

**BOX  
YARD  
DT  
LA**

**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**

**±18,429 - ±63,289 SF AVAILABLE**

***2 NEW LEASES SIGNED AT THE BOX YARD!  
±21,684 SF & ±33,065 SF***

2445	2535	2460
A ROCKSTAR	A SHIP ESSENTIAL	A AVAILABLE
B AVAILABLE	B	B DAILYLOOK
C AVAILABLE		C DAILYLOOK
D AVAILABLE		

**IMMEDIATE OCCUPANCY | REFURBISHMENT COMPLETE**  
**RARE CLASS A INDUSTRIAL WITH SPECTACULAR OFFICE BUILDOUT**

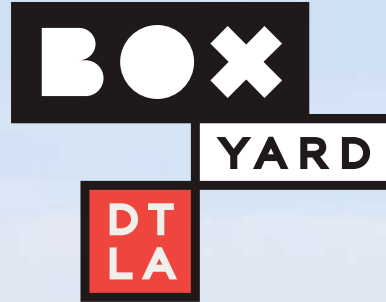


**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**  
**±18,429 - ±63,289 SF AVAILABLE**

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**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**

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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. Rexford 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, Rexford 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.

### **SUITE HIGHLIGHTS**

- Property Potentially Located in the Opportunity Zone - Potential Tenant Benefits! (Tenant Should Verify)
- 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 Fenced and Secure Parking Lot
- 24' Ceiling Clearance
- Truck High Loading

- Bay Spacing: 60' x 20' (Tenant Must Verify)
- New landscaping
- Enhanced Site Lighting

### **PRICING SUMMARY**

- Asking Lease Rates: \$1.50 PSF/Mo NNN
- \$0.49 PSF/Mo Net Fees
- 4% Fee to Tenant's Agent!

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Lee & Associates | Los Angeles Central  
CORP ID 01125429

5675 Telegraph Rd, Ste 300  
Los Angeles, CA 90040

**2445 E 12<sup>TH</sup> ST**  
**UNIT B** **±18,429 SF**

- Includes Turnkey ±2,790 SF New Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklers

**▶ LEASE RATE** **\$1.50 PSF/Mo NNN**

**2445**  
**B**

**2445 E 12<sup>TH</sup> ST**  
**UNIT C** **±22,813 SF**

- Includes Turnkey ±6,555 SF New Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 2 Restrooms
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklers

**▶ LEASE RATE** **\$1.50 PSF/Mo NNN**

**2445**  
**C**

**2445 E 12<sup>TH</sup> ST**  
**UNIT D** **±22,047 SF**

- Includes Turnkey ±7,261 SF New Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklers

**▶ LEASE RATE** **\$1.50 PSF/Mo NNN**

**2445**  
**D**

**2460 E 12<sup>TH</sup> ST**  
**UNIT A** **±22,381 SF**

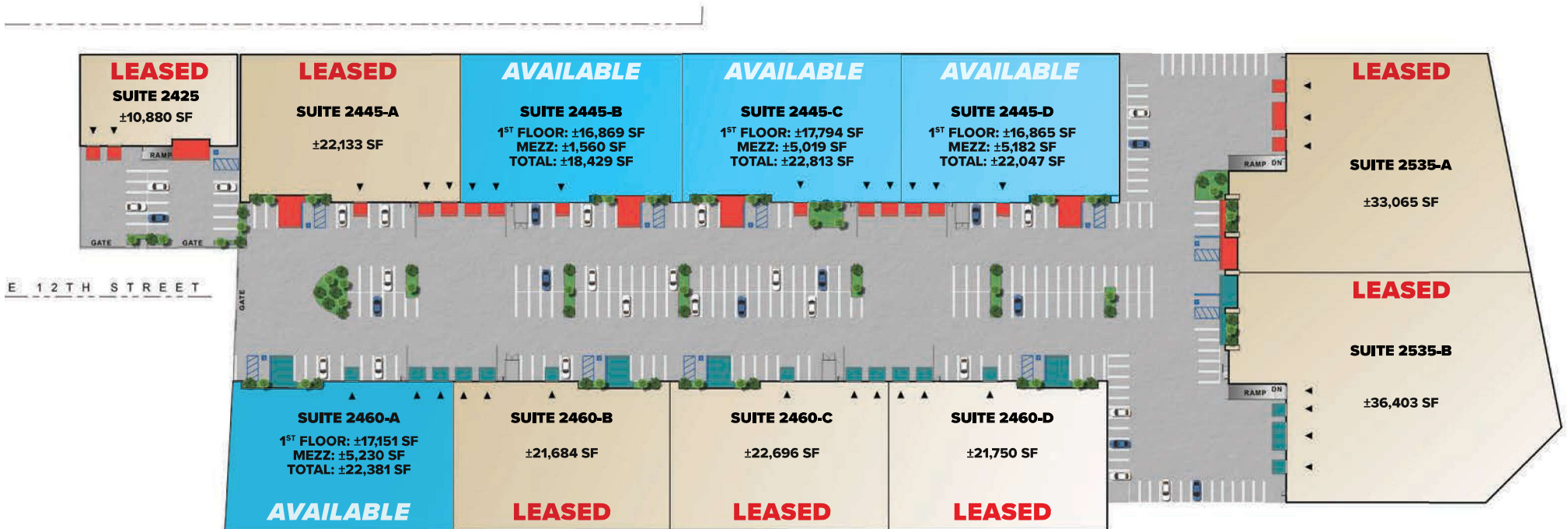
- Includes Turnkey ±7,168 SF New Creative Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklered

**▶ LEASE RATE** **\$1.50 PSF/Mo NNN**

**2460**  
**A**





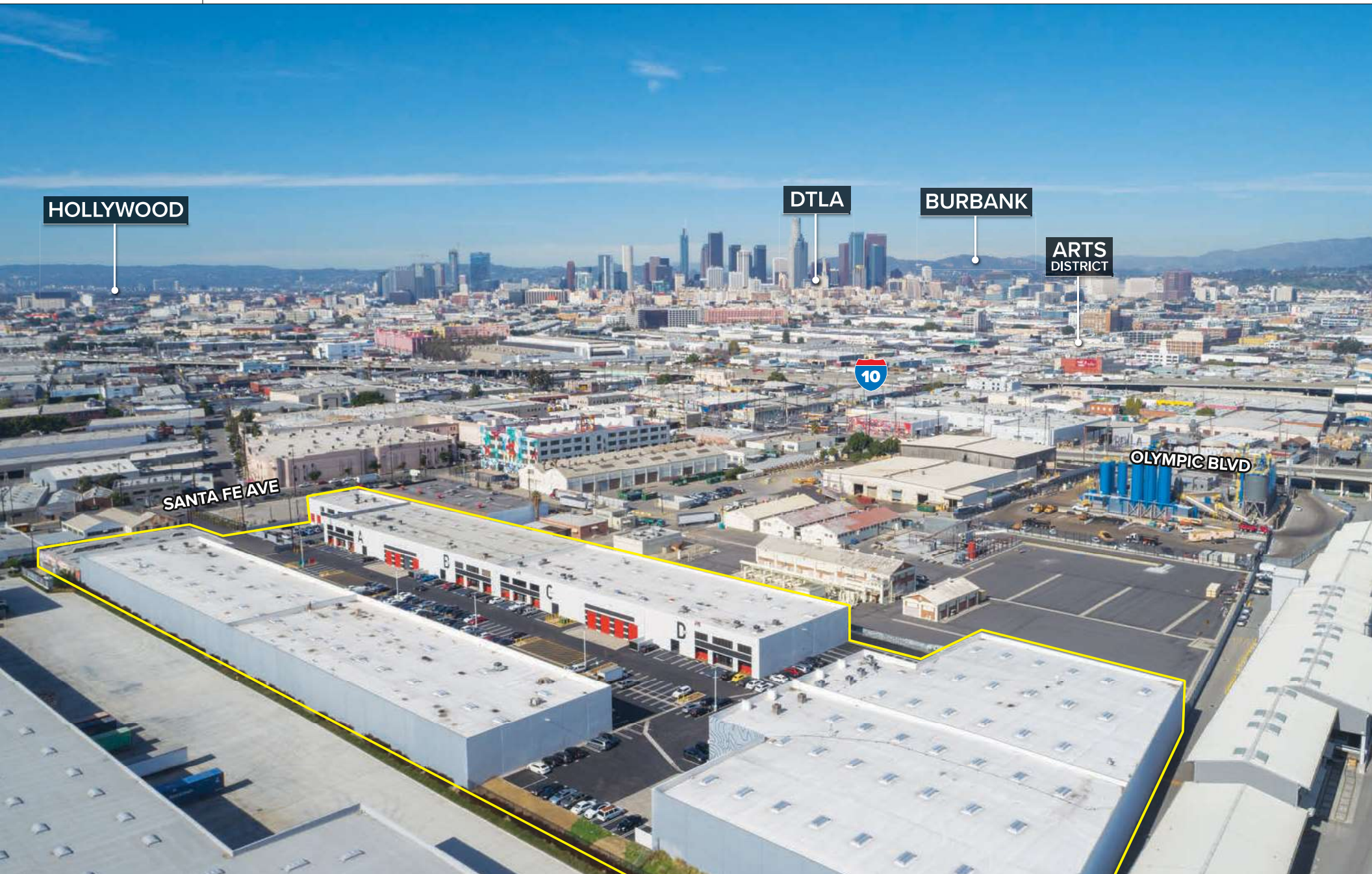


E 12TH STREET



■ ► AVAILABLE | ■ ► LEASED

**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.







# CREATIVE INDUSTRIAL BUSINESS PARK FOR LEASE

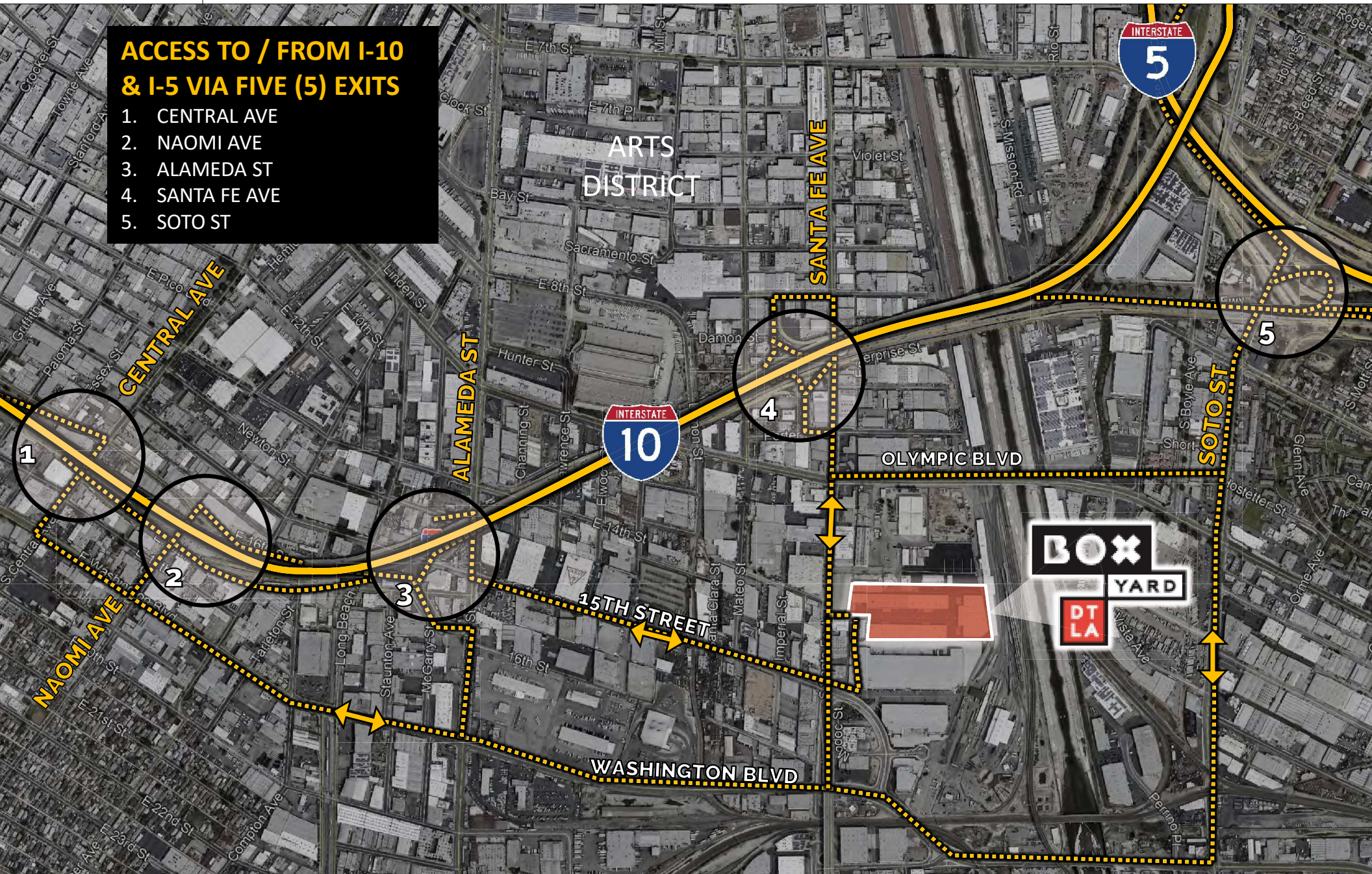
PROPERTY LOCATION AERIAL





**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





**BOX****YARD****DT  
LA**

# LOCAL POINTS OF INTEREST

## RESTAURANTS

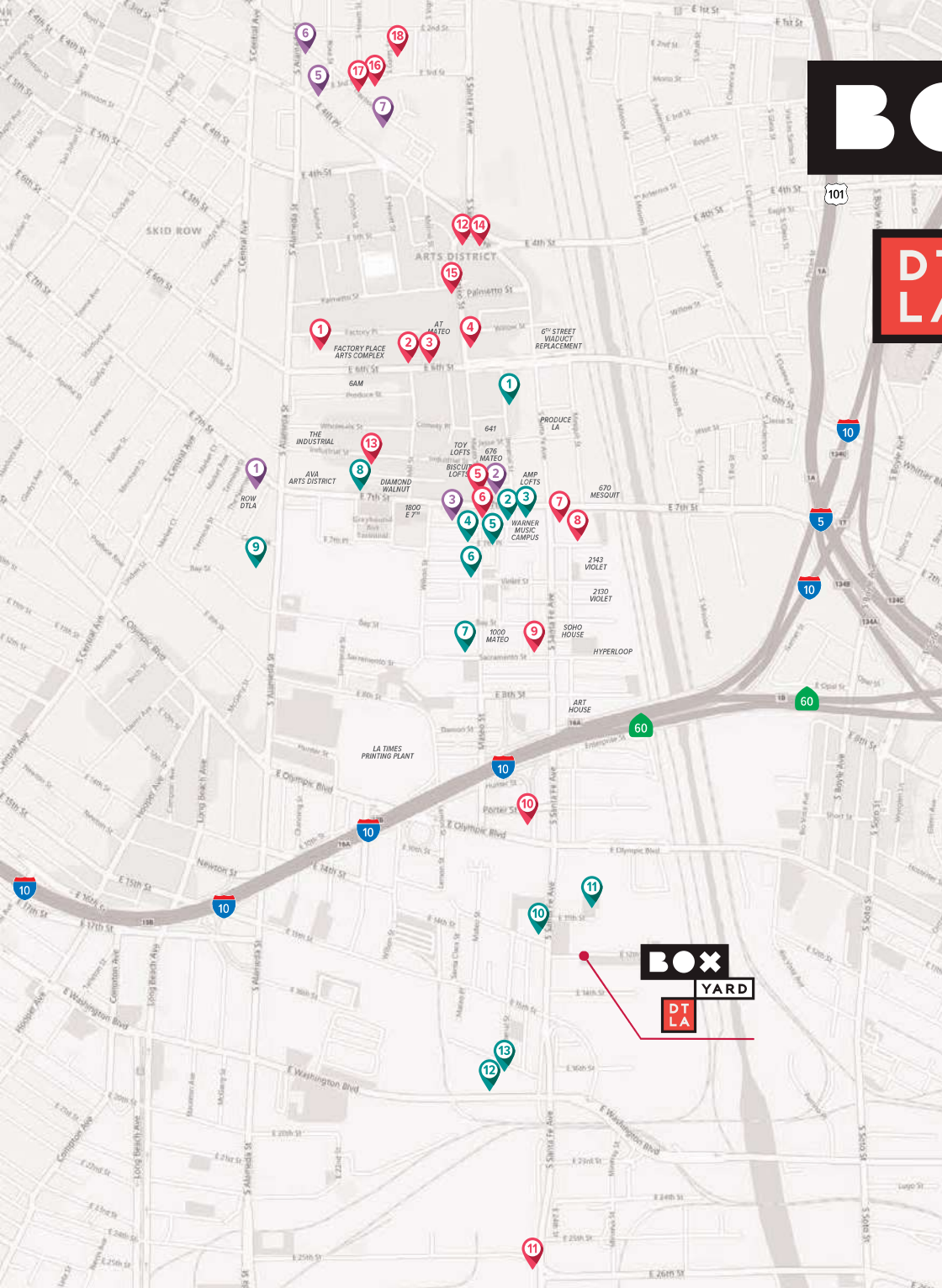
- |                       |                                |
|-----------------------|--------------------------------|
| 1 The Factory Kitchen | 10 The Porter Junction Cafe    |
| 2 Officine Berra      | 11 Trattoria 25                |
| 3 Sixth+Mill Pizzeria | 12 Bavel                       |
| 4 Blue Bottle Coffee  | 13 Bike Shed Moto Co           |
| 5 Pizzanista!         | 14 Verve Coffee Roasters       |
| 6 Guerrilla Tacos     | 15 Girl & the Goat Los Angeles |
| 7 Bread Lounge        | 16 LA Cha Cha Chá              |
| 8 Bestia              | 17 Wurstküche                  |
| 9 Maru Coffee         | 18 Manuela                     |

## BARS/BREWERIES/DISTILLERIES

- |                       |                            |
|-----------------------|----------------------------|
| 1 Flask & Field       | 5 Bar 82                   |
| 2 Tony's Saloon       | 6 Angel City Brewery       |
| 3 Everson Royce Bar   | 7 Arts District Brewing Co |
| 4 Greenbar Distillery |                            |

## RETAIL/MISC ENTERTAINMENT

- |                         |   |
|-------------------------|---|
| 1 Dover Street Market   | 8 Institute of Contemporary Art               |
| 2 Commonwealth          | 9 Bodega                                      |
| 3 The House of Machines | 10 Knupp Gallery/Simard Bilodeau Contemporary |
| 4 Arch The              | 11 Susanne Vielmetter Gallery                 |
| 5 Base Coat Nail Salon  | 12 Ghebaly Gallery                            |
| 6 Uptown Pup            | 13 Night Gallery                              |
| 7 Rolling Greens        |   |





**BOX****YARD****DT  
LA**

# 2445 E 12<sup>TH</sup> ST | UNIT B

- Includes Turnkey  $\pm 2,790$  SF New Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- Large Fenced and Secure Parking Lot
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklers

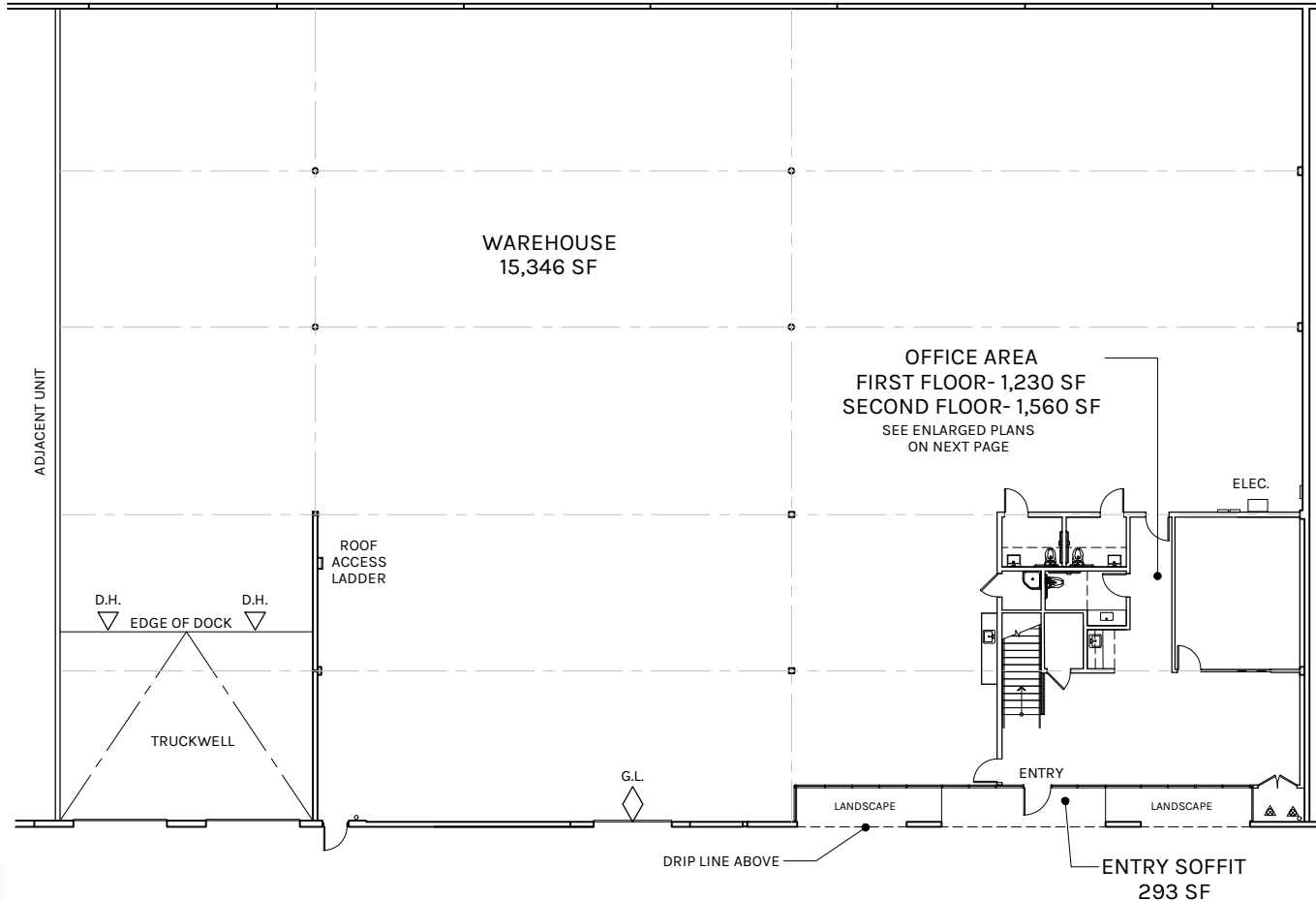
UNIT SIZE	$\pm 18,429$ SF
OFFICE SIZE	$\pm 2,790$ SF
OFFICE MEZZANINE	$\pm 1,560$ SF
RESTROOMS	4
LOADING	1 Ground Level / 2 Truck High
CLEARANCE	24'
ZONING	M3
YEAR BUILT	1988 (Ren: 2022)
POWER	Approx 400A Power (Tenant Should Verify Power with Their Electrician)

LEASE RATE	\$1.50 PSF/Mo NNN
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**2445 E. 12th Street - Unit B  
Los Angeles**

**OVERALL FLOOR PLAN  
18,429 SF**



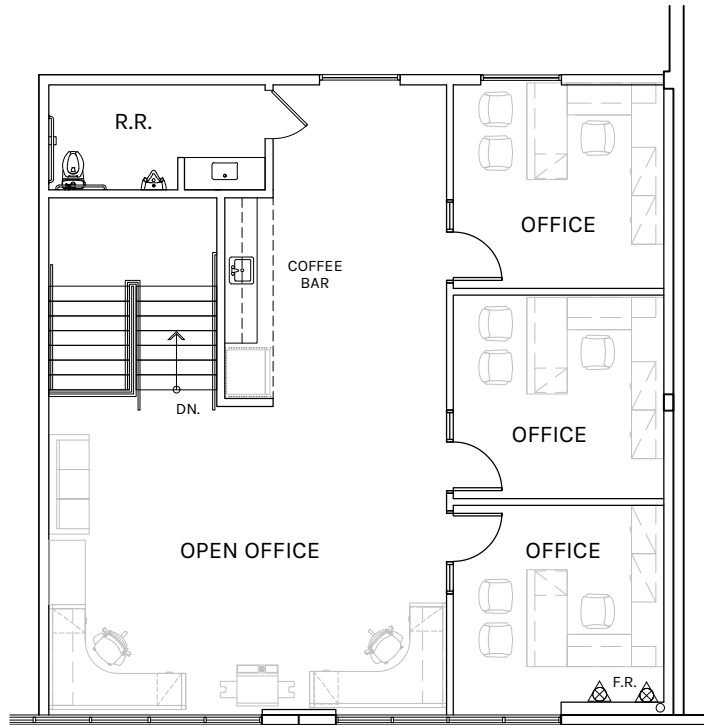
SCALE: 1" = 20'-0"

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

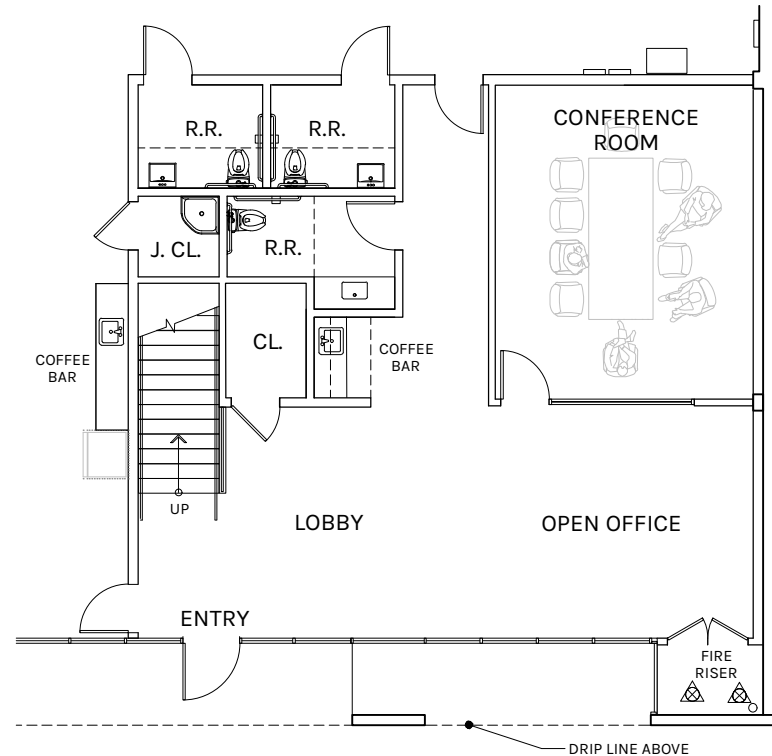
**NOTE:** Space plans above are for the same unit. Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

**2445 E. 12th Street - Unit B  
Los Angeles**

**OFFICE ENLARGED PLANS  
2,790 SF**



② SECOND FLOOR OFFICE



① FIRST FLOOR OFFICE



SCALE: 1" = 10'-0"

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# 2445 E 12<sup>TH</sup> ST | UNIT C

- Includes Turnkey ±6,555 SF New Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 2 Restrooms
- Large Fenced and Secure Parking Lot
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklers

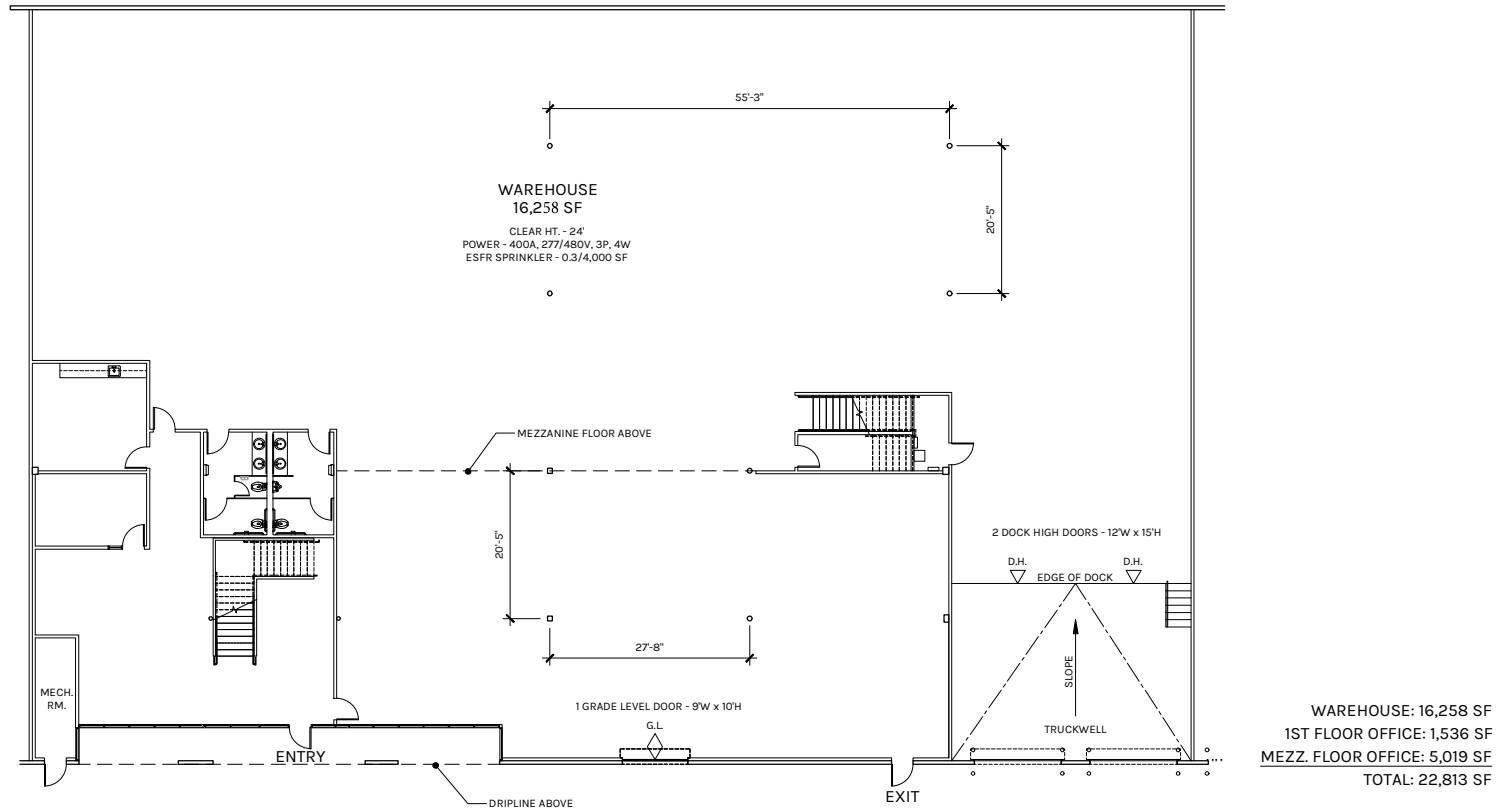


<b>UNIT SIZE</b>	±22,813 SF
<b>OFFICE SIZE</b>	±6,555 SF
<b>OFFICE MEZZANINE</b>	±5,019 SF
<b>RESTROOMS</b>	2
<b>LOADING</b>	1 Ground Level / 2 Truck High
<b>CLEARANCE</b>	24'
<b>ZONING</b>	M3
<b>YEAR BUILT</b>	1988 (Ren: 2022)
<b>POWER</b>	Approx 400A Power (Tenant Should Verify Power with Their Electrician)

<b>LEASE RATE</b>	\$1.50 PSF/Mo NNN
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**2445 E. 12th Street, Unit C  
Los Angeles**

**OVERALL FLOOR PLAN  
22,813 SF**



NOT TO SCALE



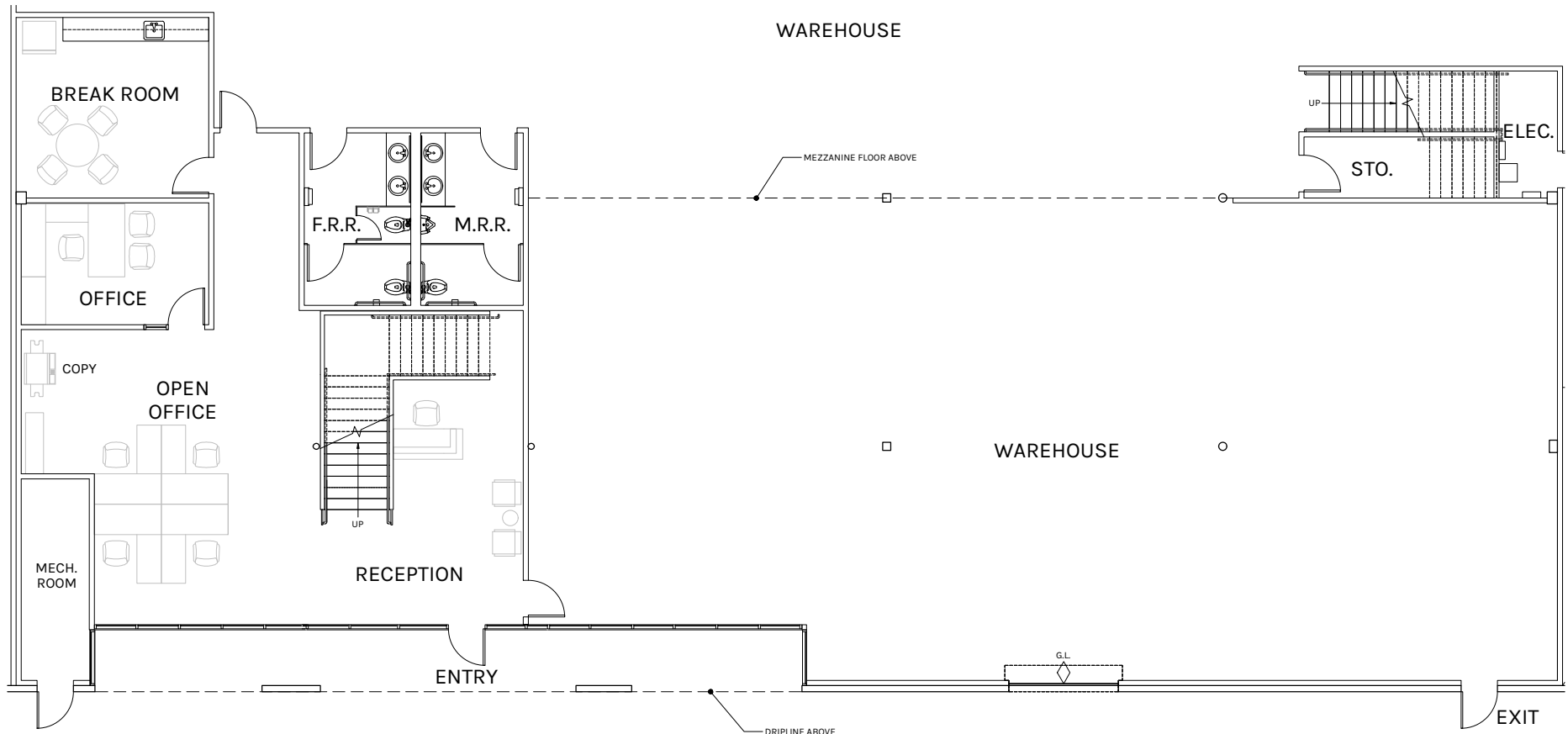
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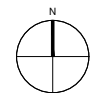


**2445 E. 12th Street, Unit C  
Los Angeles**

FIRST FLOOR OFFICE PLAN  
1,536 SF



WAREHOUSE: 16,258 SF  
1ST FLOOR OFFICE: 1,536 SF  
MEZZ. FLOOR OFFICE: 5,019 SF  
TOTAL: 22,813 SF



NOT TO SCALE

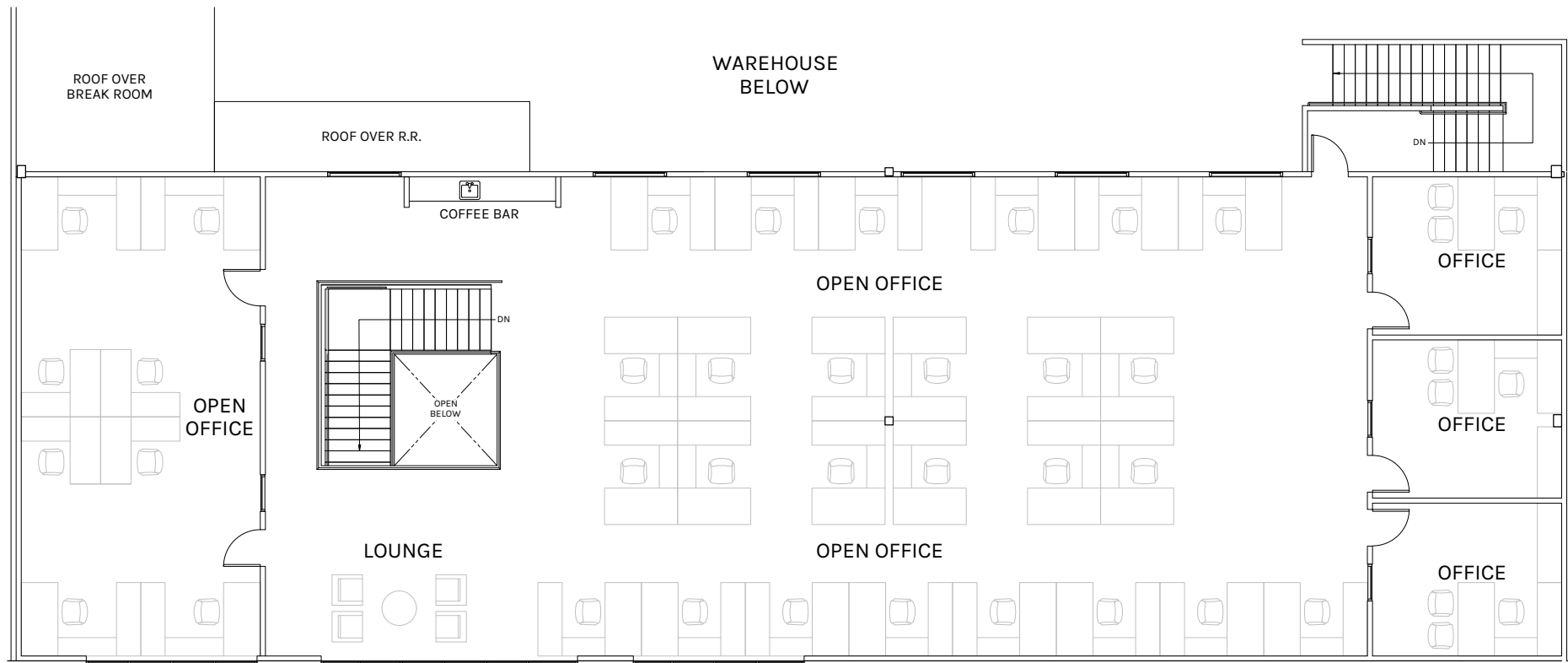


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**2445 E. 12th Street, Unit C  
Los Angeles**

MEZZANINE FLOOR OFFICE PLAN  
5,019 SF



WAREHOUSE: 16,258 SF  
1ST FLOOR OFFICE: 1,536 SF  
MEZZ. FLOOR OFFICE: 5,019 SF  
TOTAL: 22,813 SF



NOT TO SCALE



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# 2445 E 12<sup>TH</sup> ST | UNIT D



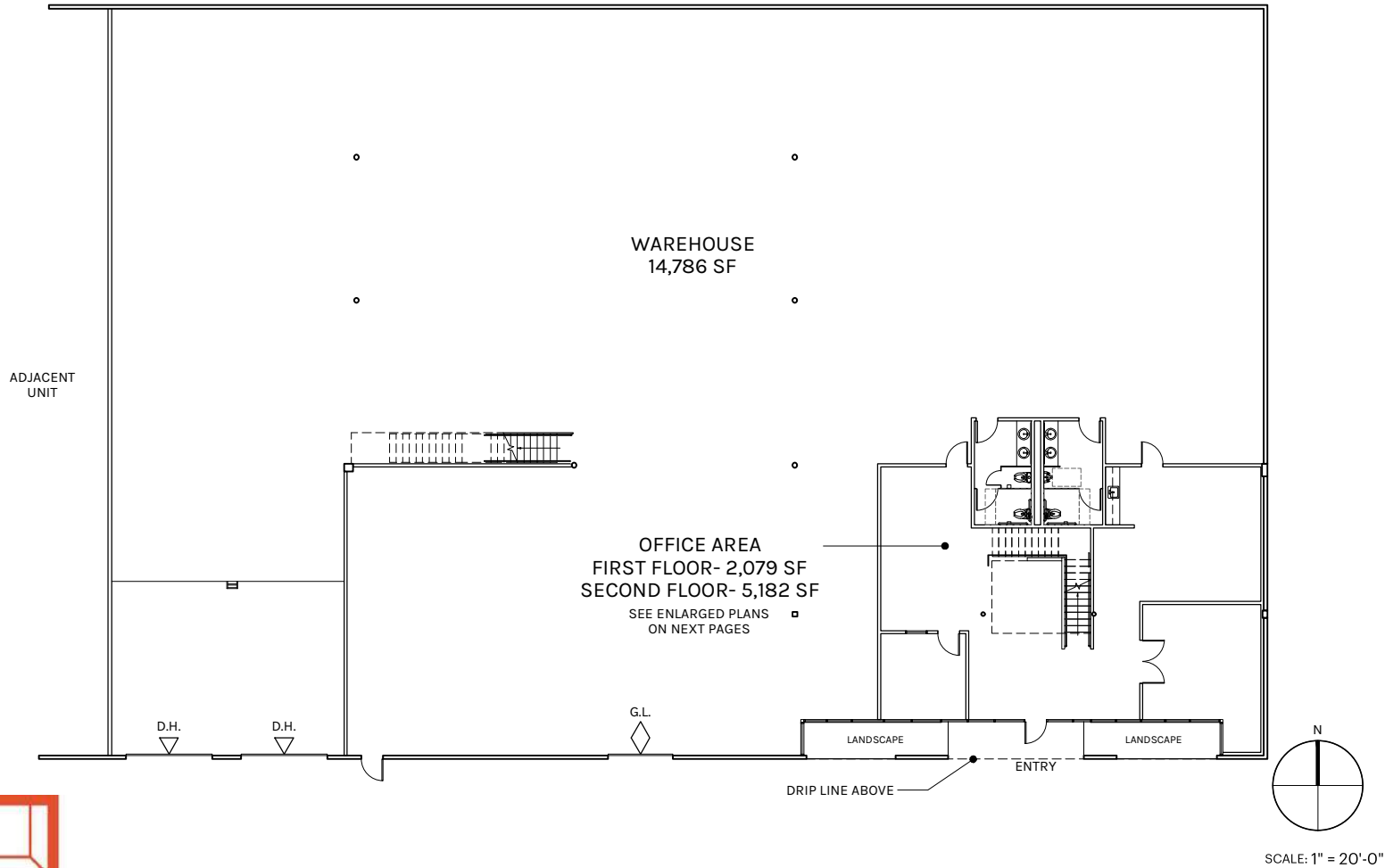
- Includes Turnkey ±7,261 SF New Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- Large Fenced and Secure Parking Lot
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklers

UNIT SIZE	±22,047 SF
OFFICE SIZE	±7,261 SF
OFFICE MEZZANINE	±5,182 SF
RESTROOMS	4
LOADING	1 Ground Level / 2 Truck High
CLEARANCE	24'
ZONING	M3
YEAR BUILT	1988 (Ren: 2022)
POWER	Approx 400A Power (Tenant Should Verify Power with Their Electrician)
LEASE RATE	\$1.50 PSF/Mo NNN



**2445 E. 12th Street - Unit D  
Los Angeles**

OVERALL FLOOR PLAN  
22,047 SF



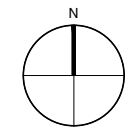
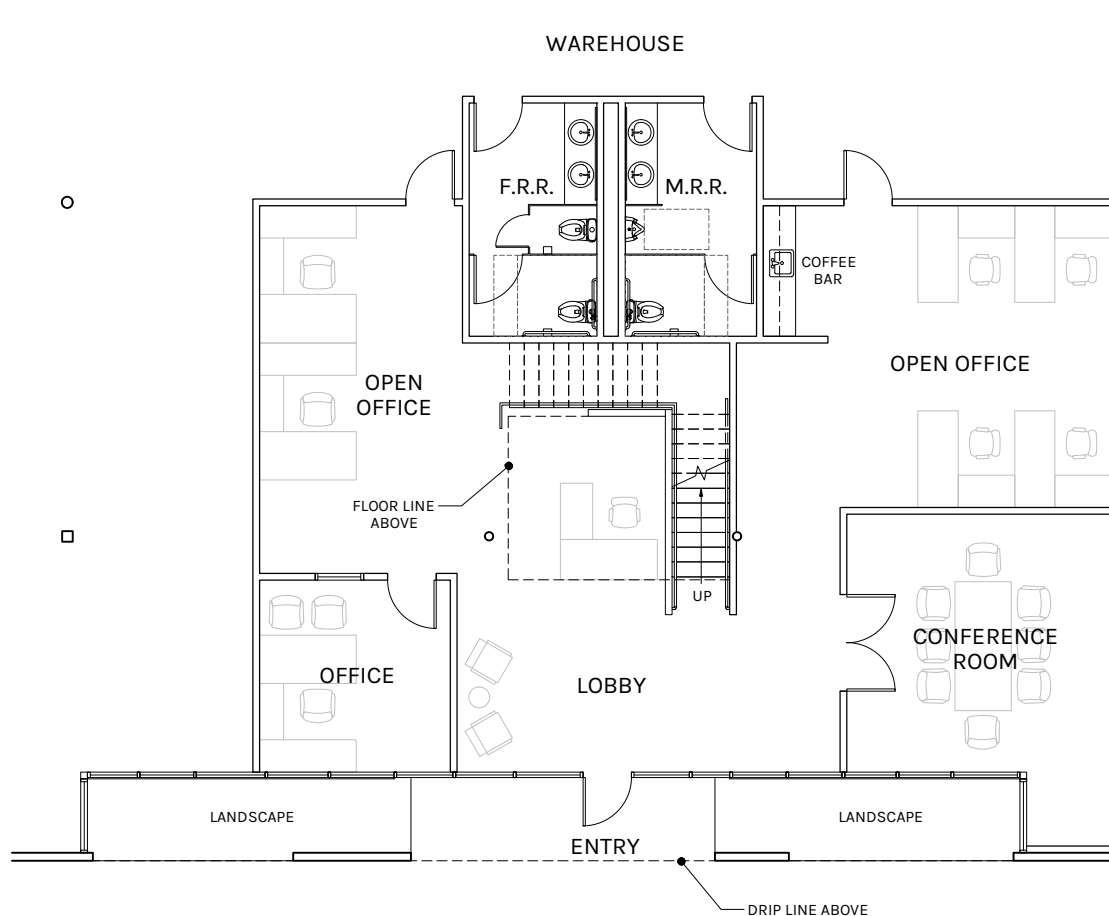
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**2445 E. 12th Street - Unit D  
Los Angeles**

FIRST FLOOR OFFICE PLAN  
2,079 SF



SCALE: 1" = 10'-0"

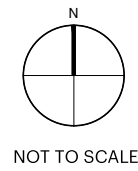
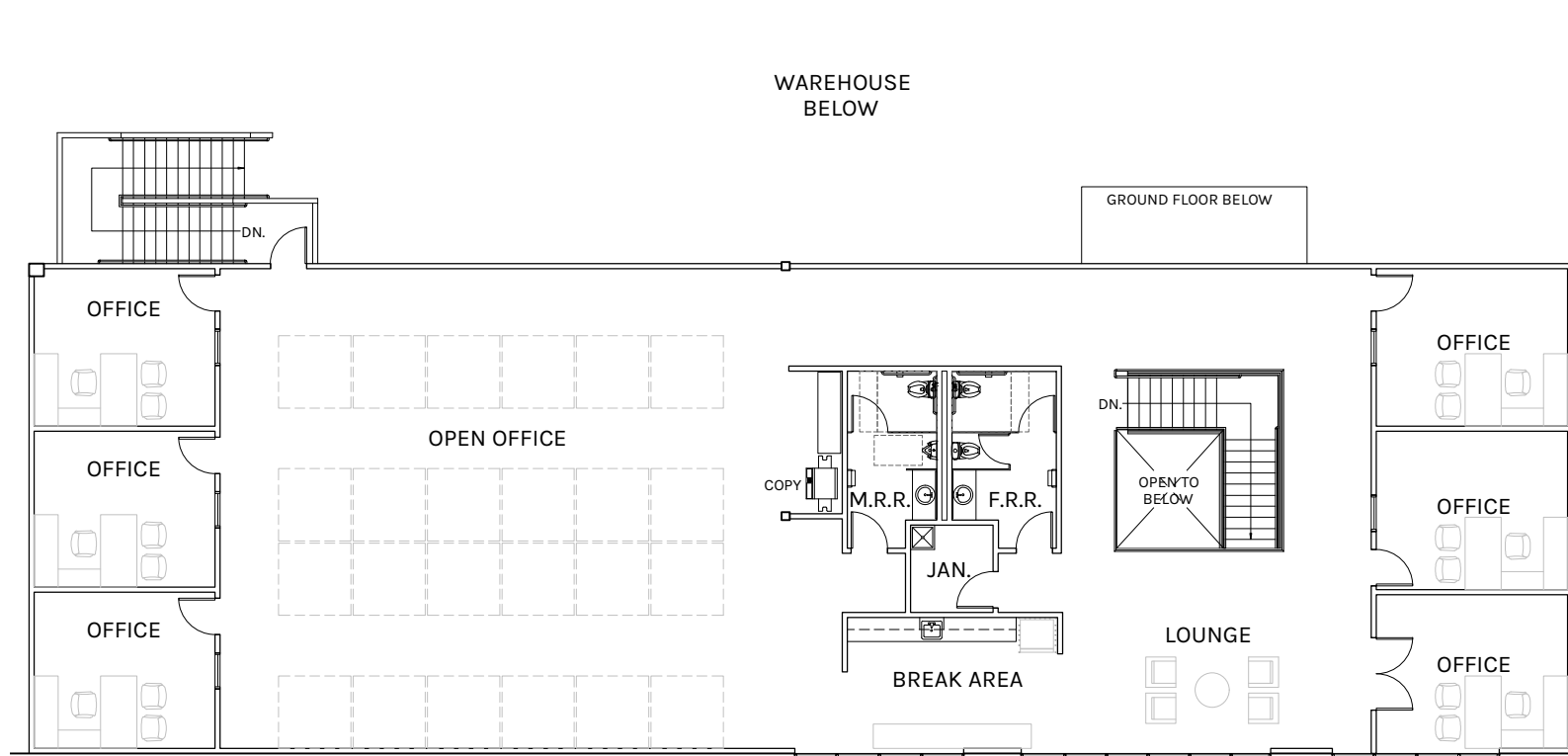


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**2445 E. 12th Street - Unit D  
Los Angeles**

**SECOND FLOOR OFFICE PLAN  
5,182 SF**



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# 2460 E 12<sup>TH</sup> ST | UNIT A



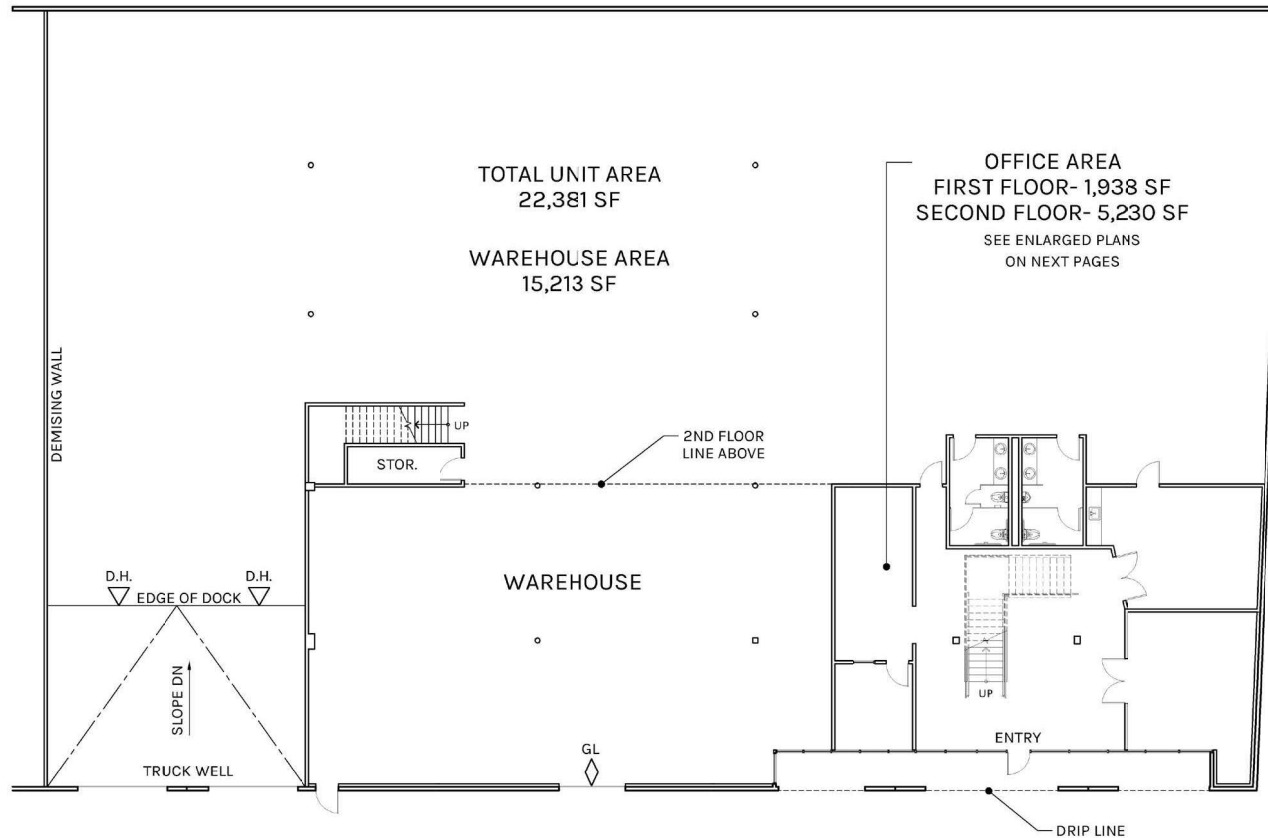
- Includes Turnkey  $\pm 7,168$  SF New Creative Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- Large Fenced and Secure Parking Lot
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklered

UNIT SIZE	$\pm 22,381$ SF
OFFICE SIZE	$\pm 7,168$ SF
OFFICE MEZZANINE	$\pm 5,230$ SF
RESTROOMS	4
LOADING	1 Ground Level / 2 Truck High
CLEARANCE	24'
ZONING	M3
YEAR BUILT	1988 (Ren: 2022)
POWER	Approx 400A Power (Tenant Should Verify Power with Their Electrician)
LEASE RATE	\$1.50 PSF/Mo NNN



**2460 E. 12th St. | Los Angeles**

SUITE A | 22,381 SF



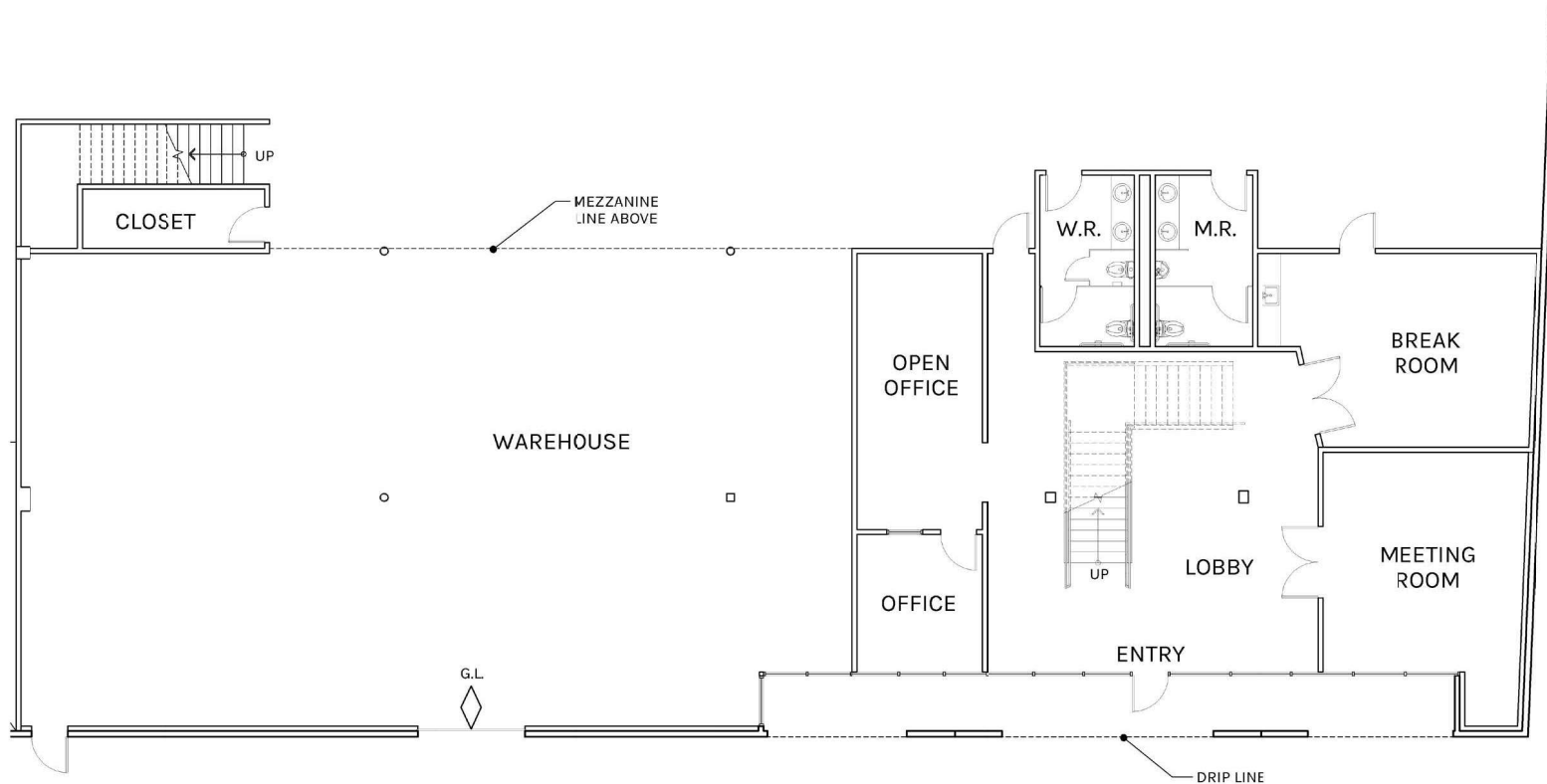
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**2460 E. 12th St. | Los Angeles**

**GROUND FL. OFFICE | 1,938 SF**

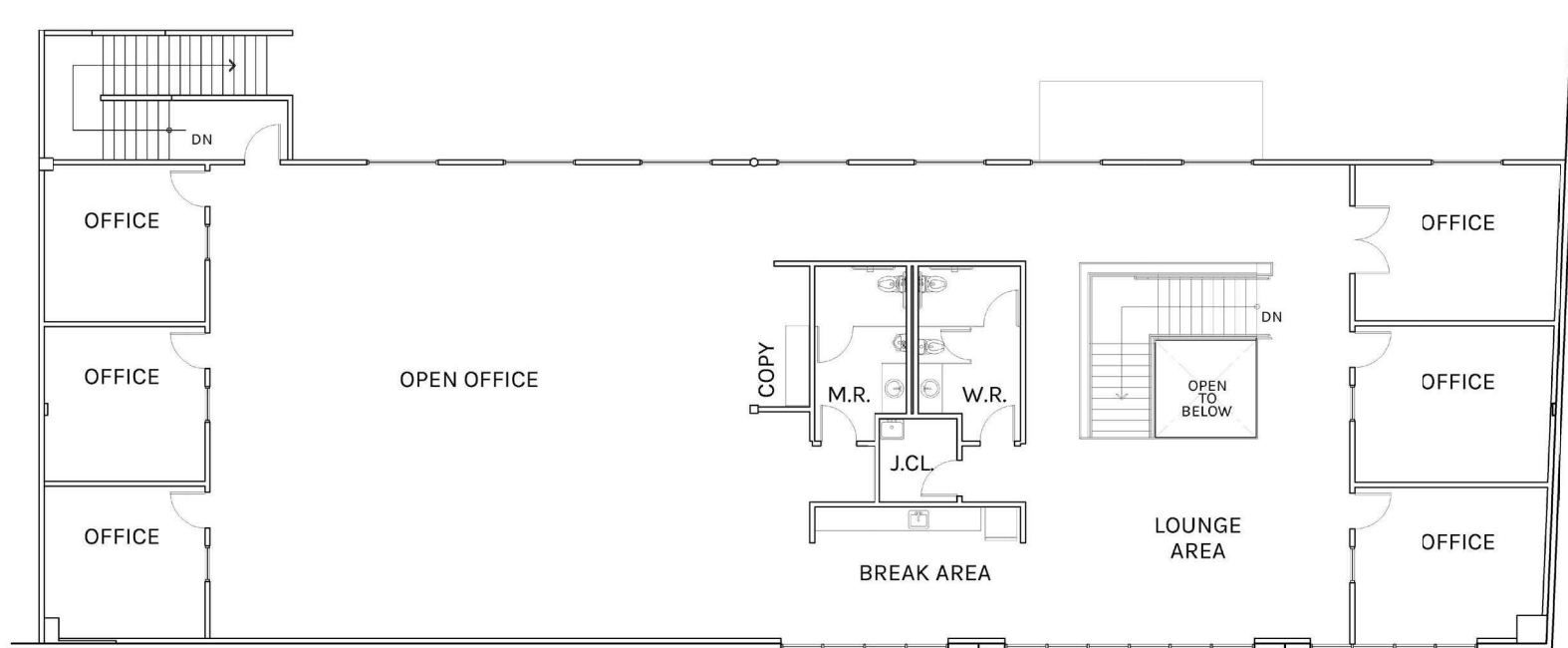


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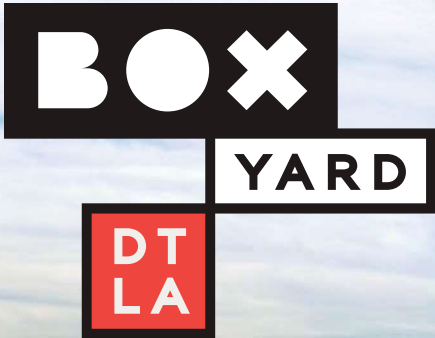
**MEZZANINE OFFICE | 5,230 SF**



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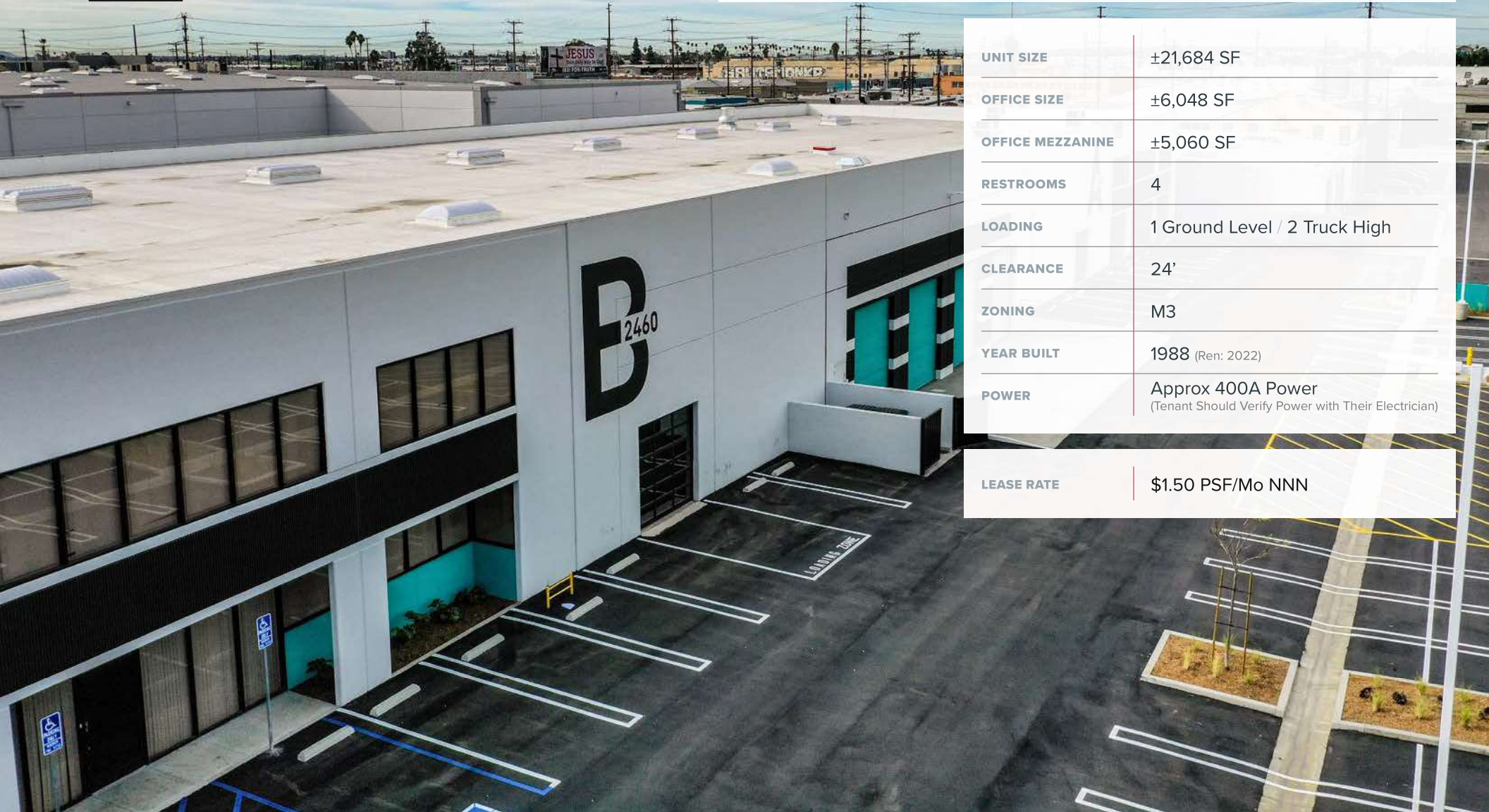




# 2460 E 12<sup>TH</sup> ST | UNIT B

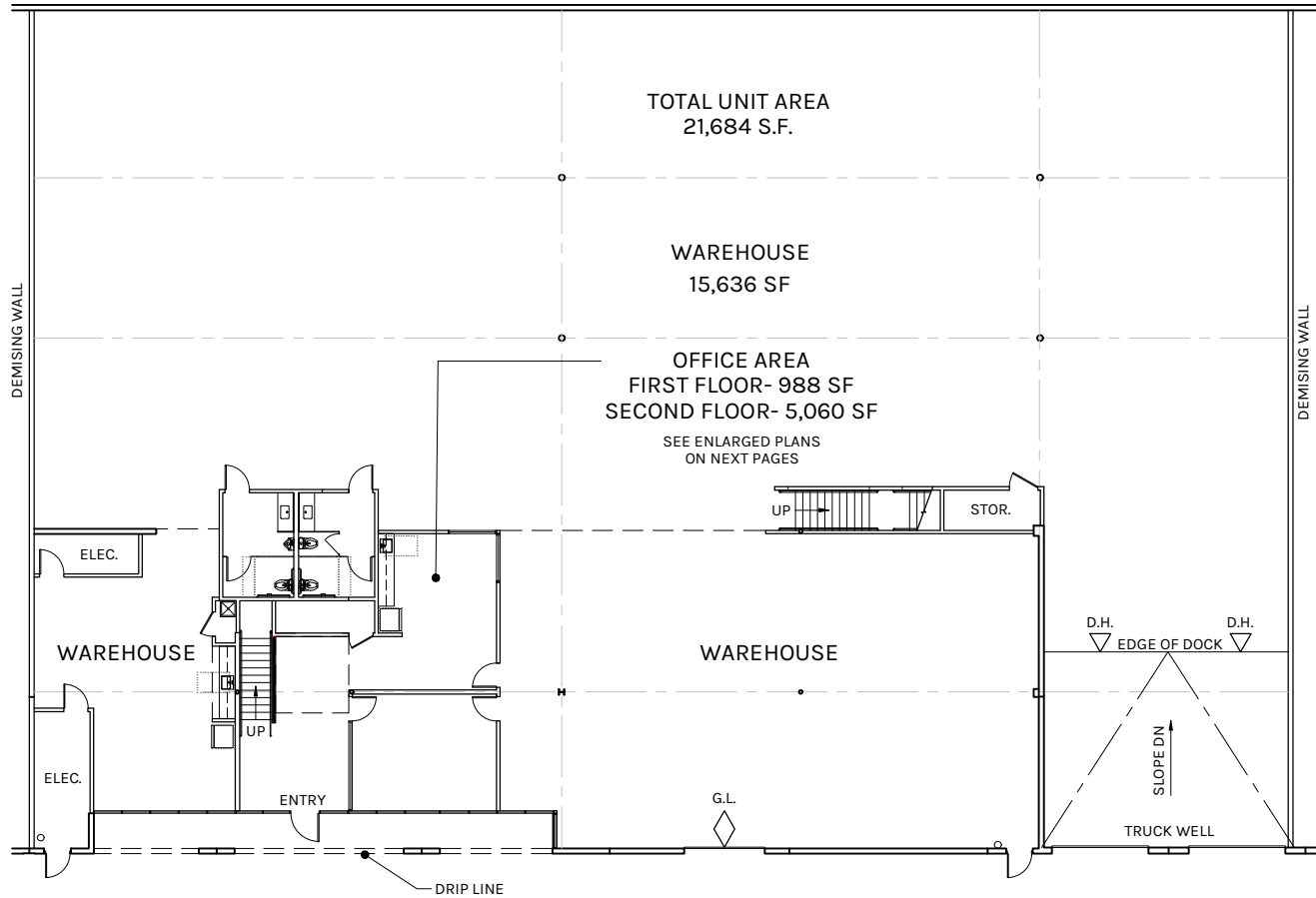
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- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- Large Fenced and Secure Parking Lot
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- ESFR Sprinklered

UNIT SIZE	$\pm 21,684$ SF
OFFICE SIZE	$\pm 6,048$ SF
OFFICE MEZZANINE	$\pm 5,060$ SF
RESTROOMS	4
LOADING	1 Ground Level / 2 Truck High
CLEARANCE	24'
ZONING	M3
YEAR BUILT	1988 (Ren: 2022)
POWER	Approx 400A Power (Tenant Should Verify Power with Their Electrician)
LEASE RATE	\$1.50 PSF/Mo NNN



**2460 E 12th Street | Los Angeles**

**SUITE B | 21,684 SF**



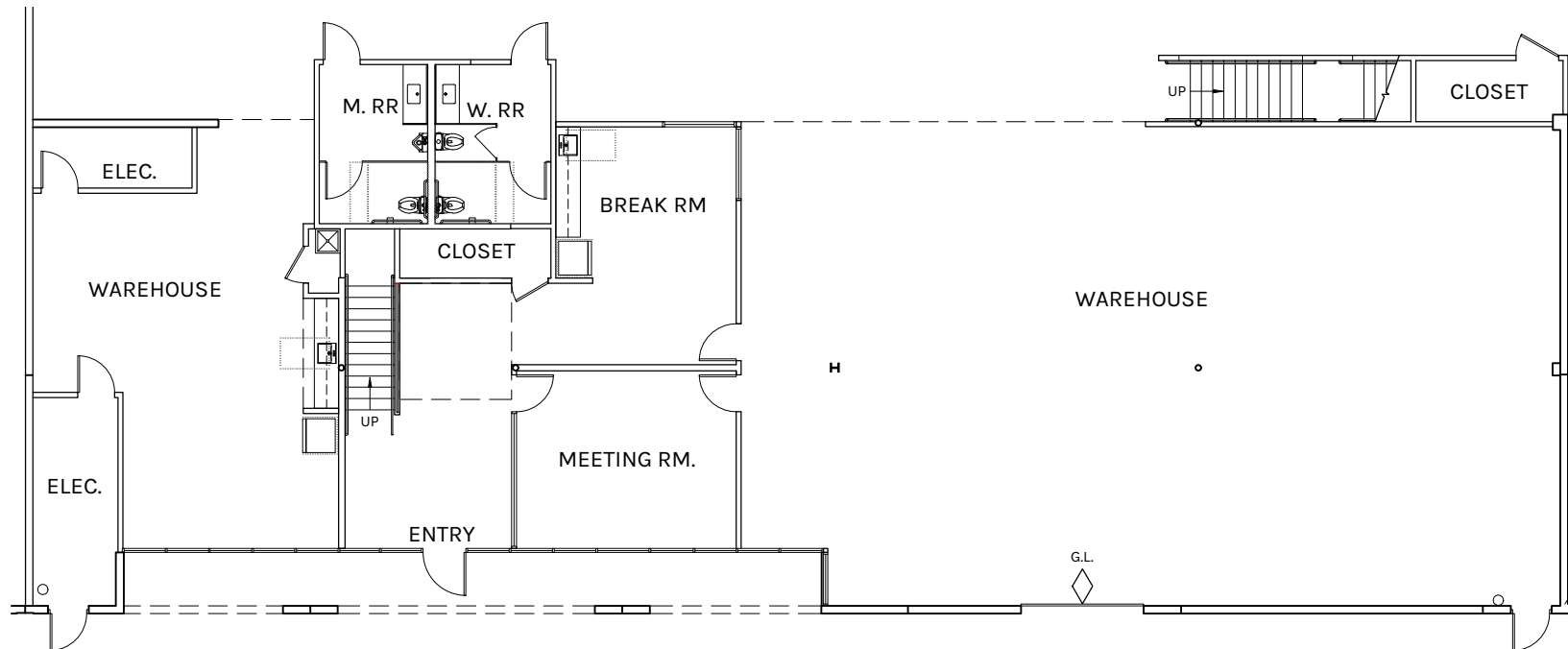
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**2460 E 12th Street | Los Angeles**

GROUND FL. OFFICE | 988 SF

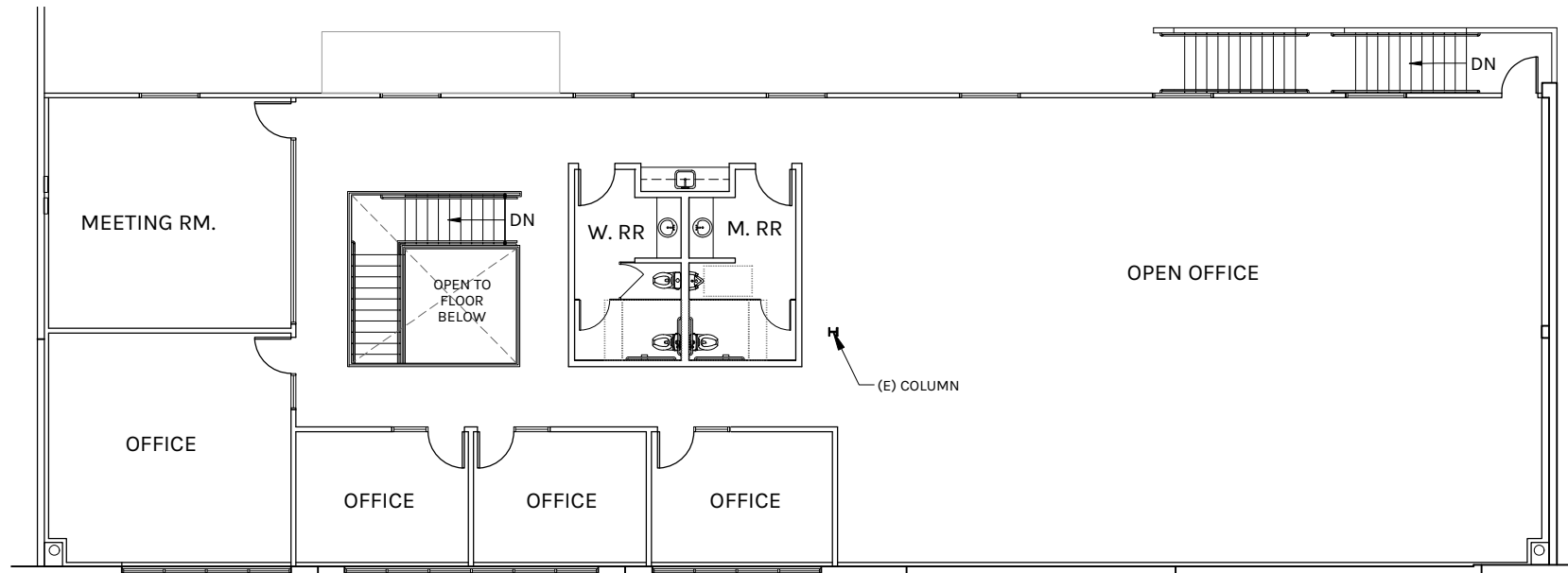


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**2460 E 12th Street | Los Angeles**

MEZZANINE FL. OFFICE | 5,060 SF



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# CREATIVE INDUSTRIAL BUSINESS PARK FOR LEASE

THE BOXYARD  
PROPERTY PHOTO

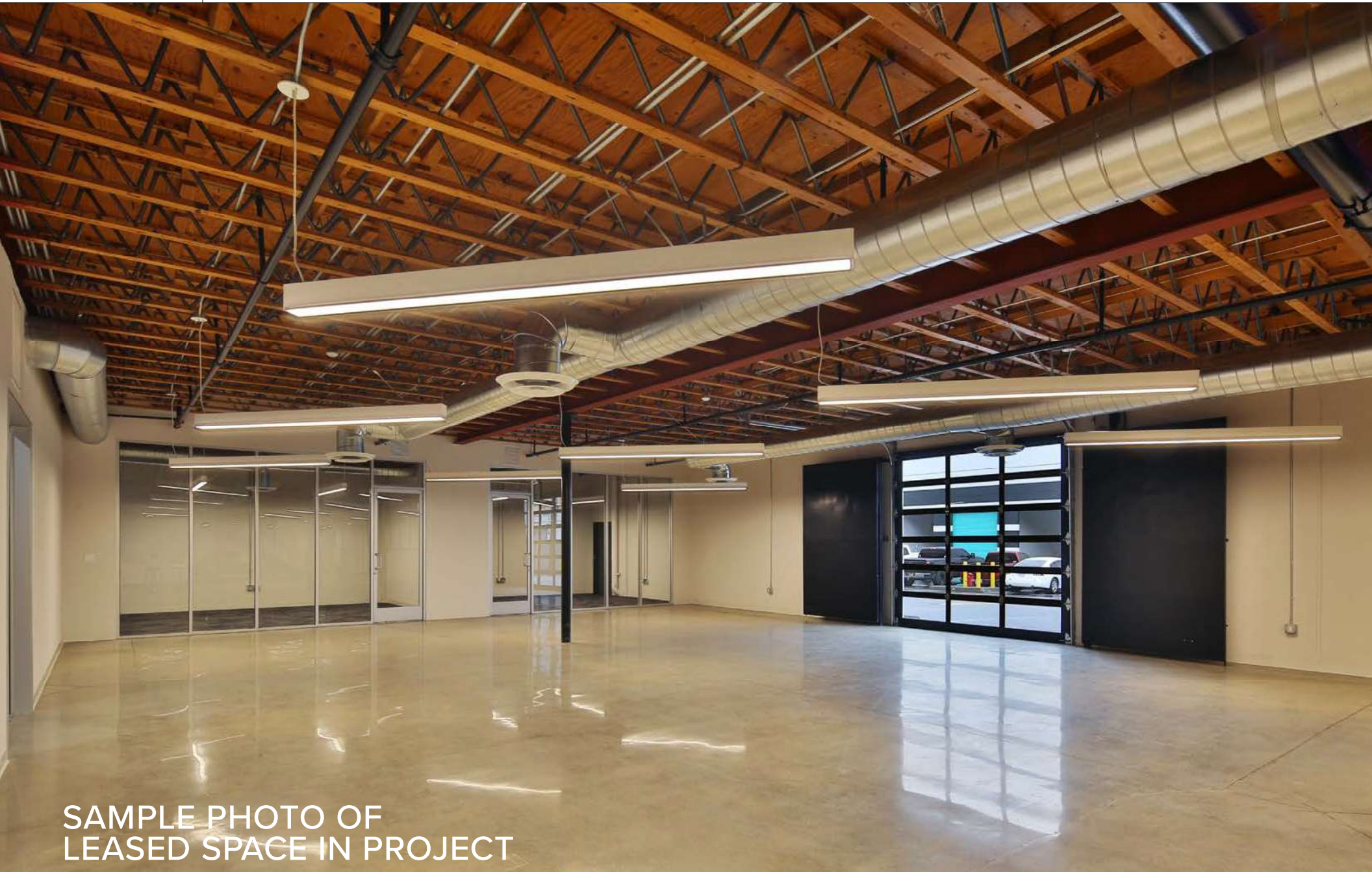






**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**





**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**





**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**





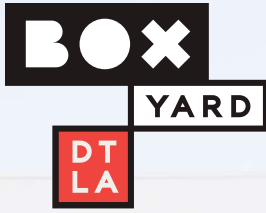
**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**





**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**





PROPERTY PHOTO

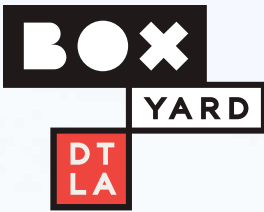




PROPERTY PHOTO







PROPERTY PHOTO



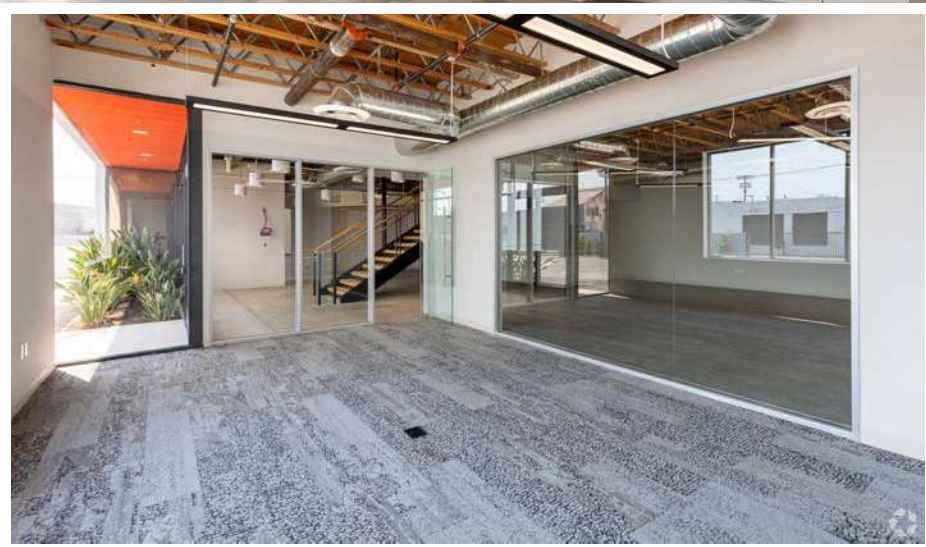
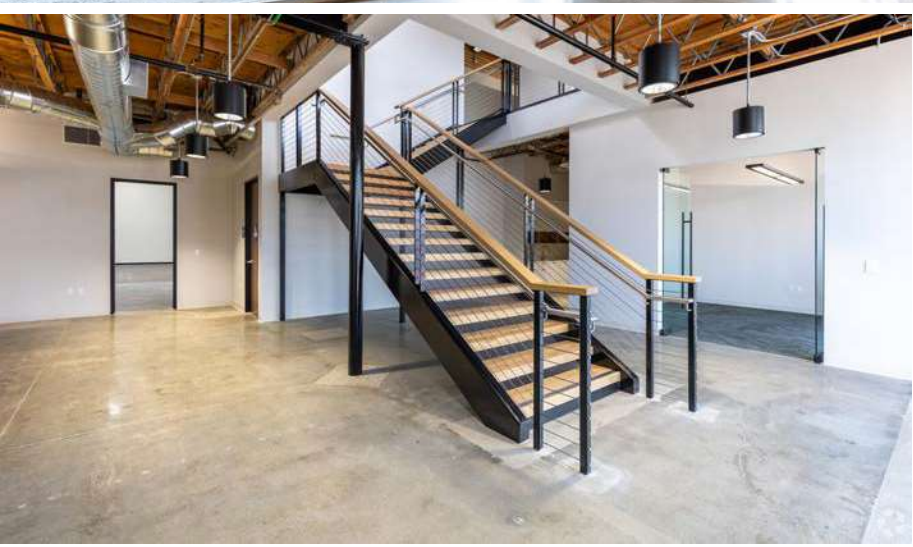
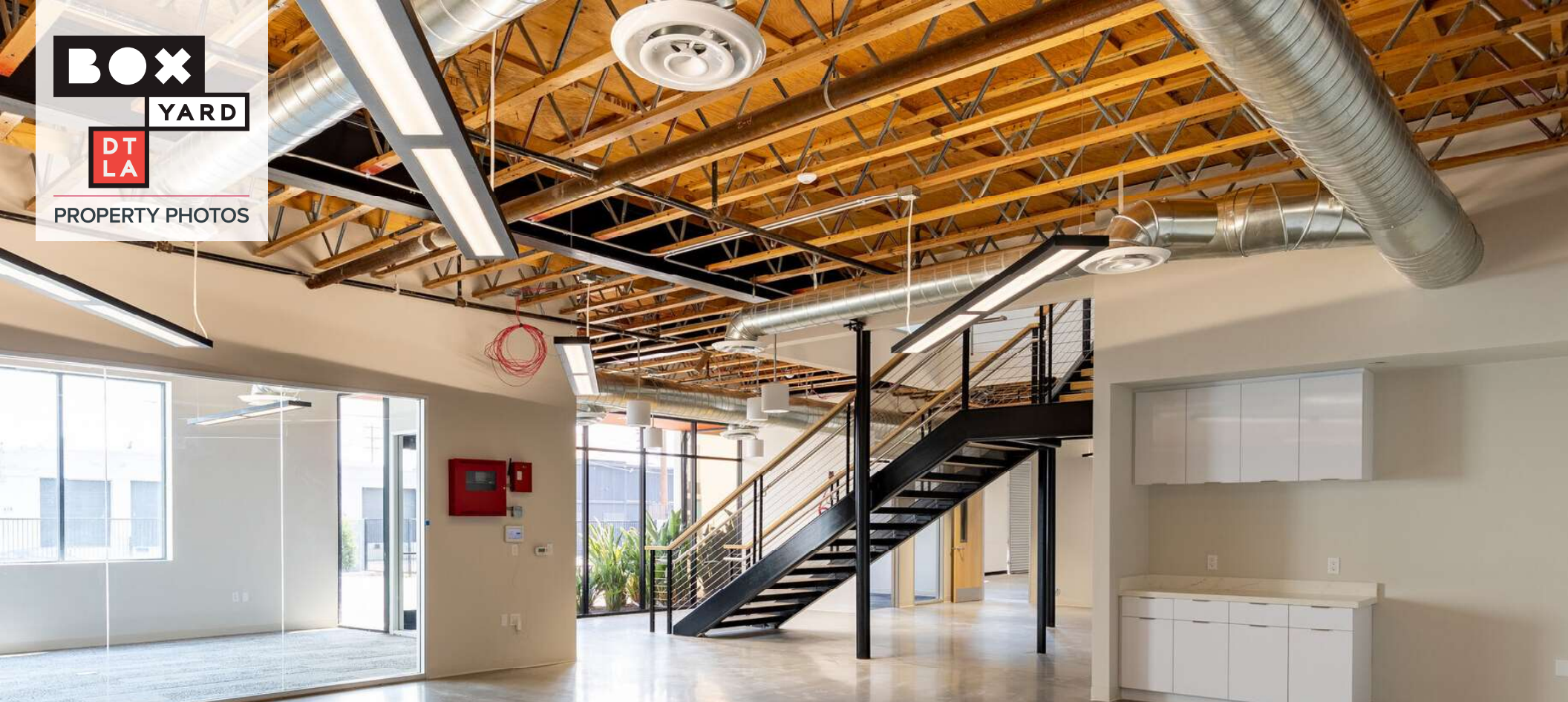


**BOX**

**YARD**

**DT  
LA**

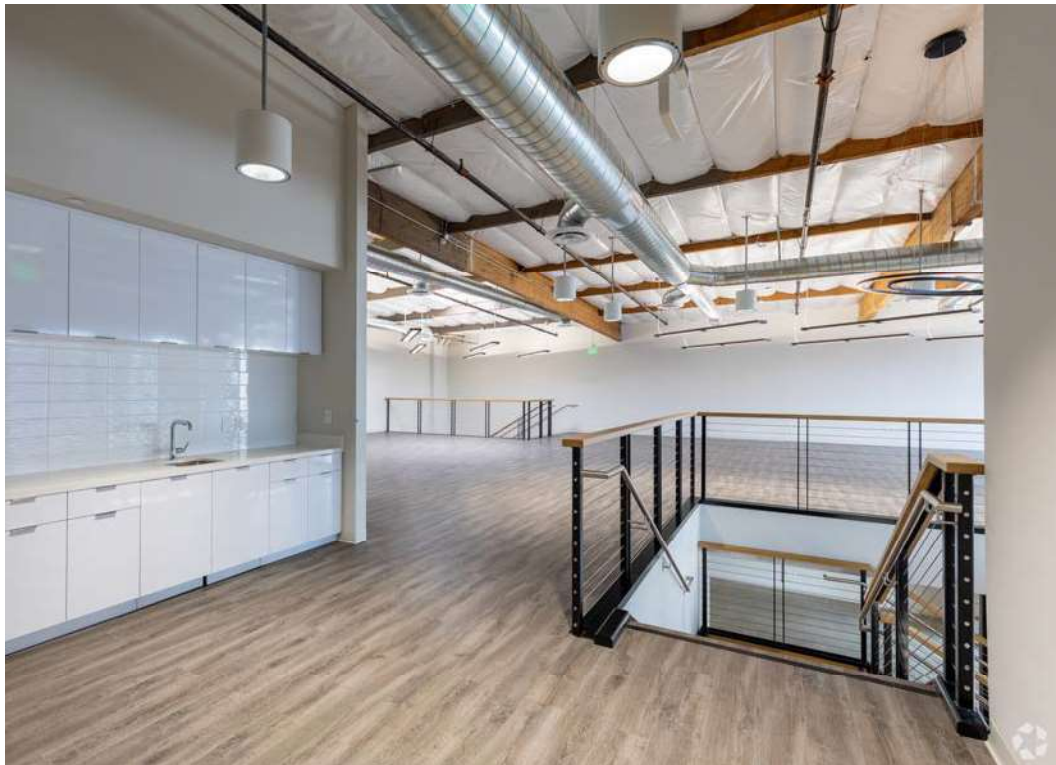
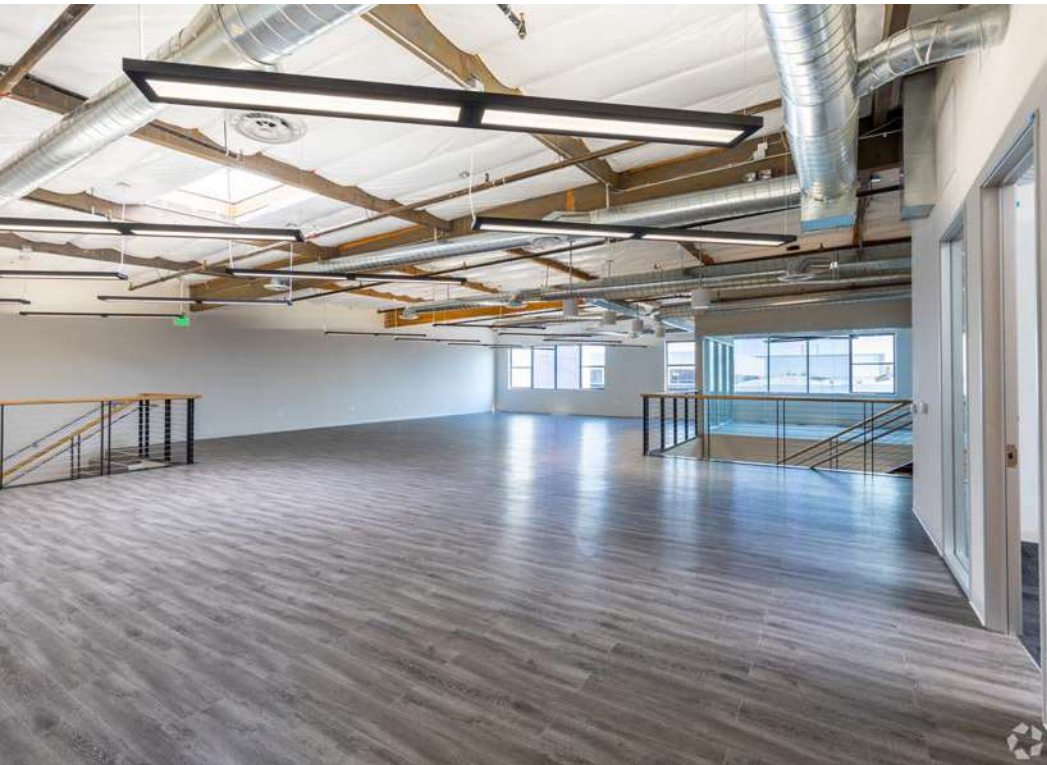
PROPERTY PHOTOS







PROPERTY PHOTOS



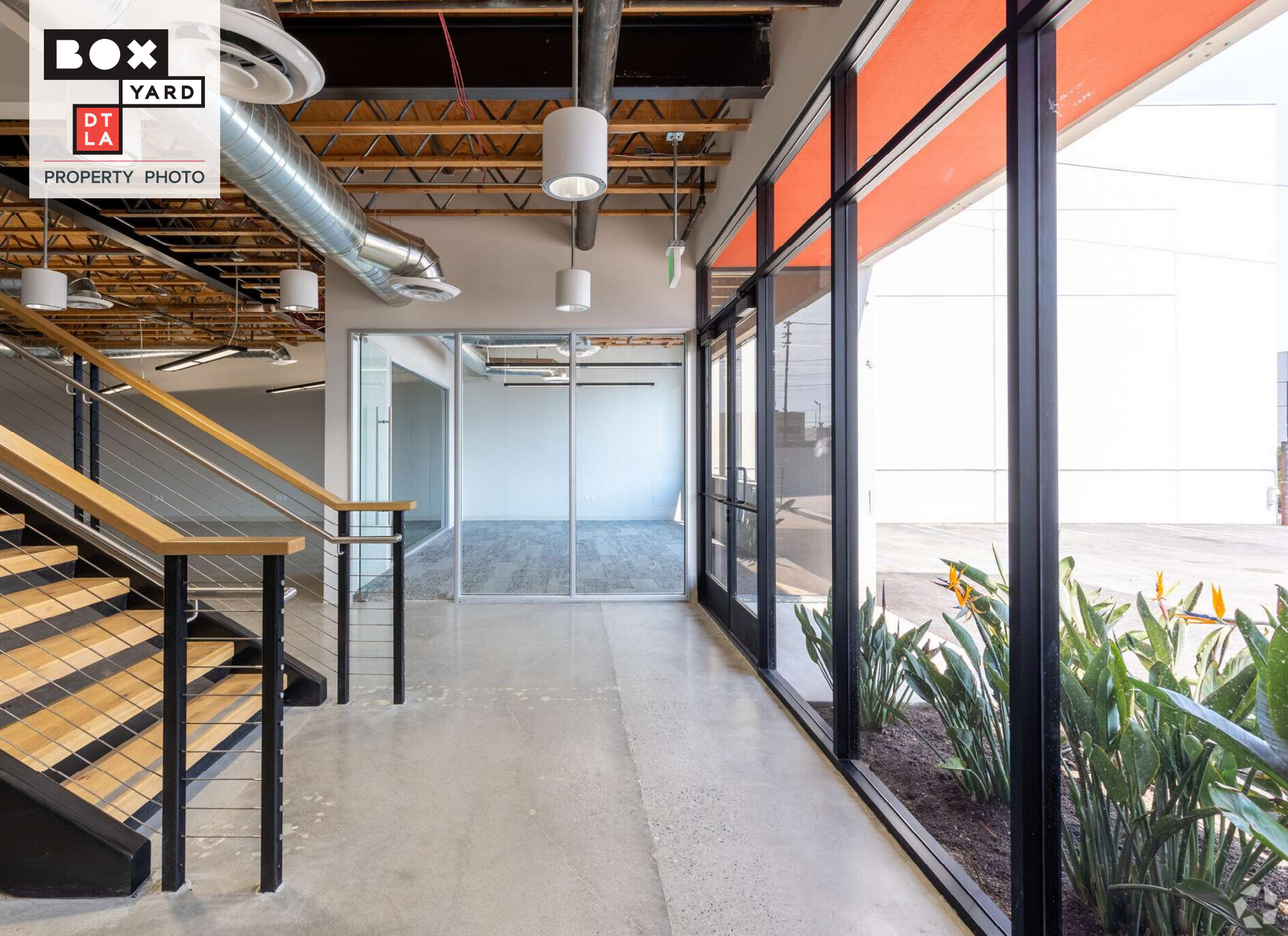


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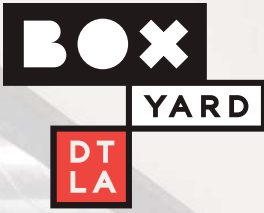
**YARD**

**DT  
LA**

PROPERTY PHOTO



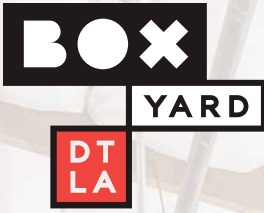




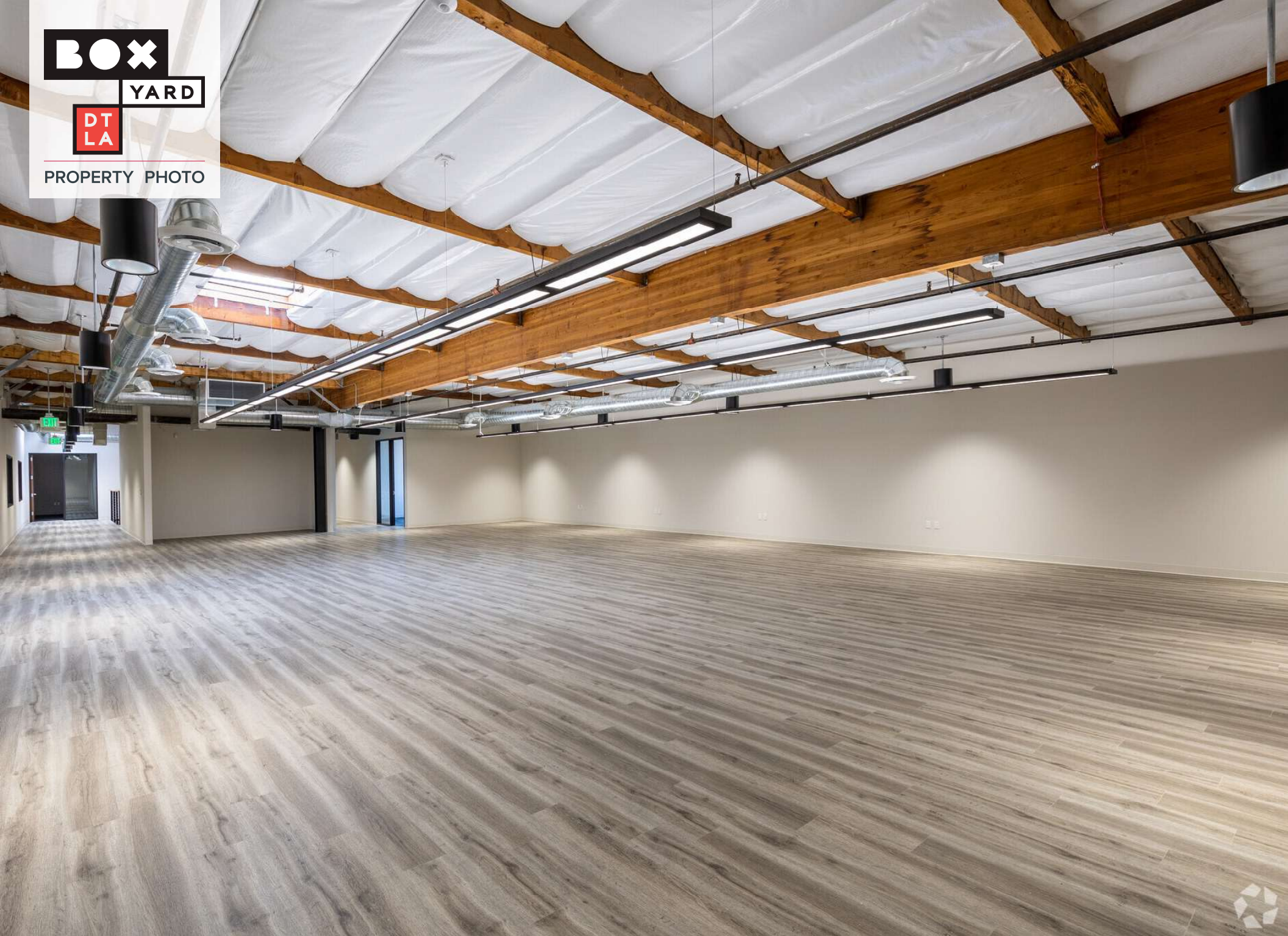
PROPERTY PHOTO







PROPERTY PHOTO











**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**  
**±18,429 - ±63,289 SF AVAILABLE**

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CORP ID 01125429



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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.