



FOR LEASE

568  
ALAMEDA ST

LOS ANGELES • CALIFORNIA • 90013

ARTS DISTRICT

**±11,500 SF MULTI-PURPOSE/FLEX/INDUSTRIAL SPACE FOR LEASE  
FORMER EV CHARGING LAB/TEST FACILITY | HEAVY POWER**

568  
**ALAMEDA ST**

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#### PROPERTY HIGHLIGHTS

- ±11,500 SF Class A Multi-purpose/Flex/Industrial Space
- Former EV Charging Lab/Test Facility
- Clear Span Warehouse - NO POSTS!
- 400 Amp, 277/480 Volt, 3 Phase, 4 Wire. Former Tenant used 330 Kilowatts in the Space (Tenant Should Verify with Electrician)
- 20 Car Fenced Parking
- 4200 SF of Spectacular Offices - Kitchen
- 1 Block from Factory Kitchen and At Mateo Development
- Heart of the Arts District in Downtown Los Angeles
- Potential for EV Charging, Design, Studio, Gallery, Fashion, Creative Uses (Subject to City Approvals)
- Fenced Yard with 2-Sided Access
- Quality Construction - 25.5' Clearance
- Built in 2003

AVAILABLE SIZE

**±11,500 SQ. FT.**

PRICING SUMMARY  
**IMMEDIATE AVAILABILITY**

*Unpriced. Market Lease Offers  
will be responded to as received.*

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, 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.

**Jim Halferty**

Principal | LIC NO 01212024

**323.767.2113**

**jhalferty@lee-associates.com**

**Mike D. Smith**

Principal | LIC NO 00978736

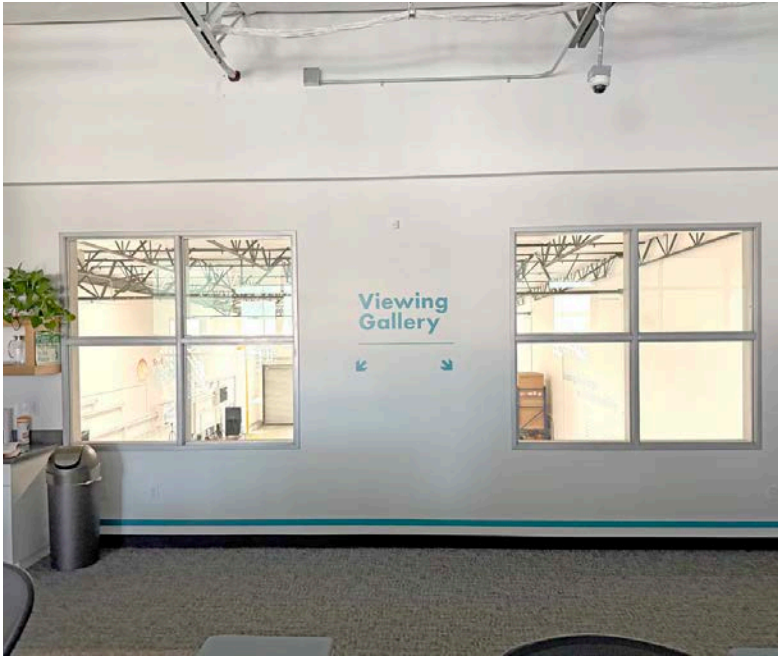
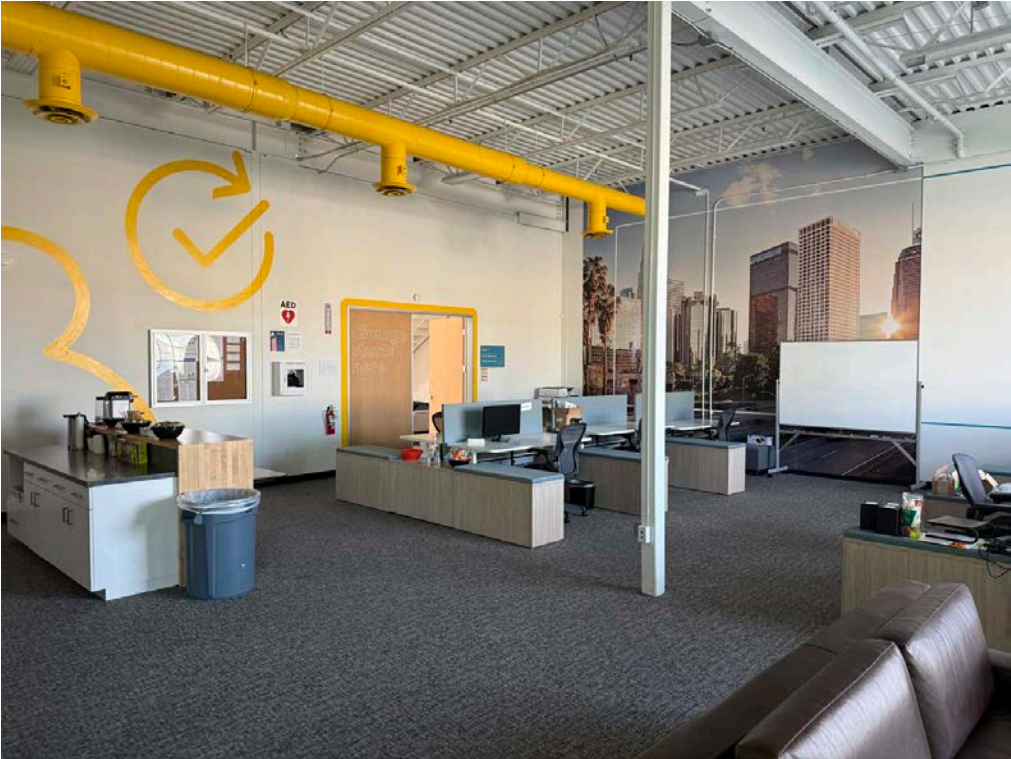
**323.767.2109**

**mdsmith@lee-associates.com**

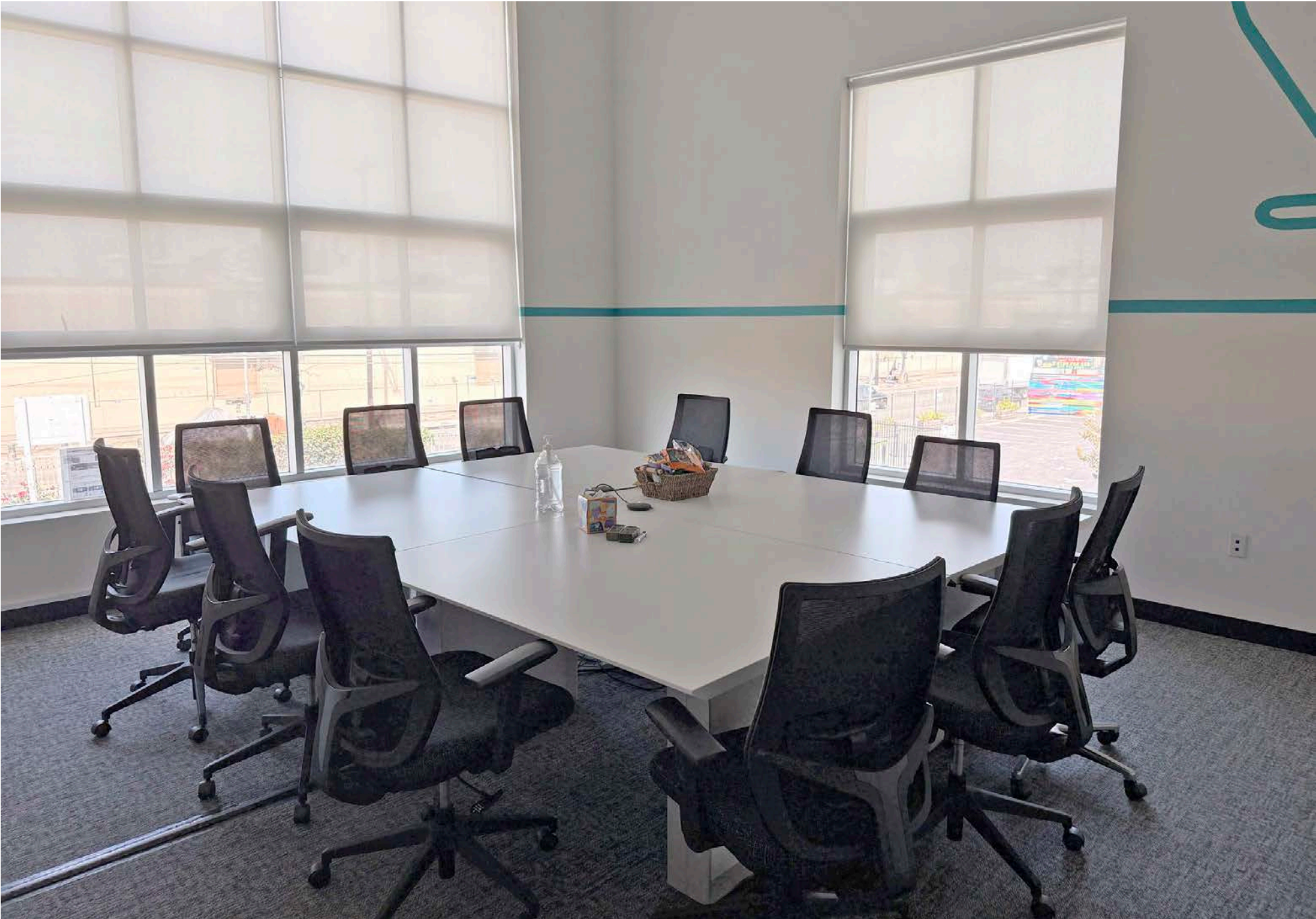
**FOR LEASE** | ±11,500 SF MULTI-PURPOSE/FLEX/INDUSTRIAL SPACE

568 S ALAMEDA ST | LOS ANGELES













**SQUARE D®**

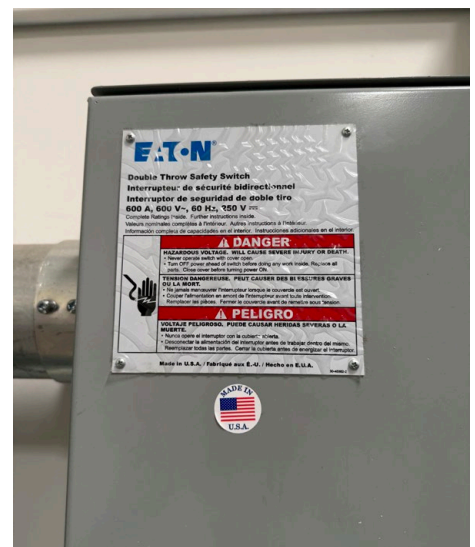
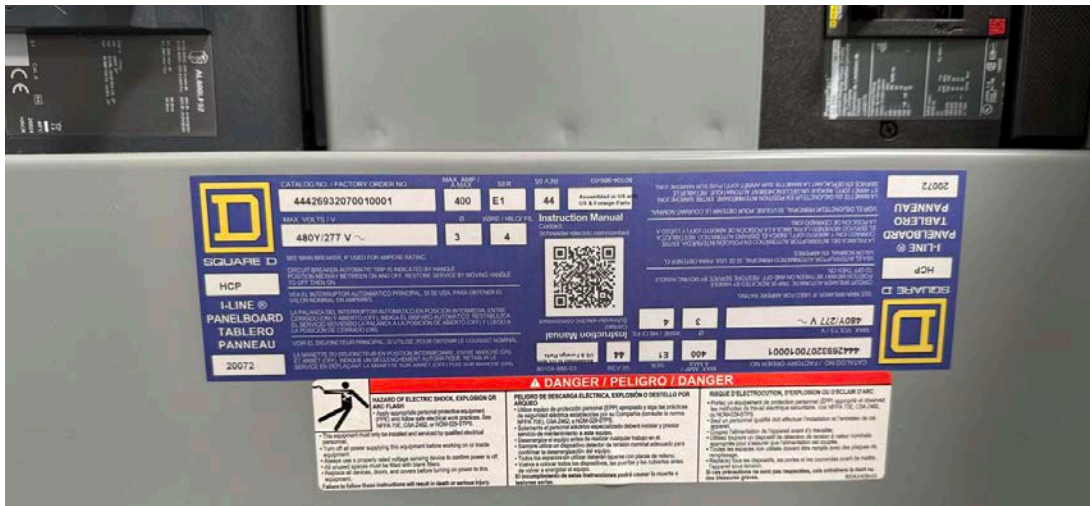
**HEAVY DUTY SAFETY SWITCH**  
**INTERRUPTOR DE SEGURIDAD DE SERVICIO PESADO**  
 400 A  
 600Vac / V- 600Vdc / V-

**⚠ DANGER / PELIGRO**  
**HAZARD OF ELECTRIC SHOCK, EXPLOSION, OR ARC FLASH**  
**PELIGRO DE DESCARGA ELÉCTRICA, EXPLOSIÓN O DESTELLO POR ARQUEO**

- Apply appropriate personal protective equipment (PPE) and follow safe electrical work practices. See NFPA 70E.
- Use appropriate personal protective equipment (PPE) and follow safe electrical work practices. See NFPA 70E.
- This equipment must only be installed and serviced by qualified electrical personnel.
- Use appropriate personal protective equipment (PPE) and follow safe electrical work practices. See NFPA 70E.
- Always use a properly rated voltage sensing device at all line and load fuse clips to confirm switch is off.
- Desenergice el personal eléctrico especializado deberá instalar y probar el servicio de mantenimiento a este equipo.
- Nunca haga funcionar el interruptor con la puerta abierta cuando este energizado. Mantenga la puerta asegurada.
- Turn off switch before removing or installing fuses or making load side connections.
- Siempre utilice un dispositivo de tensión nominal adecuado en los clips para fusibles de los lados de carga y línea para confirmar la desenergización del interruptor.
- Desenergice el interruptor antes de realizar cualquier otro trabajo en el interruptor.
- Do not use removable link fuses in fused switches.
- No utilice fusibles de cinta renovables en los interruptores de fusible.
- El incumplimiento de estas precauciones podrá causar la muerte o lesiones serias.

**Failure to follow these instructions will result in death or serious injury.**  
**Para bloquear el desconector, pise la alambra del candado por los agujeros en la placa de identificación encima de la palanca.**

40276-875-01



**EATON**

**Double Throw Safety Switch**  
**Interruptor de seguridad de doble tiro**  
 600 A, 600 Vc, 60 Hz, 150 V-  
 Complete Rating Table. Further restrictions apply. See applicable codes and standards for additional information.

**⚠ DANGER**  
**HAZARDOUS VOLTAGE. WILL CAUSE DEATH OR SERIOUS INJURY.**  
**PELIGRO**  
**TENSION PELIGROSA. PUEDE CAUSAR LA MUERTE O LESIONES GRAVES O LA MUERTE.**

**⚠ DANGER**  
 Turn OFF power ahead of switch before doing any work inside. Remove all tools. Close doors before leaving panel.

**⚠ PELIGRO**  
 Desenergice el interruptor antes de realizar cualquier otro trabajo en el interruptor.

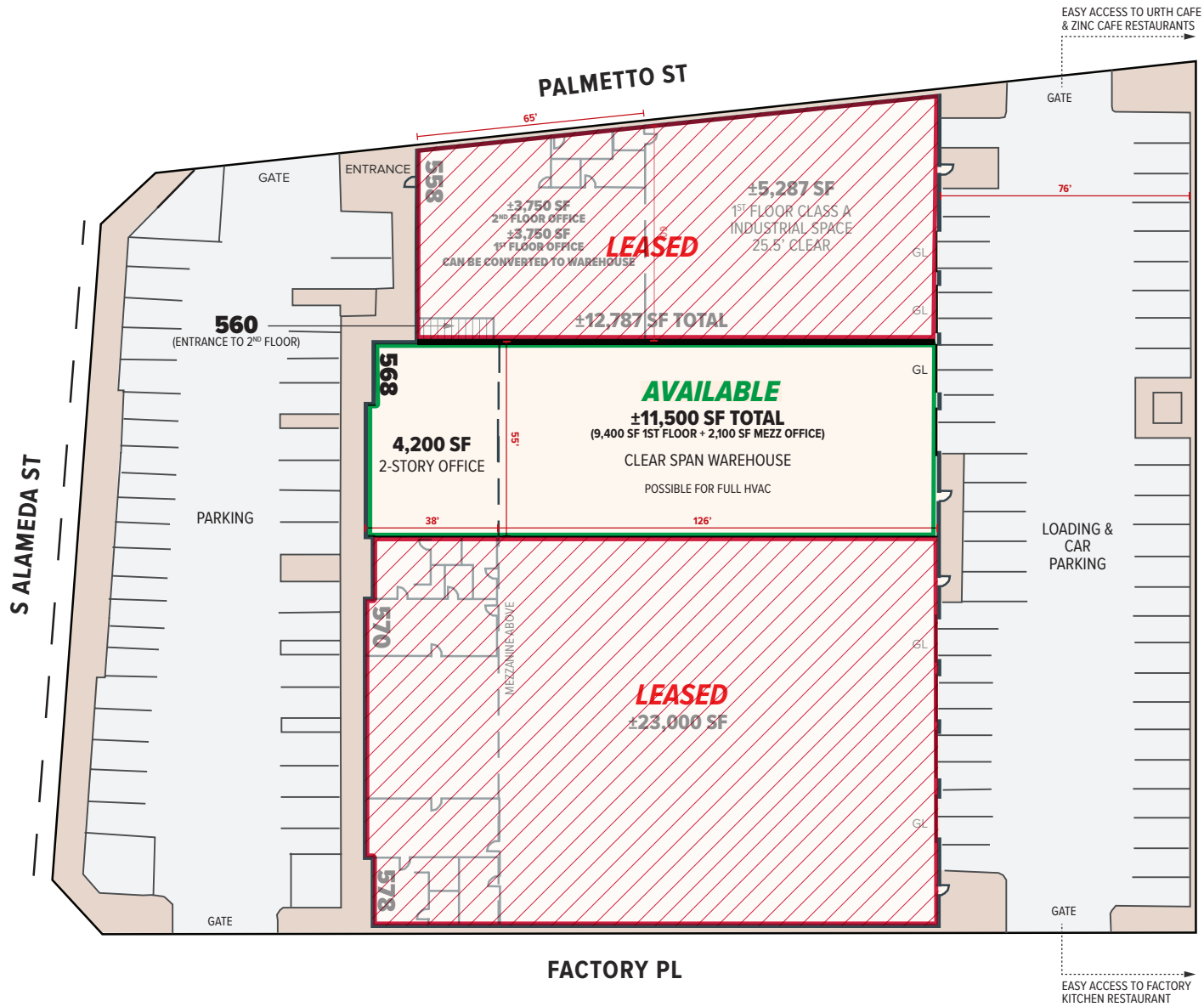
Made in U.S.A., Fabricado en E.U.A., Hecho en E.U.A.

## 11,500 SF former EV Charging Lab/Test Facility, Heavy Power (Tenant Should Verify)





SITE PLAN



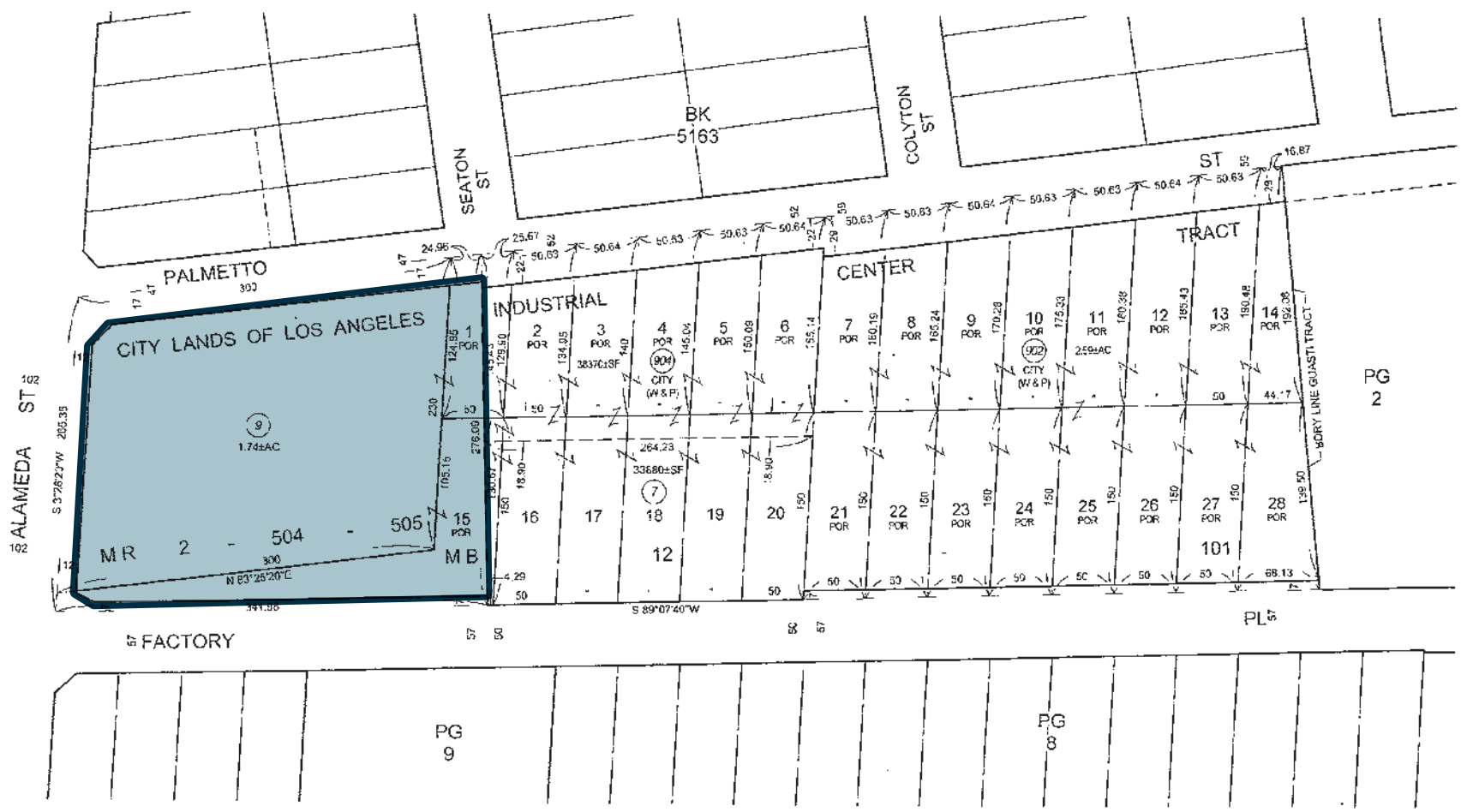
NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

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2011



MAPPING AND GIS  
SERVICES  
SCALE 1" = 80'



SEP 29 2010



# PRIME DTLA LOCATION



**FOR LEASE** | ±11,500 SF MULTI-PURPOSE/FLEX/INDUSTRIAL SPACE

568 S ALAMEDA ST | LOS ANGELES



**ZIMAS REPORT**



**City of Los Angeles  
Department of City Planning**

**8/14/2025  
PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

1114 E PALMETTO ST  
560 S ALAMEDA ST  
1215 E FACTORY PL  
570 S ALAMEDA ST  
578 S ALAMEDA ST  
568 S ALAMEDA ST  
558 S ALAMEDA ST

**ZIP CODES**

90013

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2024-150-GPA-CA  
CPC-2017-432-CPU  
CPC-2014-5000-CA-GPA  
CPC-2014-2415-GPA-CA  
CPC-2014-1582-CA  
CPC-2008-3125-CA  
CPC-2007-3036-RIO  
CPC-1997-423  
CPC-1995-352-CPU  
CPC-1986-607-GPC  
ORD-188474-SA1540-B  
ORD-188425  
ORD-188422  
ORD-188418  
ORD-187822-SA1540-B  
ORD-183145  
ORD-183144  
ORD-164855-SA2040  
PMEX-3827  
AA-2001-2755-PMEX  
ENV-2017-433-EIR  
ENV-2014-4000-MND  
ENV-2014-2416-MND  
ENV-2013-3392-CE  
ENV-2008-3103-CE  
ENV-2007-3037-ND  
ENV-1995-328-MND  
AFF-46857  
AFF-46798  
AF-01-1352988

**Address/Legal Information**

PIN Number 126A215 174  
Lot/Parcel Area (Calculated) 60,256.1 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID G5  
Assessor Parcel No. (APN) 5164001009  
Tract CITY LANDS OF LOS ANGELES  
Map Reference M R 2-504/505 PAT 3-64/65  
Block None  
Lot PT \*UNNUMBERED LT\*  
Arb (Lot Cut Reference) 157  
Map Sheet 126A215

**Jurisdictional Information**

Community Plan Area Downtown  
Area Planning Commission Central APC  
Neighborhood Council Arts District Little Tokyo  
Council District CD 14 - Ysabel Jurado  
Census Tract # 2060.51000000  
LADBS District Office Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review None

**Planning and Zoning Information**

Special Notes None  
Zoning [MB1-CDF1-5] [IX4-FA] [CPIO]  
Site Specific Condition No  
Zoning Information (ZI) ZI-2524 Community Plan Implementation Overlay: Downtown  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2129 State Enterprise Zone: East Los Angeles  
General Plan Land Use Hybrid Industrial  
General Plan Note(s) None  
Minimum Density Requirement Yes (Citywide)  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
HistoricPlacesLA No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay Downtown  
Subarea A Subarea A  
Subarea A.2 Subarea A.2  
Subarea A.4 Subarea A.4  
Subarea D Subarea D  
CPIO Historic Preservation Review No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium or High
Inclusionary Housing	Yes
Inclusionary Set	IR-A
Local Affordable Housing Incentive	Downtown - CPIO
Targeted Planting	River Planting Area
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	Yes
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5164001009
APN Area (Co. Public Works)*	1.740 (ac)
Use Code	3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story
Assessed Land Val.	\$2,017,243
Assessed Improvement Val.	\$1,853,866
Last Owner Change	02/13/2014
Last Sale Amount	\$2,750,027
Tax Rate Area	4
Deed Ref No. (City Clerk)	3843
	306603
	158442
	153068
	#3843
Building 1	
Year Built	2003
Building Class	C65

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**ZIMAS REPORT**

Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	37,595.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5164001009]

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

**Environmental**

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.29902712
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None

Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	ARTS DISTRICT LOS ANGELES
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

**Housing**

Rent Stabilization Ordinance (RSO)	No [APN: 5164001009]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

**Public Safety**

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	159
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	4
Red Flag Restricted Parking	No

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