

ADJACENT TO ARTS DISTRICT | FLEX INDUSTRIAL FOR LEASE



FOR LEASE
±40,675 SF DIVISIBLE
±17,600 SF & ±23,075 SF
500-510 S.
ANDERSON ST.
LOS ANGELES | CA | 90033

PROPERTY HIGHLIGHTS



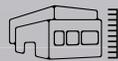
Adjacent to
Arts District - Near 4th
Street and 6th Street
Bridge/ Viaduct Park



Sprinklered



Ideal for Production,
Fashion, Film or
Design



20'
Clear Height



Ample Parking



Heavy Power

FOR MORE INFORMATION, CONTACT:

DAVID MUIR
P: 213.270.2244
E: DMUIR@DAUMCRE.COM
CA LICENSE #01210653

ZACH BOEBEL
P: 213.270.2213
E: ZBOEBEL@DAUMCRE.COM
CA LICENSE #02004825

DAVID FREITAG
P: 213.270.2235
E: DFREITAG@DAUMCRE.COM
CA LICENSE #00855673

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AERIAL

PROPERTY FEATURES

- Adjacent to Arts District - Near 4th St. and 6th St. Bridge/ Viaduct Park
- Rare Dock High 20' Clear Building
- 10,560 SF of Incredible Office / Design Space
- Heavy Power
- Fenced Parking- Spinklered
- Ideal for: Production, Fashion, Film or Design
- Divisible into 17,600 SF & 23,075 SF
- Building to be Refurbished

500-510



±40,675 SF
UNIT 1 & 2 SF



±10,560
OFFICE SF



20'
CLEAR
HEIGHT



LEASE RATE:
\$1.45/SF/
MONTH,
GROSS

\$58,978.75/
MONTH

500



±23,075 SF
UNIT 1 SF



±3,200
OFFICE SF



20'
CLEAR
HEIGHT



LEASE RATE:
\$1.48/SF/
MONTH,
GROSS

\$34,151.00/
MONTH

510



±17,600 SF
UNIT 2 SF



±7,360
OFFICE SF

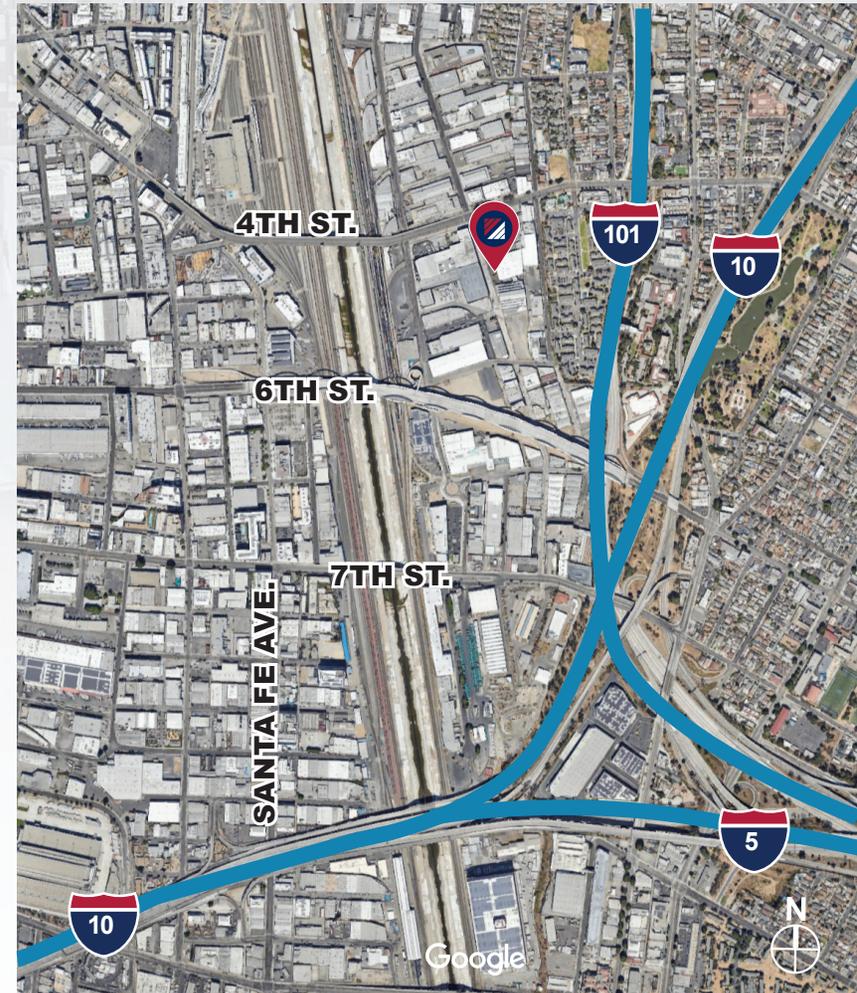


20'
CLEAR
HEIGHT



LEASE RATE:
\$1.50/SF/
MONTH,
GROSS

\$26,400.00/
MONTH

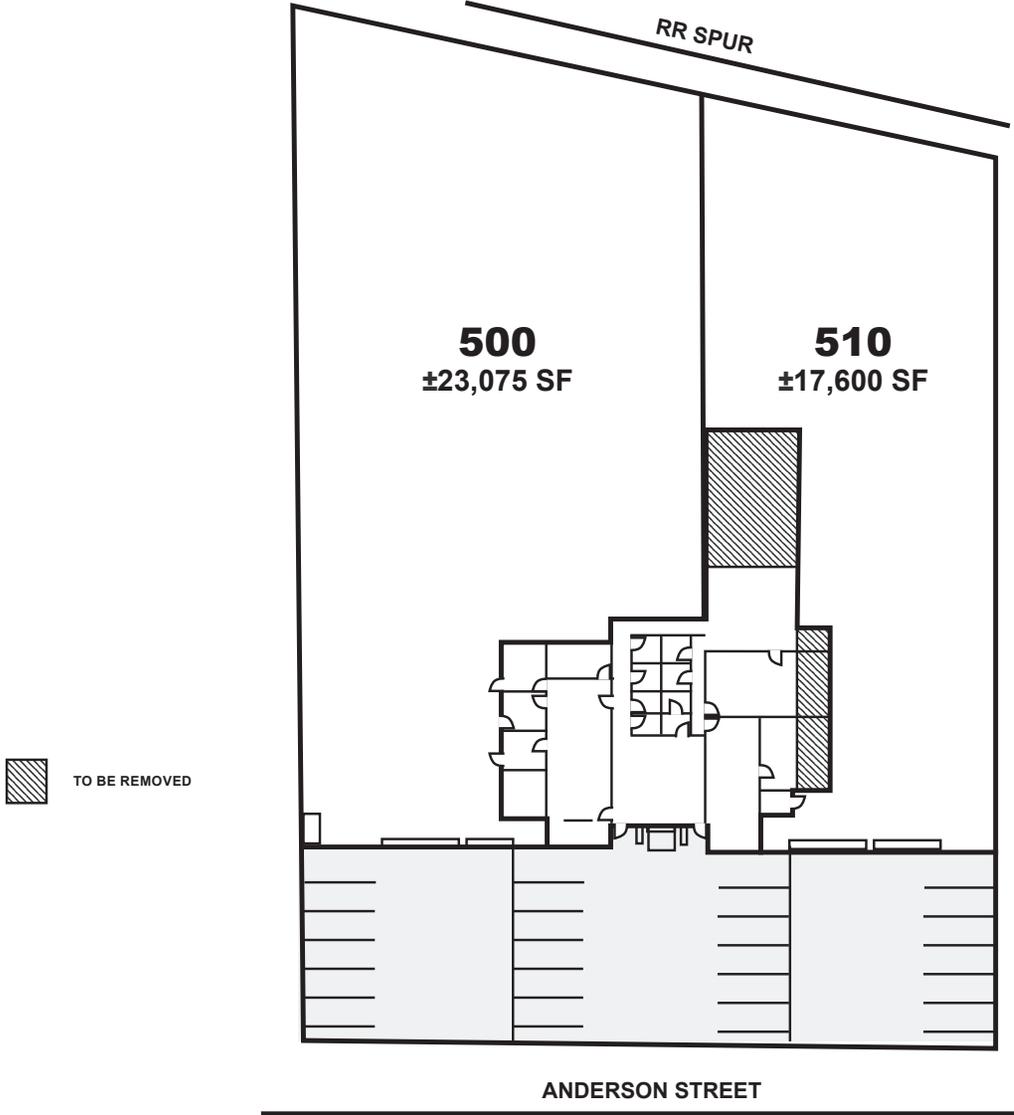


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NOT TO SCALE*

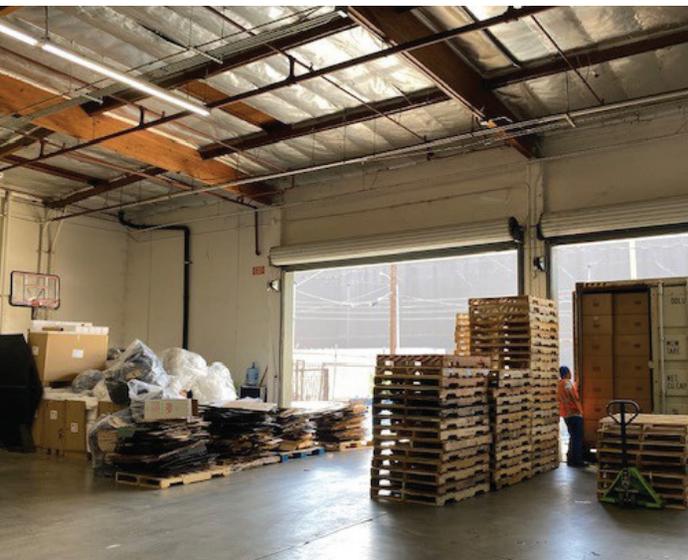
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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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The Arts District in Los Angeles is a vibrant and eclectic neighborhood known for its thriving arts scene, creative community, and industrial-chic atmosphere.

LOCATION:

Situated east of Downtown Los Angeles, the Arts District is bordered by the Los Angeles River to the west, Alameda Street to the east, 1st Street to the north, and 8th Street to the south.

HISTORY:

Originally an industrial area filled with warehouses and factories, the Arts District began to transform in the 1970s and 1980s as artists and creatives started to move into the area seeking affordable studio space. Over the years, it has evolved into a dynamic neighborhood with galleries, studios, restaurants, bars, and boutiques.

ART GALLERIES AND STUDIOS:

The Arts District is home to numerous art galleries, showcasing a diverse range of contemporary art styles and mediums. Many artists also have studios in the area, and it's not uncommon to find open studios events where the public can meet artists and view their work.

CULTURAL INSTITUTIONS:

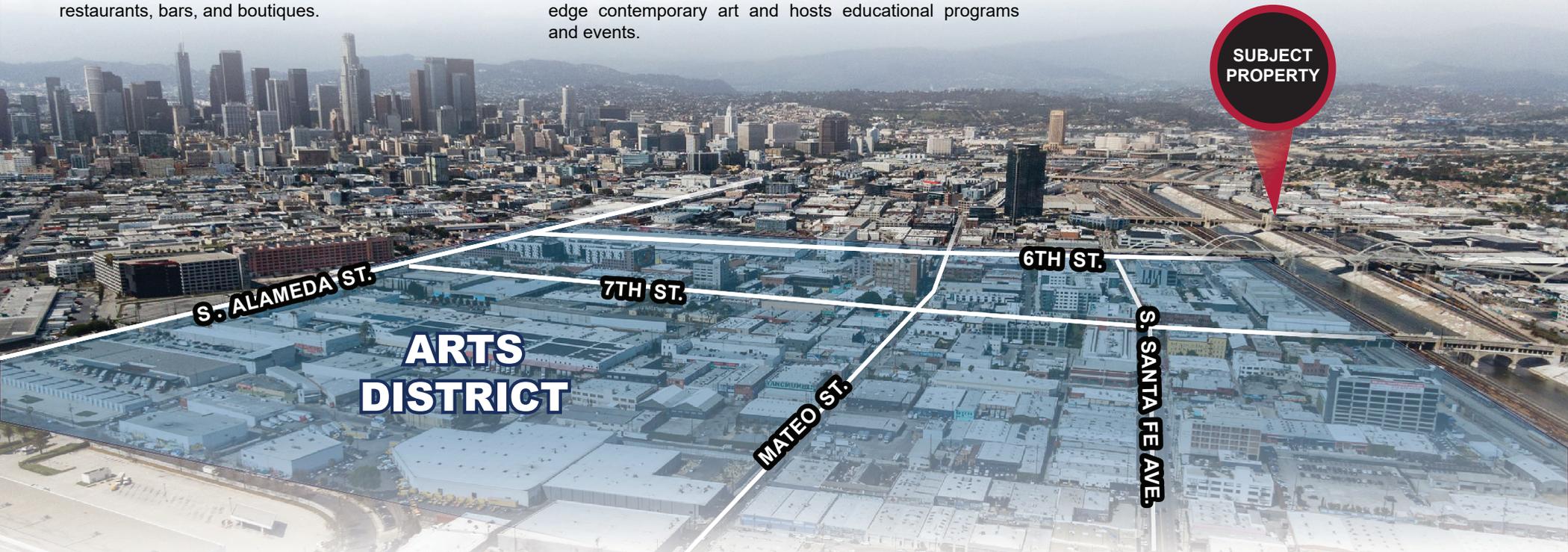
The neighborhood is also home to cultural institutions like the Hauser & Wirth art gallery, which features contemporary art exhibitions, as well as the Institute of Contemporary Art, Los Angeles (ICA LA), which showcases cutting-edge contemporary art and hosts educational programs and events.

STREET ART:

The Arts District is known for its vibrant street art scene, with colorful murals adorning many of the neighborhood's buildings. Visitors can take self-guided tours to explore the murals or join guided tours led by local artists.

DINING AND NIGHTLIFE:

The Arts District offers a diverse array of dining options, ranging from trendy cafes and gastropubs to upscale restaurants and food trucks. The neighborhood is also known for its vibrant nightlife, with bars, breweries, and live music venues attracting locals and visitors alike.



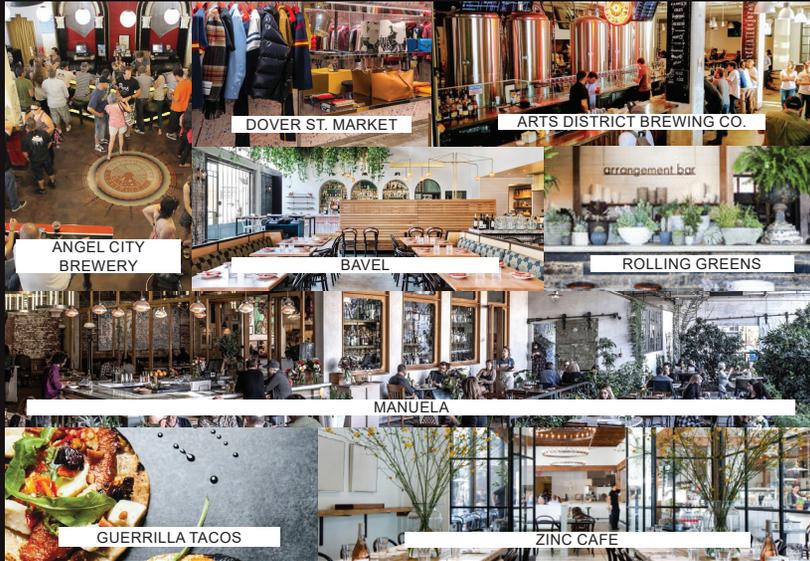
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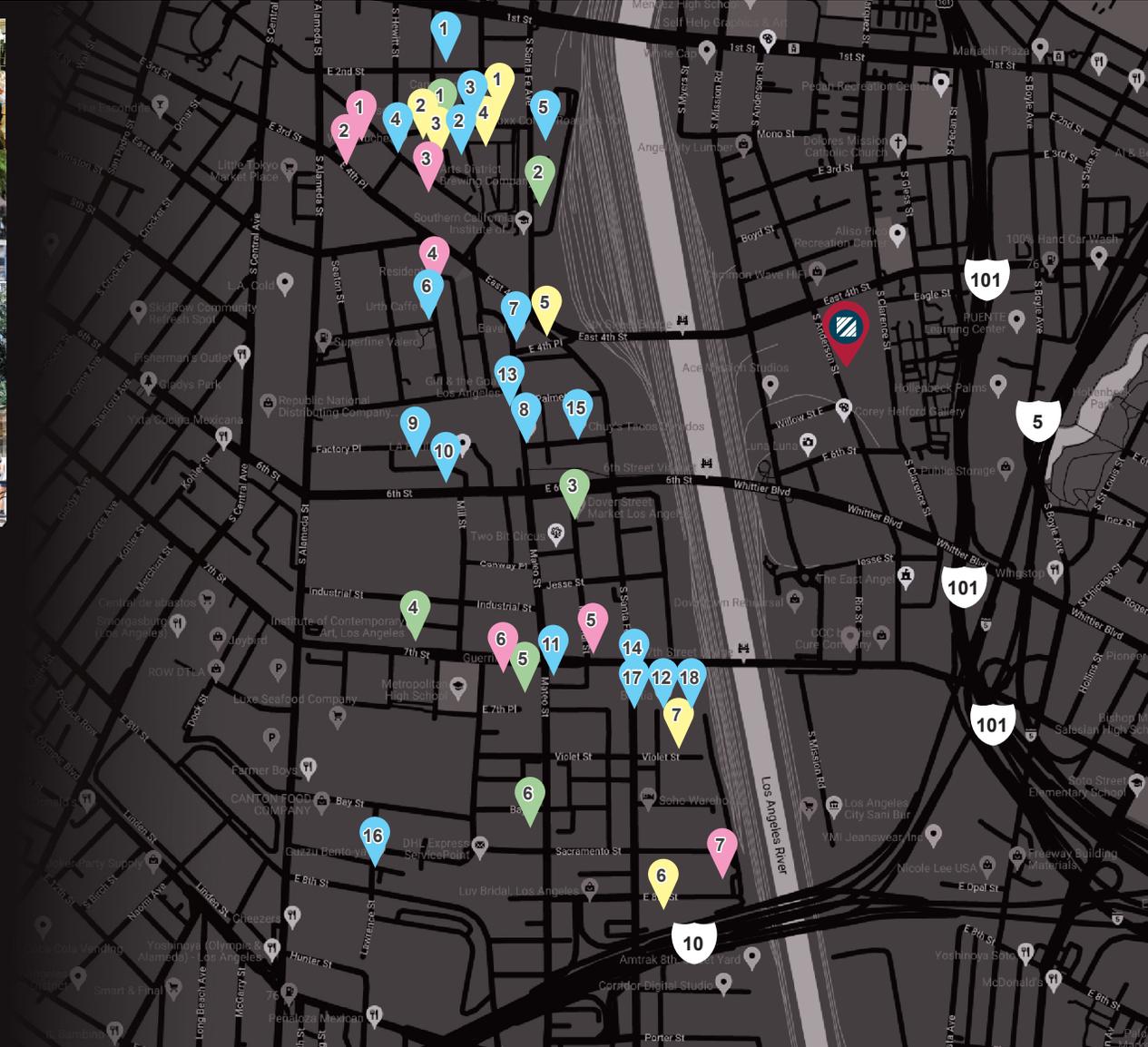
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AMENITIES



RESTAURANTS	COFFEE	BARS & BREWERIES	RETAIL / MUSEUMS
<ol style="list-style-type: none"> 1. Father's Office 2. Inko Nito 3. Manuela 4. Wurstkuche 5. Cafe Gratitude 6. Urth Caffe 	<ol style="list-style-type: none"> 1. Eat.Drink.Americano 2. Blacktop Coffee 3. Groundwork Coffee Co. 4. Boxx Coffee Roasters 5. Verve Coffee 6. Etiquette Coffee 	<ol style="list-style-type: none"> 1. Angel City Brewery 2. Eighty Two 3. Arts District Brewing Co. 4. Resident DTLA 5. Tony's Saloon/ Pizzanista 6. Everson Royce Bar 7. Greencraft Distillery 	<ol style="list-style-type: none"> 1. Hauser & Wirth 2. Hennessey + Ingalls 3. Dover Street Market 4. ICA LA 5. The Good Liver 6. Rolling Greens
<ol style="list-style-type: none"> 7. Bavel 8. Zinc Cafe 9. Factory Kitchen 10. BRERA Ristorante 11. Guerrilla Tacos 12. Bestia 			
<ol style="list-style-type: none"> 13. Girl & the Goat 14. Bread Lounge 15. Chuy's Tacos 16. Guzzu Bento-ya 17. Yangban 18. Damian 			



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