

MULTI-USE DTLA ARTS DISTRICT FACILITY FOR LEASE

3 Units Available: 7,500± SF – 7,886± SF – 9,000± SF



MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

428-430-436 COLYTON ST, LOS ANGELES, CA 90013

428-436 COLYTON STREET LOS ANGELES, CA 90013

Property Highlights

- Entire facility has been completely renovated
- Updated occupancy allows for office use
Zoned [MB1-CDF1-5] [IX4-FA] [CPIO]
- New roof, skylights, lighting, restrooms, doors, kitchenette, and sandblasting
- Vintage brick construction built 1929, 1930 & 1941
- Bowtruss ceiling with no columns — 14'–17' clear
- Abundant natural light from skylights and large front windows
- Dock high loading
- Power panel upgrade with 400A/240V per unit
- Central DTLA Arts District location
- 2 blocks east of Alameda Street between 4th Street and 5th Street
- Walking distance to many popular Arts District amenities

Property Details



428 COLYTON STREET
7,886± SF
436± SF Mezzanine
Lease rental:
\$14,589 per month
\$1.85 per SF gross



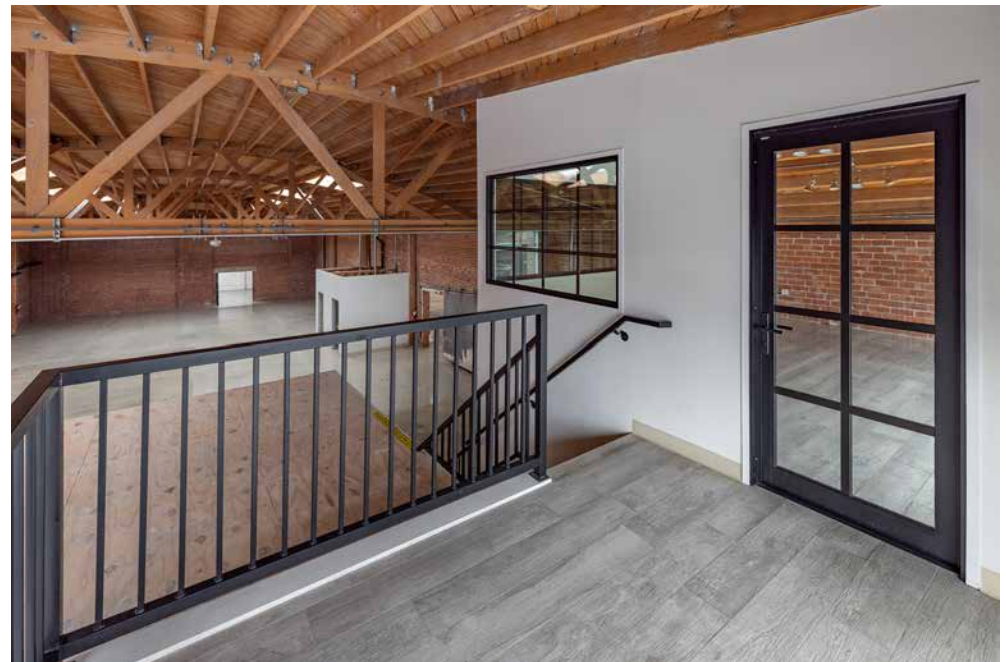
430 COLYTON STREET
9,000± SF
No Mezzanine
Lease rental:
\$16,650 per month
\$1.85 per SF gross

Units 428 & 430 may be combined for total 16,886± SF
Lease rental: \$31,239 per month (\$1.85 per SF gross)

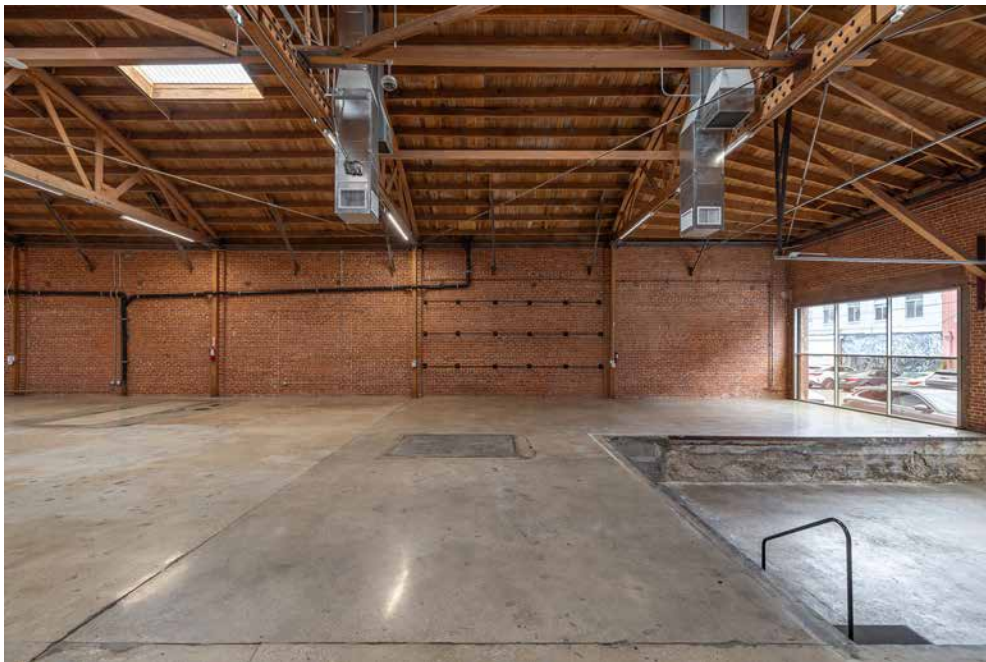
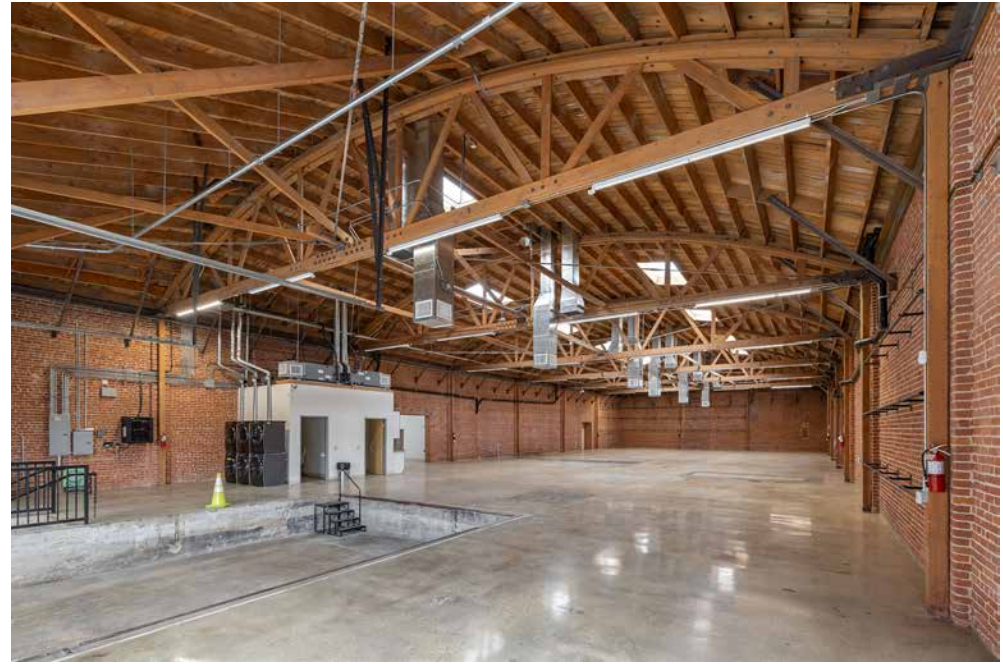


436 COLYTON STREET
7,500± SF
No Mezzanine
Lease rental:
\$10,500 per month
\$1.40 per SF gross

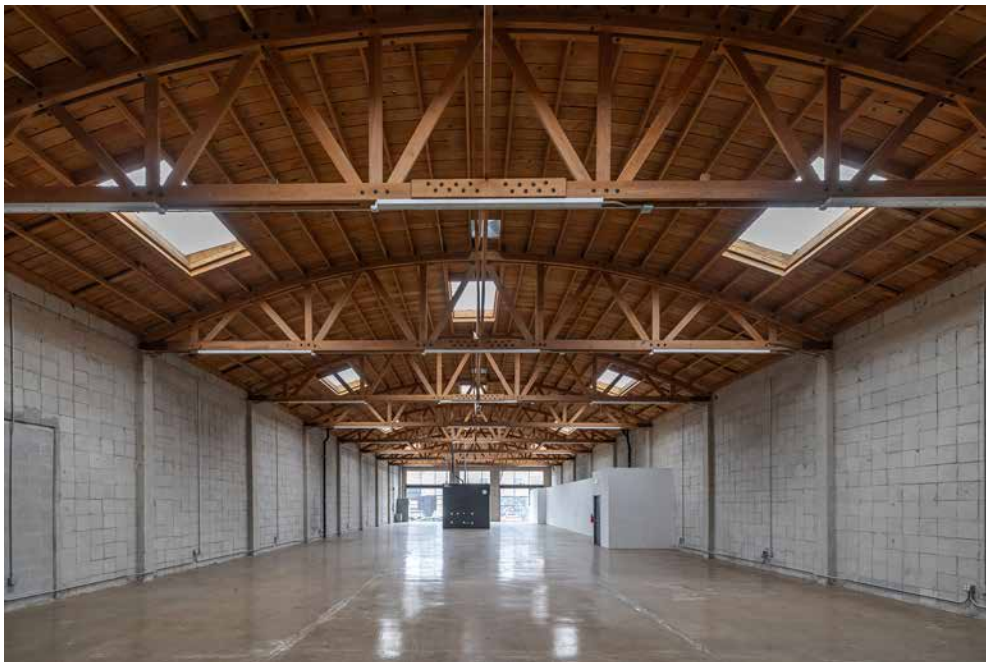
428 COLYTON STREET



430 COLYTON STREET



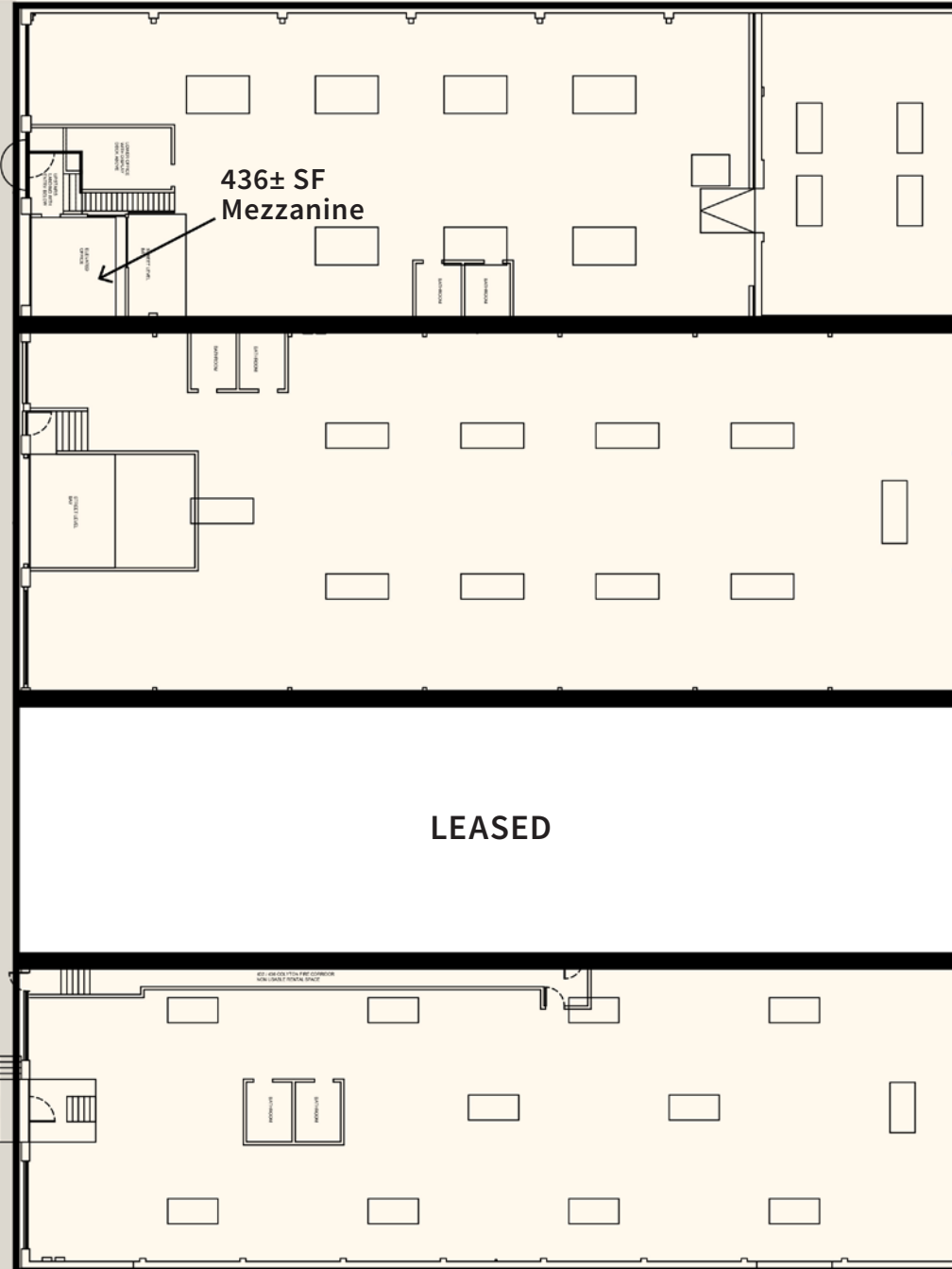
436 COLYTON STREET



SITE PLAN

COLYTON STREET

PARKING



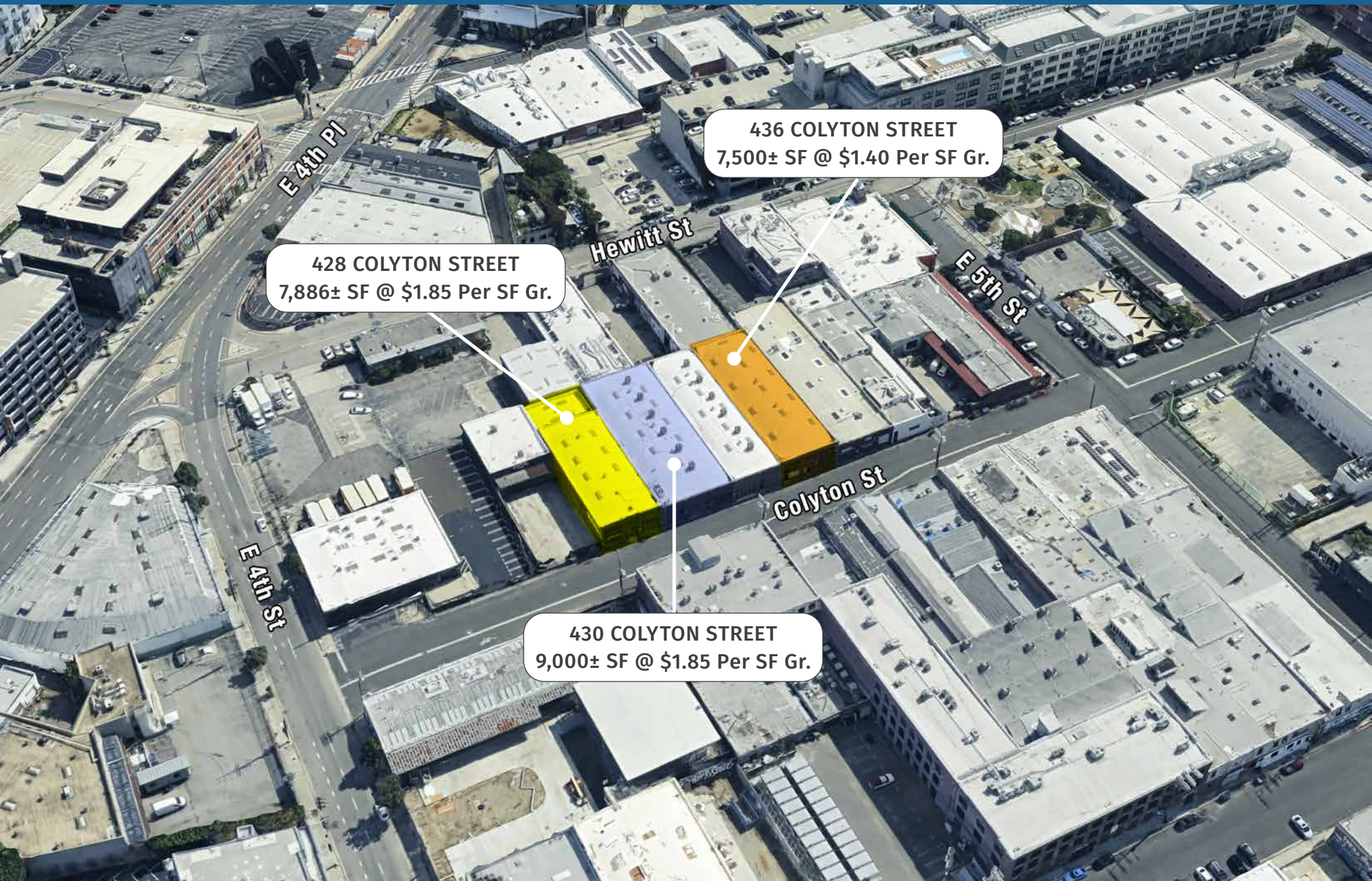
428 Colyton St
7,886± SF

430 Colyton St
9,000± SF

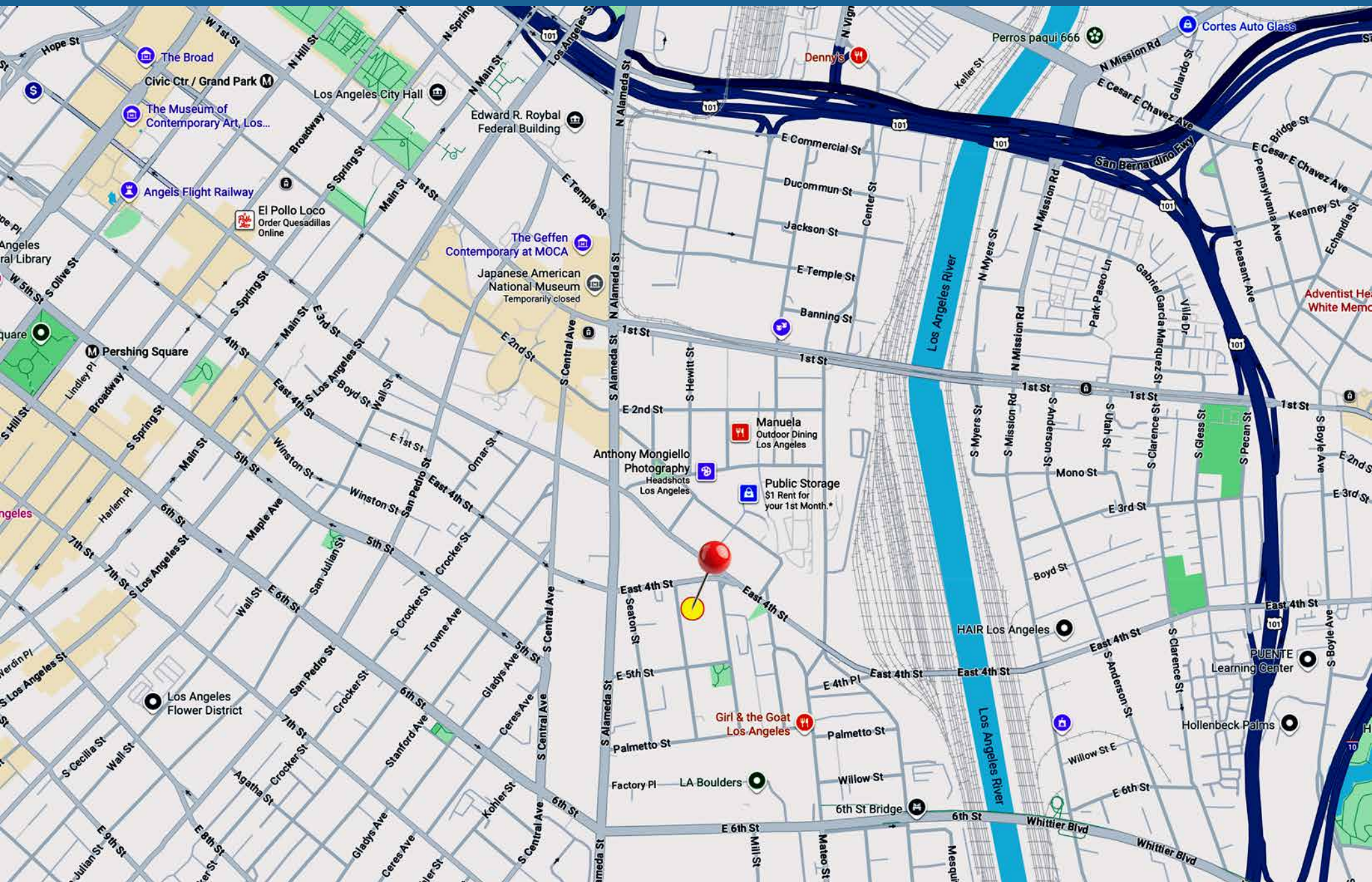
436 Colyton St
7,500± SF

May be
combined
for a total of
\$16,886± SF

AERIAL PHOTO



AREA MAP



DTLA ARTS DISTRICT AMENITIES

DINING

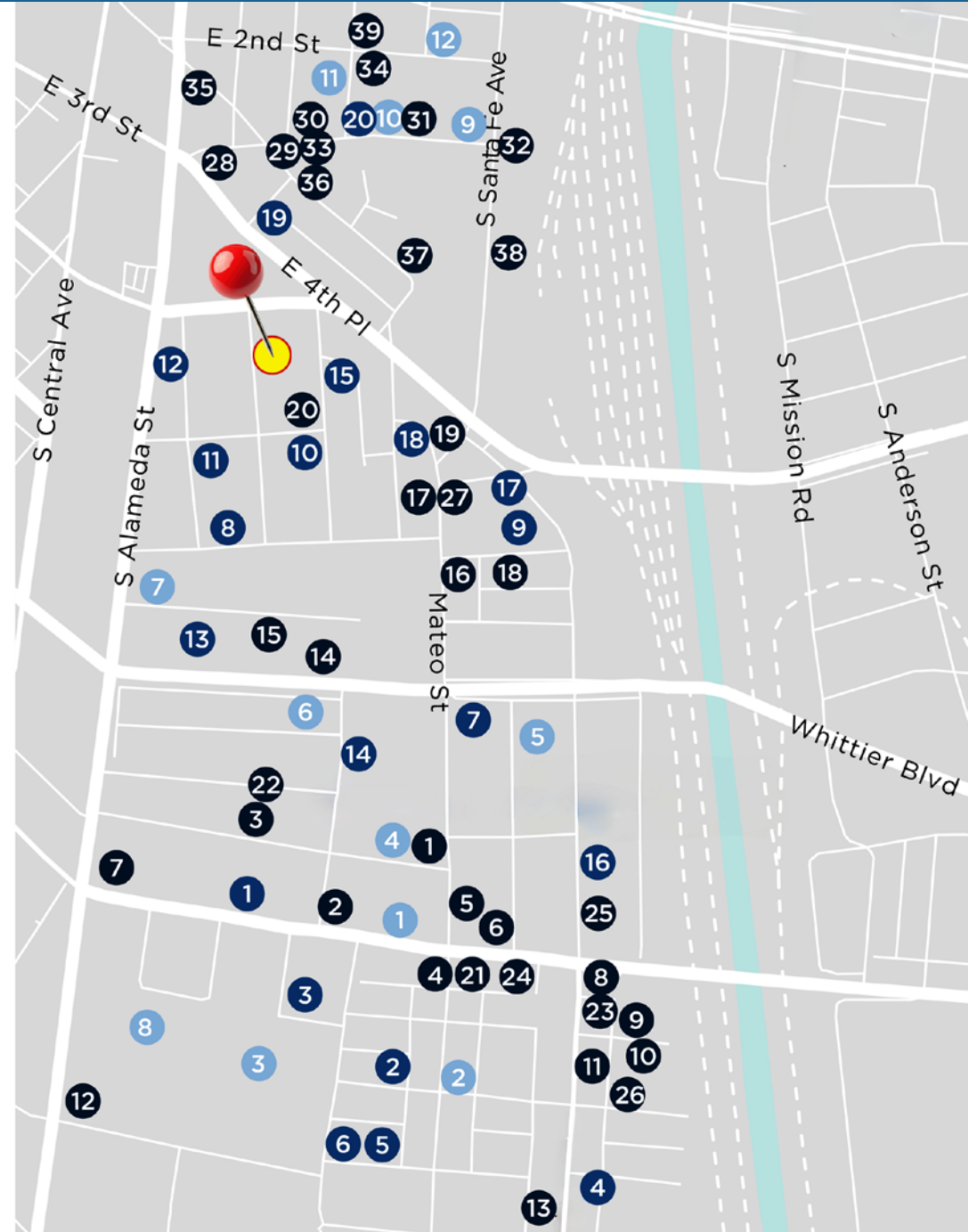
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|--------------------------|--------------------------------|--------------------------|
| 1. Little Bear Bar | 14. BRERA Ristorante | 27. Paddy's Pub |
| 2. Bang Bang Noodles | 15. The Factory Kitchen | 28. EightyTwo |
| 3. Flying Embers Taproom | 16. Zinc Cafe & Market and Bar | 29. Wurstkuche |
| 4. Everson Royce Bar | 17. Girl & the Goat | 30. Salt & Straw |
| 5. AFURI Ramen | 18. Chuy's Tacos Dorados | 31. Eat Drink Americano |
| 6. PIZZANISTA! DTLA | 19. Bavel | 32. Cafe Gratitude |
| 7. McDonald's | 20. Urth Caffè | 33. Death & Co. |
| 8. Bread Lounge | 21. Guerrilla Tacos | 34. Manuela |
| 9. Bestia | 22. Bike Shed Moto Co | 35. Angel City Brewery |
| 10. Damian | 23. Yangban Society | 36. Groundwork Coffee |
| 11. Stumptown Coffee | 24. Detroit Vesey's | 37. Smoke City Char Bar |
| 12. Farmer Boys | 25. Paratta | 38. Here & Now |
| 13. Maru Coffee | 26. Detroit Taqueria | 39. Father's Office DTLA |

ATTRACTIONS

- | | | |
|----------------------------------|--------------------------|---------------------|
| 1. Institute of Contemporary Art | 7. Awa Oasia | 15. Resident |
| 2. Mirus Gallery | 8. Wisdome LA | 16. Crafted Kitchen |
| 3. Metropolitan High School | 9. Willow Studios | 17. Mash Gallery |
| 4. SoHo Warehouse | 10. Arts District Park | 18. Mouche Gallery |
| 5. Secret Movie Club | 11. Imperial Art Studios | 19. Art Share LA |
| 6. The Clara Los Angeles | 12. The KNOW | 20. Hauser & Wirth |
| | 13. Factory PI Mini | |
| | 14. Concrete Studios LA | |

SHOPPING

- | | | |
|------------------------------|-------------------------------|------------------------------------|
| 1. Artist & Craftsman Supply | 5. Dover Street Market | 9. SCI-ARC Art/Architecture Supply |
| 2. The Hunt Vintage | 6. Always Fresh Trading | 10. ARTBOOK |
| 3. Valley Fruit & Produce | 7. Grainger Industrial Supply | 11. House of Woo |
| 4. Joe's Market | 8. Luxe Seafood Co. | 12. 3sixteen |



FOR LEASE

428-436 COLYTON ST, LOS ANGELES, CA 90013

MULTI-USE FACILITY FOR LEASE

24,386± SF of Total Available Space

3 Units Available: 7,500± SF – 7,886± SF – 9,000± SF

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