



FOR LEASE

568
ALAMEDA ST

LOS ANGELES • CALIFORNIA • 90013

ARTS DISTRICT

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

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PROPERTY HIGHLIGHTS

- ±11,500 SF Class A Multi-purpose/Flex/Industrial Space
- Former EV Charging Lab/Test Facility
- Clear Span Warehouse - NO POSTS!
- 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
- Built in 2003

AVAILABLE SIZE

±11,500 SQ. FT.

PRICING SUMMARY

IMMEDIATE AVAILABILITY

*Unpriced. Market Lease Offers
will be responded to as received.*

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.

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LEE-ASSOCIATES.COM

CORP ID 01125429

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

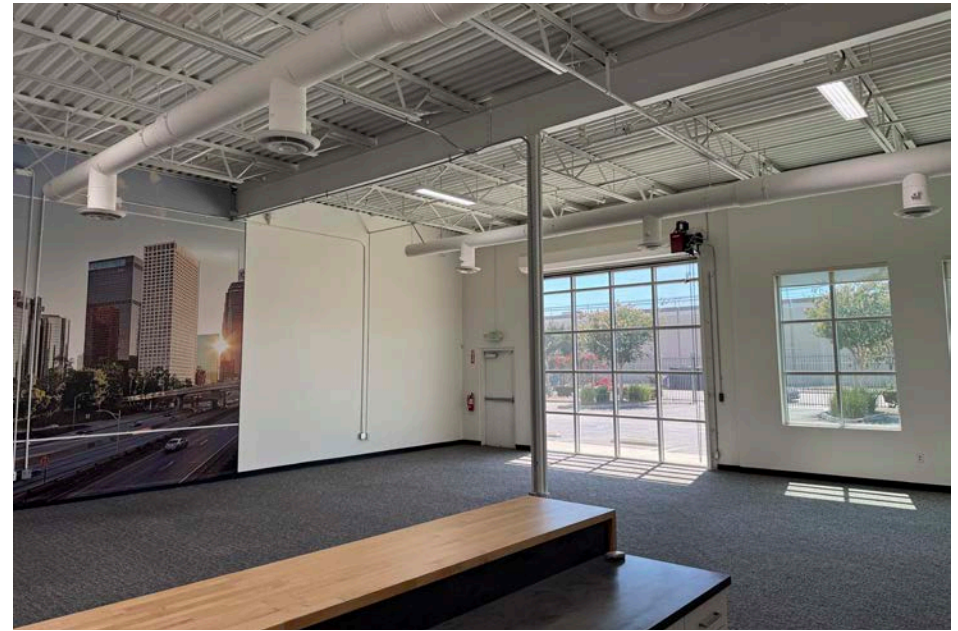
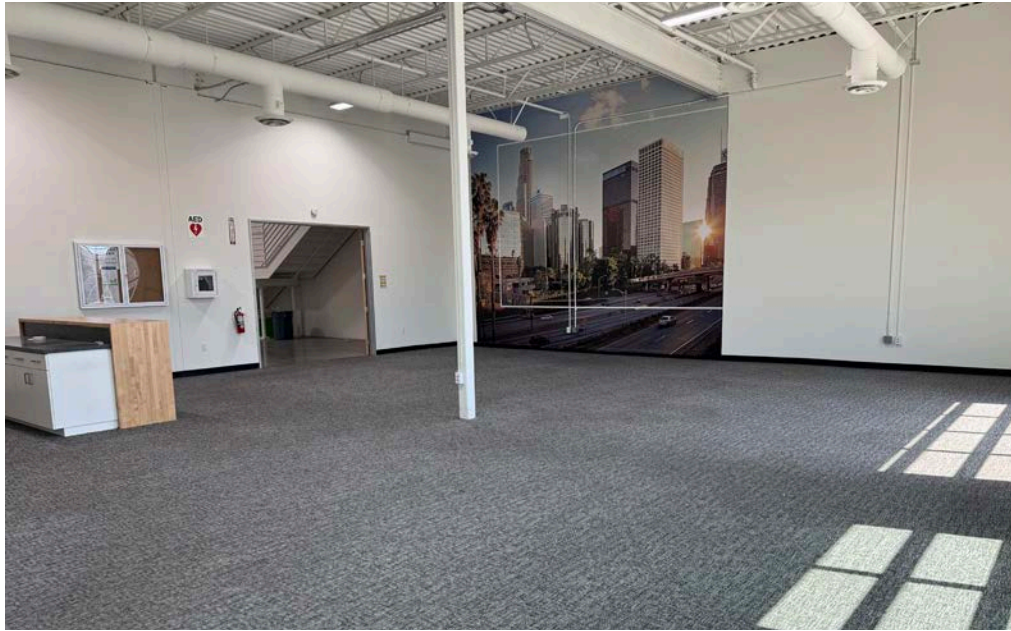
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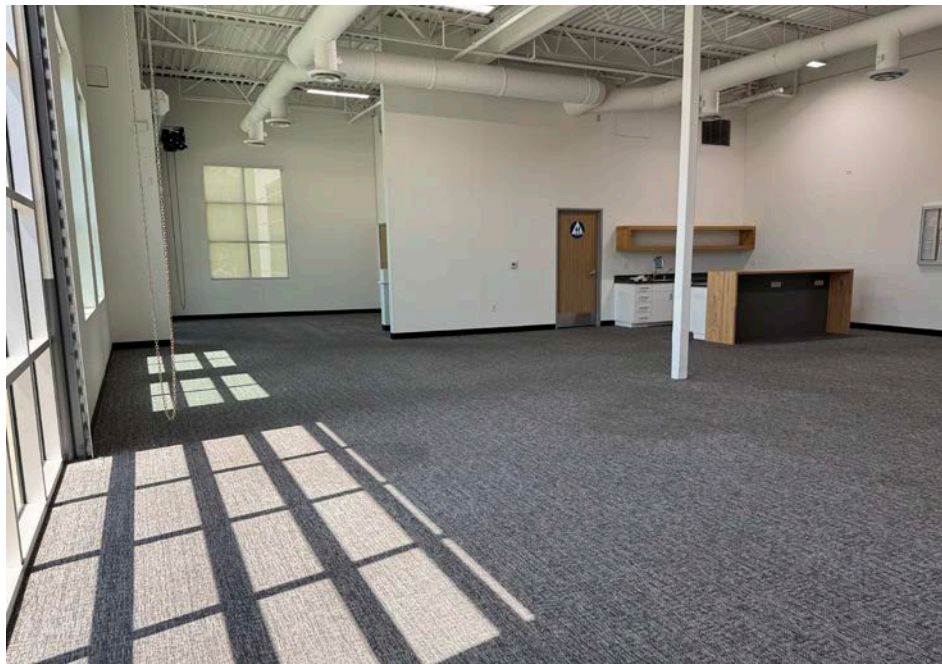
FOR LEASE | **±11,500 SF MULTI-PURPOSE/FLEX/INDUSTRIAL SPACE**

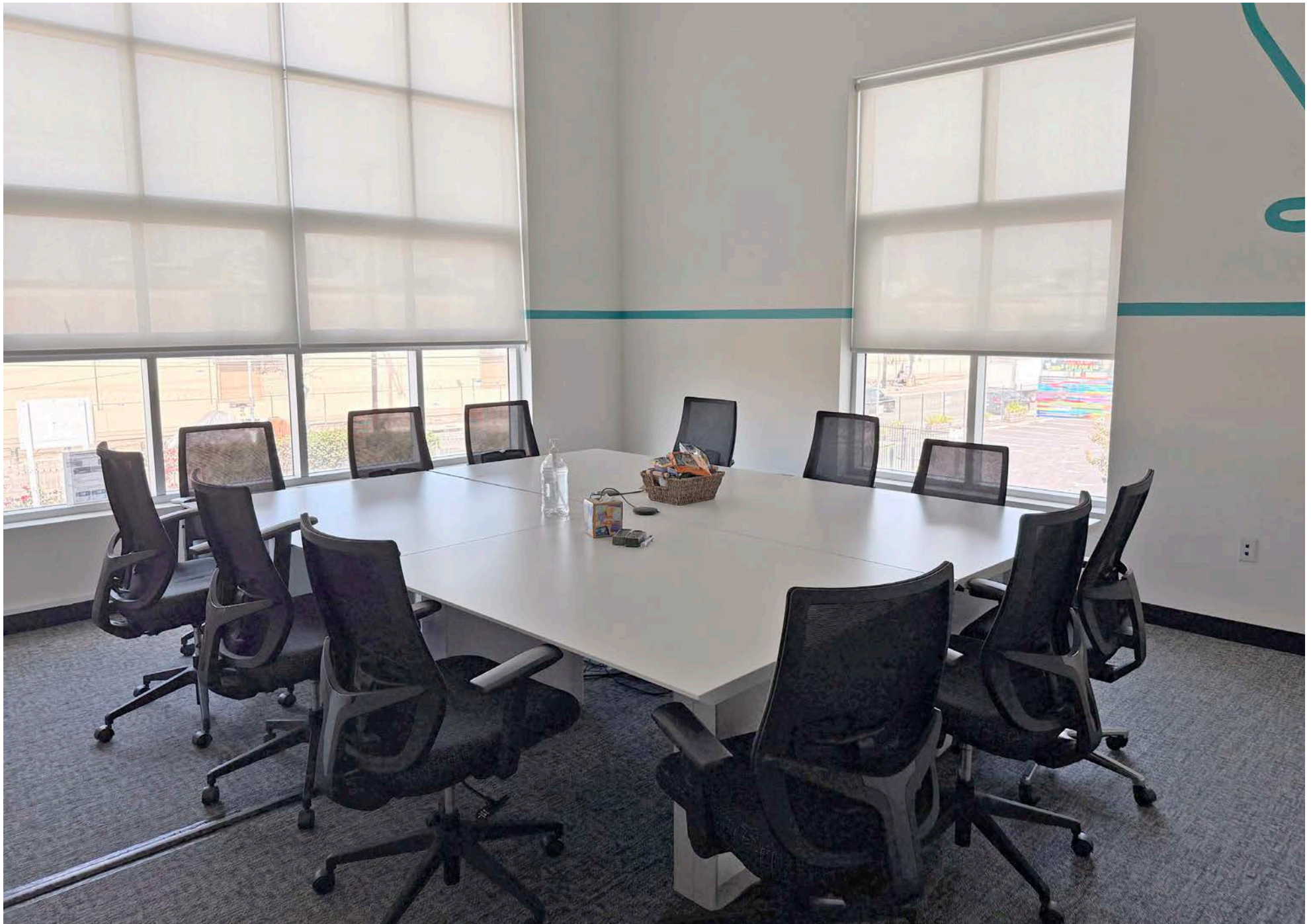
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1st Floor Office Photos



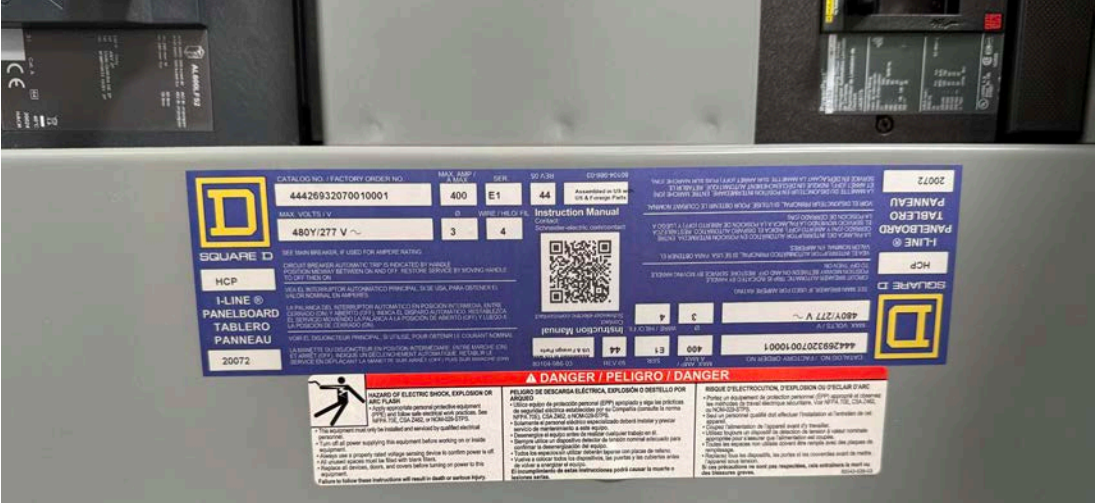
2nd Floor Office Photos





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

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

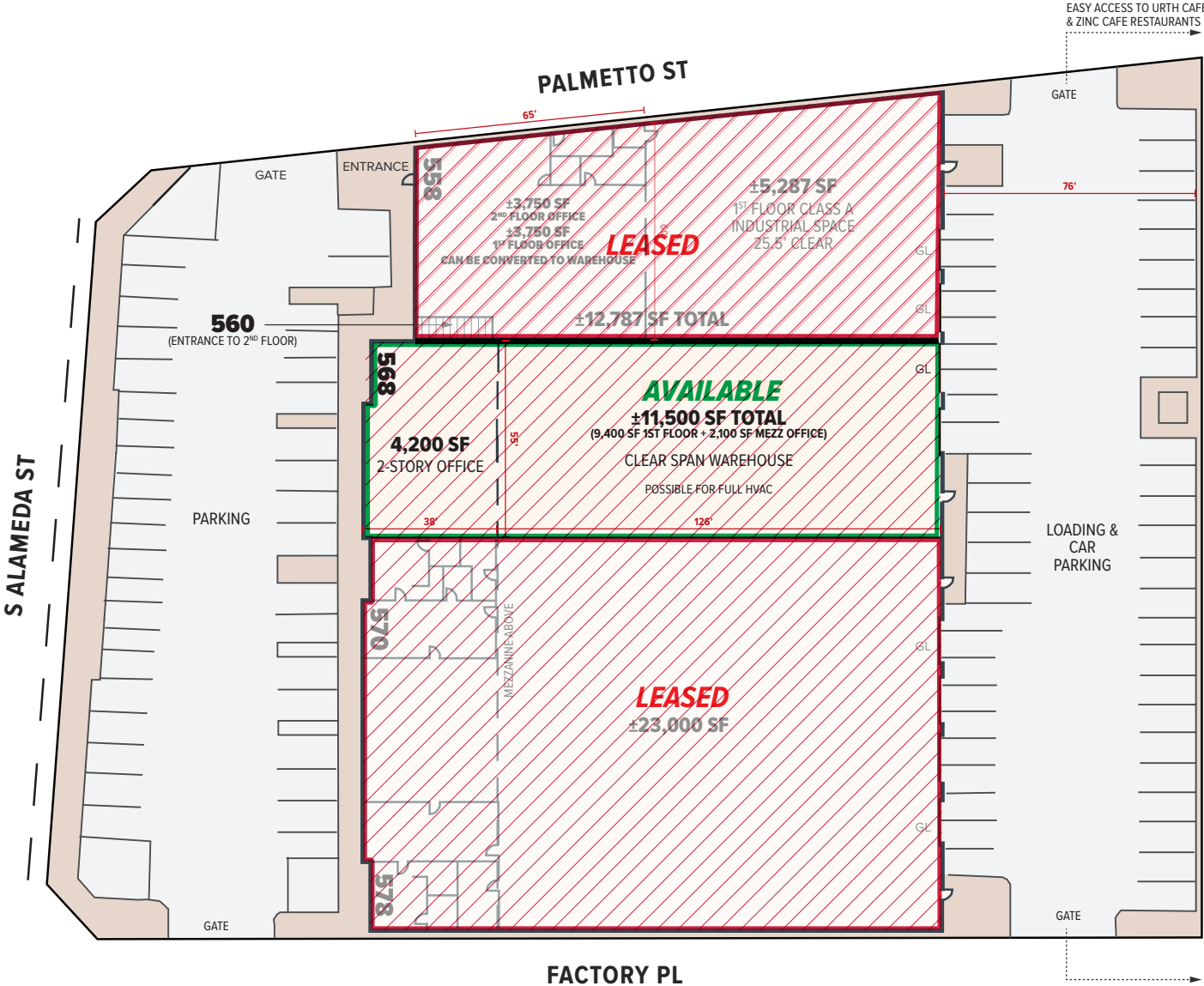


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SITE PLAN



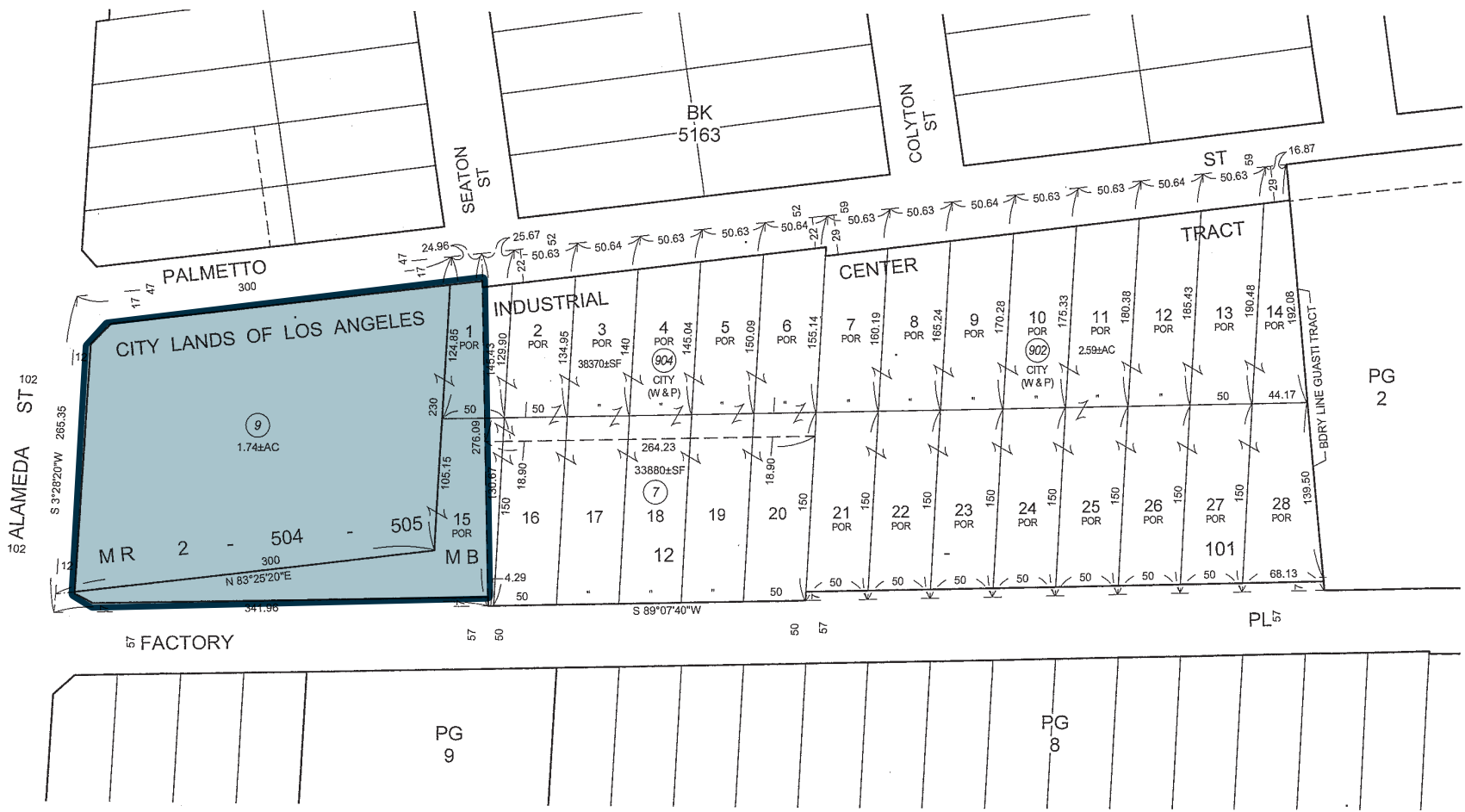
NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

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2011



MAPPING AND GIS
SERVICES
SCALE 1" = 80'



SEP 29 2010

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PRIME DTLA LOCATION



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	Subarea A
	Subarea A.2
	Subarea A.4
	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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