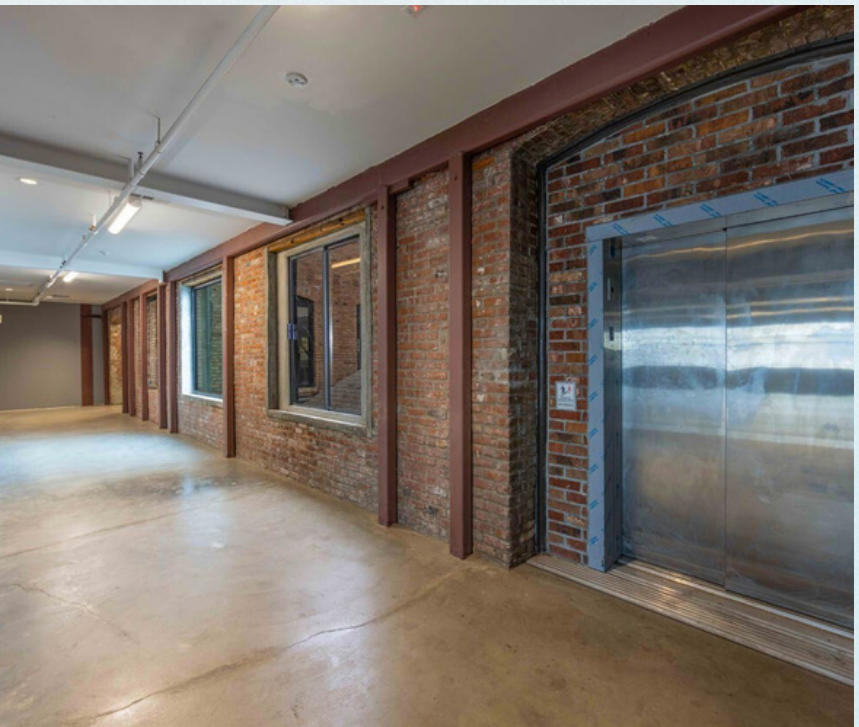
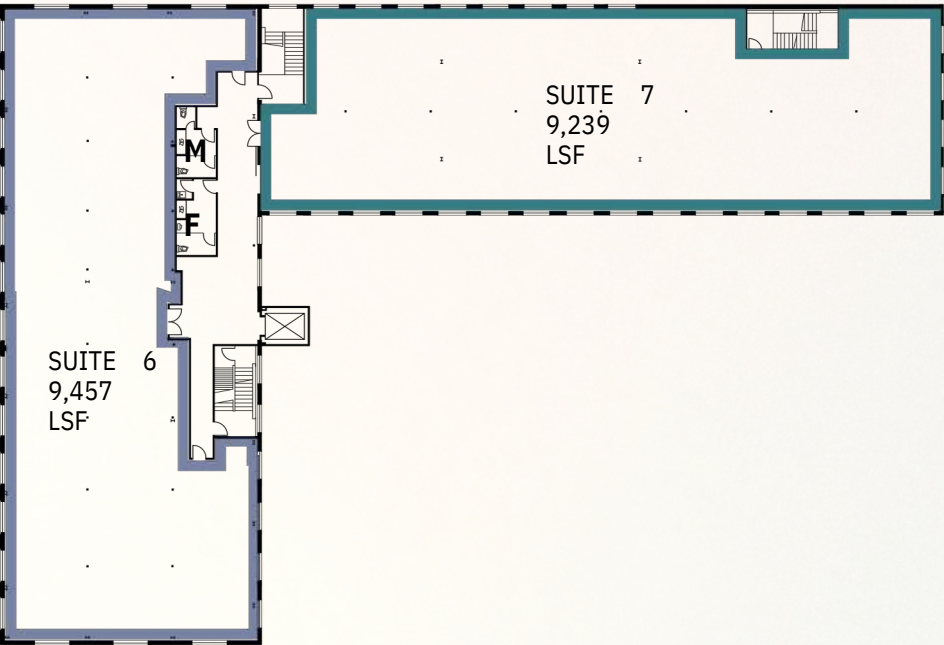


3RD FLOOR

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



Multi-tenant Plan Option



LOCATION

Area Highlights

- Located in the center of the vibrant Art's District Downtown LA
- Easy access to 101, 110, 5 and 1 freeways

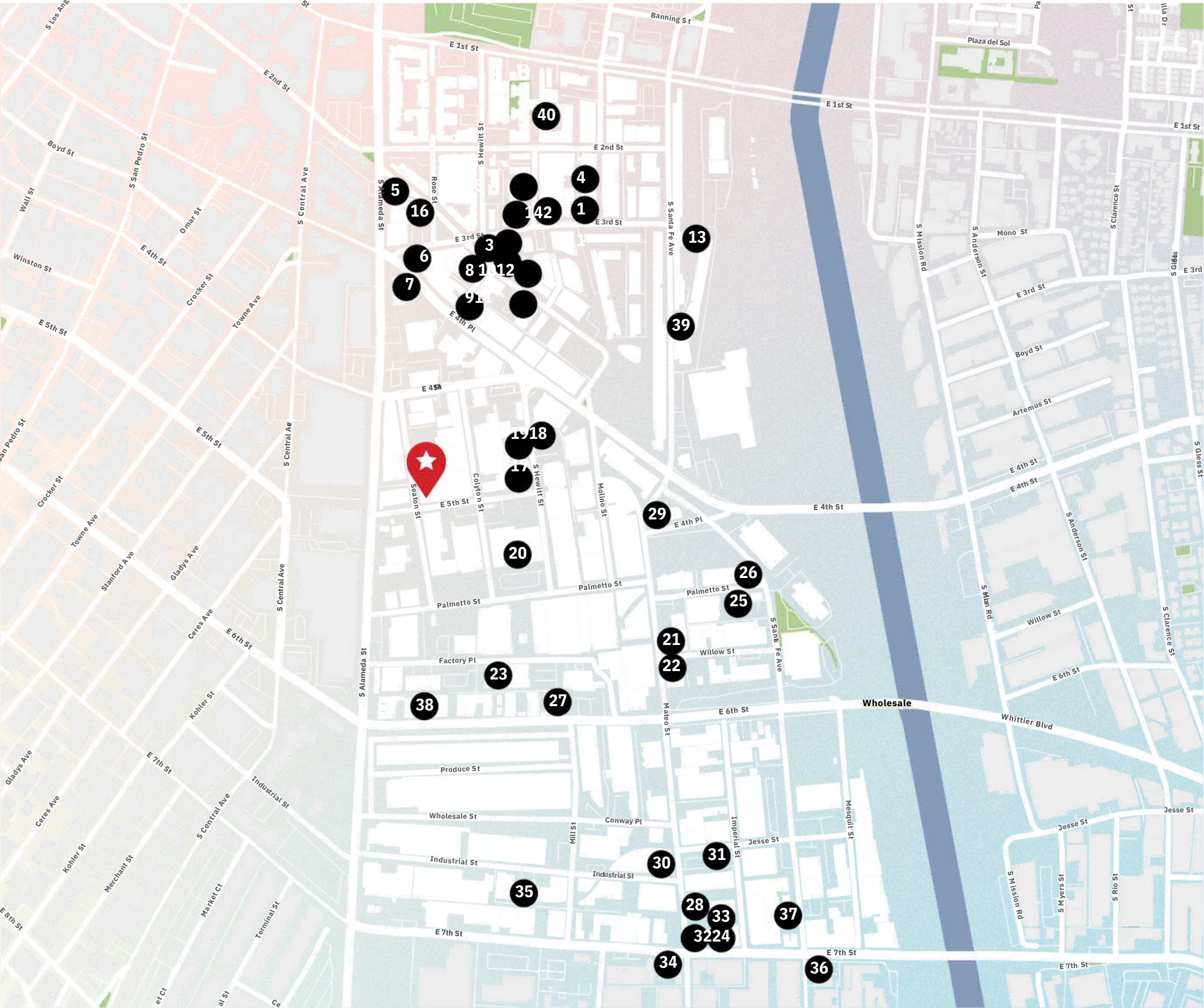
Equal parts warehouse waste land and burgeoning hub for LA's young, professional and creative, the Arts District is the city's neighborhood to watch. And with approximate limits of Second Street to Seventh Street and Alameda Street and the LA River, surprisingly, the Southeast section of Downtown is 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 eateries like Wurstkuche, Bestia, Girl and the Goat, Bavel, Factory Kitchen, Cha Cha Cha and the Arts District Brewery have not only become local favorites but popular attractions for visitors and tourists.



LOCATION MAP

- 1. Eat Drink Americano
- 2. Hauser & Wirth
- 3. Death & Co
- 4. Wurstküche
- 5. Angel City Brewery
- 6. Eighty Two
- 7. De La Nonna
- 8. The Pie Hole
- 9. Art Share LA
- 10. Groundwork Coffee Co.
- 11. Arts District Brewing
- 12. Pali Wine Co.
- 13. Grow The Produce Shop
- 14. Salt & Straw
- 15. The House of Woo
- 16. Truly LA
- 17. Urth Cafe
- 18. Resident
- 19. ESTLR Athletics
- 20. Los Angeles Cleantech Incubator
- 21. Zinc Cafe
- 22. Blue Bottle Coffee
- 23. Factory Kitchen
- 24. Tony's Saloon
- 25. Willow Studios
- 26. Movement Society
- 27. Brera Ristorante
- 28. Afuri Ramen + Dumpling
- 29. Bavel
- 30. Little Bear
- 31. Hanks Organic
- 32. Yess Restaurant
- 33. Pizzanista!
- 34. Everson Royce Bar
- 35. Bike Shed Store
- 36. Bread Lounge
- 37. Hi Bakery
- 38. Radicle Roots
- 39. Hennessey + Ingalls
- 40. The Garey Building
- 41. Camphor



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