# 2332 E 8th St

Arts District, DTLA

FOR LEASE

±3,400 RSF

Creative Office | Showroom | Studio | Flex

Normal PROPERTIES

| | |
|---|---|
| **Available RSF** | ±3,400 RSF |
| **Rate** | Upon Request |
| **Parking** | Gated / Enclosed Lot |

## Features & Highlights

Positioned in the heart of DTLA's vibrant Arts District, 2332 E 8th Street offers a beautifully renovated creative industrial space designed for modern businesses. The property features a ground-level roll-up door, expansive glass-fronted offices, a fully equipped kitchen, and dramatic clear-span bow-truss ceilings complemented by exposed brick. New HVAC, skylights, and polished concrete floors enhance the space with modern functionality while preserving its authentic industrial character. A rare gated parking lot provides abundant on-site parking, and the building offers a prime opportunity for high-visibility freeway signage. Available for immediate occupancy.

# Floor Plan

# Site Plan

Normal PROPERTIES

# Parking Lot Entry Photo

Normal PROPERTIES

# Interior Photos

# Neighborhood Highlights

2 min walk

**Idyllic —** A thoughtfully designed neighborhood café known for specialty coffee and elevated breakfast and lunch offerings. A favorite gathering place for creatives with a calm, design-forward atmosphere.

4 min walk

**Maru Coffee —** One of Los Angeles' most acclaimed specialty coffee roasters, known for meticulously sourced beans and signature drinks. Its beautifully designed Arts District café is a destination for coffee enthusiasts.

5 min walk

**Soho House —** Soho House's members-only creative club and hotel featuring restaurants, rooftop amenities, coworking spaces, and cultural programming. A cornerstone of the Arts District's creative and hospitality scene.

8 min walk

**Ditroit Taqueria —** A modern taqueria serving chef-driven Mexican street food with handmade tortillas and premium ingredients. Its industrial setting makes it a popular neighborhood dining destination.

9 min walk

**Kodo —** A boutique hospitality concept combining refined Japanese-inspired accommodations with thoughtful design and wellness experiences. Its understated architecture reflects the Arts District's contemporary character.

8 min walk

**Damian —** Michelin-starred chef Enrique Olvera's acclaimed restaurant showcasing contemporary Mexican cuisine with seasonal California ingredients. Widely regarded as one of Los Angeles' premier dining destinations.

8 min walk

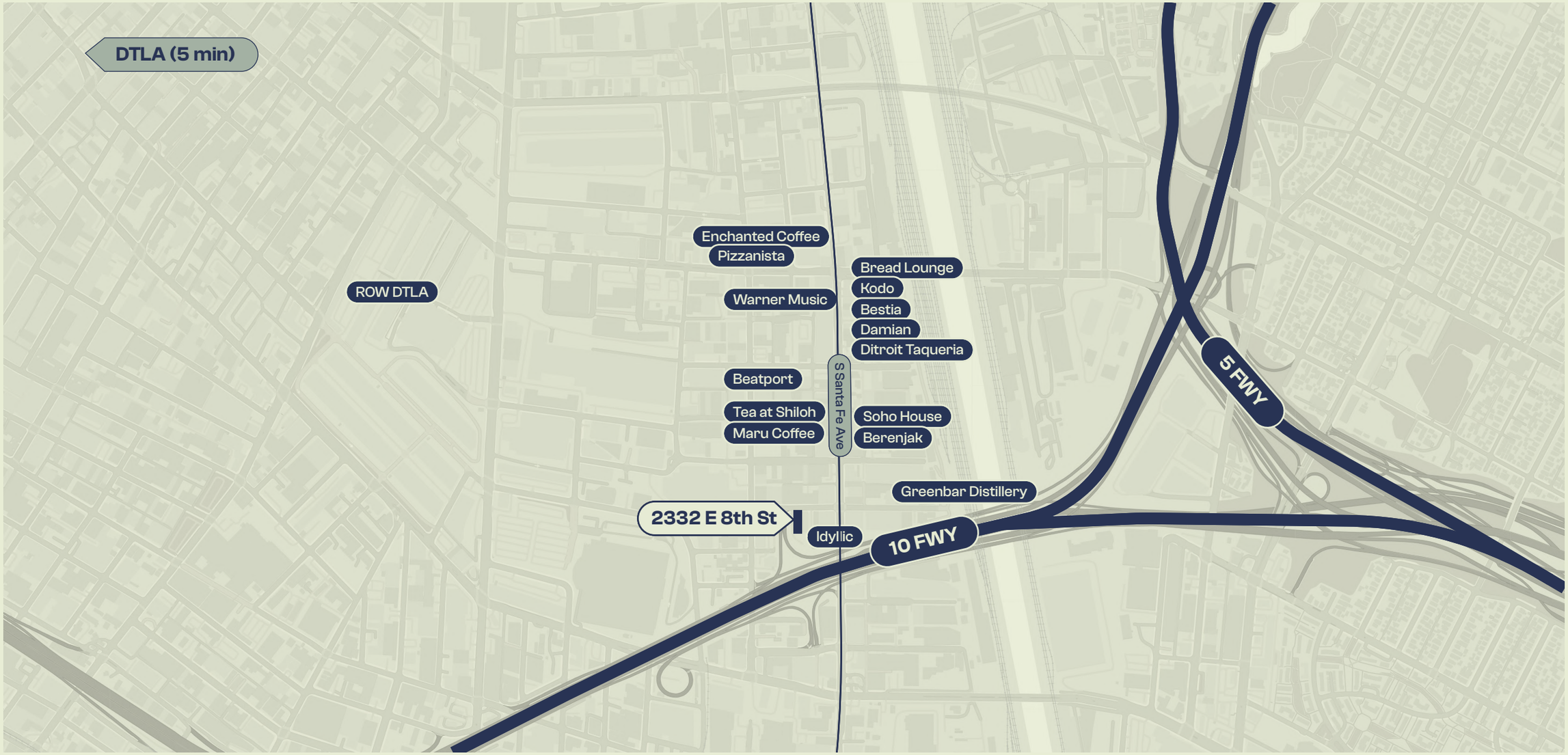
**Bestia —** One of Los Angeles' most celebrated Italian restaurants, renowned for house-made pastas, wood-fired pizzas, and artisanal charcuterie. It helped establish the Arts District as a premier culinary destination.

4 min walk

**Berenjak —** The acclaimed London restaurant's first U.S. location brings authentic Persian cuisine to the Arts District, featuring traditional charcoal-grilled kebabs, vibrant mezze, and beautifully designed interiors inspired by Tehran's neighborhood eateries.

# Location and Neighboring Merchants

Normal PROPERTIES



# Contact

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