

INDU  
STRY

**FOR LEASE**

PRIME ARTS DISTRICT

TURN-KEY CREATIVE OFFICE

± 21,614 RSF TO ± 25,002 RSF

2118 & 2140  
E 7TH PL  
LOS ANGELES

INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

CARLE PIEROSE  
cp@industrypartners.com  
CA BRE No. 01464318

ARAM POGOSIAN  
ap@industrypartners.com  
CA BRE No. 01816276

MAGUIRE PARSONS  
mp@industrypartners.com  
CA BRE No. 02047123



## 2118 E 7TH PL

### AVAILABLE RSF

Ground Floor	±8,334 RSF
2nd Floor	±8,334 RSF
3rd Floor	±8,334 RSF
<b>TOTAL</b>	<b>±25,002 RSF</b>

### RATE

\$3.75 / SF per mo. / FSG

### TERM

3-10 Years

### OCCUPANCY

Immediate

### PARKING

In Secure, Gated Lot Attached to Building

### FEATURES

Original steel torrent windows, polished concrete floors, high ceilings, move in ready

Highly visible building

Bright workspace with significant natural light

Spacious layout with collaborative work areas

Ground floor includes expansive ceilings

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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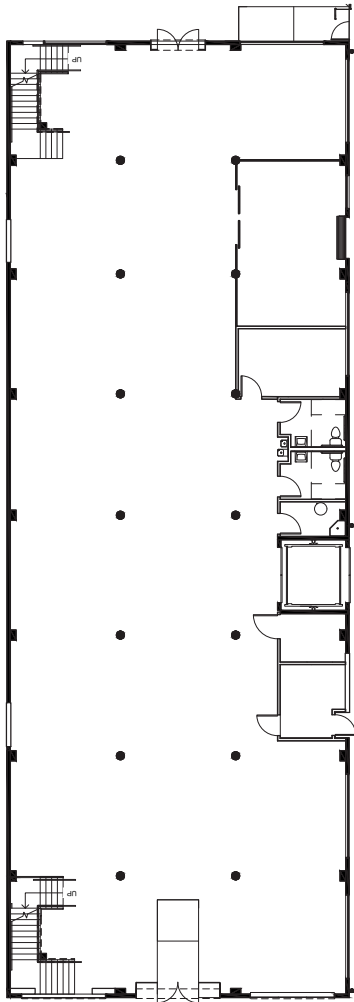
FOR LEASE

CREATIVE OFFICE

2118 & 2140 E 7TH PL LOS ANGELES CA 90021

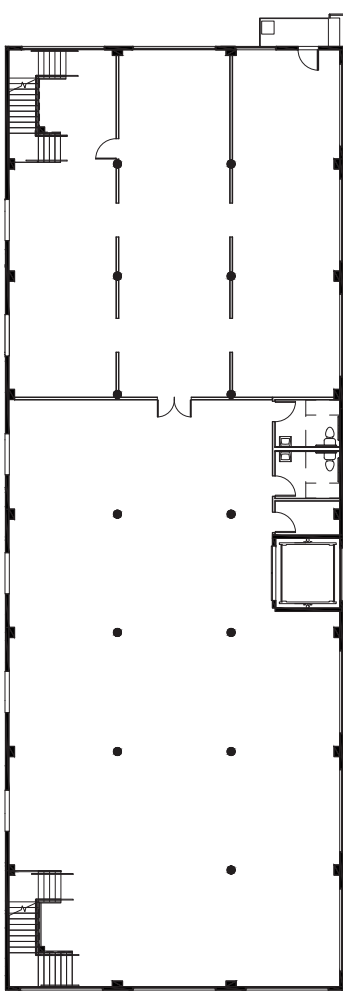
2118 E 7TH PL  
FLOOR PLAN

GROUND FLOOR  
± 8,334 RSF



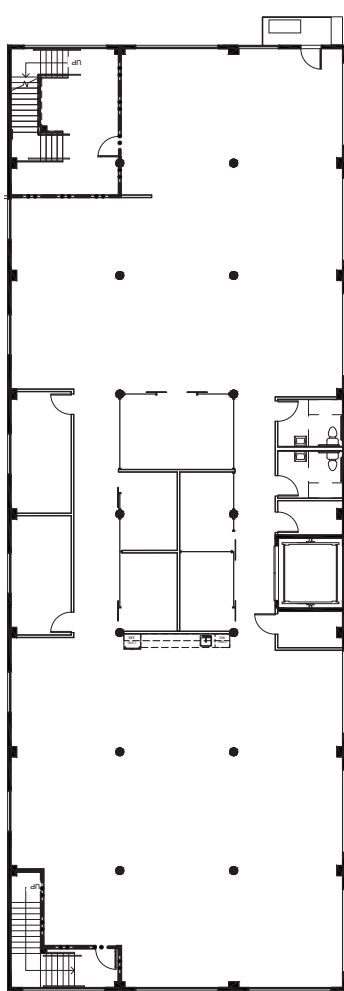
7TH PL

2ND FLOOR  
± 8,334 RSF



7TH PL

3RD FLOOR  
± 8,334 RSF



7TH PL

NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary



FOR LEASE

CREATIVE OFFICE

2118 & 2140 E 7TH PL LOS ANGELES CA 90021

2118 E 7TH PL  
INTERIOR PHOTOS





## 2140 E 7TH PL

### AVAILABLE RSF

Ground Floor	± 7,379 RSF
2nd Floor	± 7,015 RSF
3rd Floor	± 7,220 RSF
<b>TOTAL</b>	<b>± 21,614 RSF</b>

### RATE

\$3.75 / SF per mo. / FSG

### TERM

3-10 Years

### OCCUPANCY

90 Days

### PARKING

In Secure, Gated Lot Attached to Building

### FEATURES

Concrete floor on the ground floor and hardwood on 2nd and 3rd

3rd floor skylights

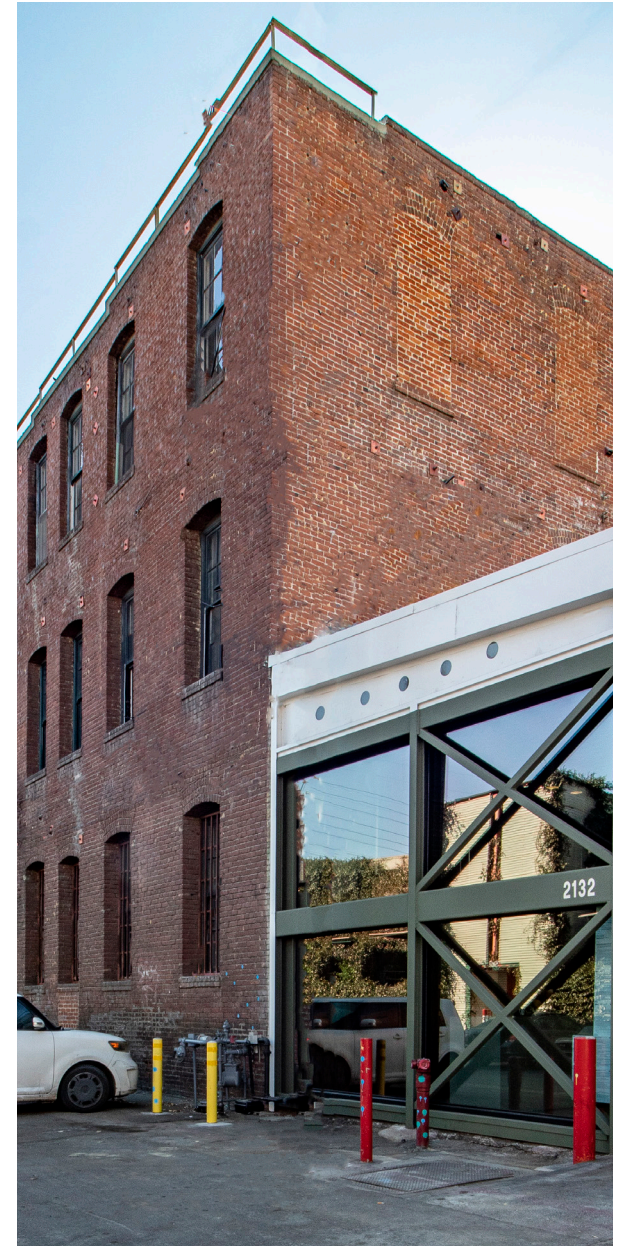
Operable windows

Abundant natural light

Shares wall with highly anticipated new restaurant, Damian, by chef Enrique Olvera

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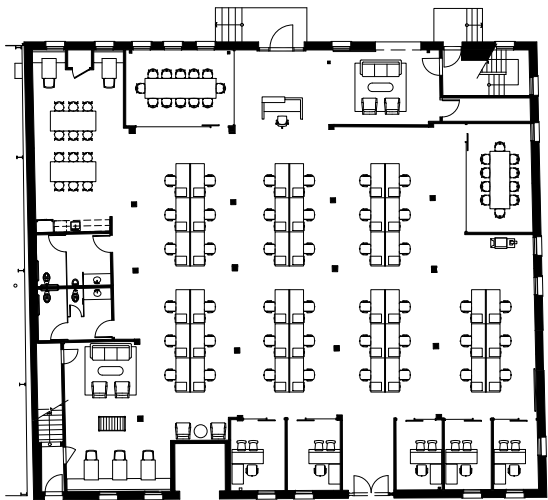
FOR LEASE

CREATIVE OFFICE

2118 & 2140 E 7TH PL LOS ANGELES CA 90021

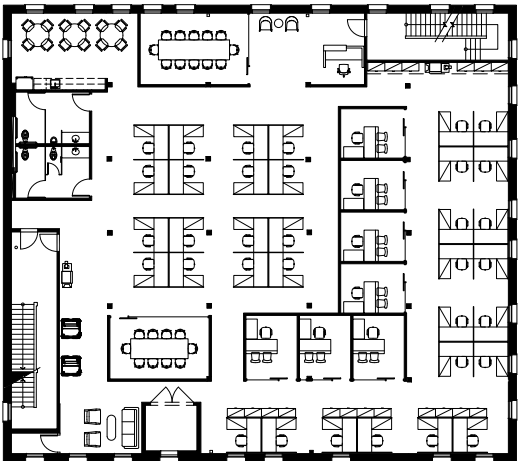
2140 E 7TH PL  
FLOOR PLAN

7TH PL



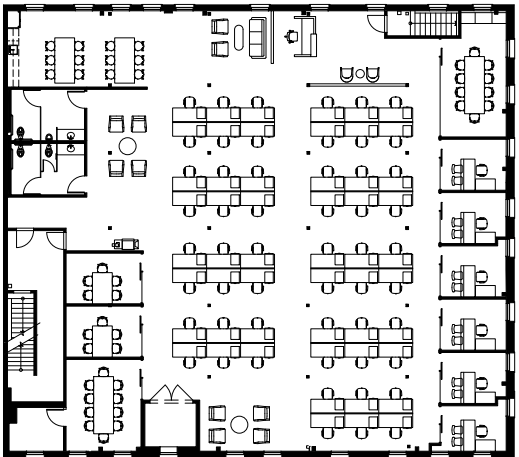
GROUND FLOOR  
± 7,379 RSF

7TH PL



2ND FLOOR  
± 7,015 RSF

7TH PL



3RD FLOOR  
± 7,220 RSF

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FOR LEASE

CREATIVE OFFICE

2118 & 2140 E 7TH PL LOS ANGELES CA 90021

2140 E 7TH PL  
INTERIOR PHOTOS





### About the Neighborhood

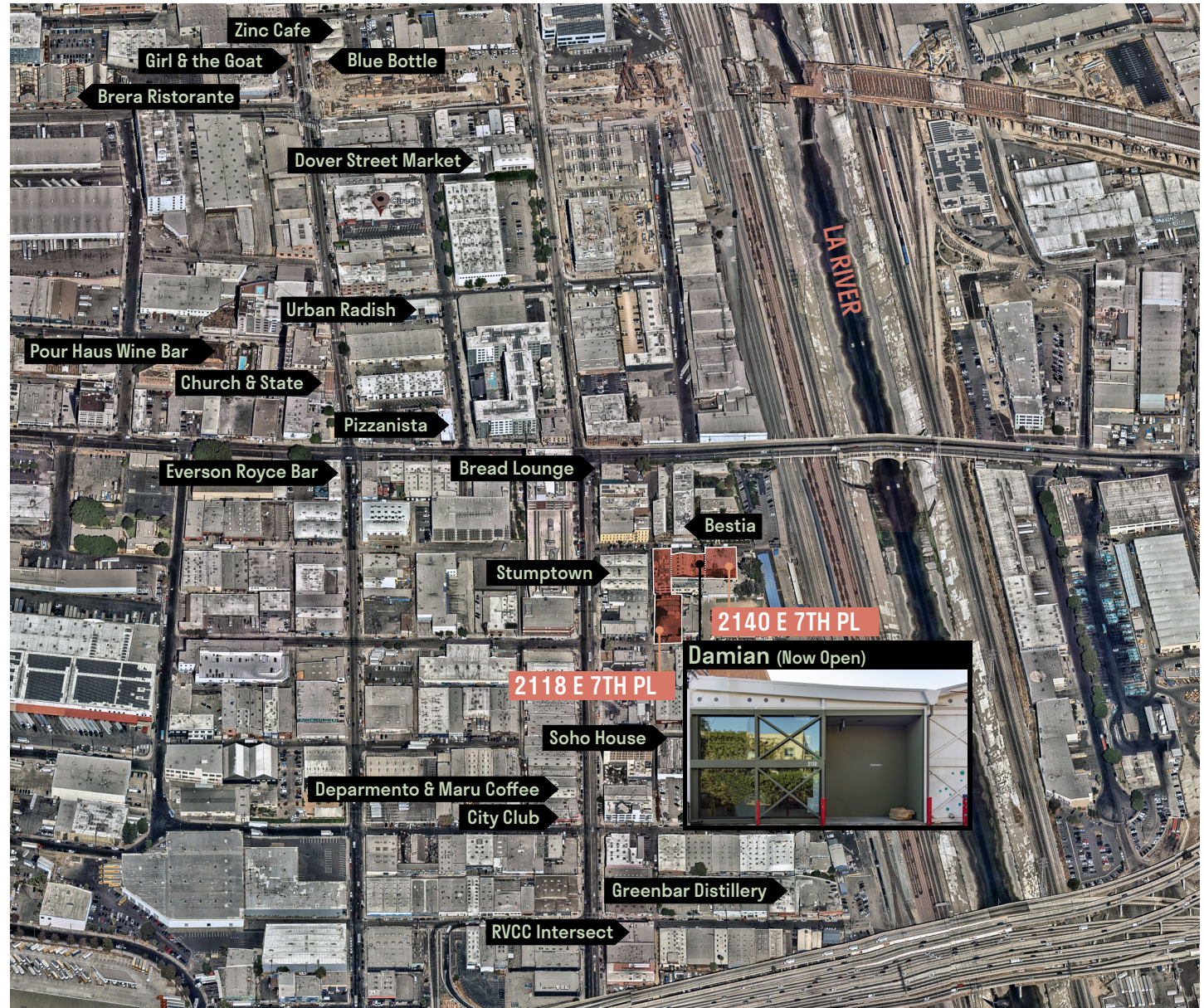
The Arts District offers an immersive urban art experience with high-quality dining, retail, and cultural options in the mix.

Sprinkled amidst these perimeters are the makings of a community rich in character, featuring stylish galleries, handsome coffee shops, socially conscious boutiques and some of the best restaurants and bars. These pockets of budding establishments lie amidst a stretch of early 20th-century warehouses—many ex-factories—converted into swanky lofts and creative spaces.

2-MIN DRIVE TO 10 FWY  
3-MIN DRIVE TO 101 FWY  
7-MIN DRIVE TO 110 FWY

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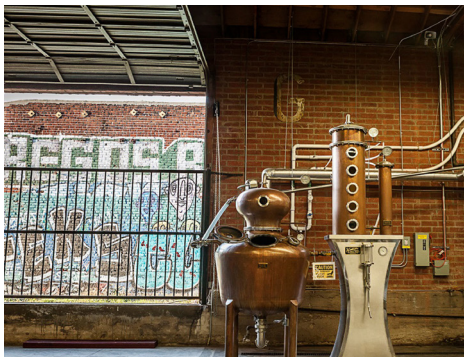
**Bestia.** (Adjacent to property) Trendy Italian restaurant highlighting creative seasonal fare from the acclaimed husband-&-wife team, Ori Menashe and Genevieve Gergis.



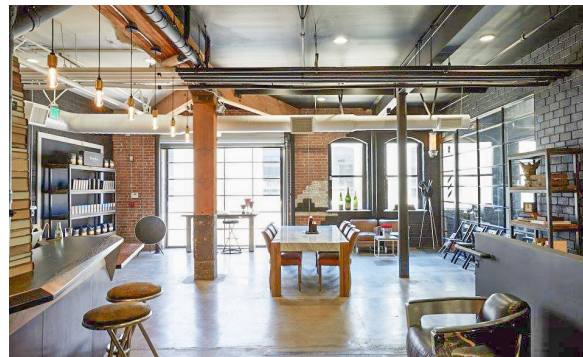
**Soho House.** A private club that focuses on meeting spaces and lounges, which fill up the sixth floor. 48 hotel rooms occupy the third-fifth levels.



**Damian.** (Next door) Recently opened restaurant rooted in Mexican culture while celebrating seasonal Californian produce.



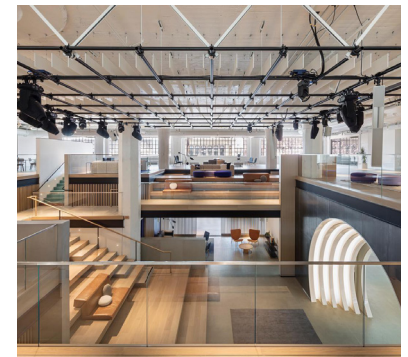
**Greenbar Distillery.** LA's first distillery since Prohibition & home of the world's largest collection of organic spirits.



**RVCC Intersect.** Collection of collaborative spaces designed to support and define the culture of the burgeoning metropolis.



**Maru Coffee.** Hip, minimalist coffee shop in a large, industrial space with plenty of room for lingering.



**Warner Music.** Multinational label considered one of the "big three" recording companies in the