

FOR LEASE

**1700**

**S SANTA FE AVE**

LOS ANGELES • CA 90021

UNITS RANGING FROM

**±3,242 SF - ±6,484 SF**

**(Upper Floors)**

**(Basement Industrial/Studio  
Units Ranging from ±1,423 SF  
to ±5,194 SF)**

**FLEX/CREATIVE INDUSTRIAL  
MULTI-TENANT CAMPUS**



- Open Air Flex Space with Operable Windows
- Free Parking (±1.5 Car Parking Per 1,000 SF Leased)
- Private Restroom, Kitchenette & HVAC in Each Unit
- Open Floor Plan for Tenant to Design Their Own Layout
- Easy Access to Each Unit via 3 Stairwells or Elevators
- Low Cost, High End Creative Units
- Move-In Condition



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#### PROPERTY HIGHLIGHTS

- ±178,250 SF Flex/Creative Industrial Multi-Tenant Campus
- Units from ±3,242 SF - ±6,484 SF (Measured per BOMA Standards)
- Incredible Windows on all Four Sides
- Located Near Olympic Blvd and Santa Fe Ave
- Rare Opportunity to Occupy a One of a Kind Space
- ±1.5 Cars Per 1,000 SF Included in the Price (Additional Parking Available - Call Broker)
- Immediate Occupancy - Tours Available Upon Request
- Basement Units have Window A/C and Heating Units

#### PRICING SUMMARY

- Prices Starting at \$0.99 PSF/Mo Modified Gross  
(Call Broker To Discuss Pricing For Each Unit)
- No CAM Charges. Tenant shall not be obligated to pay CAM charges. However, Tenant is responsible for paying its Pro Rata share of the increase of property taxes and property insurance costs over the base year. Tenant Shall Pay for Electricity, Utilities, and Janitorial for Their Unit
- 4% Fee to Tenant's Agent for Years 1-5

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, sprinkler 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, sprinkler capacity, 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, Sprinkler/Racking Consultant, 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 waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

**RON S. YOUNG**

PRINCIPAL | LIC ID 01009947

323.767.2106

rsyoung@lee-associates.com

**MIKE D. SMITH**

PRINCIPAL | LIC ID 00978736

mduke@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates | Los Angeles Central  
CORP ID 01125429  
5675 Telegraph Rd, Ste 300  
Los Angeles, CA 90040

FLOOR/SUITE	APPROXIMATE SF AVAILABLE*	AVAILABILITY	COMMENTS	
<b>Free Standing Building in North Parking Lot</b>	52	±5,000 SF	Immediate	Main Building is ±2,525 SF per Zimas
<b>1<sup>ST</sup> FLOOR</b>	<i>Fully Leased</i>			
<b>2<sup>ND</sup> FLOOR</b>	<i>Fully Leased</i>			
<b>3<sup>RD</sup> FLOOR</b>	<i>Fully Leased</i>			
<b>4<sup>TH</sup> FLOOR</b>	451	±3,242 SF <i>(Can be combined with adjacent unit 471)</i>	Immediate	4 <sup>th</sup> Floor
	471	±3,242 SF <i>(Can be combined with adjacent unit 451)</i>	Immediate	4 <sup>th</sup> Floor
	440	±4,410 SF	Immediate	4 <sup>th</sup> Floor
	491	±4,659 SF	Immediate	4 <sup>th</sup> Floor
<b>BASEMENT</b>	Basement	±1,423 SF to ±5,194 SF	Immediate	Basement

\* The sizes are calculated using Building Owners and Managers Association International (BOMA) standards and include a percentage of the common area of the project.



DTLA

ARTS DISTRICT

THE ROW

AVA ARTS DISTRICT

6AM

SPOTIFY

WEWORK

BISCUIT LOFTS

TOY LOFTS

WARNER MUSIC GROUP

ROLLING GREENS

SOHO HOUSE

HYPERLOOP CAMPUS

INFUSE SPIRITS

HYPERLOOP

LUV BRIDAL

ART HOUSE

GREENBAR DISTILLERY



THE HUNTSMAN

GUESS JEANS



MATEO ST

E OLYMPIC BLVD

KNUPP GALLERY/  
SIMARD BILODEAU  
CONTEMPORARY

S SANTA FE AVE

E 12TH ST

E 15TH ST

CIRRUS GALLERY

NIGHT GALLERY

GHEBALY GALLERY

E WASHINGTON BLVD



# PROPERTY PHOTO

1700 S SANTA FE AVE | LOS ANGELES





PROPERTY  
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PROPERTY  
PHOTO

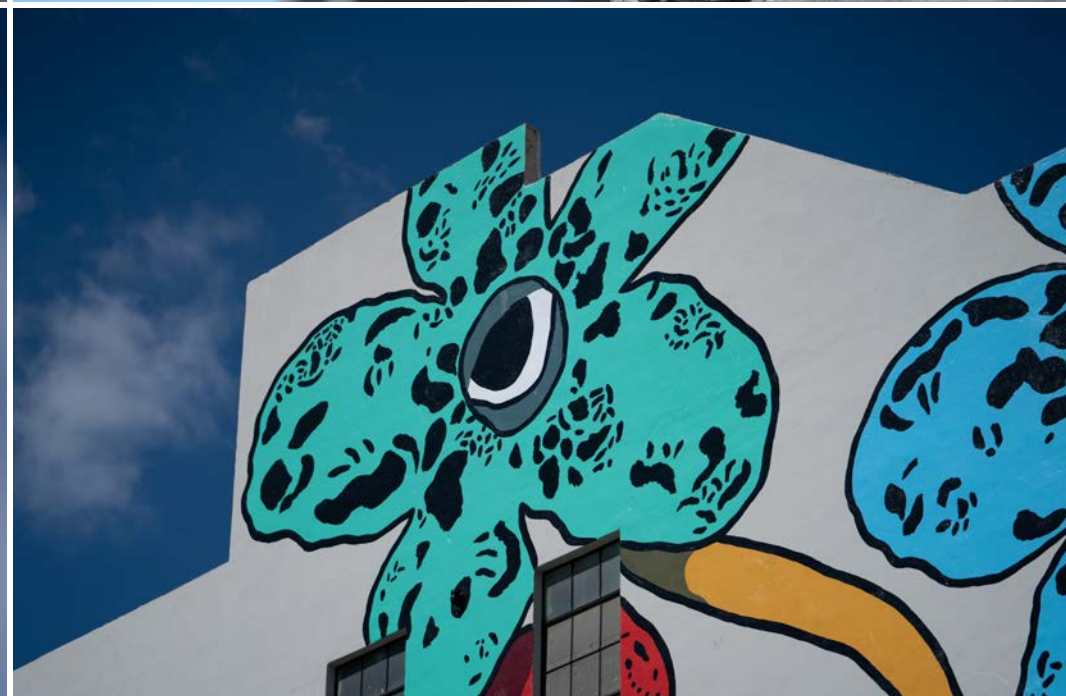
1700 S SANTA FE AVE | LOS ANGELES





PROPERTY  
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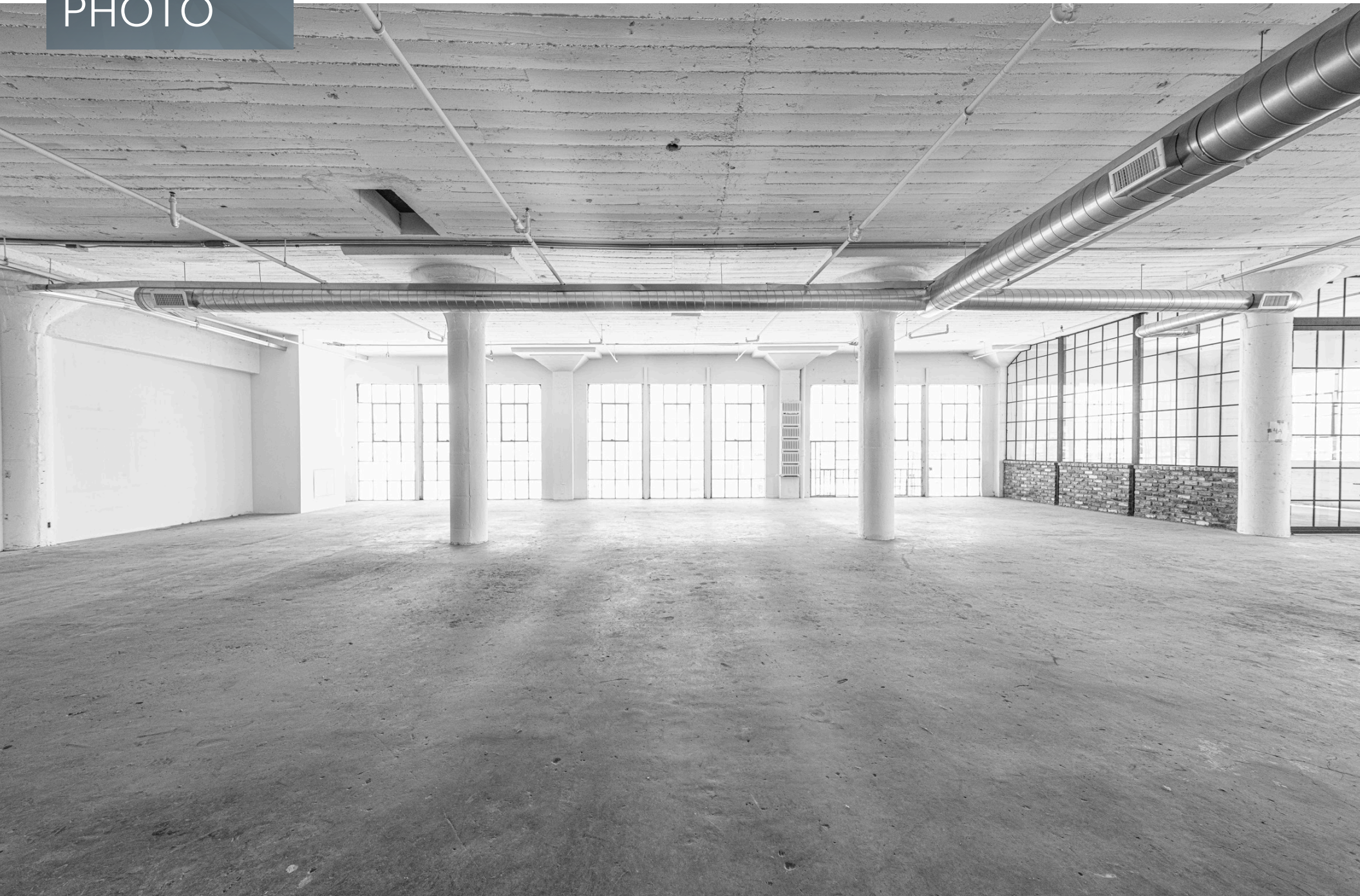






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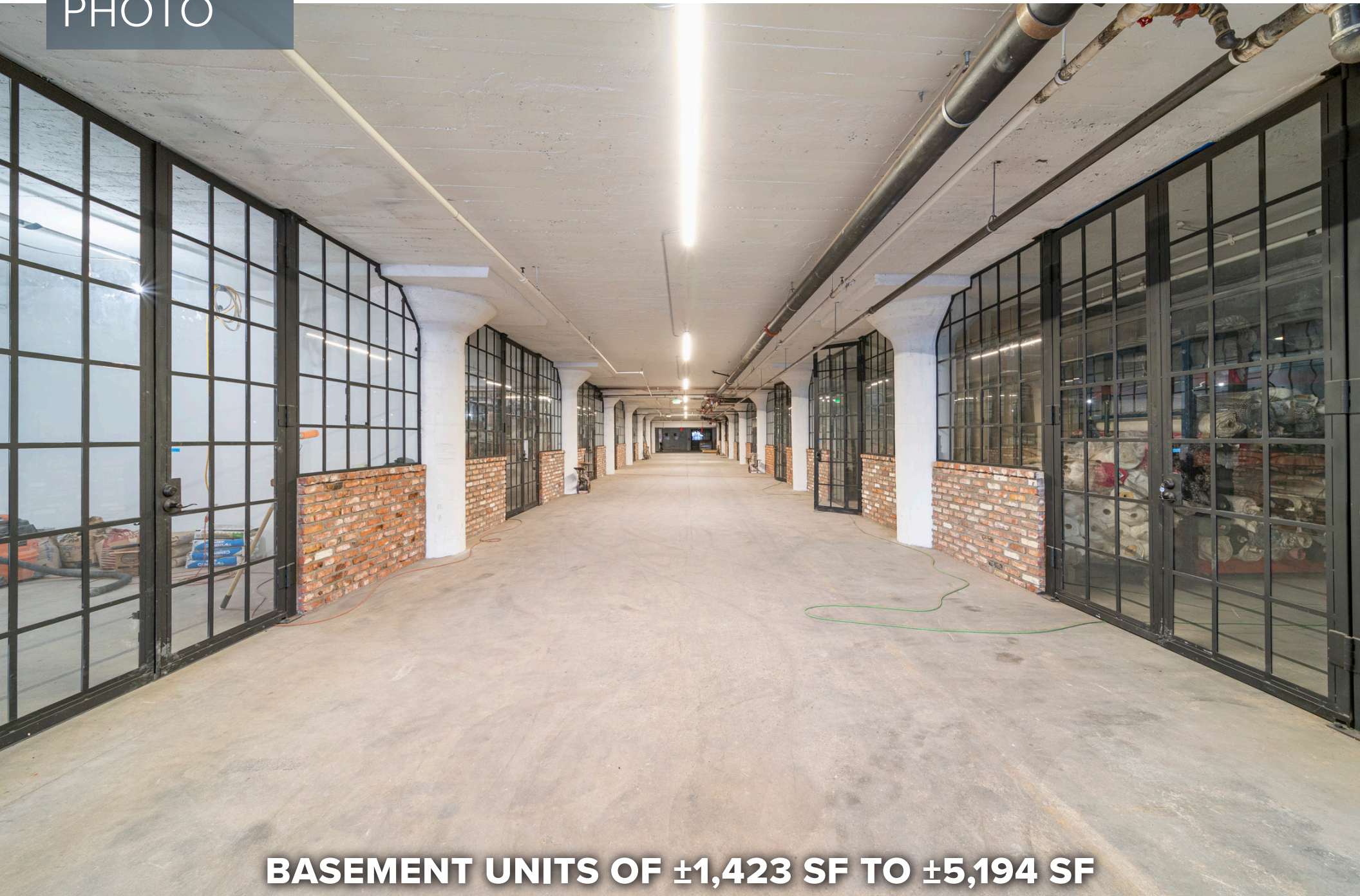
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PROPERTY  
PHOTO

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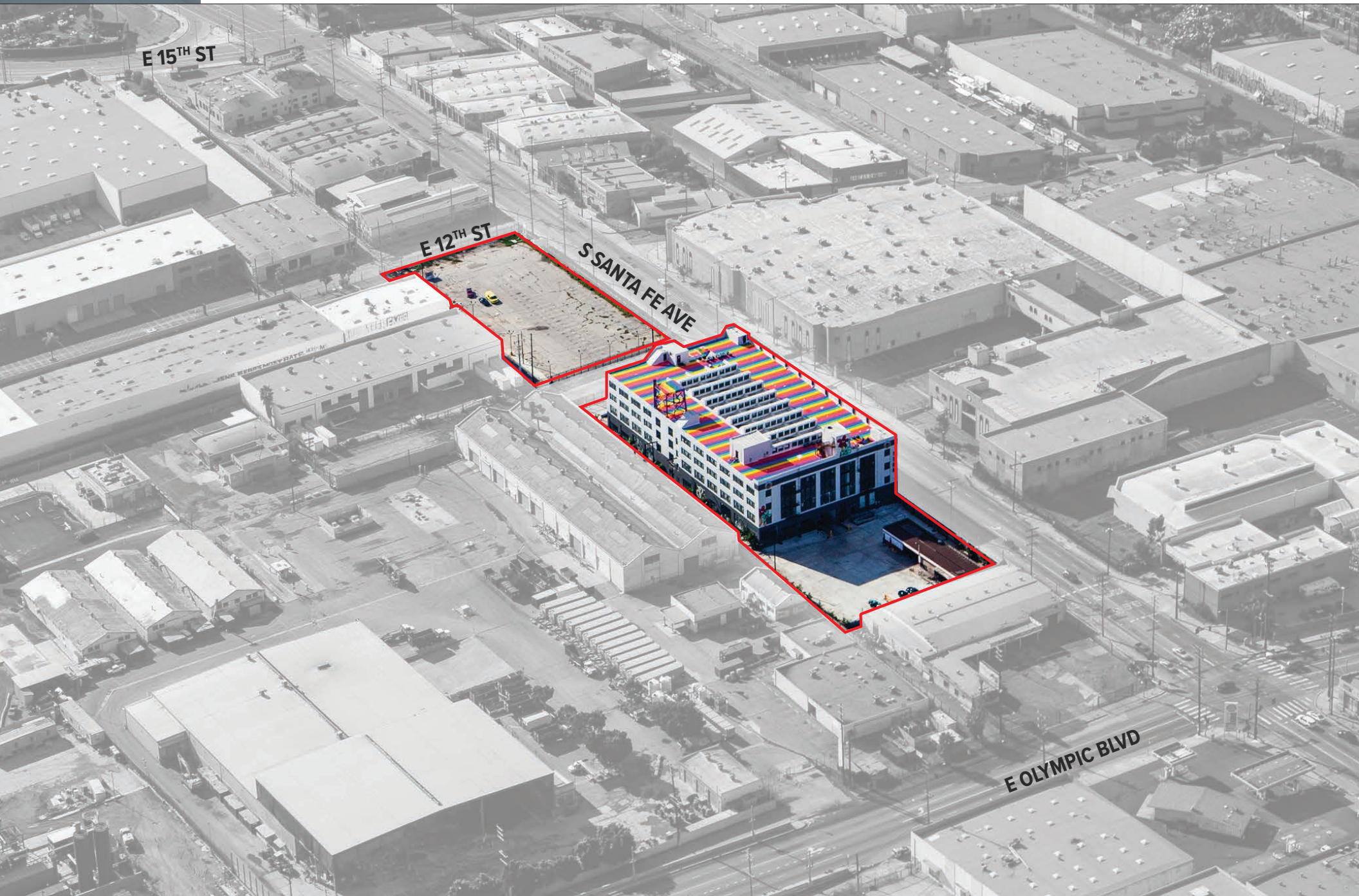
**BASEMENT UNITS OF ±1,423 SF TO ±5,194 SF**



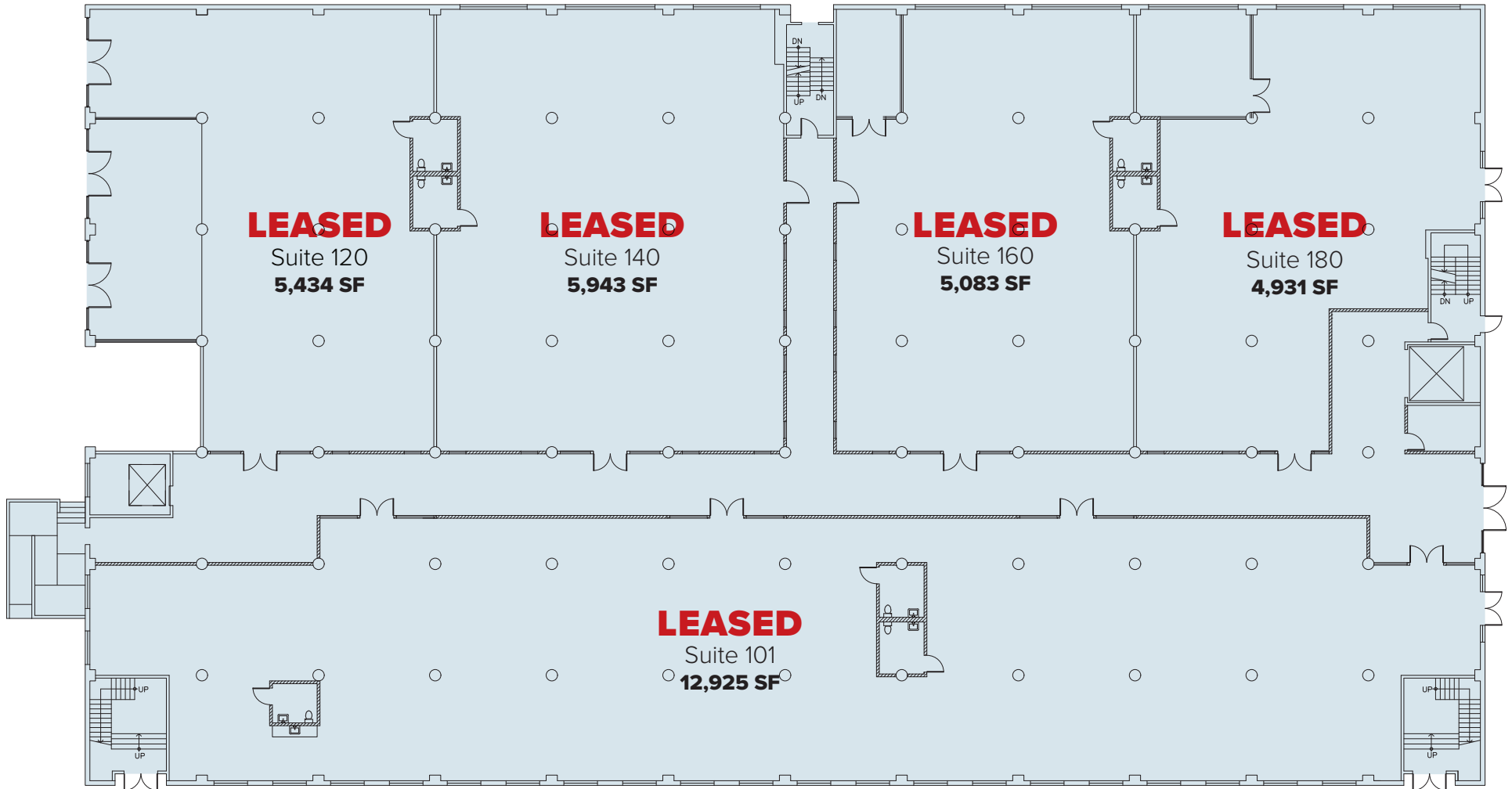
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1700 S SANTA FE AVE | LOS ANGELES  
±178,250 SF FLEX/CREATIVE INDUSTRIAL MULTI-TENANT CAMPUS

PROPERTY AERIAL





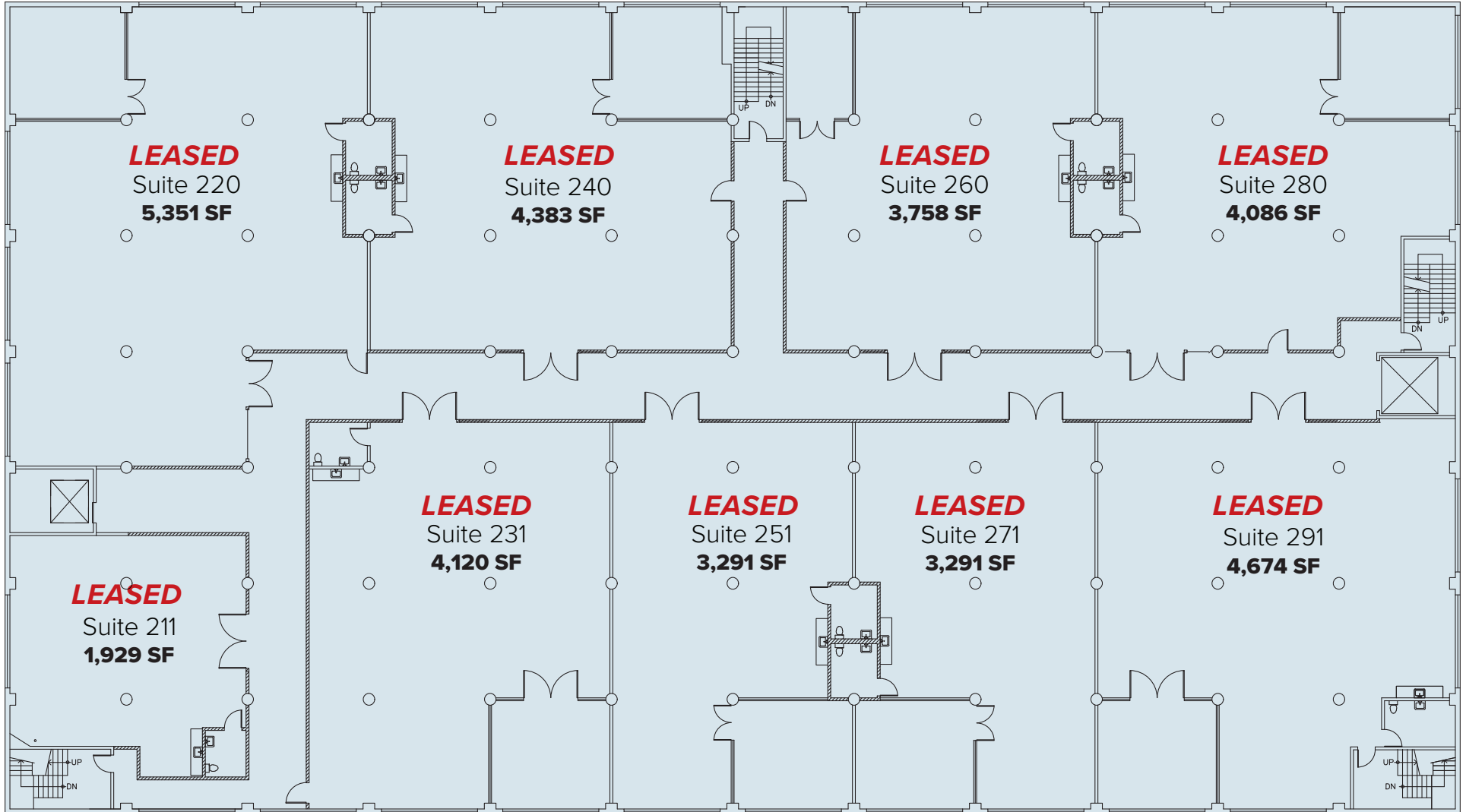




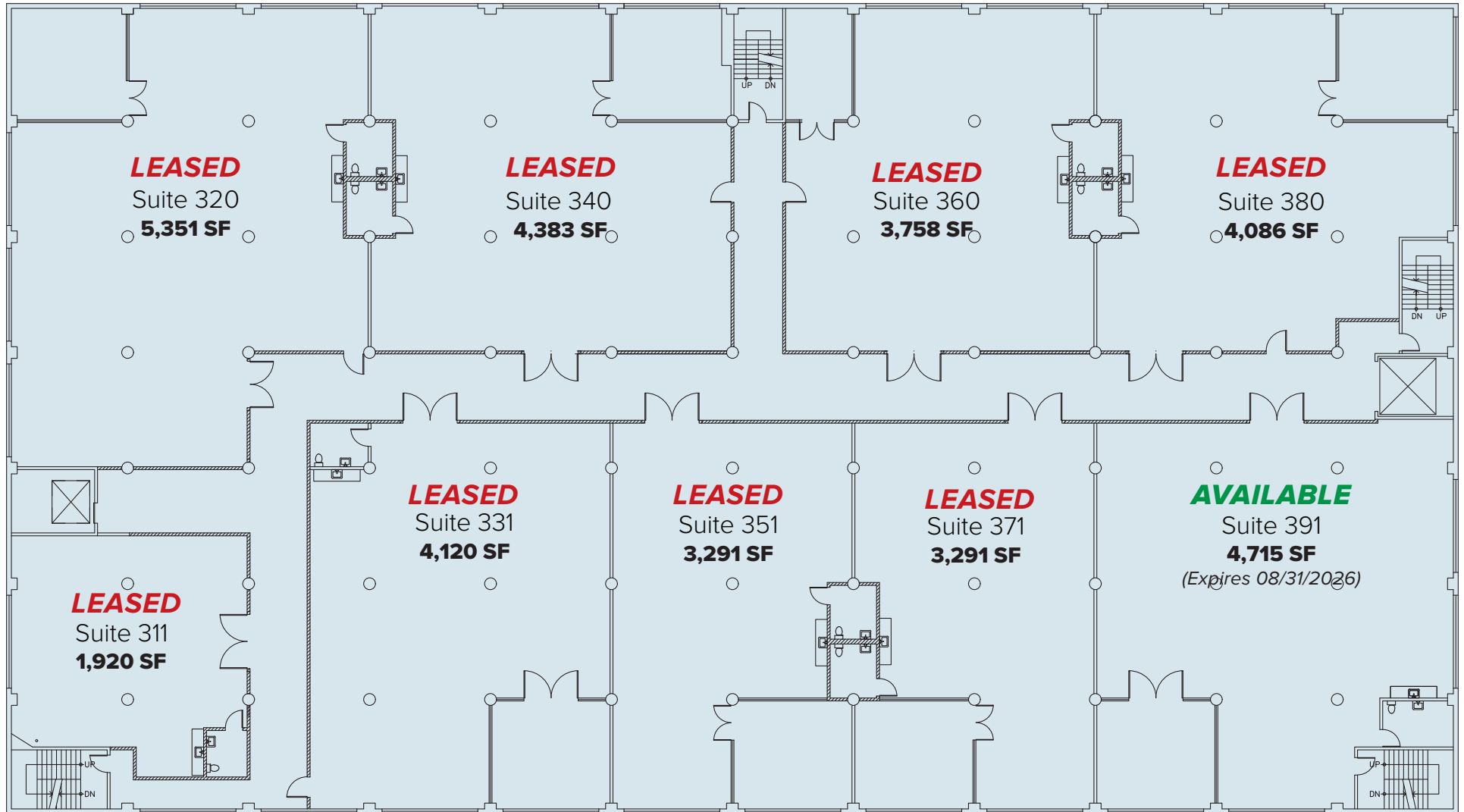
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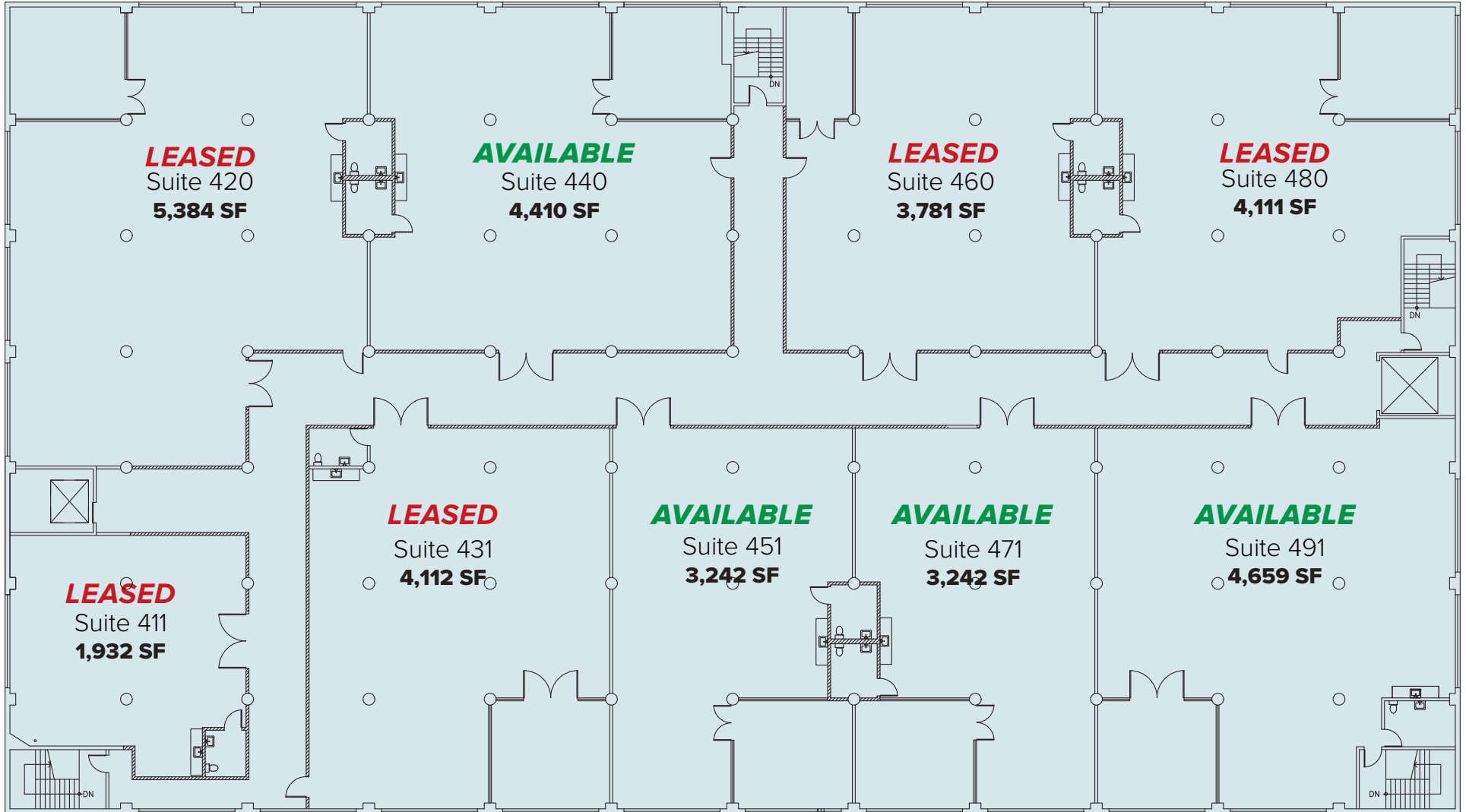
2<sup>ND</sup> FLOOR PLAN



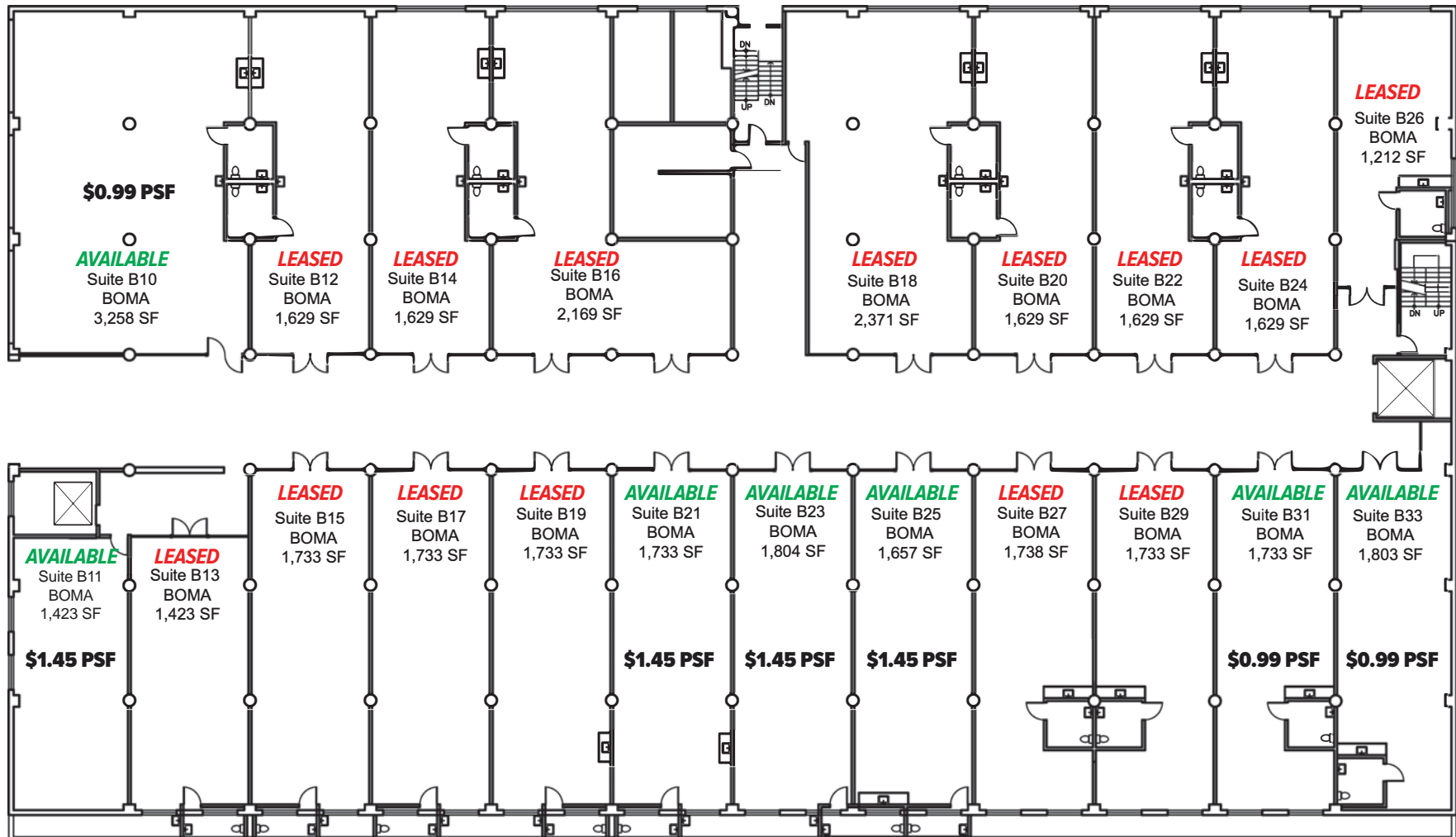










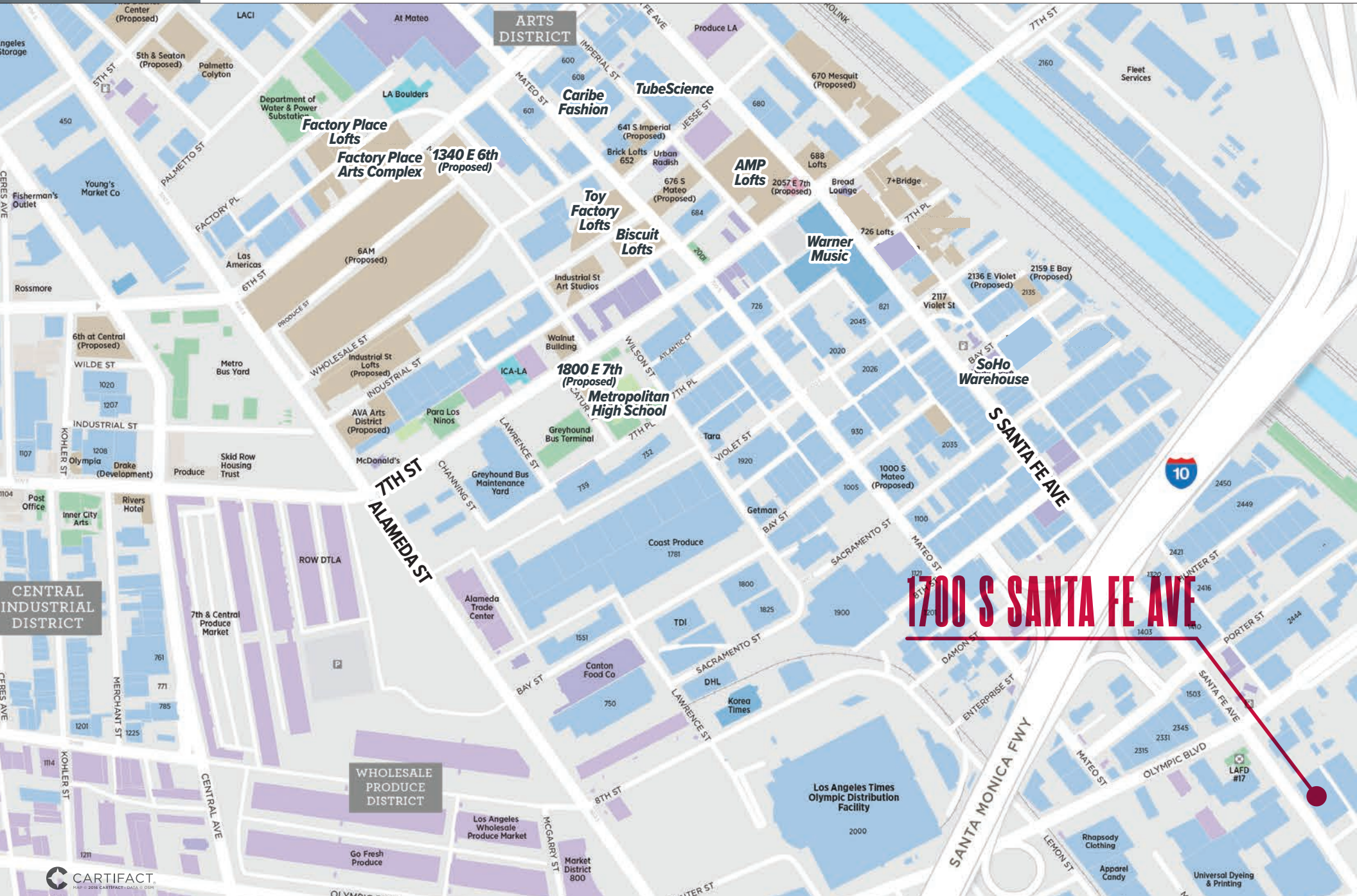




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LOCATOR MAP



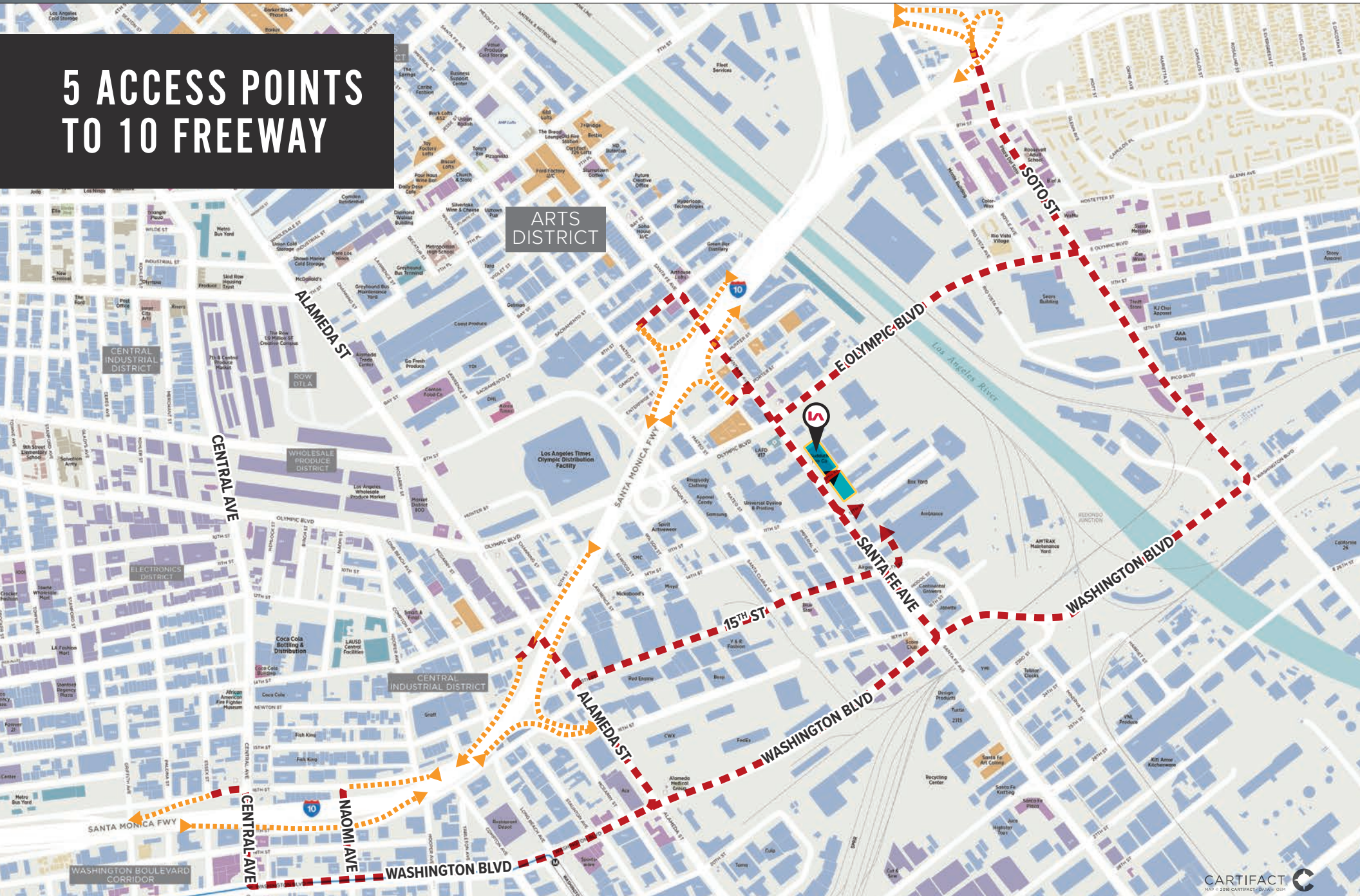


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MULTIPLE LOCATIONS TO  
ACCESS THE PROPERTY

5 ACCESS POINTS  
TO 10 FREEWAY





1700 S SANTA FE AVE | LOS ANGELES

# LOCAL POINTS OF INTEREST

## RESTAURANTS

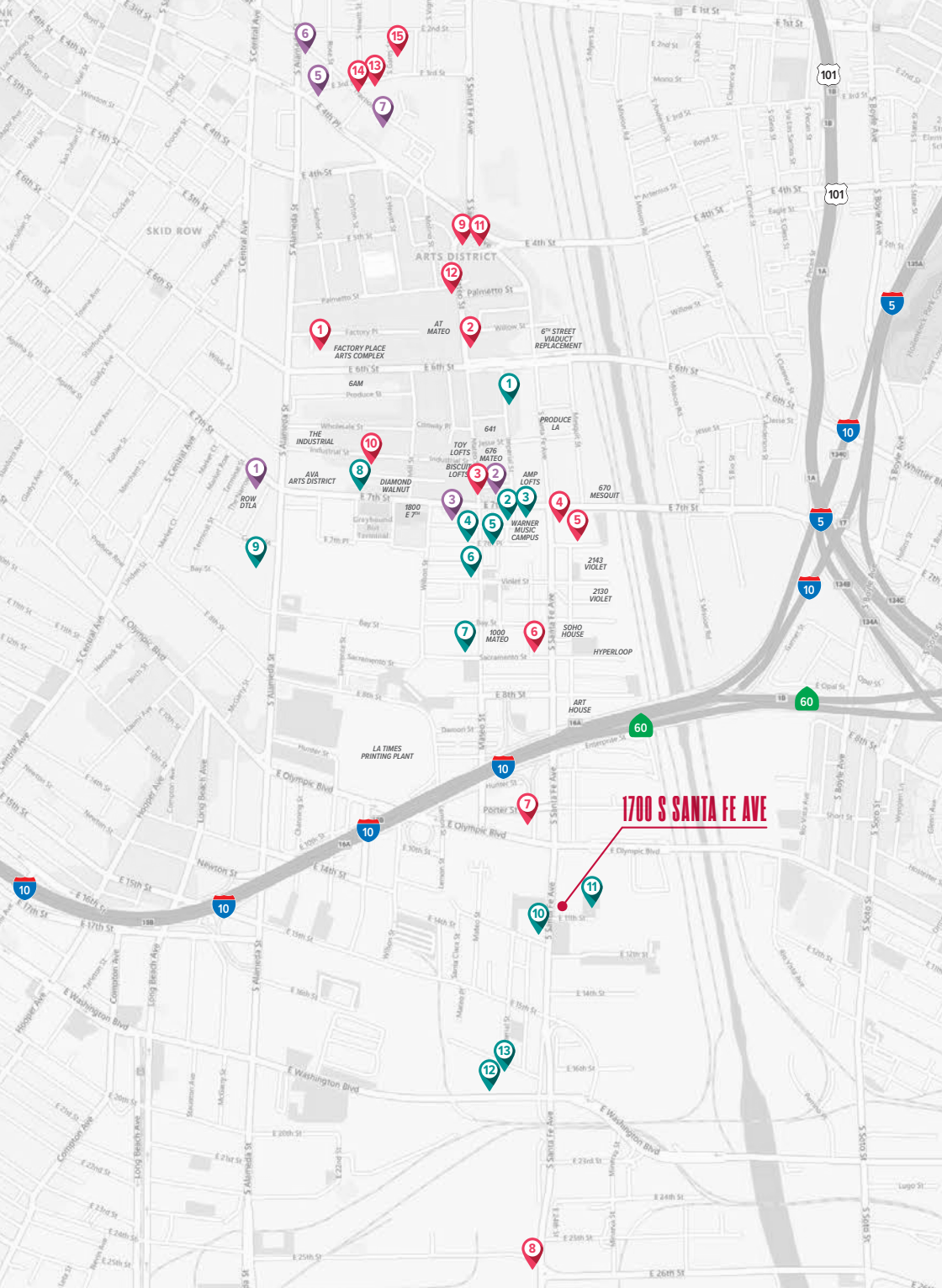
- 1 The Factory Kitchen
- 2 Blue Bottle Coffee
- 3 Pizzanista!
- 4 Bread Lounge
- 5 Bestia
- 6 Maru Coffee
- 7 The Porter Junction Cafe
- 8 Trattoria 25
- 9 Bavel
- 10 Bike Shed Moto Co
- 11 Verve Coffee Roasters
- 12 Girl & the Goat Los Angeles
- 13 LA Cha Cha Chá
- 14 Wurstküche
- 15 Manuela

## BARS/BREWERIES/DISTILLERIES

- 1 Flask & Field
- 2 Tony's Saloon
- 3 Everson Royce Bar
- 4 Greenbar Distillery
- 5 Bar 82
- 6 Angel City Brewery
- 7 Arts District Brewing Co

## RETAIL/MISC ENTERTAINMENT

- 1 Dover Street Market
- 2 Commonwealth
- 3 The House of Machines
- 4 Arch The
- 5 Base Coat Nail Salon
- 6 Uptown Pup
- 7 Rolling Greens
- 8 Institute of Contemporary Art
- 9 Bodega
- 10 Knupp Gallery/Simard Bilodeau Contemporary
- 11 Susanne Vielmetter Gallery
- 12 Ghebaly Gallery
- 13 Night Gallery





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# THE ARTS DISTRICT



WURSTKÜCHE  
800 E 3<sup>rd</sup> St



URTH CAFFÈ  
451 S Hewitt St



THE ESCONDITE  
410 Boyd St



BLUE BOTTLE COFFEE  
582 Mateo St



ANGEL CITY BREWERY  
216 S Alameda St



BREAD LOUNGE  
700 S Santa Fe Ave



AMERICANO  
923 E 3<sup>rd</sup> St



BESTIA  
2121 E 7<sup>th</sup> Pl



THE FACTORY KITCHEN  
1300 Factory Pl

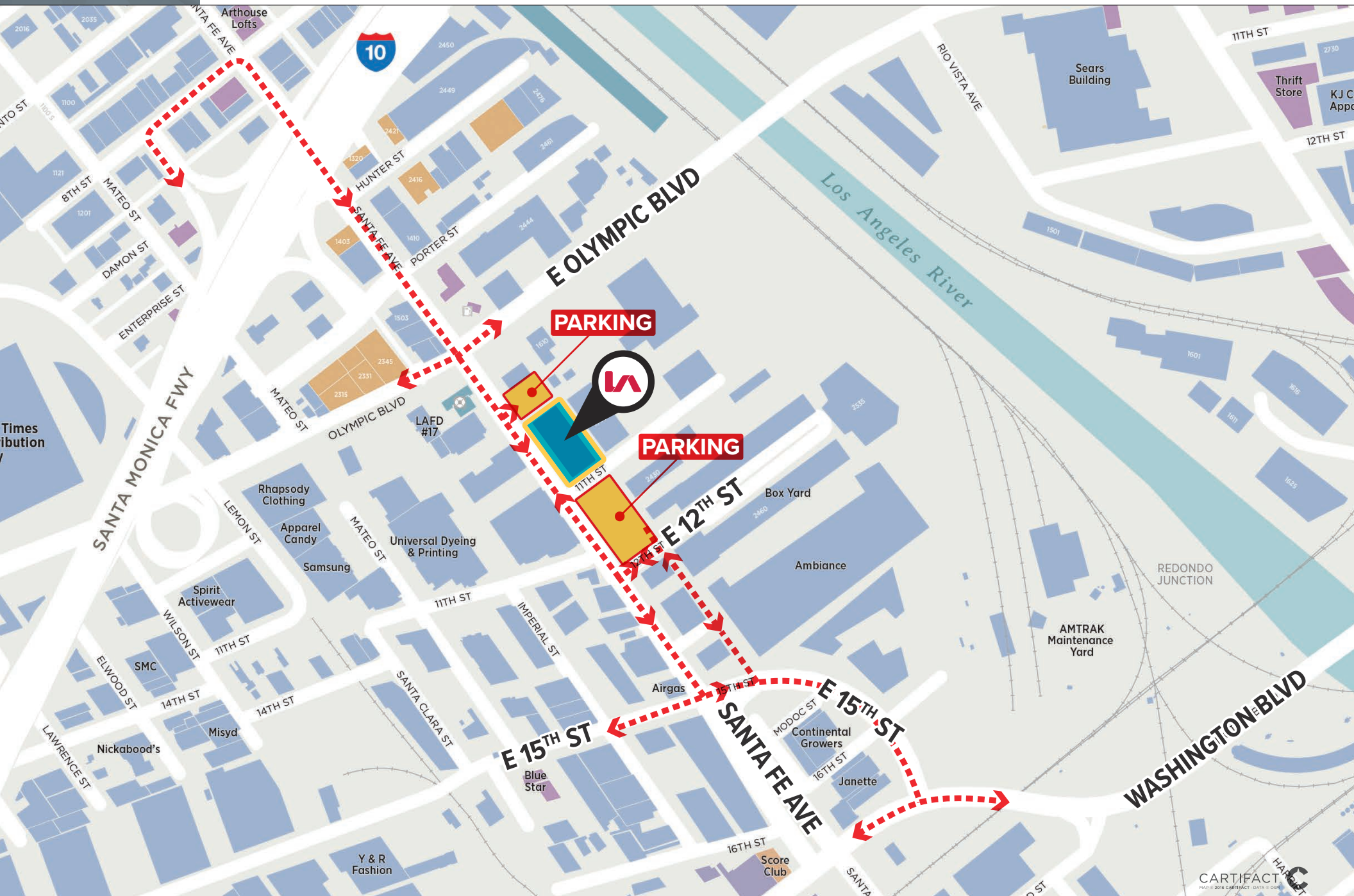




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ACCESS  
OPTIONS TO SITE







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

**5/13/2025  
PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

1700 S SANTA FE AVE  
1722 S SANTA FE AVE

**ZIP CODES**

90021

**RECENT ACTIVITY**

None

**CASE NUMBERS**

- CPC-2018-6005-CA
- CPC-2017-432-CPU
- CPC-2014-5000-CA-GPA
- CPC-2014-2415-GPA-CA
- CPC-2014-1582-CA
- CPC-2013-3169
- CPC-2008-3125-CA
- CPC-2007-3036-RIO
- CPC-2001-4642-CRA
- CPC-1997-423
- CPC-1995-352-CPU
- CPC-1986-607-GPC
- ORD-188474-SA230-B
- ORD-188422
- ORD-188418
- ORD-187822-SA230-B
- ORD-183145
- ORD-183144
- ORD-164855-SA2980
- ZA-1995-799-ZV
- ENV-2019-4121-ND
- ENV-2018-6006-CE
- ENV-2017-433-EIR
- ENV-2014-4000-MND
- ENV-2014-2416-MND
- ENV-2013-3392-CE
- ENV-2013-3170-CE
- ENV-2008-3103-CE
- ENV-2007-3037-ND
- ENV-1995-328-MND

Address/Legal Information	
PIN Number	120A217 21
Lot/Parcel Area (Calculated)	55,986.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID H7
Assessor Parcel No. (APN)	5168001004
Tract	TR 8769
Map Reference	M B 122-36/37
Block	None
Lot	LT B
Arb (Lot Cut Reference)	None
Map Sheet	120A217 121-5A217

Jurisdictional Information	
Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	Downtown Los Angeles
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	[LF1-WH1-6] [I2-N]
Site Specific Condition	No
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Production
General Plan Note(s)	None
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	Yes
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	Yes
Alcohol Permission Set	Restaurant Beverage Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
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	No
Local Affordable Housing Incentive	No
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	Not Eligible
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)	5168001004
APN Area (Co. Public Works)*	1.446 (ac)
Use Code	3330 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Over 50,000 SF - One Story
Assessed Land Val.	\$5,412,160
Assessed Improvement Val.	\$26,990,586
Last Owner Change	12/16/2016
Last Sale Amount	\$31,000,310
Tax Rate Area	15118
Deed Ref No. (City Clerk)	761222-4 498697 396240 350747-49 2873555 1507480,3 1061643
Building 1	
Year Built	1923
Building Class	AXA

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	177,570.0 (sq ft)
<b>Building 2</b>	
Year Built	1959
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,525.0 (sq ft)
<b>Building 3</b>	
Year Built	1940
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	19,600.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5168001004]

**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 Buffer 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

**Seismic Hazards**

<b>Active Fault Near-Source Zone</b>	
Nearest Fault (Distance in km)	0.46097952
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
<b>Economic Development Areas</b>	
Business Improvement District	None
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: 5168001004]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
<b>Housing Element Sites</b>	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

**Public Safety**

<b>Police Information</b>	
Bureau	Central
Division / Station	Newton
Reporting District	1309
<b>Fire Information</b>	
Bureau	Central
Battalion	1
District / Fire Station	17
Red Flag Restricted Parking	No

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