



FOR SALE OR LEASE

\$12,000,000 (\$338 PSF) | \$0.99 PSF NNN (\$35,115 /Mo.)

±35,470 SF IN THE ARTS DISTRICT



SANTA FE AVENUE

JESSE STREET



CUSHMAN & WAKEFIELD

GILL | BURNS | YOO

HIGHLIGHTS



Exceptional warehouse
or studio building



Recent rezone provides
clear development path



Prime Arts District location.
Walking distance to restaurants
and amenities



Opportunity Zone
benefits



Future development
potential



Located within
the Arts District BID, providing
clean and safe environment



3 street frontage
with high visibility
on Santa Fe Ave



SPECIFICATIONS



TOTAL BUILDING

±35,470 SF



LAND SIZE

±38,873SF



MEZZANINE

±6,347 SF



OFFICE SIZE

±3,920 SF



CLEAR HEIGHT

25'



POWER

600 AMPS



SPRINKLERD

YES



PARKING

±30 SPACES



LOADING

2 DH / 1 GL



YEAR BUILT

1996



CONSTRUCTION

CONCRETE TILT-UP



ZONING

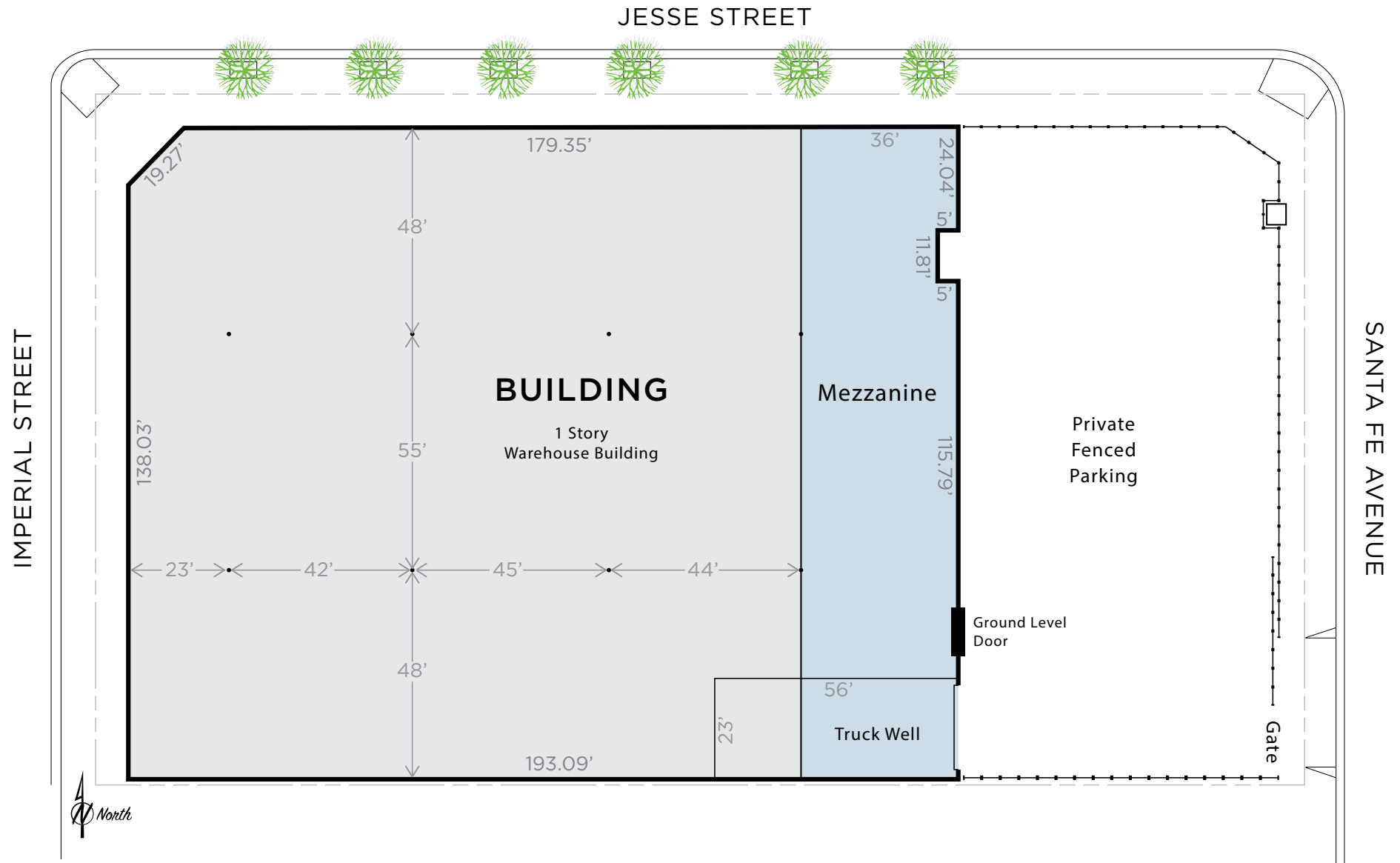
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PHOTOS



SITE PLAN



For discussion purposes only and not to scale - Buyer to verify.

WALKABLE EXPERIENCE





arts district
los angeles

ADLA BID

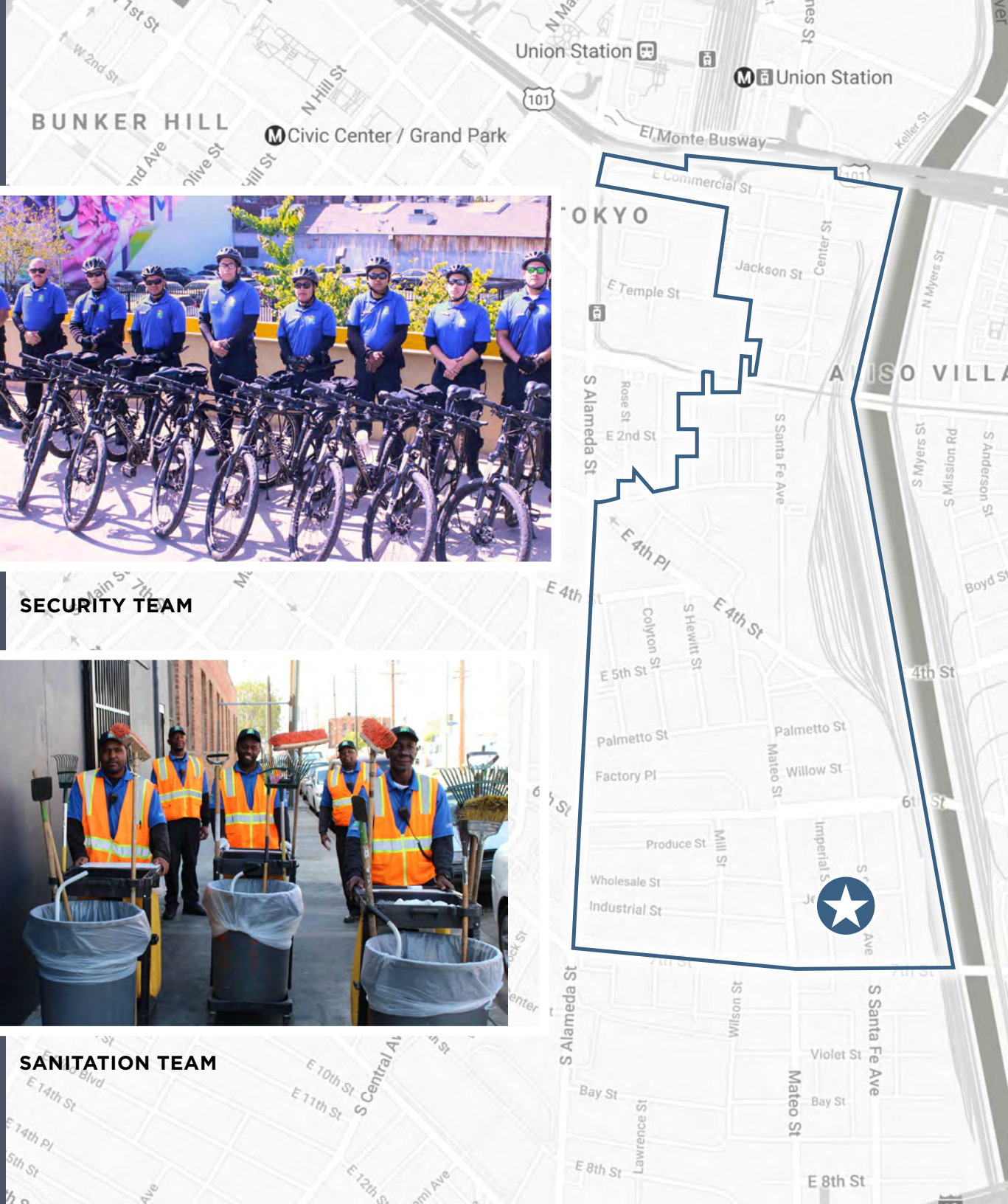
667 S Santa Fe Ave benefits from the services the ADLA provides. Arts District BID - The Arts District Los Angeles Business Improvement District (ADLA) is a formally recognized non-profit organization dedicated to ensure the neighborhood is clean, safe and ever improving. The efforts are funded by a special assessment paid by the property owners in the district. ADLA's full-time staff manages the day-to-day operations of ADLA's initiatives and programs.



SECURITY TEAM



SANITATION TEAM



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