



THE  
**COMPOUND**  
1360 E. 6TH STREET



# General Info



\$3.50/SF NNN  
(\$0.50/SF Approx. OpEx)



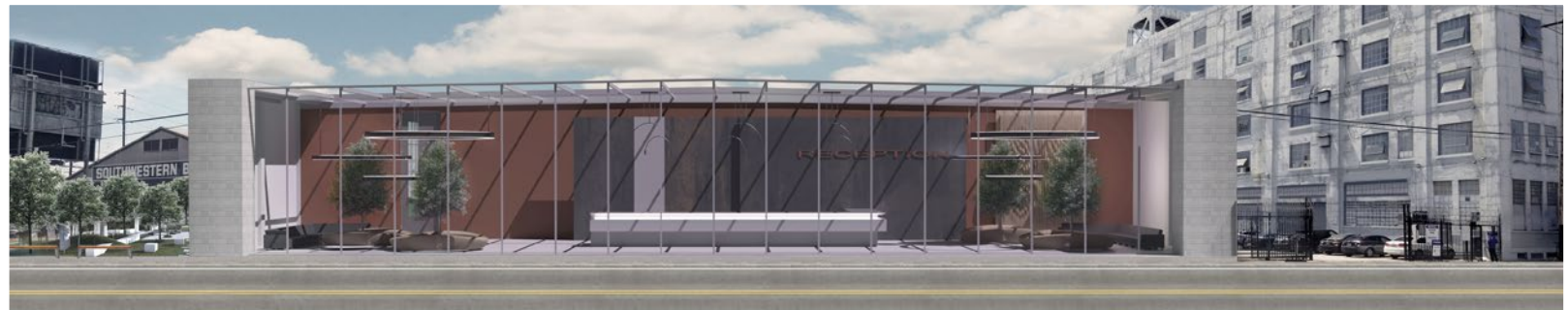
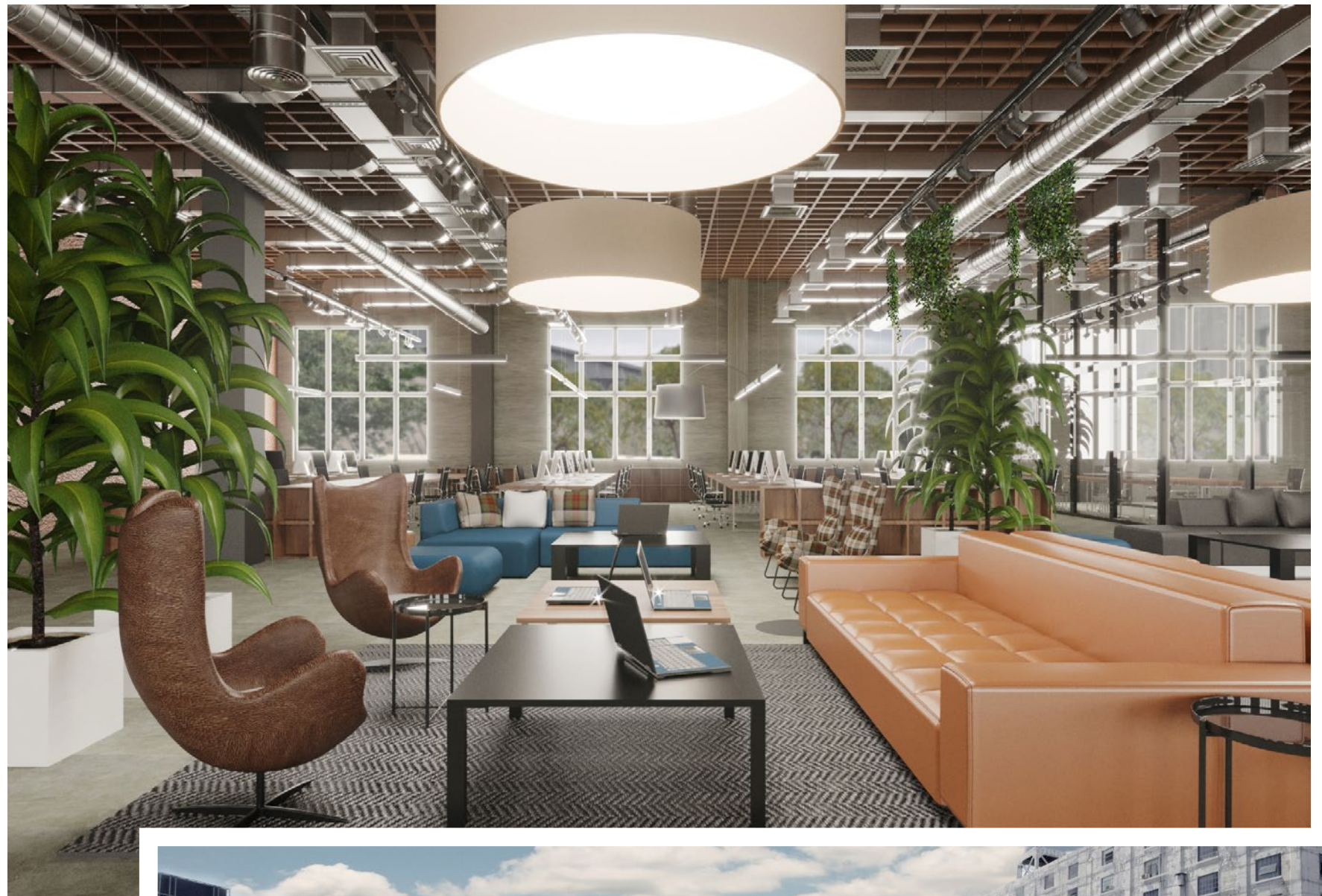
5-15 Year Lease Terms



7,000-57,000 RSF of  
Brand-New Creative Office



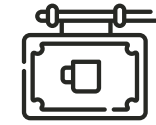
5/1,000 of fenced parking  
with 5 points of entry



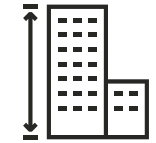




# Property Features



Building signage opportunity on 6th St., Conway Pl. and Mateo St.



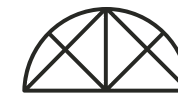
±20' expansive ceiling heights



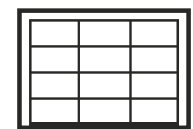
Ample power. 400 Amps, 480/240 V, 3 Phase, 3 Wire



Market TIA



Wood bow truss ceilings



Potential for 19 glass roll up doors



# Accessibility





# Neighborhood Amenities



FOX

honey

wework

URBAN  
OUTFITTERS

BAVEL

LACI

soylent

THE FACTORY  
KITCHEN

LOS ANGELES  
GUN CLUB  
INDOOR PISTOL SHOOTING RANGE

USC Roski  
School of Art and Design

ZINC  
CAFE & MARKET  
BAR MATEO

THE BEG CENTER  
CROISSANT  
ATLIS

CHUY'S  
TACOS DORADOS

LUCKY # BRAND

LA-B

LA BOULDERS

Spotify

BLUE BOTTLE  
COFFEE

communitymade

BRERA

6TH ST. VIADUCT

M

THE  
COMPOUND  
1360 E. 6TH STREET

TWO BIT CIRCUS

- SOHO HOUSE
- WARNER MUSIC
- LYFT
- HYPERLOOP
- BESTIA
- PIZZANISTA
- STUMPTON COFFEE
- ROASTERS
- BREAD LOUNGE
- EVERSON ROYCE BAR
- ADRIAN'S TACOS
- CITY CLUB
- FIREHOUSE
- GREENBAR DISTILLERY
- GUERRILLA TACOS

CHURCH & state

LITTLE BEAR

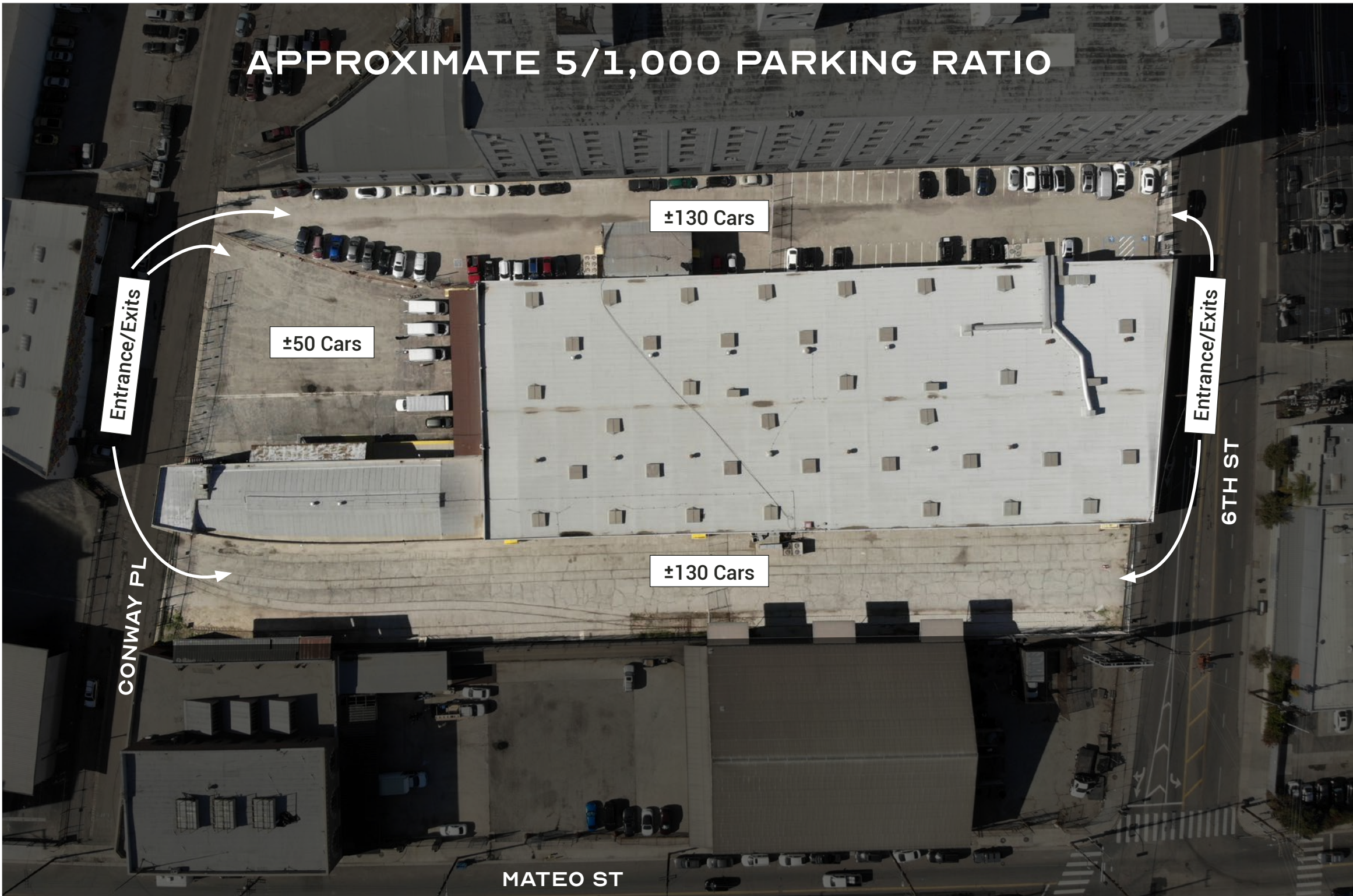
POUR  
HAUS  
WINE BAR

URBAN RADISH  
A MARKET & EATERY ROOTED IN COMMUNITY

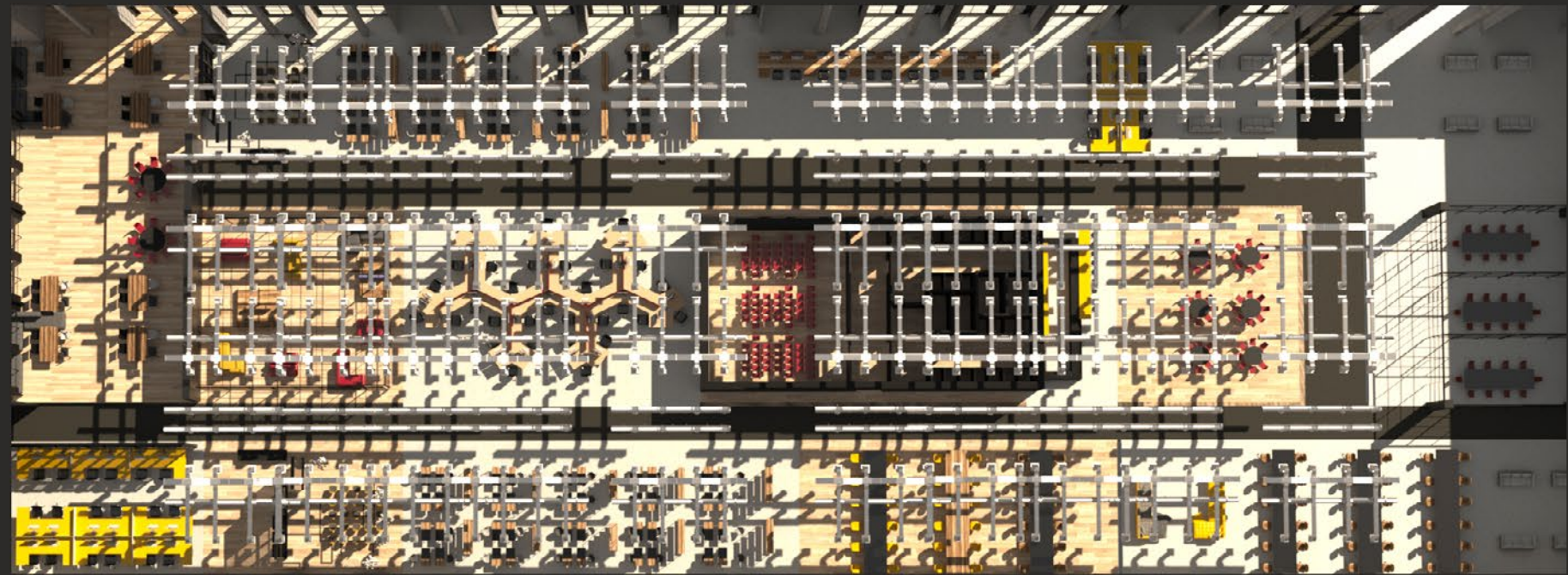
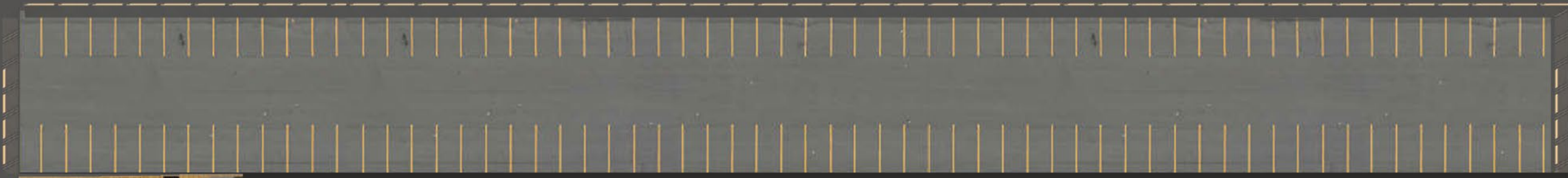


# Parking

APPROXIMATE 5/1,000 PARKING RATIO

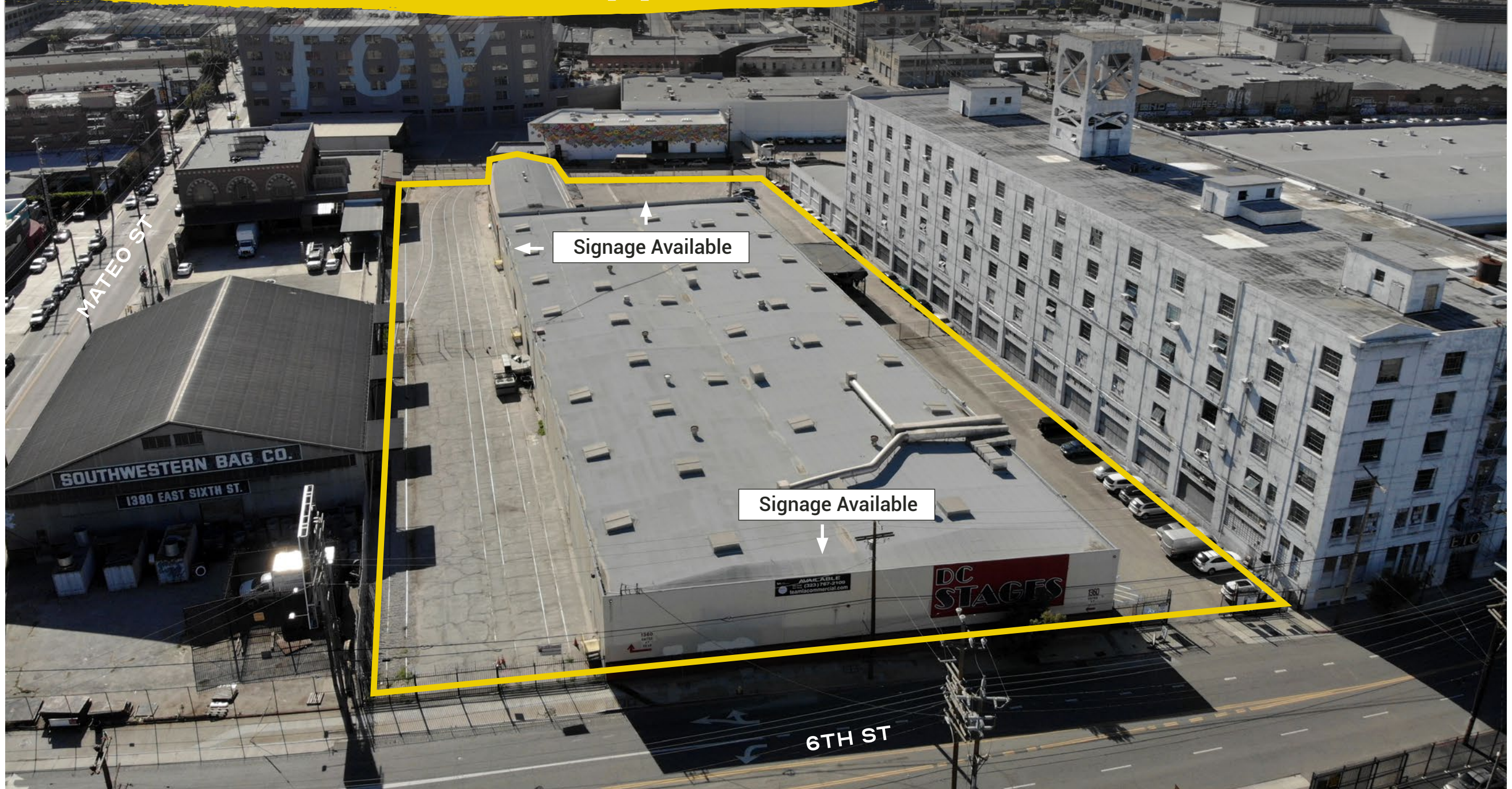








# Incredible Signage Opportunity



MATEO ST

Signage Available

Signage Available

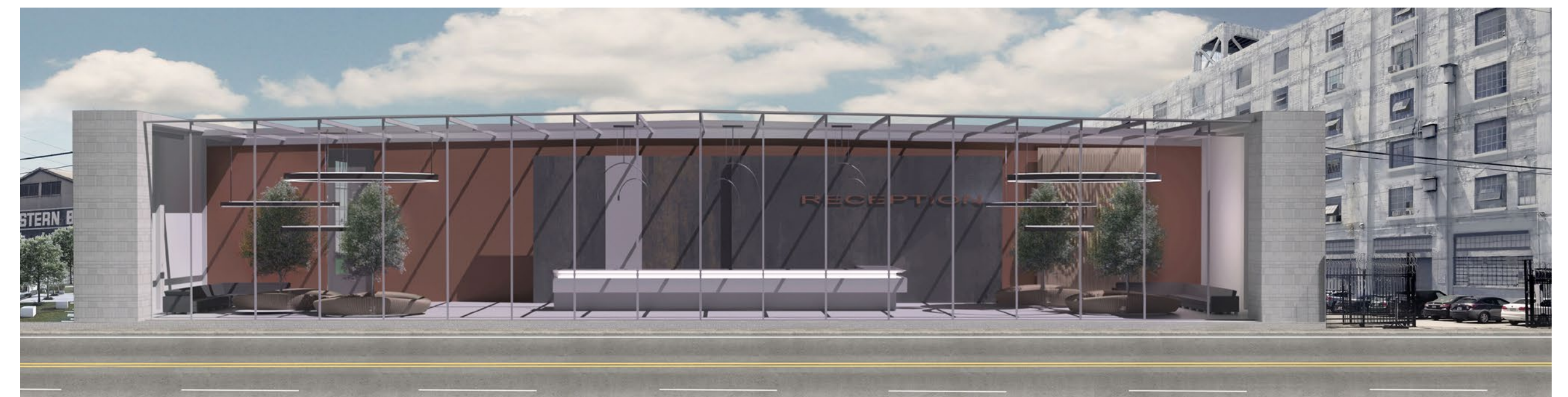
6TH ST

SOUTHWESTERN BAG CO.  
1380 EAST SIXTH ST.

DC STAGES

AVAILABLE  
(323) 767-2190  
isemcommercial.com







THE  
**COMPOUND**  
1360 E. 6TH STREET

For more information,  
please contact:

**ANDREW D. TASHJIAN**

Executive Director  
+1 213 955 5148  
andrew.tashjian@cushwake.com  
CA Lic. 01867711

**MICHAEL S. GOOCH**

Associate  
+1 818 292 5665  
michael.gooch@cushwake.com  
CA Lic. 02042127

