

8,645 SF ARTS DISTRICT CREATIVE OFFICE SUBLEASE



AVAILABLE FOR SUBLEASE

8,645 SF ON 17,424 SF

900 E. 4TH STREET

LOS ANGELES | CA

FOR MORE INFORMATION, CONTACT:

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**DAUM**
COMMERCIAL REAL ESTATE SERVICES

ARTS DISTRICT SUBLEASE

8,645 SF

900 E. 4TH STREET
LOS ANGELES | CA

PROPERTY HIGHLIGHTS

- Free Standing 8,645 SF Building
- Sublease Term: Through January 2031
- 17,424 SF Lot Size
- 26 Parking Spaces
- 12' Clear Height
- 1 Dock High and 1 Grade Level Door
- New Fully Renovated Creative Office Space
- Open Bow-Truss Ceiling
- New HVAC
- Upgraded Power: 1200amp/240V/3ph
- Polished Concrete Floors; Exposed Brick Walls, Skylights
- Kitchen
- Server Rm w/dedicated HVAC
- Full Building Signage

Center of the Arts District; Walking Distance to: Spotify, Warner Music, Ghost Management and Tube Science, Hauser & Wirth, Urth Café, Bestia, Bavel, Girl & The Goat, and more.



Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

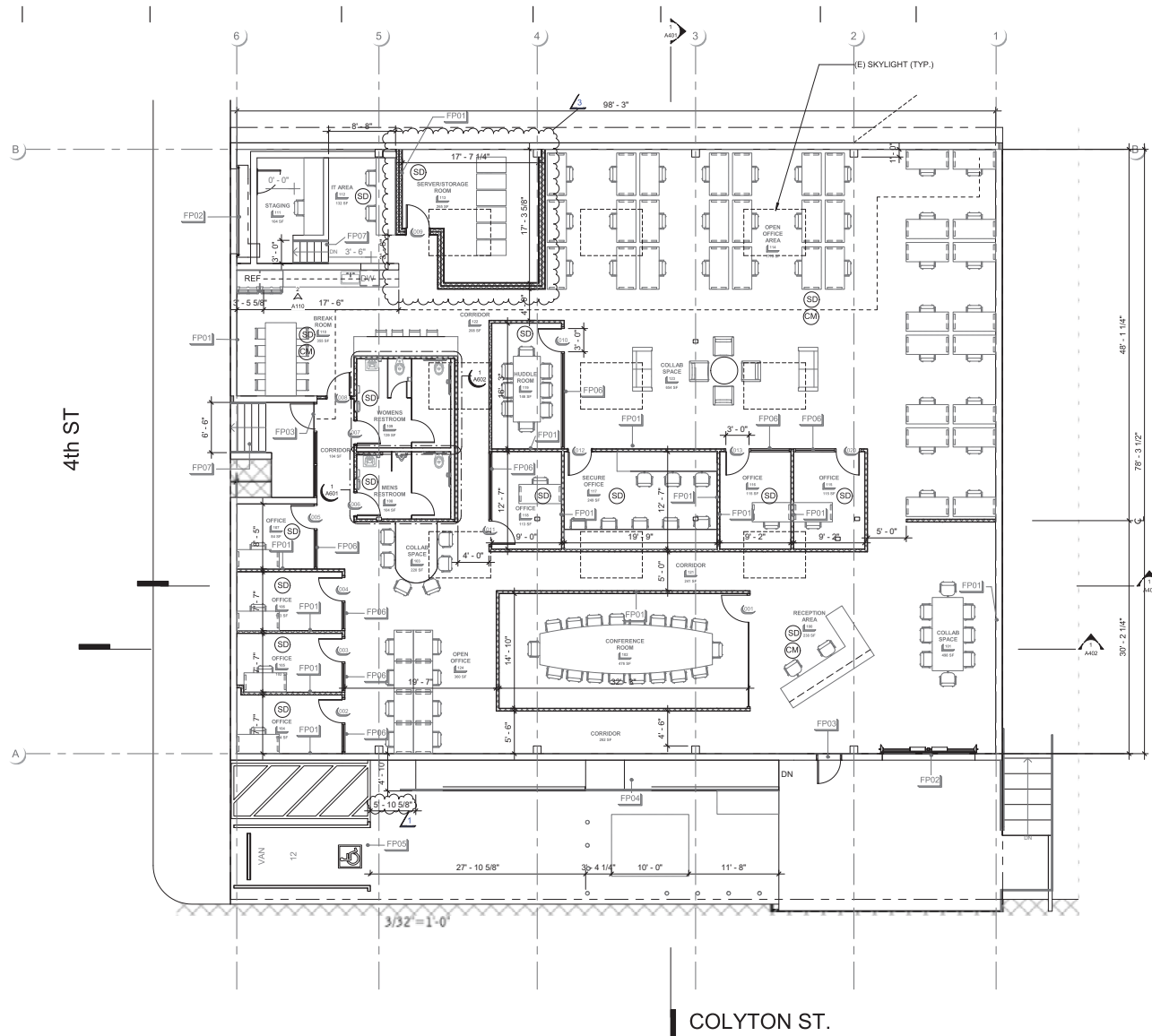
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SITE PLAN



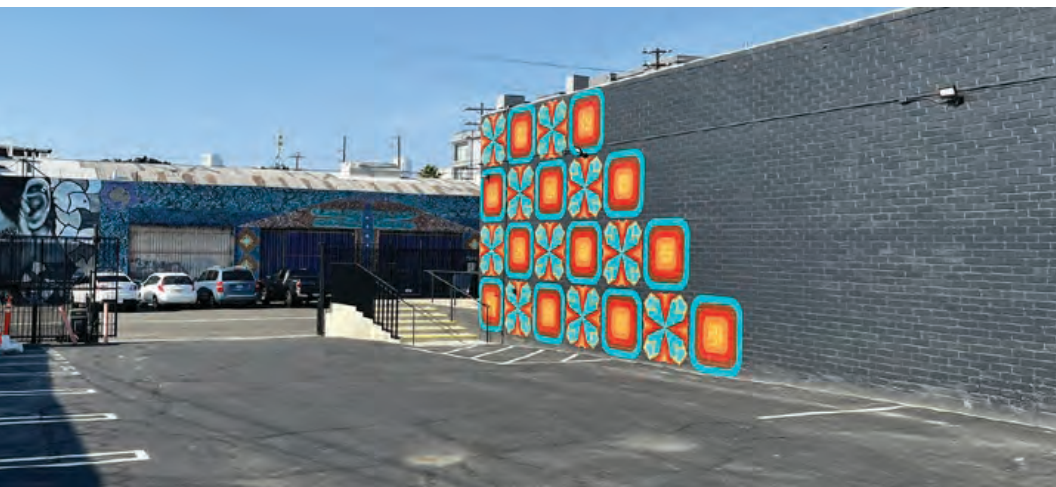
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PHOTOS



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PUBLIC TRANSPORTATION



TRANSIT/SUBWAY

Little Tokyo-Arts District Transit Stop
(Gold Line)
2 min | 12 min | 0.6 mi



COMMUTER RAIL

Union Station Commuter Rail
(Ventura County, Antelope Valley, San Bernardino, Riverside, Orange County, 91 Lines)
4 min | 1.4 mi

Cal State LA Commuter Rail
(San Bernardino Line)
7 min | 5.2 mi

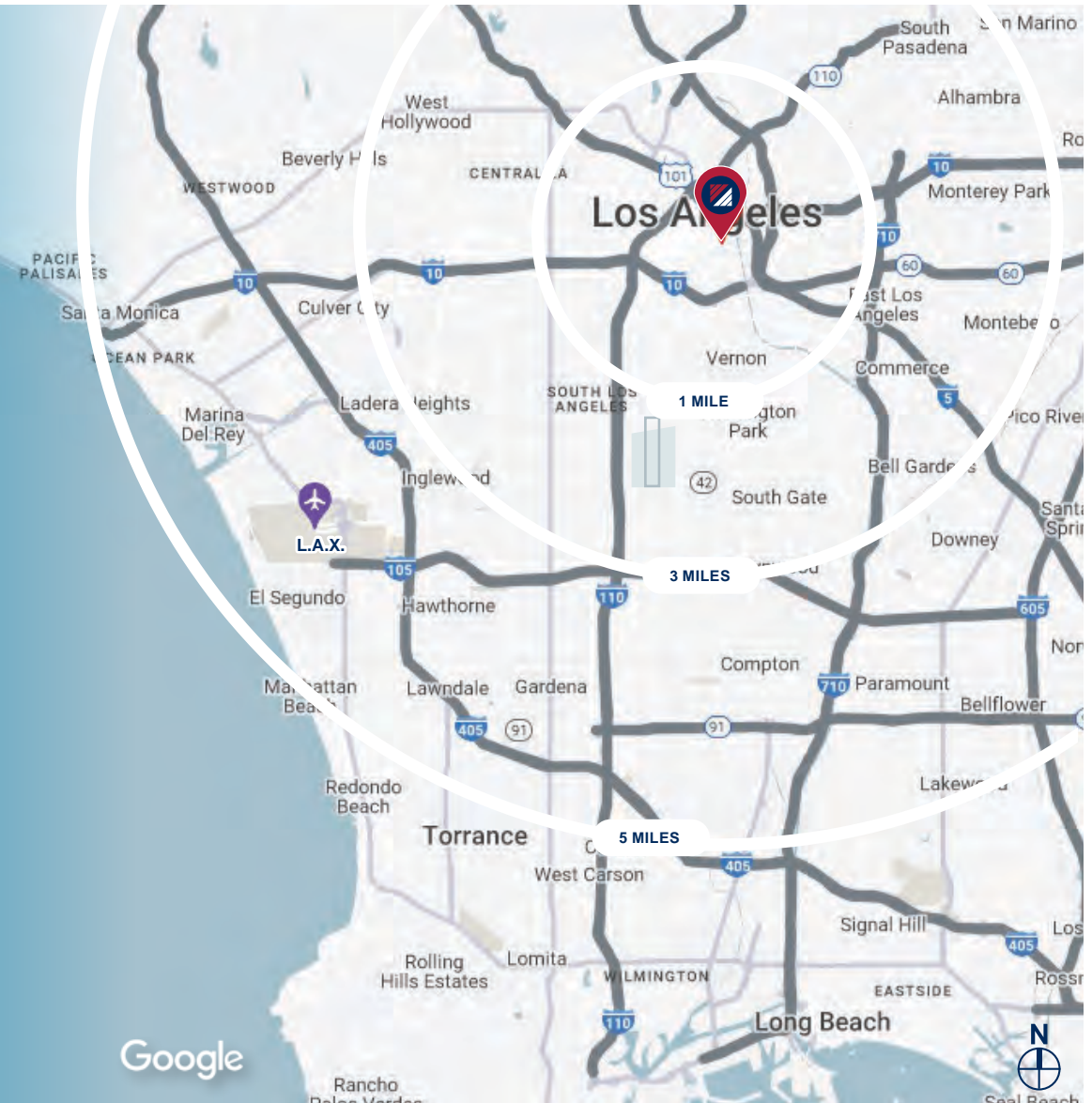


AIRPORT

Los Angeles International Airport
26 min | 16.3 mi

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2010 POPULATION	406,143	1,179,763	3,502,636
2023 POPULATION	428,662	1,185,238	3,460,644
2028 POPULATION PROJECTION	424,399	1,162,483	3,383,010
2010 HOUSEHOLDS	123,190	357,319	1,146,802
2023 HOUSEHOLDS	136,478	364,083	1,135,396
2028 HOUSEHOLD PROJECTION	136,140	357,688	1,109,226
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$3.6B	\$10.1B	\$35.4B



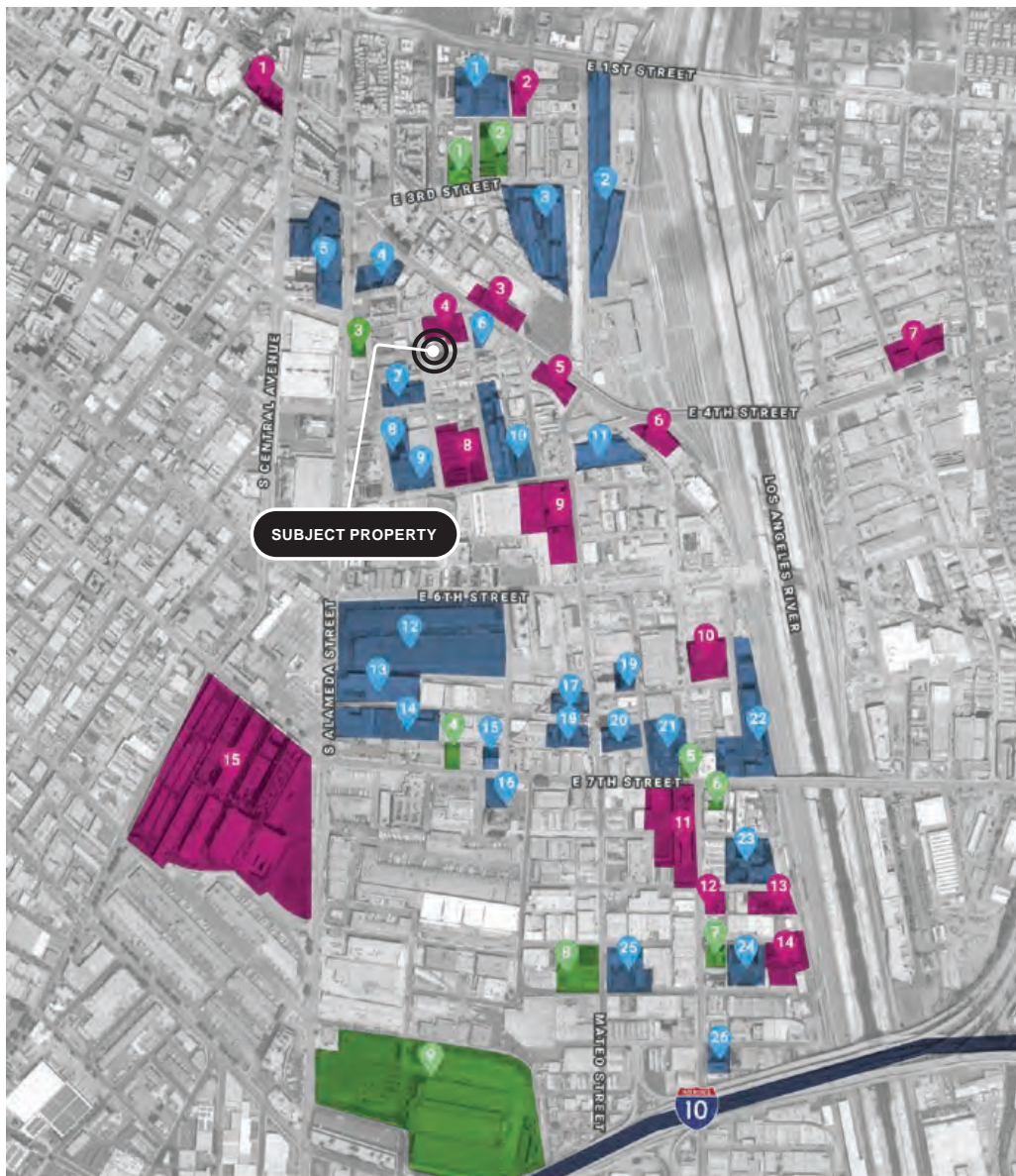
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CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz
Innovation Campus
9. AT MATEO
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. 400 South Alameda
(subject property)
4. ICA LA
5. 2057 East 7th Street
6. Firehouse Hotel & Bar
7. Soho Warehouse
8. Rolling Greens
9. 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. Buscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
(HD Buttercup)
23. 2143 East Violet
(HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House

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