

2045 VIOLET ST

±10,625 SF Turnkey Arts District Compound w/ ±25 Gated Parking Spaces



FOR
SALE

 CUSHMAN &
WAKEFIELD
GILL | BURNS | YOO

- 
- The image shows a modern office building with a prominent rooftop patio area. The building has a mix of brick and large glass windows. The rooftop patio is enclosed with a brick wall and has a corrugated metal roof. There are several cars parked in the lot below. In the background, there are other buildings, including a multi-story parking garage and a red brick building with a water tower on top. The sky is blue with some clouds.
- ▶ **Rare Turn-Key Owner/User Opportunity**
 - ▶ **Newly Renovated Creative Office Space** featuring modern improvements throughout
 - ▶ **Vintage Architecture** complemented by thoughtful contemporary design
 - ▶ **Premier Arts District Location** adjacent to Warner Music Group
 - ▶ **Private Gated Parking** with an exceptional ratio of ± 2.35 spaces per 1,000 SF (± 25 total parking spaces)
 - ▶ **Fully Modernized Interiors** with first-class finishes, fixtures, and infrastructure
 - ▶ **Abundant Natural Light** through expansive window lines and outdoor patio area
 - ▶ **Highly Desirable Surrounding Amenities** including Soho House, Bestia, Maru Coffee, Lucky's and other notable Arts District destinations
 - ▶ **Exceptional Accessibility**, located less than 0.5 miles from major regional freeways

2045 VIOLET ST, LOS ANGELES, CA

SPECIFICATIONS



Total Building
±10,625 SF



Yard
Fenced



Land Size
±21,871 SF
(±0.50 AC)



Parking
±25 Spaces
(±2.35 per 1,000 SF)



Year Built
1941/R2015



Power
TBD



Clear Height
±10' - ±12'



Sprinkler
Yes



Construction Type
Brick



Zoning
[MB1-CDF1-5][IX4-FA][CPIO]

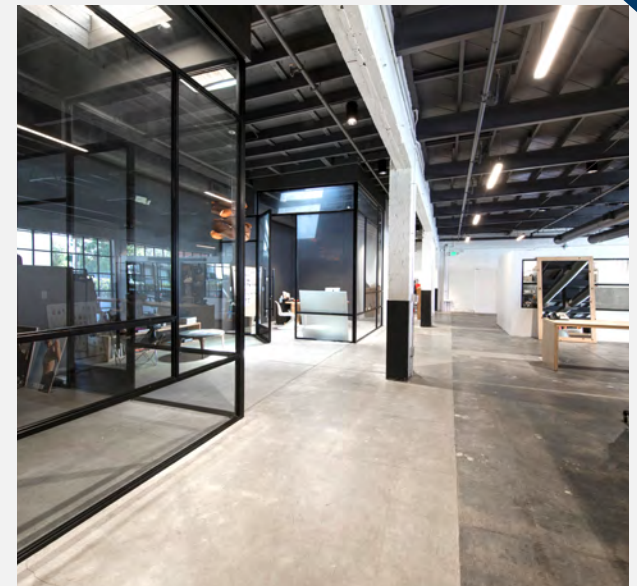


HVAC
100%

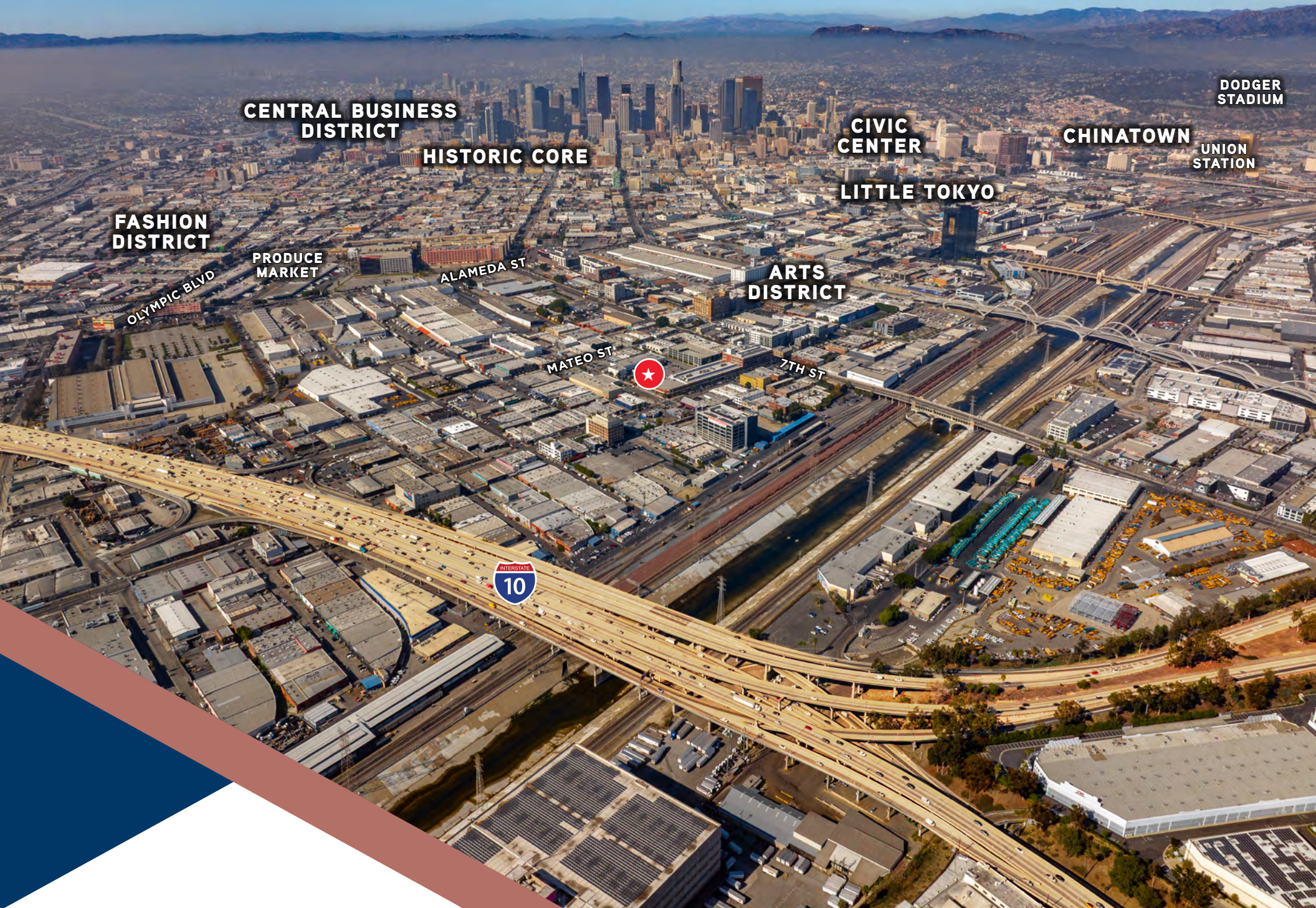


APN
5166-014-003

INTERIOR PHOTOS



STRATEGIC LOCATION



CENTRAL BUSINESS DISTRICT

HISTORIC CORE

CIVIC CENTER

CHINATOWN

DODGER STADIUM

UNION STATION

LITTLE TOKYO

FASHION DISTRICT

PRODUCE MARKET

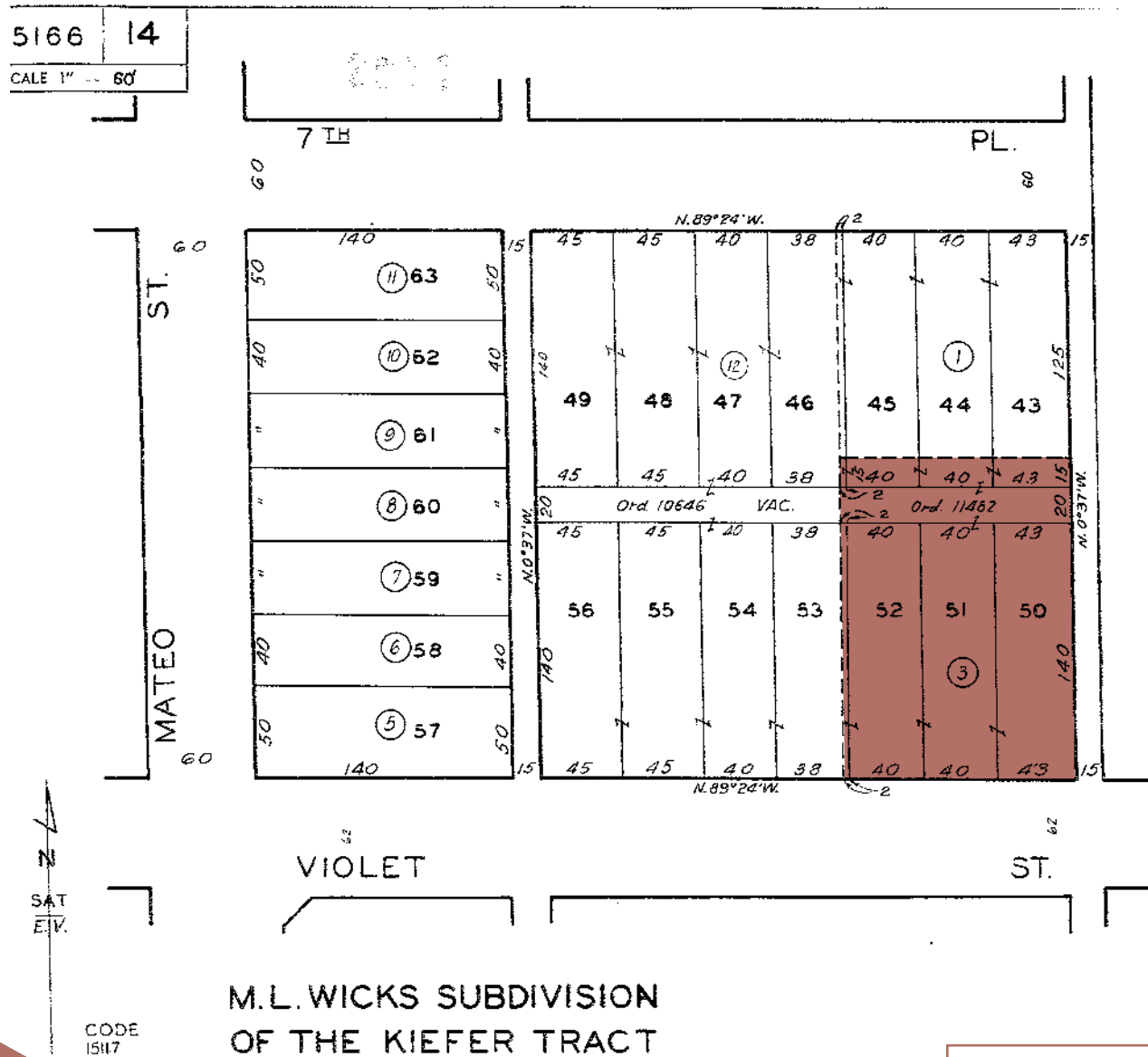
ALAMEDA ST

ARTS DISTRICT

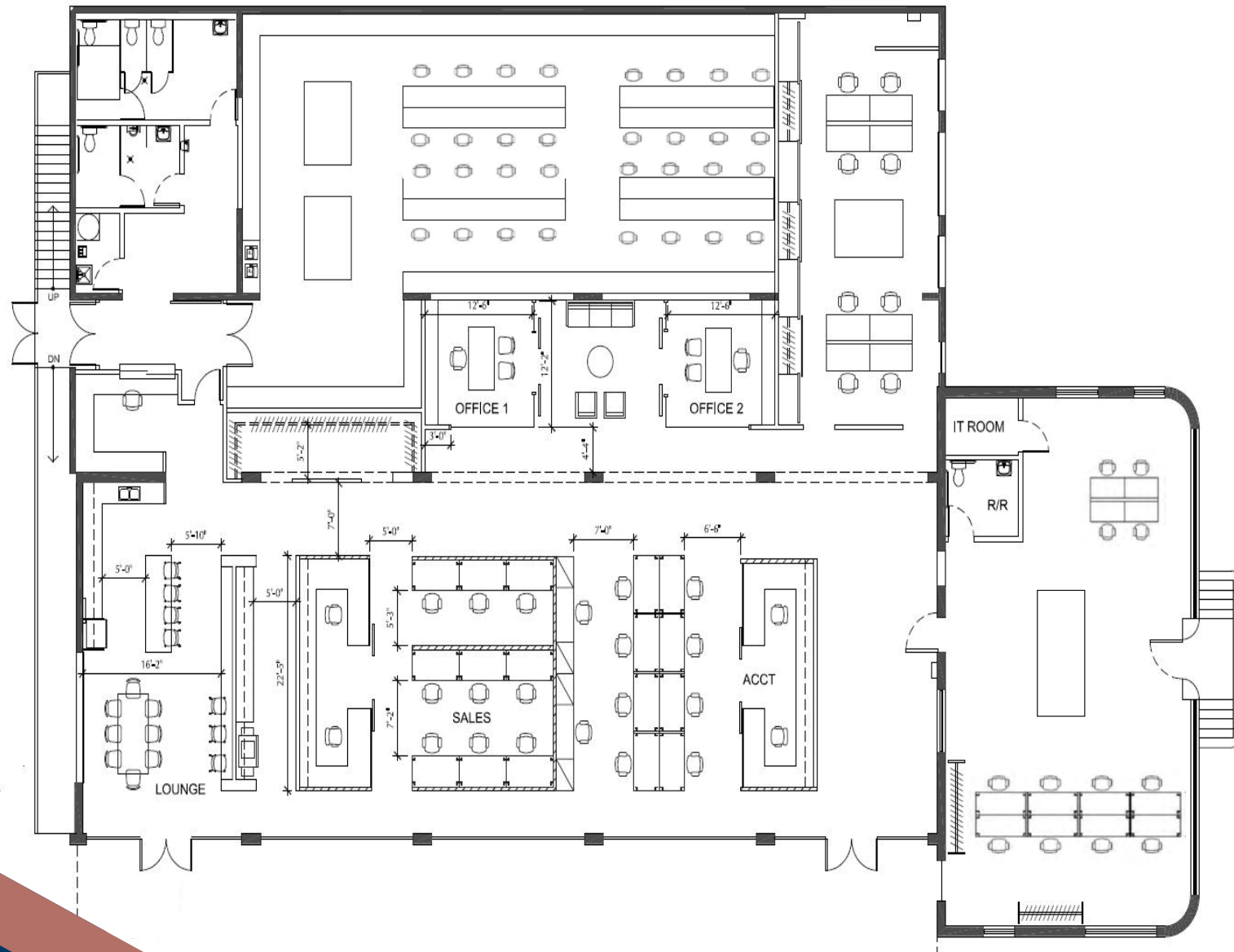
MATEO ST

7TH ST





2045 VIOLET ST
APN: 5166-014-003
LAND SIZE: 21,871 SF



PIZZAN/STA!

TONY'S
SALOON

enchanted

WALKABILITY

7TH ST

E.R.B.
EVERSON ROYCE BAR

HOLY
BASIL

Bread
LOUNGE

KO
DO

7TH &
BRIDGE

LUCKY'S

WARNER
MUSIC
GROUP

BESTIA

7TH PL

DAMIAN

WILSON ST

MATEO ST

2045
VIOLET
ST

SANTA FE AVE

Detroit Taqueria

onni
group

VIOLET ST

2140
VIOLET ST

SOHO HOUSE

BERENJAK

MARU COFFEE



The Arts District was historically populated by various industrial users – manufacturers and distributors, who warehoused goods ranging from frozen fish to toys. Over time, the multi-story industrial buildings deemed antiquated and functionally obsolete naturally transitioned to lofts and studios as artists and craftsmen began occupying these spaces.

In the past decade or so, the Arts District went through a total metamorphosis with major residential, creative office and retail developments. Although the landscape of the Arts District changed dramatically, the intention of the developers and the local community to keep the integrity, character, culture and aesthetics intact for the most unique part of Los Angeles has been achieved.



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