

ProduceLA

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ProduceLA brings modern office and retail spaces to the heart of the LA Arts District

NAMED TO HONOR THE LOCATION'S VIBRANT HISTORY. | Downtown LA's Arts District is brimming with artists, chefs, brewers and baristas. But not so long ago, its vineyards and orchards were the main source of produce for greater Los Angeles. Today, the Arts District is a growing and lively community, home to many of LA's best restaurants, galleries, and the most exciting developments in the city. With a proposed new light rail stop, the reinvented 6th Street Bridge, and 12+ acres of new parks, it's an area that connects the past to the future. Located in the very heart of the neighborhood, ProduceLA is the ideal location for a forward-thinking, creative company to come in and shape what's next.





Spacious terraces on all upper levels



114,000 square feet of form, function, and flow

FOUR-STORY
STEEL STRUCTURE

EFFICIENT 30,500
SQUARE FOOT FLOORPLATES

4,200 RENTABLE SQUARE
FOOT ROOFTOP DECK

INTELLIGENT DESIGN, THROUGH AND THROUGH. | ProduceLA has a boutique feel that reflects the highest standards of quality and creativity. Designed by the famed EYRC Architects, ProduceLA features a highly-visible ground floor for showroom or retail use, a high-profile restaurant space, and efficient 30,500 per BOMA square foot office floorplates. The stunning design includes sophisticated interiors, flexible spaces, and oversized windows for an abundance of natural light. Lush, low-water landscaped areas provide both private and communal outdoor spaces. The project's LEED Gold certification means reduced environmental impact and design features for optimal health and well-being.

BELOW-GRADE
GARAGE PARKING AND A
CONVENIENT SURFACE LOT.
TWO ON-SITE PARKING SPACES
PER 1,000 SF

PRIVATE 25 FOOT
AND 30 FOOT WIDE
OUTDOOR TERRACES ON
EVERY UPPER LEVEL



A light and bright open space for a creative-minded company that wants big exposure



Bright and energized creative environments

ROOM FOR IDEAS TO GROW. | The ground floor of ProduceLA faces Santa Fe Avenue and is perfect for a modern, open showroom or retail space. The three floors above ground level provide efficient floorplates, ideal for full building or multi-tenant users. Highlights include one 25 foot and one 30 foot private terrace on each upper level, over-sized picture windows, and generous 13 foot, 4 inch ceiling heights (T.O.S. to B.O.S.). The 4,200 square foot rooftop deck features sweeping views, thoughtful landscape design, and seating to accommodate both work and social occasions.



A private rooftop deck for a whole new way of looking at things

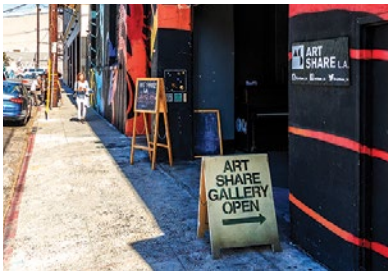
A PLACE FOR INNOVATION AND FRESH PERSPECTIVES. | A rare office amenity, ProduceLA's 4,200 square foot rooftop deck offers sweeping views of Downtown LA and the Arts District. Tenants will have exclusive access to the space to entertain clients, host fresh-air meetings, or gather for after-work cocktails. Use it to promote more authentic conversations, the exchange of ideas, and a more engaged and inclusive company culture.





The best of the city is all around you: art, food, fashion, and inspiration

ENTERTAINMENT AT EVERY TURN. | ProduceLA is at the heart of the LA Arts District, a rapidly growing neighborhood renowned for its international galleries, street art, restaurants, boutiques, coffee shops, breweries, and hints of genius on practically every corner. Take a spin around the block when you need a break and return to work re-energized. Team lunches, quick errands, after-work happy hours, and world class dining are all within walking distance.



It's a thrilling time to be in the Arts District and to be a part of the movement influencing the ever-evolving LA story.

SWEEPING VIEWS OF THE ARTS
DISTRICT AND DOWNTOWN LA

EXTENSIVE LANDSCAPING AND
OUTDOOR SPACE COMPLIMENT
OPEN FLOOR PLANS AND
BRIGHT INTERIORS

EASILY ACCESSIBLE TO AND FROM
MAJOR FREEWAYS, BIKE PATHS,
TRANSIT LINES, AND LAX

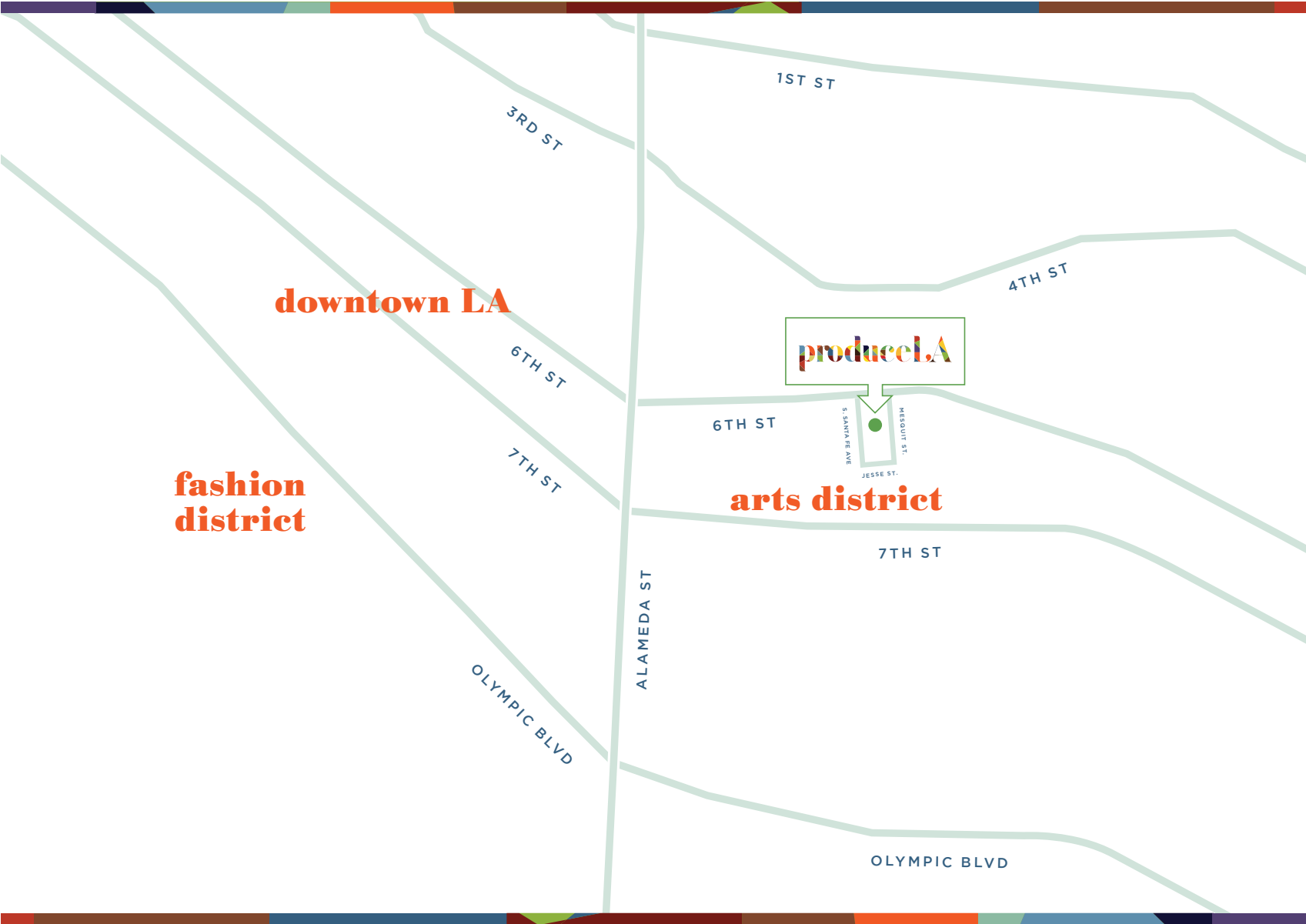


Virtually staged; real views of Sixth Street Bridge

IN THE HEART OF THE ARTS DISTRICT
WITH CLOSE PROXIMITY
TO RESTAURANTS, CAFES,
AND GALLERIES

LEED GOLD CERTIFICATION

ProduceLA | surrounding neighborhoods



ProduceLA | neighborhood amenities



restaurants & entertainment

- 1. THE FACTORY KITCHEN
- 2. BRERA RISTORANTE
- 3. BAVEL
- 4. VERVE COFFEE
- 5. GIRL & THE GOAT
- 6. ZINC CAFE
- 7. BLUE BOTTLE COFFEE
- 8. LA CHA CHA CHÁ
- 9. MANUELA
- 10. CAMPHOR
- 11. WURSTKÜCHE
- 12. ARTS DISTRICT BREWING CO
- 13. THE LET'S GO!
- 14. RESIDENT
- 15. KATO
- 16. HAYATO
- 17. BIKE SHED MOTO CO
- 18. EVERSON ROYCE BAR
- 19. AFURI
- 20. PIZZANISTA!
- 21. GUERRILLA TACOS
- 22. YANGBAN
- 23. BESTIA
- 24. DAMIAN
- 25. SOHO WAREHOUSE

retail

- 26. 3SIXTEEN
- 27. THE HOUSE OF WOO
- 28. ALCHEMY WORKS
- 29. ARTS DISTRICT CO-OP
- 30. A+R
- 31. DOVER STREET MARKET
- 32. ARTIST & CRAFTSMAN SUPPLY

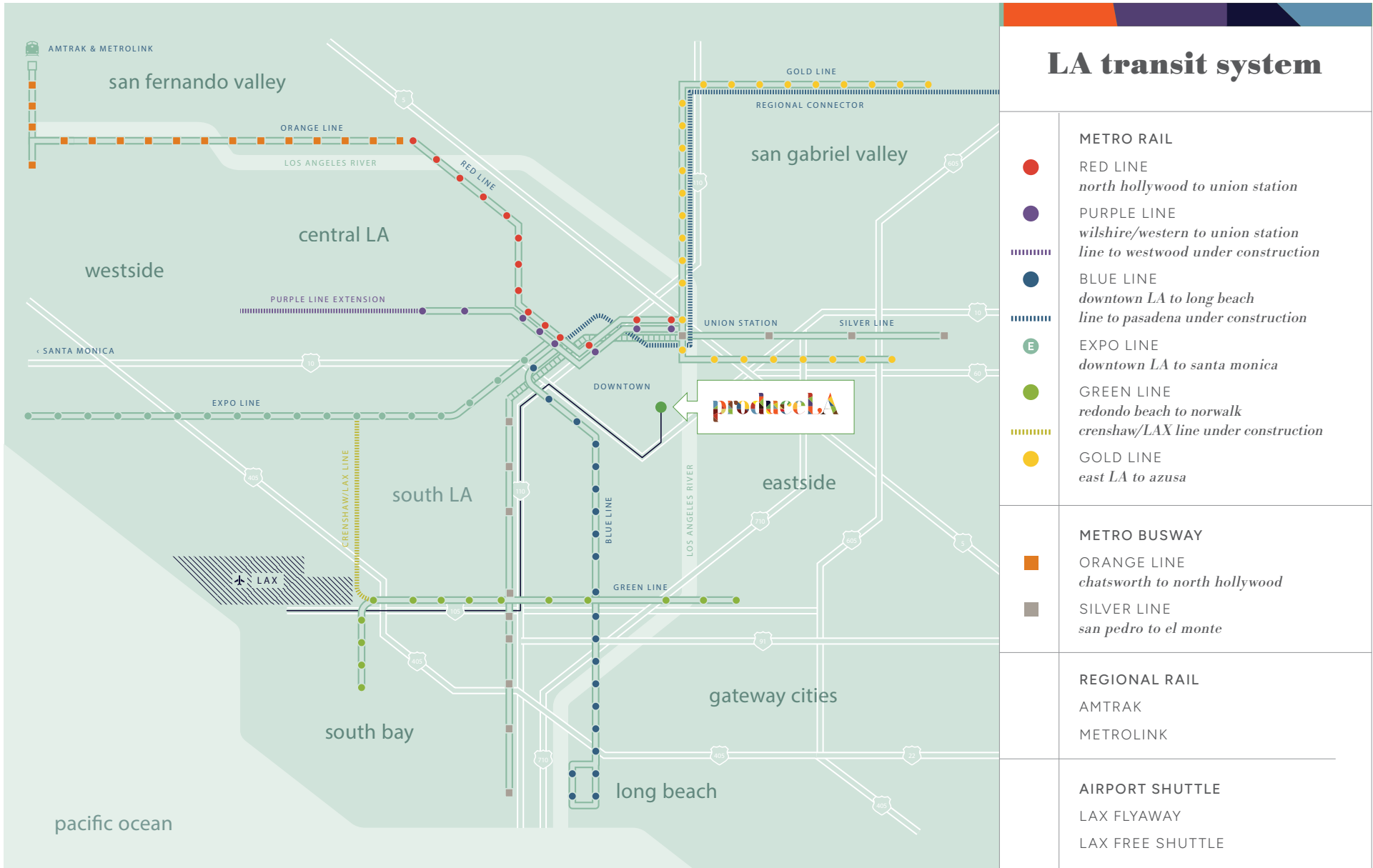
TIMEOUT'S TOP RESTAURANTS

 MICHELIN STAR RESTAURANTS



Easy access to major freeways, bike paths, transit lines, and the airport

WE'RE IN THE HEART OF THE ARTS DISTRICT FOR A REASON. | ProduceLA offers easy access to broader LA. Amenities include ample parking, electric vehicle charging stations, indoor bike parking, and showers to make your commute convenient. There are both surface level and underground parking areas with two spots per 1,000 square feet. LA's Downtown Regional Connector will link the area by rail to the Expo Line (to Santa Monica), Gold Line (to Azusa/East LA), and Blue Line (to Long Beach).





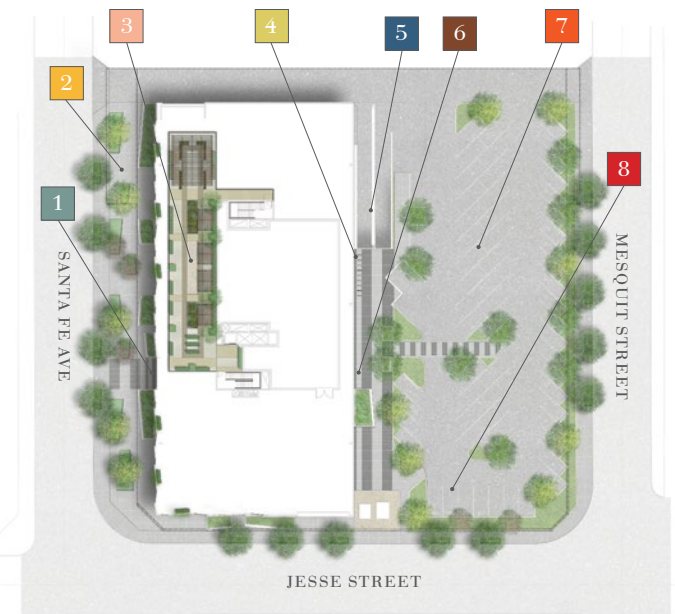
A spectacular new bridge and 12+ acre park just a block away

THE RIBBON OF LIGHT. | The Sixth Street Viaduct, the \$500 million rebirth of one of America's most famous and iconic bridges, opened in 2022. This spectacular bridge design, known as the Ribbon of Light, is the largest bridge project in LA history and comes with major infrastructure upgrades and 12+ acres of adjacent parks. Along with the ongoing revitalization of the LA River, the project will completely remake the area's connectivity, safety, and recreational opportunities.

produceLA – a creative space from the ground up

- | | | | |
|---|-----------------------------|---|---------------------------------------|
| 1 | OFFICE LOBBY MAIN ENTRY | 5 | UNDERGROUND PARKING RAMP (154 SPACES) |
| 2 | FRONT WALKWAY & LANDSCAPING | 6 | OFFICE LOBBY EAST ENTRY |
| 3 | ROOF TOP DECK & GARDEN | 7 | SURFACE PARKING (54 SPACES) |
| 4 | BICYCLE RACK | 8 | ELECTRIC VEHICLE PARKING |

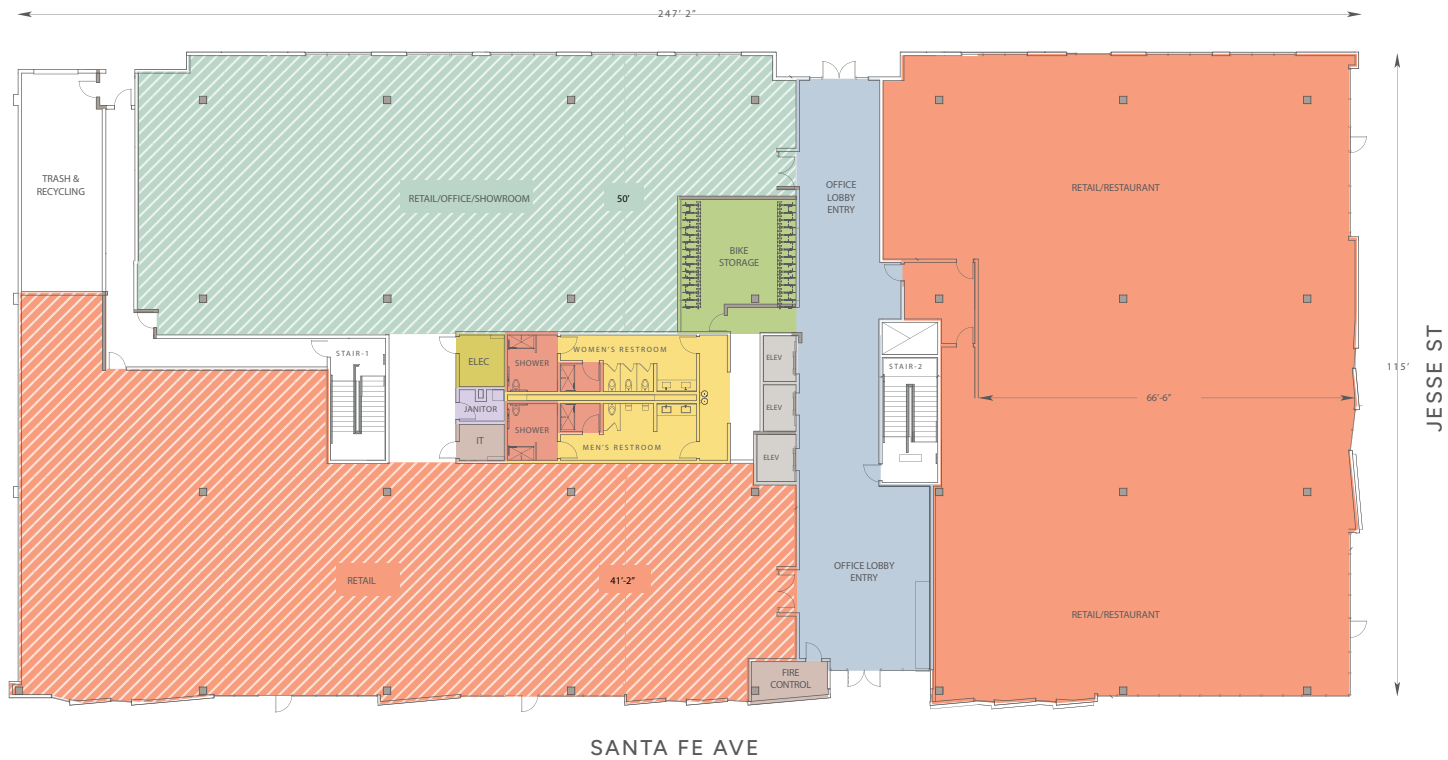
site plan



produceLA | ground level | approx. 23,644 rentable sq. ft. of office space

plan notes

- RETAIL/RESTAURANT/OFFICE
- RETAIL/OFFICE/SHOWROOM
- OFFICE LOBBY ENTRY
- INDOOR BICYCLE PARKING
- BATHROOM/ SHOWER
- ELEVATOR
- BUILDING MAINTENANCE
- ELECTRICAL ROOM
- JANITORIAL





produceLA | second level
approx. 31,400 per boma rentable sq. ft. of office space



plan notes

- OFFICE
- EXTERIOR TERRACE
- BATHROOM
- ELEVATOR
- BUILDING MAINTENANCE
- ELECTRICAL ROOM
- JANITORIAL



produceLA | third level
approx. 31,500 per boma rentable sq. ft. of office space



plan notes

- OFFICE
- EXTERIOR TERRACE
- BATHROOM
- ELEVATOR
- BUILDING MAINTENANCE
- ELECTRICAL ROOM
- JANITORIAL





produceLA | fourth level
approx. 31,500 per boma rentable sq. ft. of office space

plan notes

- OFFICE
- EXTERIOR TERRACE
- BATHROOM
- ELEVATOR
- BUILDING MAINTENANCE
- ELECTRICAL ROOM
- JANITORIAL





At Continuum Partners, reshaping environmental design is our mission

Continuum's mission to create human habitats of extraordinary character and durable value hasn't changed since it was created in 1997. Headquartered in Colorado with active projects across the U.S., Continuum's broad base of experienced professionals have reshaped the way we think about environmental design. Continuum has established a firm footing as a national leader in large scale, mixed-use, and urban projects. Find out more at continuumpartners.com



Clockwise from top left to bottom right: Continuum Headquarters, Belmar, Union Station, 9+CO, Market Station, 16 Market Square

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