

east  
seventh  
place

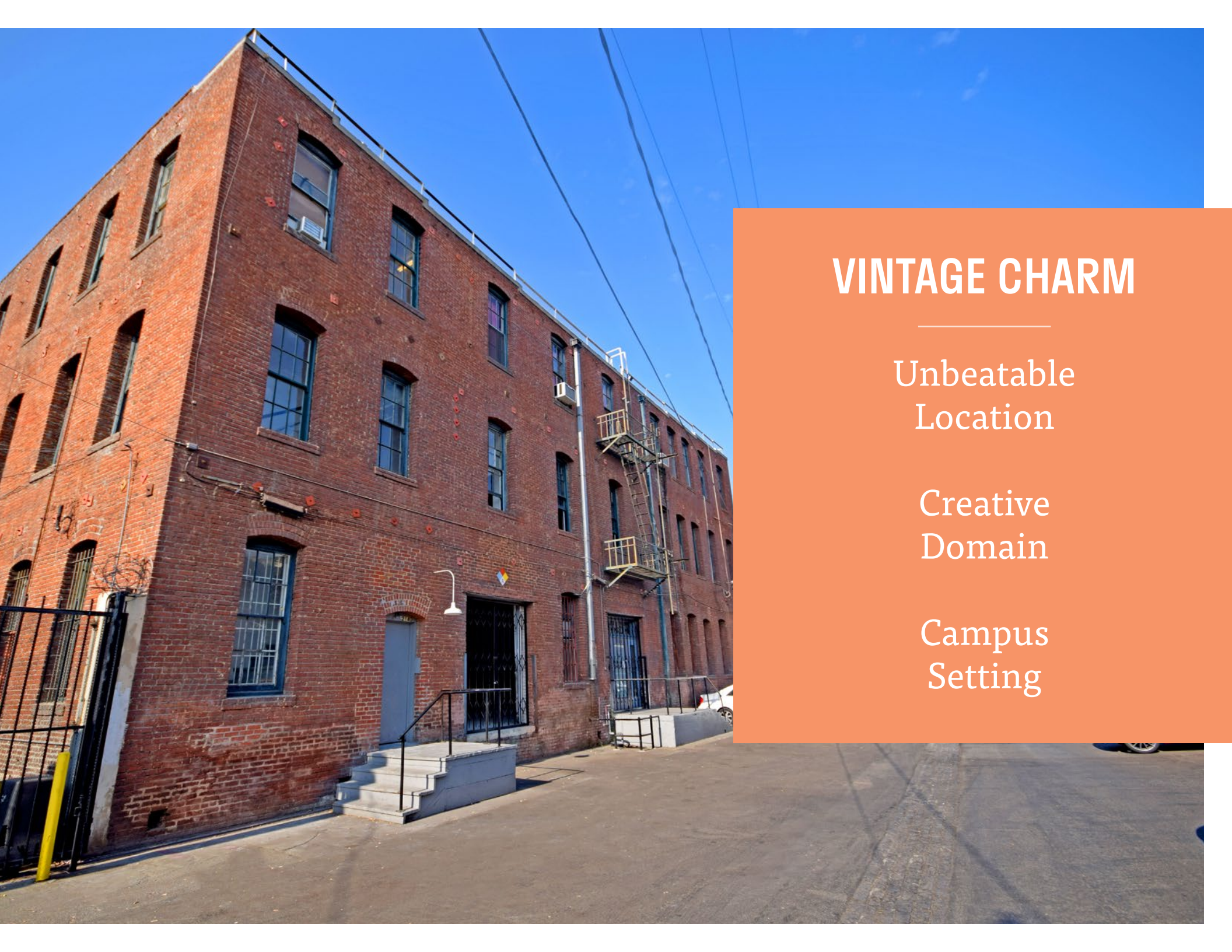
# FULL BUILDING OPPORTUNITY

ARTS DISTRICT DTLA | 2140 EAST 7TH PLACE | LOS ANGELES, CA 90021

 CUSHMAN &  
WAKEFIELD

 onni<sup>®</sup>  
group





# VINTAGE CHARM

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Unbeatable  
Location

Creative  
Domain

Campus  
Setting



# HIGHLIGHTS

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3-Story Vintage Brick Building  
With Efficient Floor Plates

Institutional Landlord Capable  
of Delivering Quality Space

Prominent Arts District Location  
One Block From Soho House and  
Warner Music HQ

Exceptional Walkability to  
Notable Amenities

Convenient Freeway Access and  
Connectivity to Other Parts of  
Downtown LA

Located In The Opportunity  
Zone (Tax Incentives)



# EXCEPTIONAL CREATIVE SPACE





# PROPERTY DETAILS

Total Rentable Space **±21,614 SF** (full building)

DIVISIBLE TO 14,335 SF

CONSTRUCTION

**BRICK**

CLEAR HEIGHT

**14'**

YEAR BUILT

**1908**

STORIES

**THREE (3)**

ELEVATOR

**FREIGHT**

SPRINKLERED

**YES**

First Floor

**±7,379 SF**

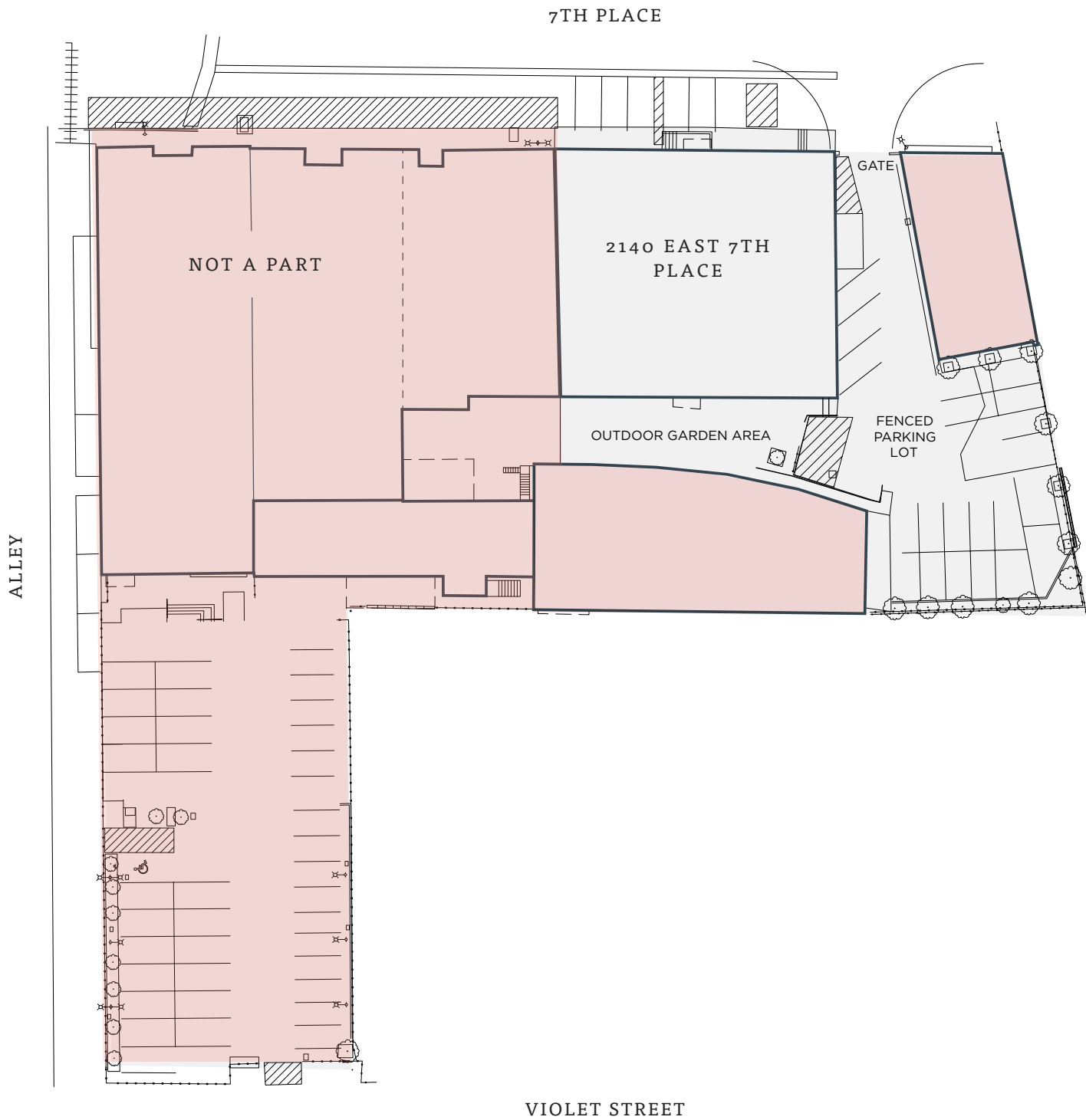
Second Floor

**±7,015 SF**

Third Floor

**±7,220 SF**

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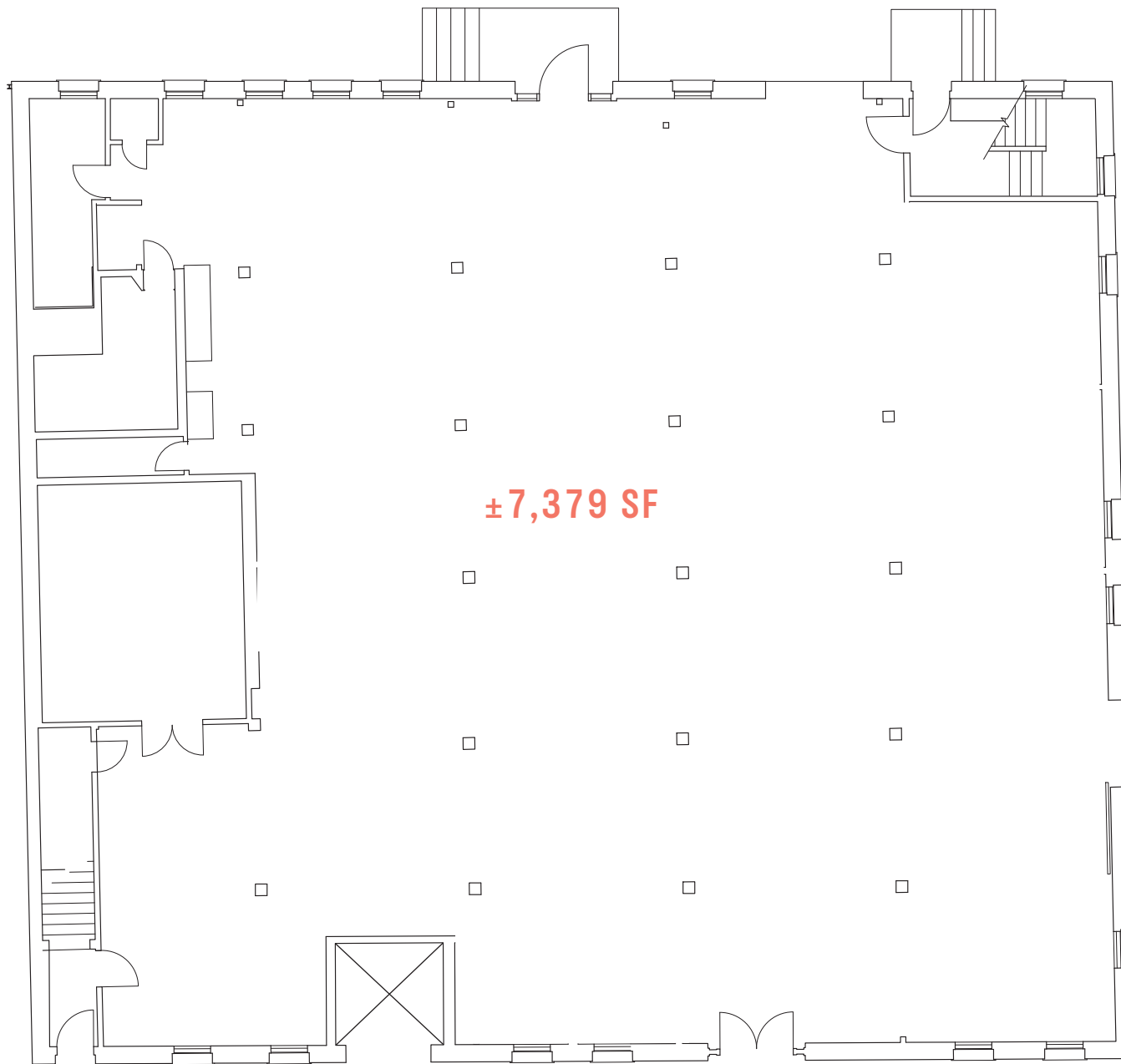


\*DIMENSIONS ARE APPROXIMATE. FOR DISCUSSION PURPOSES ONLY.



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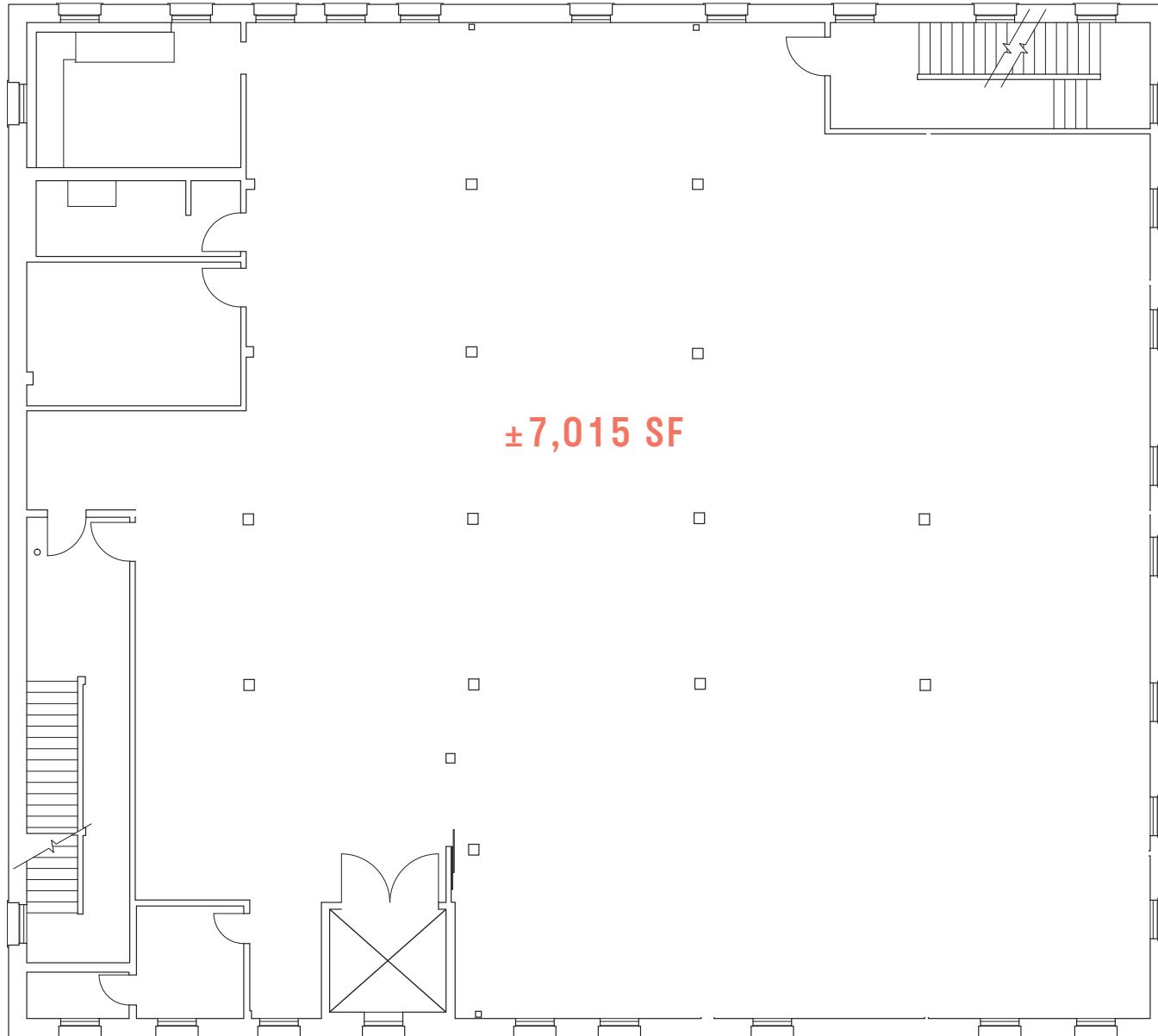
1<sup>st</sup>



±7,379 SF

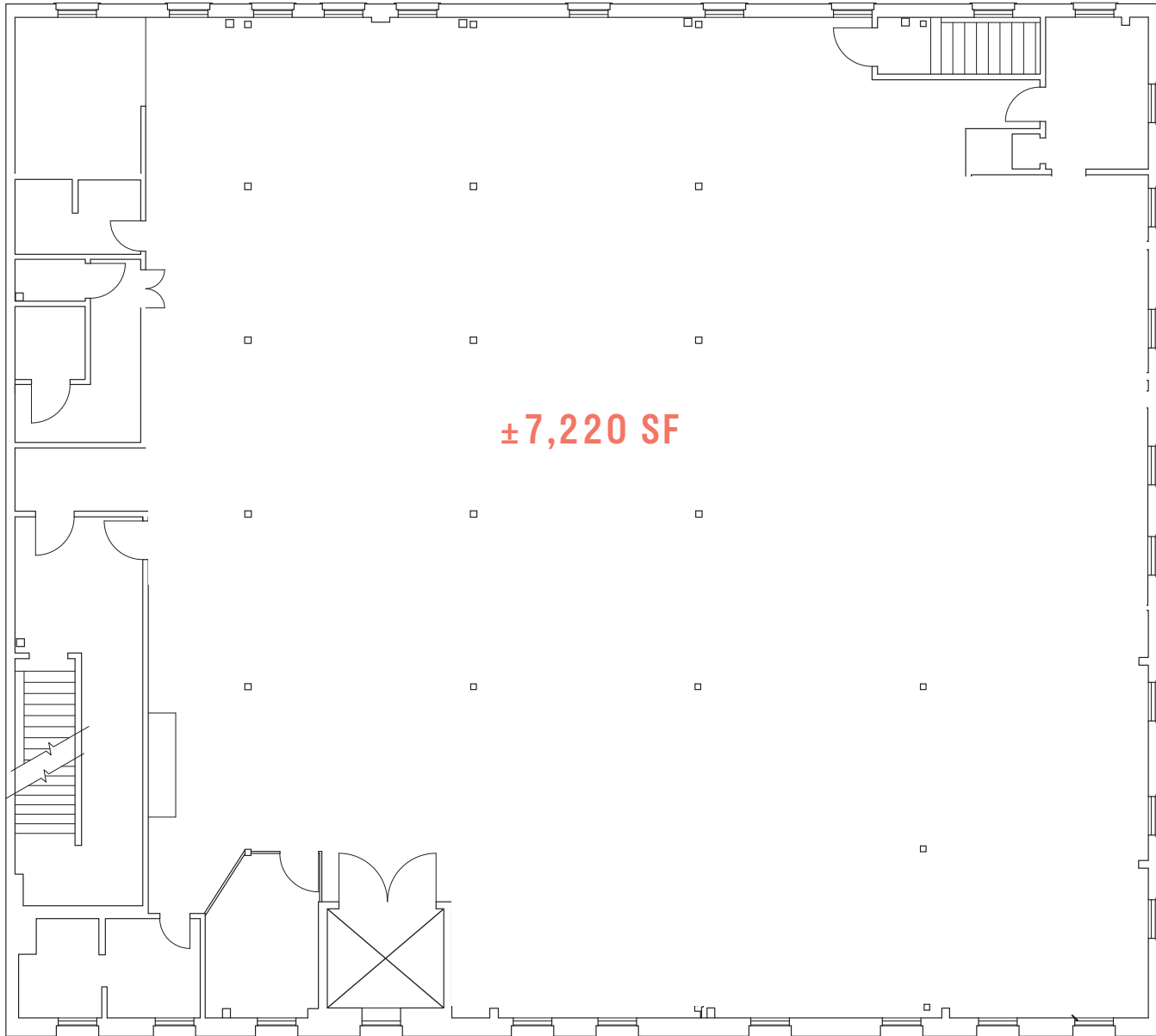
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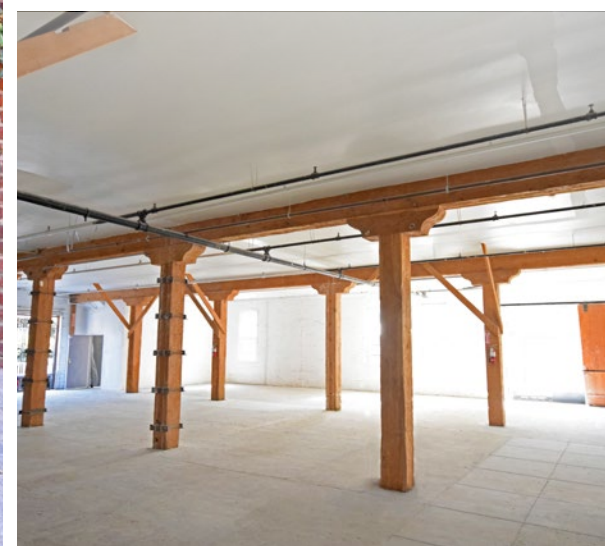
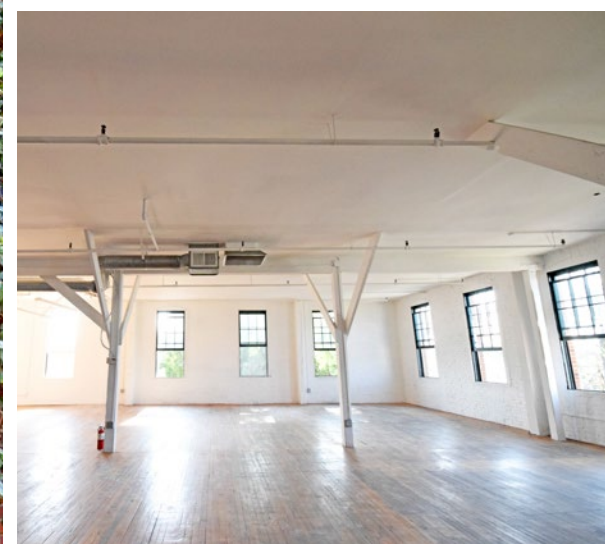
±7,015 SF






±7,220 SF








**ROW**  
DTLA

  
Spotify

  
TWO BIT CIRCUS  
ENGINEERING ENTERTAINMENT

  
WARNER MUSIC GROUP

  
Lyft

  
3BLACKDOT

  
Bread LOUNGE

Firehouse  
Hotel DTLA

COFFEE  
STUMPTOWN  
ROASTED DAILY  
ROASTERS

**BESTIA**

  
SOHO HOUSE

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H.D. Buttercup  
CALIFORNIA



2143  
VIOLET

2130  
VIOLET

AVA ARTS  
DISTRICT

THE  
INDUSTRIAL

6AM

FACTORY PLACE  
ARTS COMPLEX

MAXWELL

520 MATEO

1800  
E 7TH

DIAMOND  
WALNUT

BISCUIT  
LOFTS

TOY  
LOFTS

PRODUCE  
LA

MATEO ST

AMP  
LOFTS

670  
MESQUIT

VIOLET ST

7TH PL

7TH ST

SANTA FE AVE





Bon Temps



Base Coat



Etiquette Barbers



Tartine Manufactory



Dover Street Market



The House of Machines



# ARTS DISTRICT AMENITIES



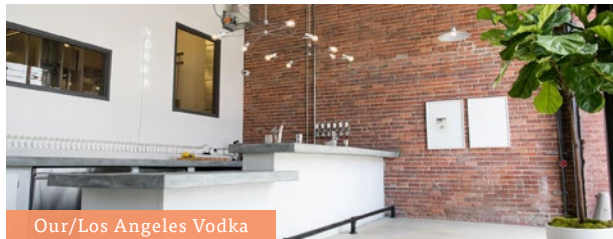
Uptown Pup



Guerrilla Tacos



Bestia



Our/Los Angeles Vodka



Greenbar Distillery



ER Bar



Rolling Greens



# ARTS DISTRICT AMENITIES



## BARS/BREWERIES/DISTILLERIES

- 1 Greenbar Distillery
- 2 Our/Los Angeles Vodka
- 3 Tony's Saloon
- 4 Silverlake Wine
- 5 ER Bar
- 6 Pour Haus Wine Bar
- 7 Iron Triangle Brewery
- 8 Flask & Field
- 9 The Spirit Guild



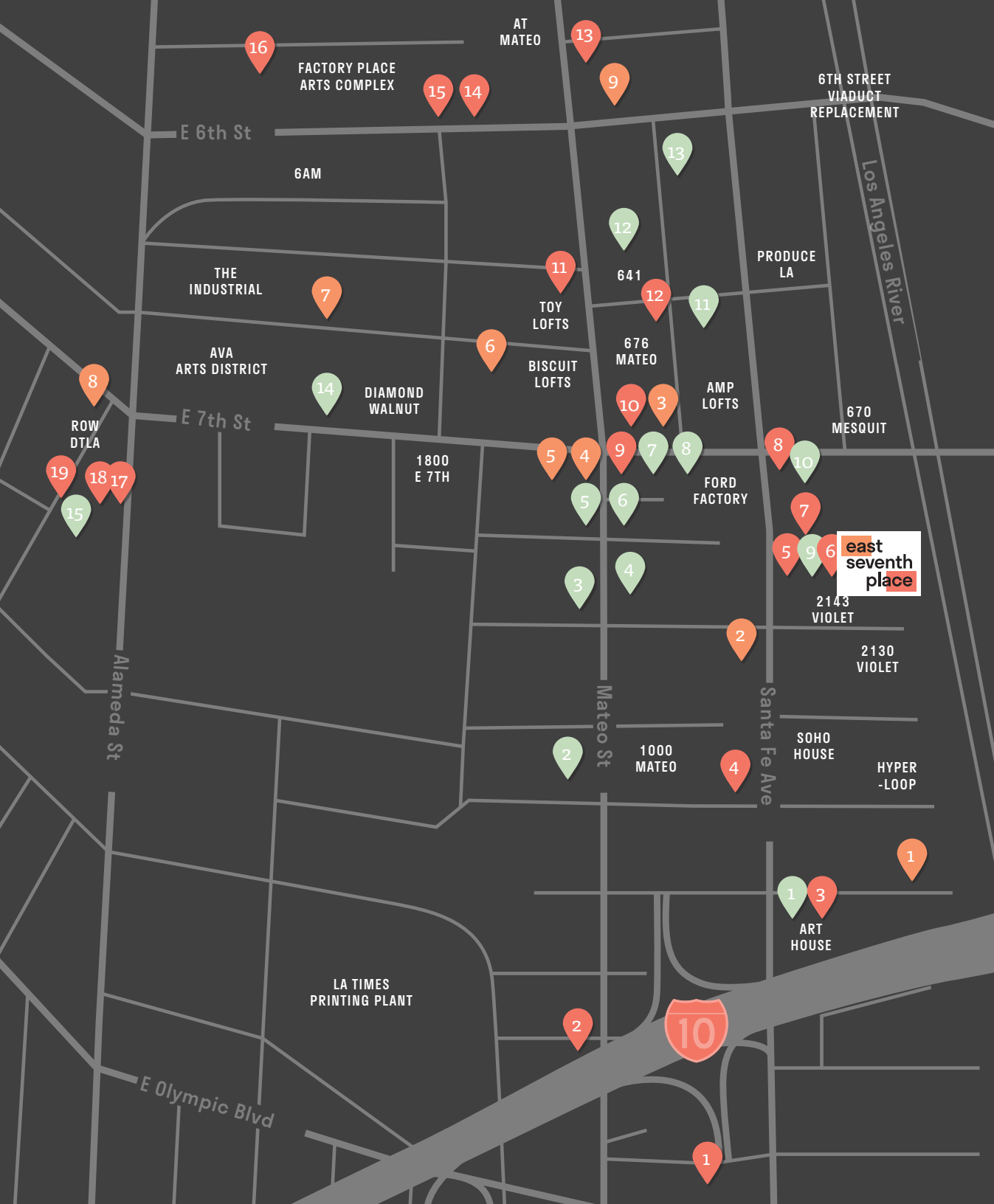
## RESTAURANTS/COFFEE

- 1 The Porter Junction Cafe
- 2 Steven's Deli
- 3 RVCC Coffee
- 4 Maru Coffee
- 5 Stumptown Coffee Roasters
- 6 Cosme LA
- 7 Bestia
- 8 Bread Lounge
- 9 Guerrilla Tacos
- 10 Pizzanista
- 11 Little Bear
- 12 Urban Radish
- 13 Blue Bottle Coffee
- 14 Sixth+Mill
- 15 Officine Brera
- 16 Factory Kitchen
- 17 Cafe Dulce
- 18 Tartine Manufactory
- 19 Paramount Coffee Project



## RETAIL/MUSEUMS

- 1 Etiquette Barbers
- 2 Rolling Greens
- 3 Uptown Pup
- 4 The Vintage Hunt
- 5 Arch The
- 6 Base Coat Nail Salon
- 7 Commonwealth
- 8 The House of Machines
- 9 HD Buttercup
- 10 Firehouse Hotel
- 11 WePlay Live
- 12 Two Bit Circus
- 13 Dover Street Market
- 14 ICA LA
- 15 Bodega



# PARKING AND TRANSPORTATION SERVICES

Several Modes Of Public Transit Available

Metro Bike Share Station And Bus Stops Conveniently Accessible

Monthly Secure Parking Facilities Available



\* NOT TO SCALE - FOR DISCUSSION PURPOSE ONLY.  
THE MATERIALS PROVIDED ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY.



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