



## PRIME ARTS DISTRICT FLEX WAREHOUSE

FOR LEASE  
15,968 SF AVAILABLE

# 2028 BAY STREET

LOS ANGELES  
CALIFORNIA | 90021

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE 15,968 SF FLEX

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# PROPERTY INFORMATION

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RENT  
\$1.99 /PSF GROSS



TERM  
SUBMIT

## Features

- 15,968 SF Recently Refurbished Flex Building
- Walking Distance to SOHO House/ Rolling Greens/Warner Music
- 12 Car Parking
- Clearance to 22'
- Sandblasted Interior - Vintage Look
- Open Layout Suitable for Many Uses



15,968 SF  
AVAILABLE



SUBMIT  
REQUIREMENT  
OFFICE SF



22 FT  
CLEAR HEIGHT



12  
PARKING

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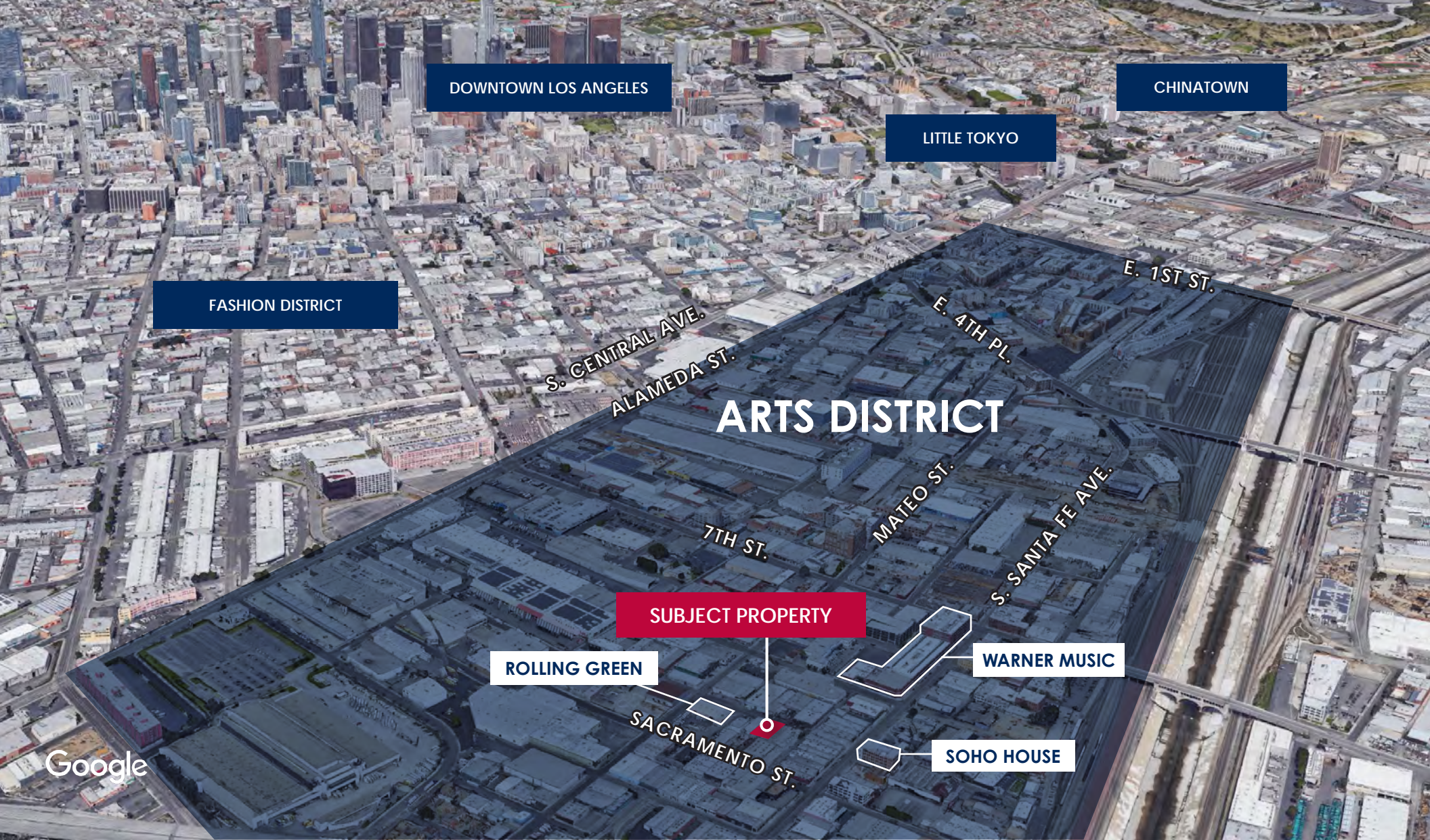
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DOWNTOWN LOS ANGELES

CHINATOWN

LITTLE TOKYO

FASHION DISTRICT

S. CENTRAL AVE.  
ALAMEDA ST.

E. 1ST ST.  
E. 4TH PL.

# ARTS DISTRICT

SUBJECT PROPERTY

ROLLING GREEN

WARNER MUSIC

SOHO HOUSE

SACRAMENTO ST.

Google

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A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



ROLLING GREENS



HOUSE OF MACHINES



GUERRILLA TACOS



TARTINE MANUFACTORY

RESTAURANTS

1. Father's Office
2. Inko Nito
3. Manuela
4. Wurstkuche
5. Cafe Gratitude
6. Urth Caffe
7. Bon Temps
8. Bavel
9. Zinc Cafe
10. Factory Kitchen
11. Officine BRERA
12. Urban Radish
13. Little Bear
14. Church & State
15. Tartine Manufactory
16. Guerrilla Tacos
17. Bread Lounge
18. Bestia
19. Cosme LA
20. Pizza Nista
21. Ditroit

COFFEE

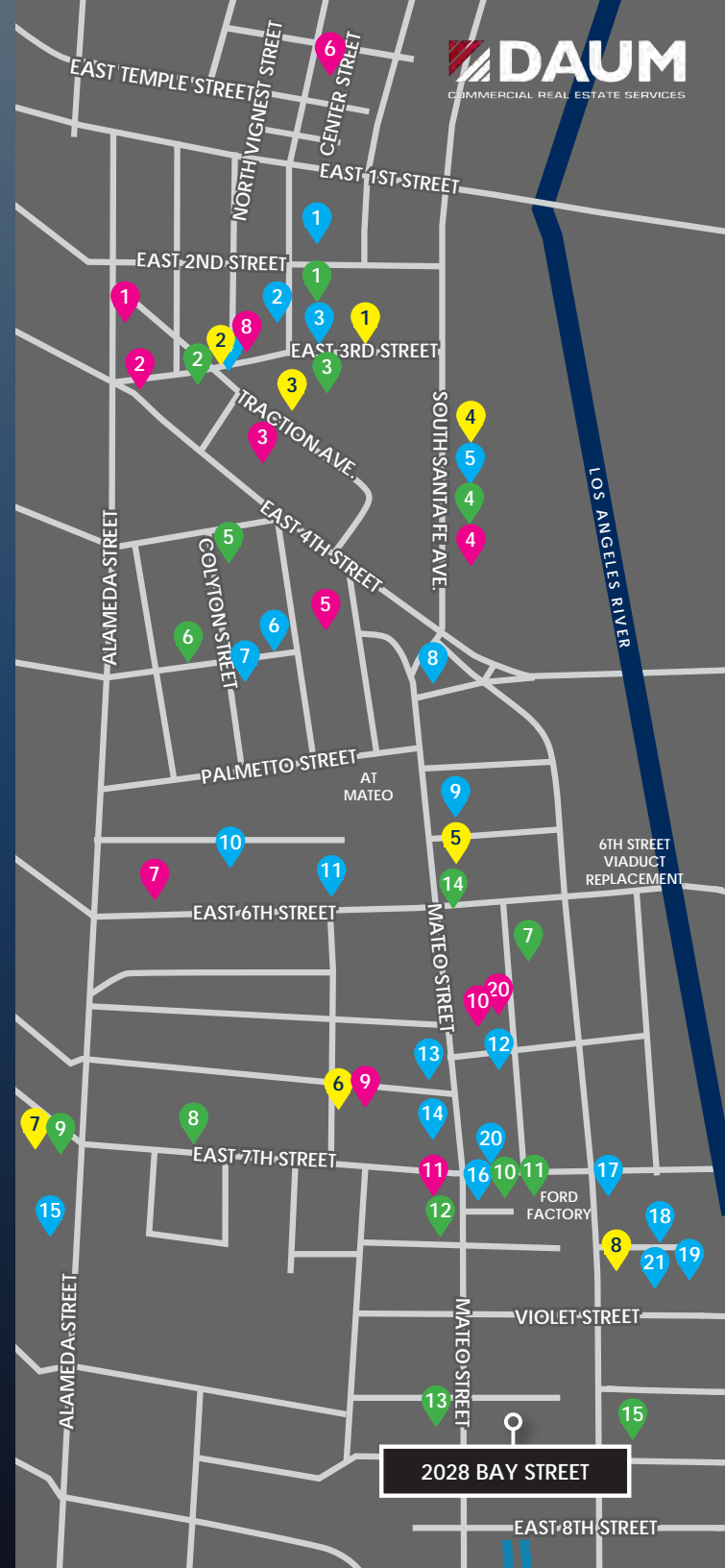
1. Eat. Drink. Americano
2. Blacktop Coffee
3. Groundwork Coffee Co.
4. Bulletproof Coffee
5. Blue Bottle Coffee
6. Cafe Societe
7. Cafe Dulce
8. Stumptown Coffee Roasters

BAR & BREWERIES

1. Angel City Brewery
2. Eighty Two
3. Arts District Brewing Co.
4. Here and Now
5. Resident DTLA
6. Boom Town Brewery
7. Lost Spirits Distillery
8. Death & Co.
9. Pour Haus Wine Bar
10. Tony's Saloon/ Pizzanista
11. Everson Royce Bar

RETAIL / MUSEUMS

1. Hauser & Wirth
2. 3.1 Phillip Lim
3. Apolis: Common Gallery
4. Hennessey + Ingalls
5. A+D Museum
6. Arts District Co-op
7. Dover Street Market
8. ICA LA
9. Mission Workshop
10. Commonwealth
11. The House of Machines
12. The Good Liver
13. Rolling Greens
14. Two Bit Circus
15. SoHo House



# ARTS DISTRICT DEVELOPMENTS



## CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Honey
4. 405 South Hewitt
5. 405 Mateo (Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz Innovation Campus
9. Spotify
10. 640 S Santa De
11. Ford Factory (Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

## HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. ICA LA
4. 2057 East 7th Street
5. Firehouse Hotel & Bar
6. Soho Warehouse
7. Rolling Greens
8. LA Times Printing Plant Site

## RESIDENTIAL / MIXED USE

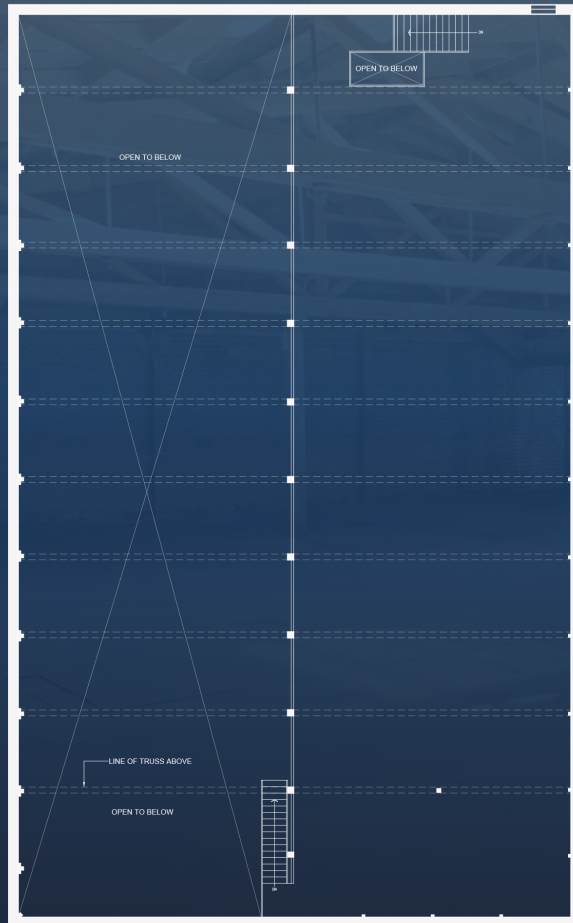
1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Biscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet (HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House

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MEZZANINE  
PLAN



GROUND FLOOR  
PLAN



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