

ARTS DISTRICT



568
ALAMEDA ST

LOS ANGELES • CALIFORNIA • 90013

**±11,500 SF MULTI-PURPOSE/FLEX/INDUSTRIAL SPACE FOR LEASE
FORMER EV CHARGING LAB/TEST FACILITY | HEAVY POWER**

568 ALAMEDA ST

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PROPERTY HIGHLIGHTS

- ±11,500 SF Class A Multi-purpose/Flex/Industrial Space
- Former EV Charging Lab/Test Facility
- 400 Amp, 277/480 Volt, 3 Phase, 4 Wire. Former Tenant used 330 Kilowatts in the Space (Tenant Should Verify with Electrician)
- 20 Car Fenced Parking
- 4200 SF of Spectacular Offices - Kitchen
- 1 Block from Factory Kitchen and At Mateo Development
- Heart of the Arts District in Downtown Los Angeles
- Potential for EV Charging, Design, Studio, Gallery, Fashion, Creative Uses (Subject to City Approvals)
- Fenced Yard with 2-Sided Access
- Quality Construction - 25.5' Clearance
- Bay Spacing from 41'x30' to 42'x55' (Tenant Should Verify)
- Built in 2003

AVAILABLE SIZE
±11,500 SQ. FT.

PRICING SUMMARY
ASKING LEASE RATE
TBD
Net Fees Estimated at \$0.32 PSF/Mo

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

Jim Halferty

Principal | LIC NO 01212024

323.767.2113

jhalferty@lee-associates.com

Mike D. Smith

Principal | LIC NO 00978736

323.767.2109

m-smith@lee-associates.com



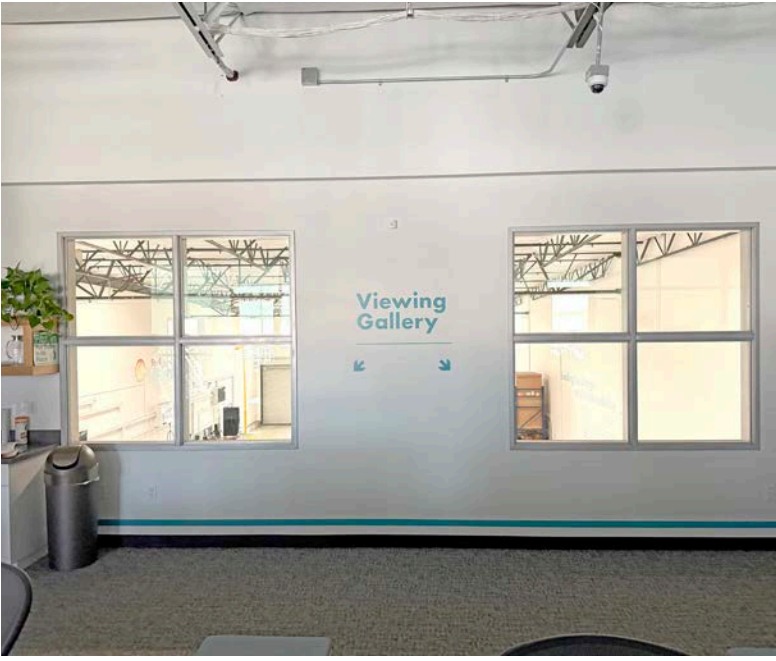
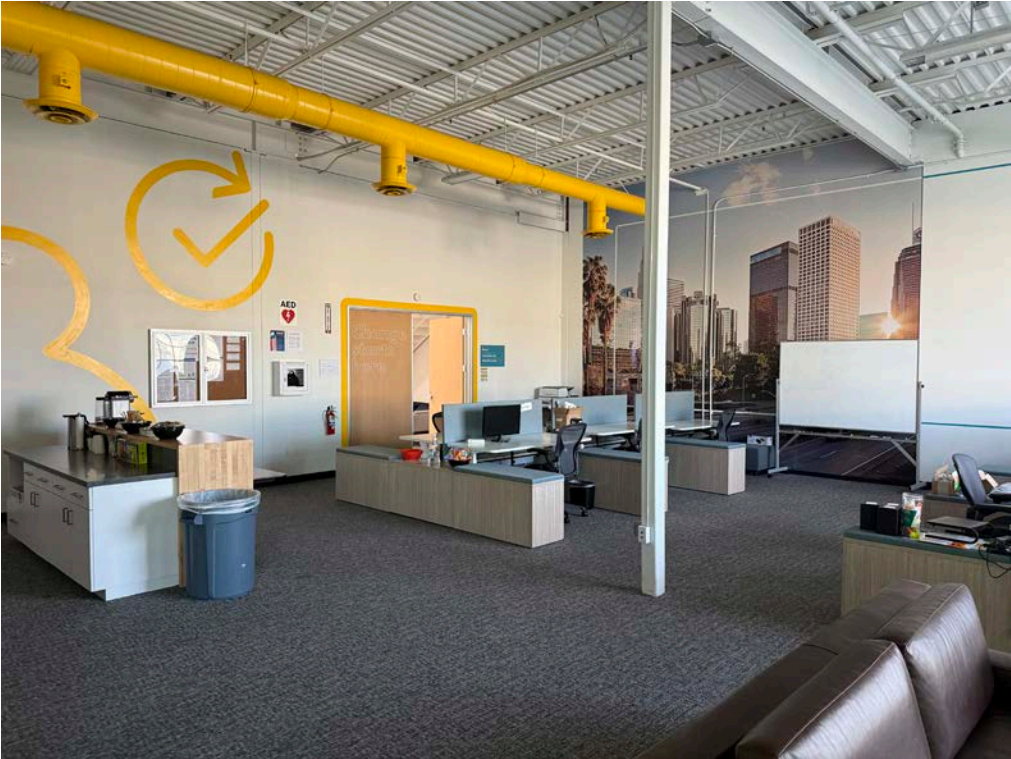
FOR LEASE | ±11,500 SF MULTI-PURPOSE/FLEX/INDUSTRIAL SPACE

568 S ALAMEDA ST | LOS ANGELES

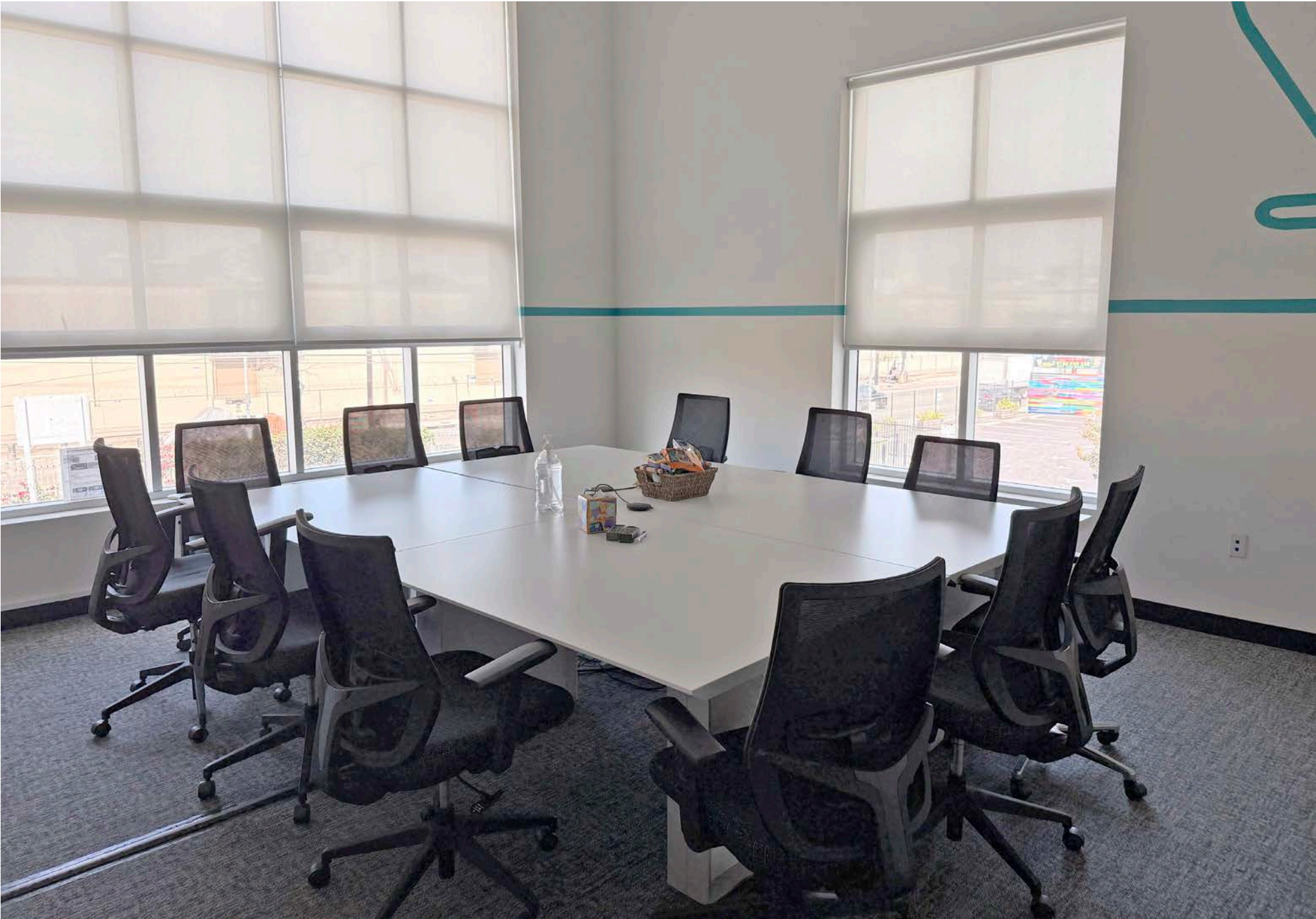
















SQUARE D®

HEAVY DUTY SAFETY SWITCH
INTERRUPTOR DE SEGURIDAD DE SERVICIO PESADO
 400 A
 600Vac / V- 600Vdc / V-

⚠ DANGER / PELIGRO
HAZARD OF ELECTRIC SHOCK, EXPLOSION OR ARC FLASH
PELIGRO DE DESCARGA ELÉCTRICA, EXPLOSIÓN O DESTELLO POR ARQUEO

- Apply appropriate personal protective equipment (PPE) and follow safe electrical work practices. See NFPA 70E.
- Use appropriate personal protective equipment (PPE) and follow safe electrical work practices. See NFPA 70E.
- Substitute el personal eléctrico especializado, deberá instalar y probar servicio de mantenimiento a este equipo.
- Nunca haga funcionar el interruptor con la puerta abierta cuando este energizado. Mantenga la puerta asegurada.
- Turn off switch before removing or installing buses or making load side connections.
- Always use a properly rated voltage sensing device at all line and load fuse clips to confirm switch is off.
- Desenergice el interruptor antes de extraer o instalar buses o de hacer conexiones en el lado de carga.
- Siempre utilice un dispositivo de tensión nominal adecuado en los clips para fusibles de los buses de carga y línea para confirmar la desenergización del interruptor.
- Turn off power supplying switch before doing any other work on or inside switch.
- Do not use renewable line fuses in fused switches.
- Desenergice el interruptor antes de realizar cualquier otro trabajo en el interruptor.
- No utilice fusibles de cinta renovables en los interruptores de fusible.

Failure to follow these instructions will result in death or serious injury.
El incumplimiento de estas precauciones podrá causar la muerte o lesiones serias.

To lock out switch, place padlock through hole in lockable above handle.
 Para bloquear el desconector, pise la abolladura del candado por los agujeros en la placa de rennovación encima de la palanca.

40276-875-01

SQUARE D

CATALOG NO. / FACTORY ORDER NO. 44426932070010001

MAX. AMP. / A MAX. 400

SER. E1

50 / 30

44

Instruction Manual

MAX. VOLTS / V 480Y/277 V

WIRE / HUELS / IL. 3 4

⚠ DANGER / PELIGRO / DANGER

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No utilice fusibles de cinta renovables en los interruptores de fusible.



11,500 SF former EV Charging Lab/Test Facility, Heavy Power (Tenant Should Verify)

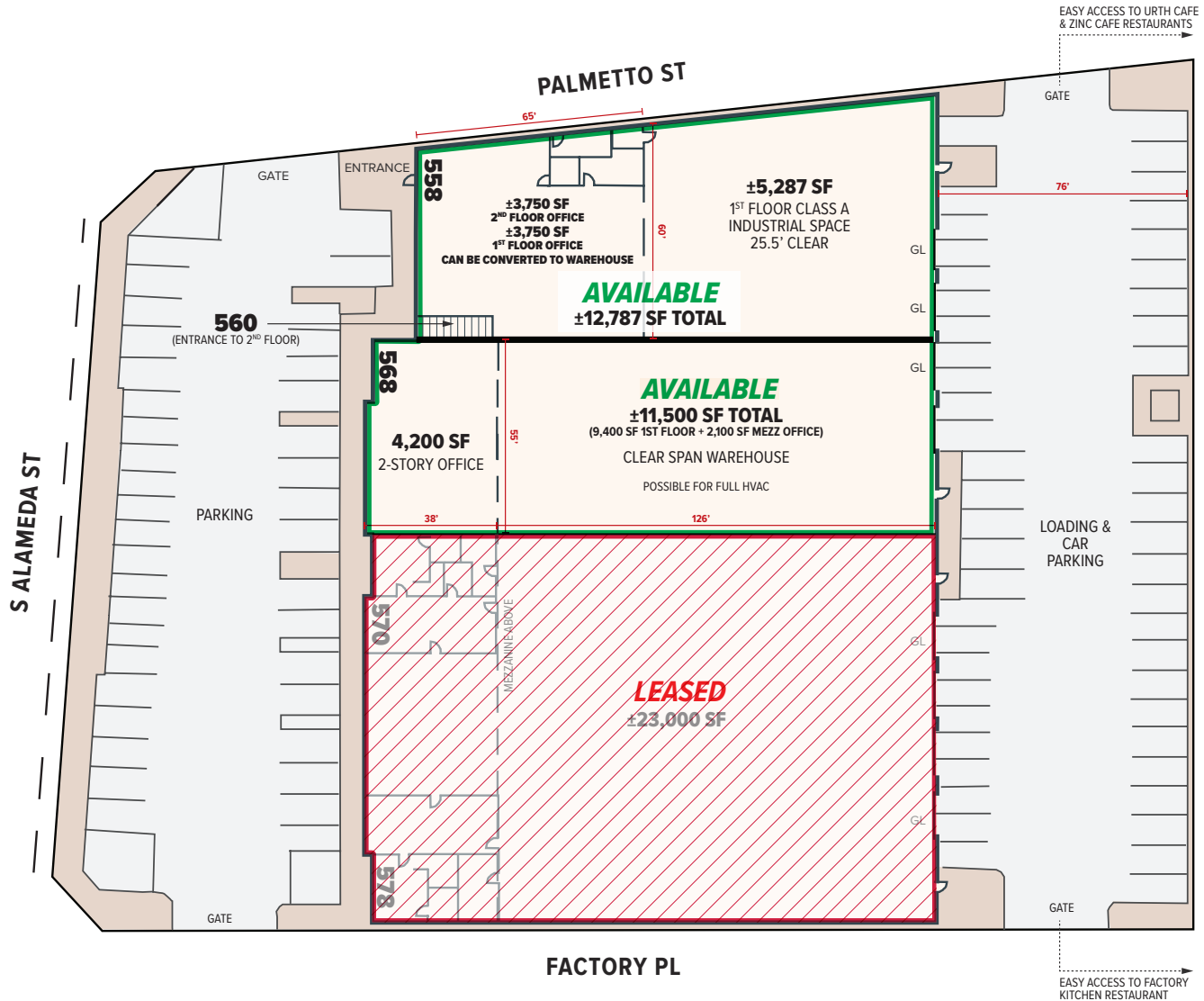




LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
AVAILABLE
323-767-2109
leeandassociates.com
MIKE SMITH | JIM HALFERTY

568

SITE PLAN



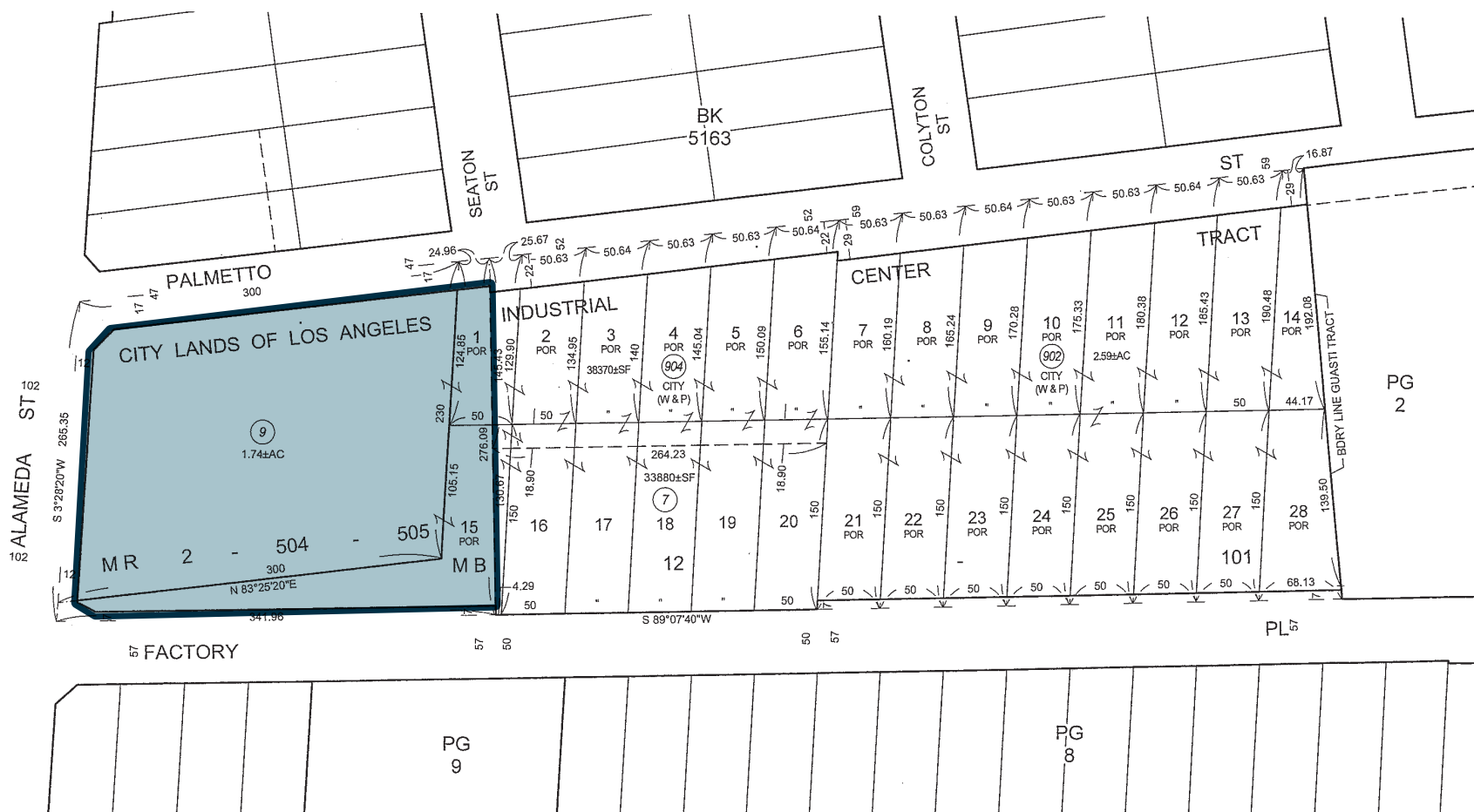
NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

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2011



MAPPING AND GIS SERVICES
SCALE 1" = 80'



BK 5147

SEP 29 2010



PRIME DTLA LOCATION



FOR LEASE | ±11,500 SF MULTI-PURPOSE/FLEX/INDUSTRIAL SPACE

568 S ALAMEDA ST | LOS ANGELES



ZIMAS REPORT



**City of Los Angeles
Department of City Planning**

**8/14/2025
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

1114 E PALMETTO ST
560 S ALAMEDA ST
1215 E FACTORY PL
570 S ALAMEDA ST
578 S ALAMEDA ST
568 S ALAMEDA ST
558 S ALAMEDA ST

ZIP CODES

90013

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2024-150-GPA-CA
CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2014-1582-CA
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-1997-423
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-188474-SA1540-B
ORD-188425
ORD-188422
ORD-188418
ORD-187822-SA1540-B
ORD-183145
ORD-183144
ORD-164855-SA2040
PMEX-3827
AA-2001-2755-PMEX
ENV-2017-433-EIR
ENV-2014-4000-MND
ENV-2014-2416-MND
ENV-2013-3392-CE
ENV-2008-3103-CE
ENV-2007-3037-ND
ENV-1995-328-MND
AFF-46857
AFF-46798
AF-01-1352988

Address/Legal Information

PIN Number 126A215 174
Lot/Parcel Area (Calculated) 60,256.1 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID G5
Assessor Parcel No. (APN) 5164001009
Tract CITY LANDS OF LOS ANGELES
Map Reference M R 2-504/505 PAT 3-64/65
Block None
Lot PT *UNNUMBERED LT*
Arb (Lot Cut Reference) 157
Map Sheet 126A215

Jurisdictional Information

Community Plan Area Downtown
Area Planning Commission Central APC
Neighborhood Council Arts District Little Tokyo
Council District CD 14 - Ysabel Jurado
Census Tract # 2060.51000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning [MB1-CDF1-5] [IX4-FA] [CPIO]
Site Specific Condition No
Zoning Information (ZI) ZI-2524 Community Plan Implementation Overlay: Downtown
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use Hybrid Industrial
General Plan Note(s) None
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay Downtown
Subarea A Subarea A
Subarea A.2 Subarea A.2
Subarea A.4 Subarea A.4
Subarea D Subarea D
CPIO Historic Preservation Review No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium or High
Inclusionary Housing	Yes
Inclusionary Set	IR-A
Local Affordable Housing Incentive	Downtown - CPIO
Targeted Planting	River Planting Area
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	Yes
Assessor Information	
Assessor Parcel No. (APN)	5164001009
APN Area (Co. Public Works)*	1.740 (ac)
Use Code	3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story
Assessed Land Val.	\$2,017,243
Assessed Improvement Val.	\$1,853,866
Last Owner Change	02/13/2014
Last Sale Amount	\$2,750,027
Tax Rate Area	4
Deed Ref No. (City Clerk)	3843
	306603
	158442
	153068
	#3843
Building 1	
Year Built	2003
Building Class	C65

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ZIMAS REPORT

Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	37,595.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5164001009]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.29902712
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None

Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	ARTS DISTRICT LOS ANGELES
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5164001009]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	159
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	4
Red Flag Restricted Parking	No

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