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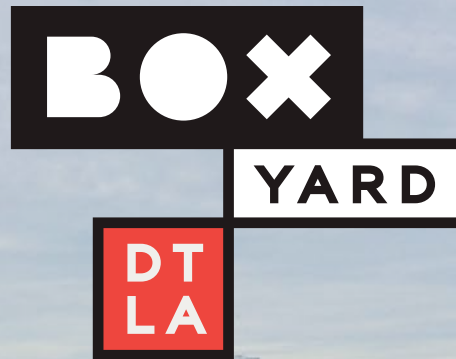
12TH ST @ SANTA FE / THE ARTS DISTRICT

±22,074 SF AVAILABLE

IMMEDIATE MOVE IN

NEW LOCAL OWNERSHIP: **BRIDGE DEVELOPMENT PARTNERS**





12TH ST @ SANTA FE / THE ARTS DISTRICT

±22,074 SF AVAILABLE

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PREMIERE MULTI-TENANT CREATIVE/INDUSTRIAL/FLEX BUSINESS PARK IN DOWNTOWN LOS ANGELES

The Box Yard DTLA is a 261,528 square foot high image, modern and highly efficient multi-tenant creative/industrial/flex campus on 325,242 square feet of land located in the Downtown Los Angeles Arts District. The Box Yard DTLA boasts 24' high ceilings, fenced parking, and dock high and ground level loading. Bridge Development acquired The Boxyard DTLA with the vision to redevelop the campus into a unique, destination industrial asset within Los Angeles' Arts District. To achieve this vision, Bridge has invested significantly in enhancing both the exterior and interior of The Boxyard DTLA. Exterior improvements include new paint, enhanced wayfinding signage, upgraded landscaping, enhanced site lighting, creating a new entrance to the park, refreshing the parking areas and improving site security. Interior improvements include upgrading office finishes (including new lighting and staircases) as well as enhanced warehouse finishes such as installing new bright skylights, LED lighting and warehouse air circulation fans.

PROJECT HIGHLIGHTS

- ±22,074 SF for Lease
- Property is Located in the Opportunity Zone - Potential Tenant Benefits!
- Potential for e-Commerce, Tech, Entertainment, Studio, Fashion, Arts & Creative Uses
- Immediate 10 Freeway Access
- Open Creative Design Areas with Large Windows for Natural Light
- Creative/Industrial/Flex Campus Environment
- Located Blocks from Arts District & New Soho House
- Large Parking Lot (1.0/1,000 SF Parking or 22 spaces per Unit)
- 24' Ceiling Clearance
- Truck High Loading
- Bay Spacing: 60' x 20' (Tenant Must Verify)
- New landscaping
- Enhanced Site Lighting

FOR MORE INFORMATION, PLEASE CONTACT US

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

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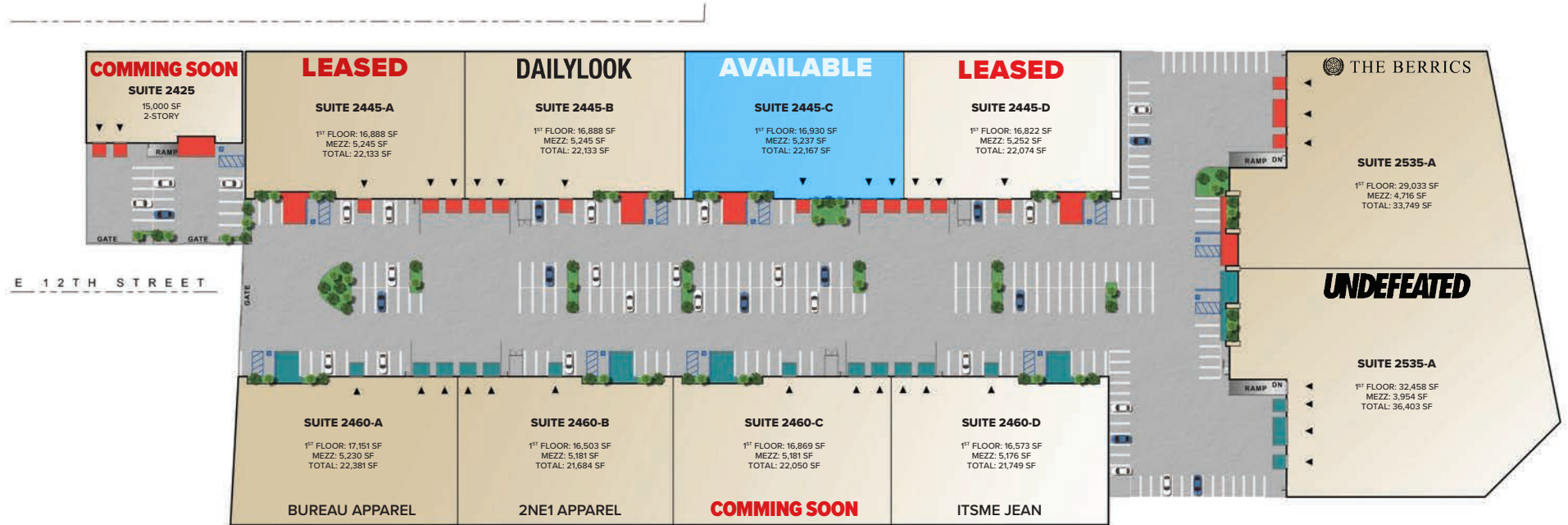
 2445 E 12TH ST
UNIT C **±22,167 SF**

- PROJECT HIGHLIGHTS**
- Includes Turnkey ±6,347 SF New Creative Offices/Kitchen
 - ±11,600 SF Available for Studio Buildout
- C**
2445

LEASE RATE → TBD



2445 AVAILABLE DAILY LOOK AVAILABLE AVAILABLE	2535 THE BERRICS UNDEFEATED	2460 AVAILABLE 2NE1 APPAREL SANTA FE FINISHING ITSME JEAN
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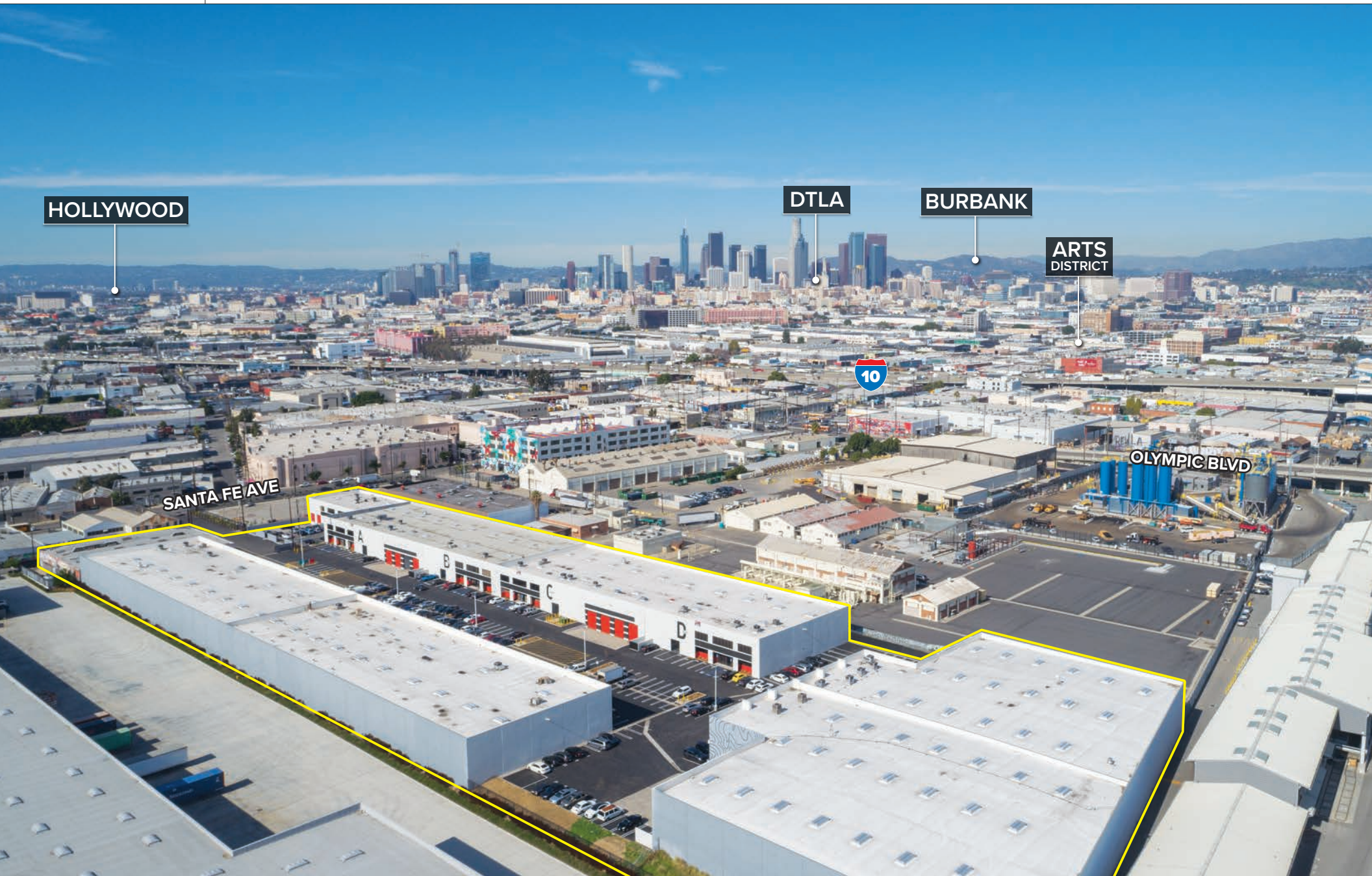


NOTE: Drawing not to scale. All measurements and sizes are approximate. Tenant should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to lease execution.



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CREATIVE INDUSTRIAL
BUSINESS PARK FOR LEASE

PROPERTY
AERIAL





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PROPERTY
AERIAL

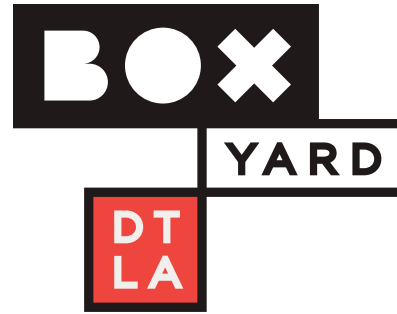
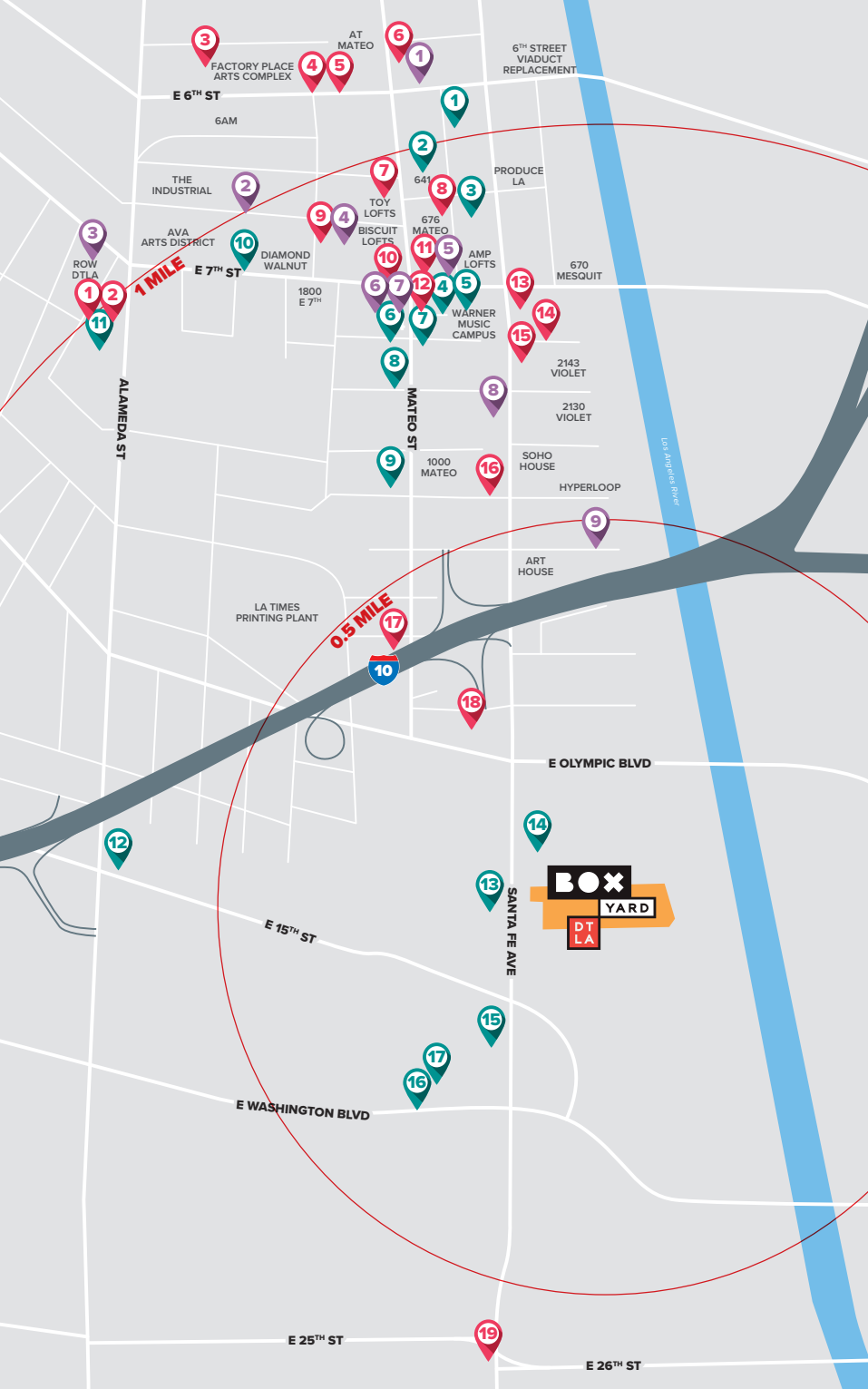




**ACCESS TO / FROM I-10
& I-5 VIA FIVE (5) EXITS**

1. CENTRAL AVE
2. NAOMI AVE
3. ALAMEDA ST
4. SANTA FE AVE
5. SOTO ST





LOCAL POINTS OF INTEREST MAP

RESTAURANTS

- | | |
|----------------------------|------------------------------|
| 1 Paramount Coffee Project | 11 Pizzanista! |
| 2 Tartine Bianco | 12 Guerrilla Tacos |
| 3 The Factory Kitchen | 13 Bread Lounge |
| 4 Officine Brera | 14 Bestia |
| 5 Sixth+Mill | 15 Stumptown Coffee Roasters |
| 6 Blue Bottle Coffee | 16 Maru Coffee |
| 7 Little Bear | 17 Steven's Deli |
| 8 Urban Radish | 18 The Porter Junction Cafe |
| 9 Café Soci t  | 19 Trattoria 25 |
| 10 Church & State | |

BARS/BREWERIES/DISTILLERIES

- | | |
|---------------------------------|-------------------------|
| 1 The Spirit Guild | 6 Everson Royce Bar |
| 2 Iron Triangle Brewing Company | 7 Silverlake Wine |
| 3 Flask & Field | 8 Our/Los Angeles Vodka |
| 4 Pour Haus Wine Bar | 9 Greenbar Distillery |
| 5 Tony's Saloon | |

RETAIL/MISC ENTERTAINMENT

- | | |
|-------------------------|---|
| 1 Dover Street Market | 10 ICA LA |
| 2 Two Bit Circus | 11 Bodega |
| 3 WePlay Live | 12 Guess Jeans |
| 4 Commonwealth | 13 Knupp Gallery/Simard Bilodeau Contemporary |
| 5 The House of Machines | 14 Susanne Vielmetter Gallery |
| 6 Arch The | 15 Cirrus Gallery |
| 7 Base Coat Nail Salon | 16 Ghebaly Gallery |
| 8 Uptown Pup | 17 Night Gallery |
| 9 Rolling Greens | |

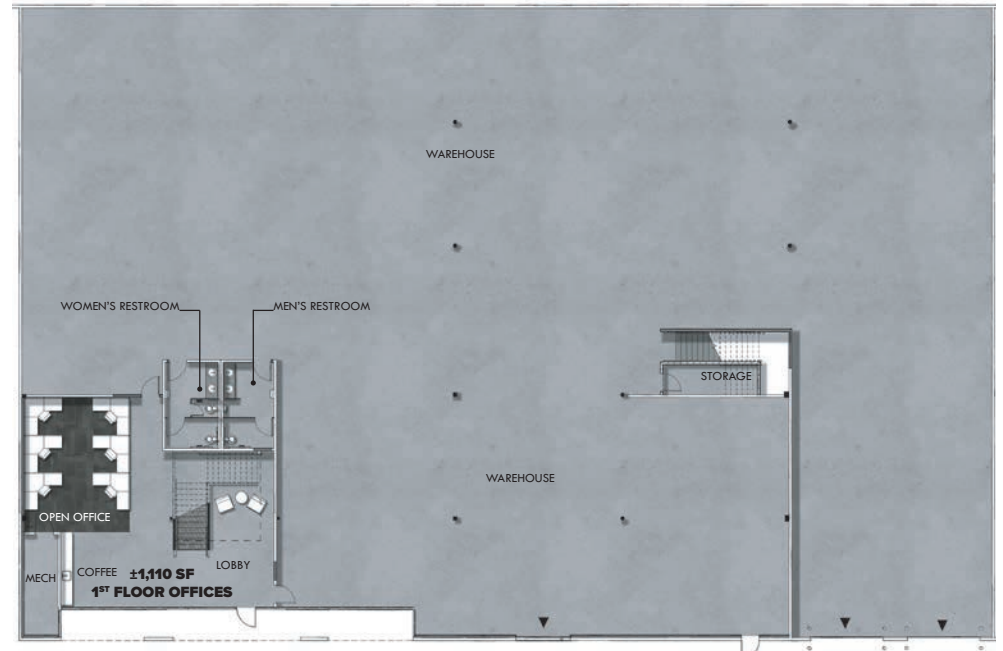
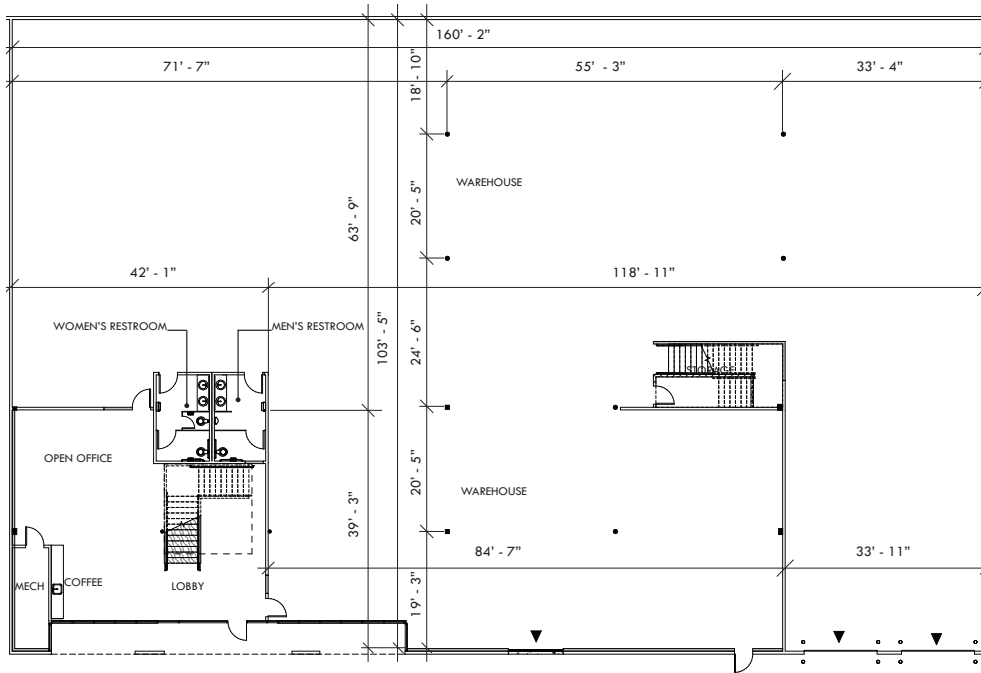
PROPERTY HIGHLIGHTS

- Includes Turnkey ±6,347 SF New Creative Office Space
- Offices Include New Lighting, Staircases, Bathrooms, and Enhanced Office Finishes
- Warehouse Upgrades Include New Skylights, LED Lighting and Warehouse Air Circulation Fans
- Additional Improvements to Suite are Available

UNIT SIZE	±22,167 SF
OFFICE SIZE	±6,347 SF
OFFICE MEZZANINE	±5,237 SF
RESTROOMS	2
LOADING	1 Ground Level / 2 Truck High
CLEARANCE	24'
PARKING	22 Cars
ZONING	M3
YEAR BUILT	1988 (Ren: 2019)
POWER	400A / 480v / 3Ø (Tenant Should Verify Power)
SPRINKLERS	Yes
LEASE RATE	TBD

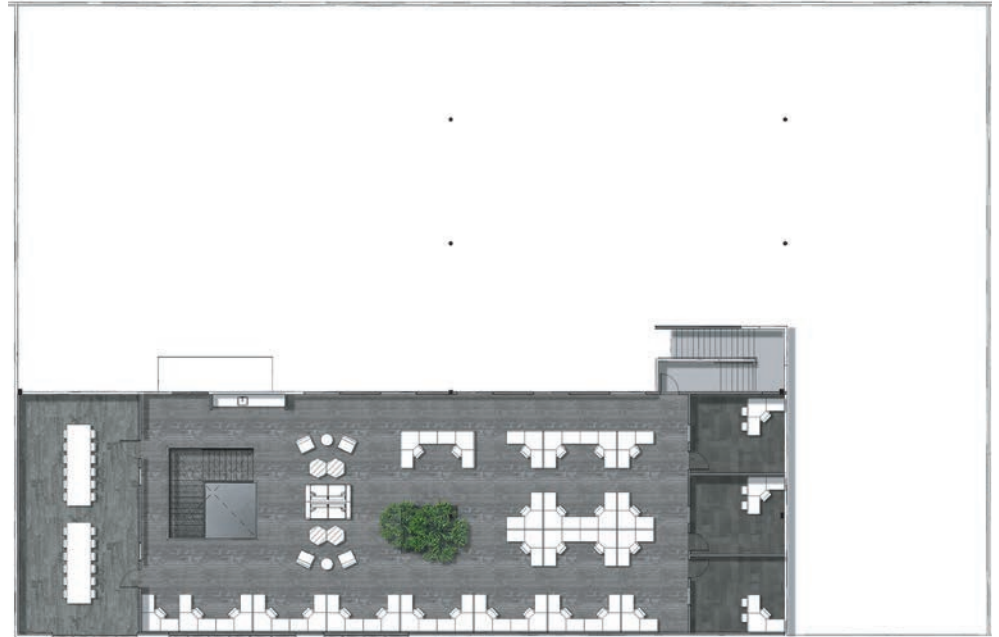
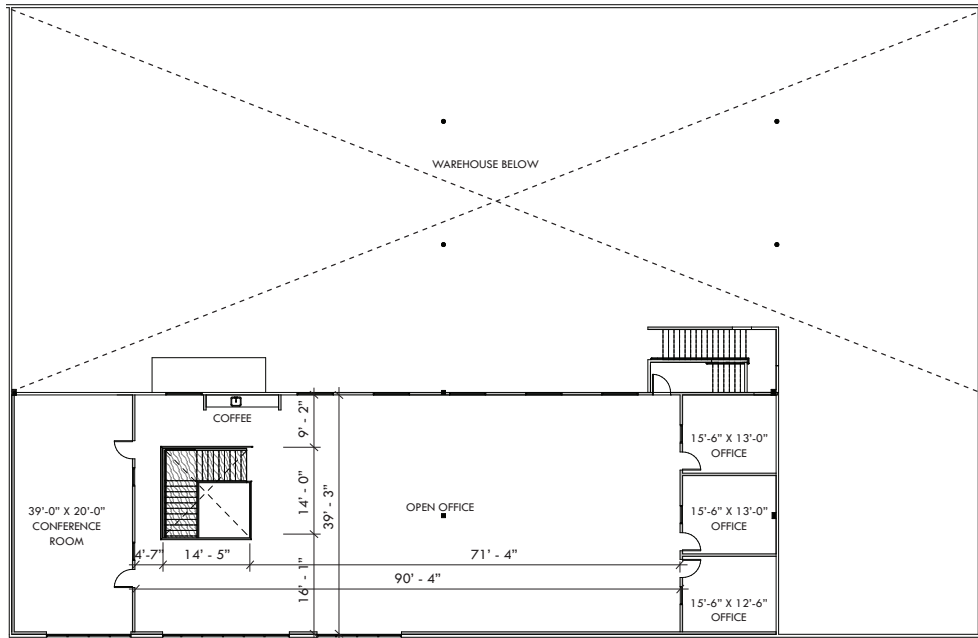
2445 E 12TH ST, UNIT C
 1ST FLOOR PLAN

NOTE: Space plans below are for the same unit, one is a measurement space plan and one is a conceptual furniture plan.



2445 E 12TH ST, UNIT C
MEZZANINE PLAN

NOTE: Space plans below are for the same unit, one is a measurement space plan and one is a conceptual furniture plan.





2445
A AVAILABLE
B DAILY LOOK
C AVAILABLE
D AVAILABLE

2535
A THE BERRICS
B UNDEFEATED

2460
C AVAILABLE
D 2NE1 APPAREL
E SANTA FE FINISHING
F ITSME JEAN



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CREATIVE INDUSTRIAL
BUSINESS PARK FOR LEASE

THE BOXYARD
PROPERTY PHOTO





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BUSINESS PARK FOR LEASE

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STAGED UNIT



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BOX

YARD

DT
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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, 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.