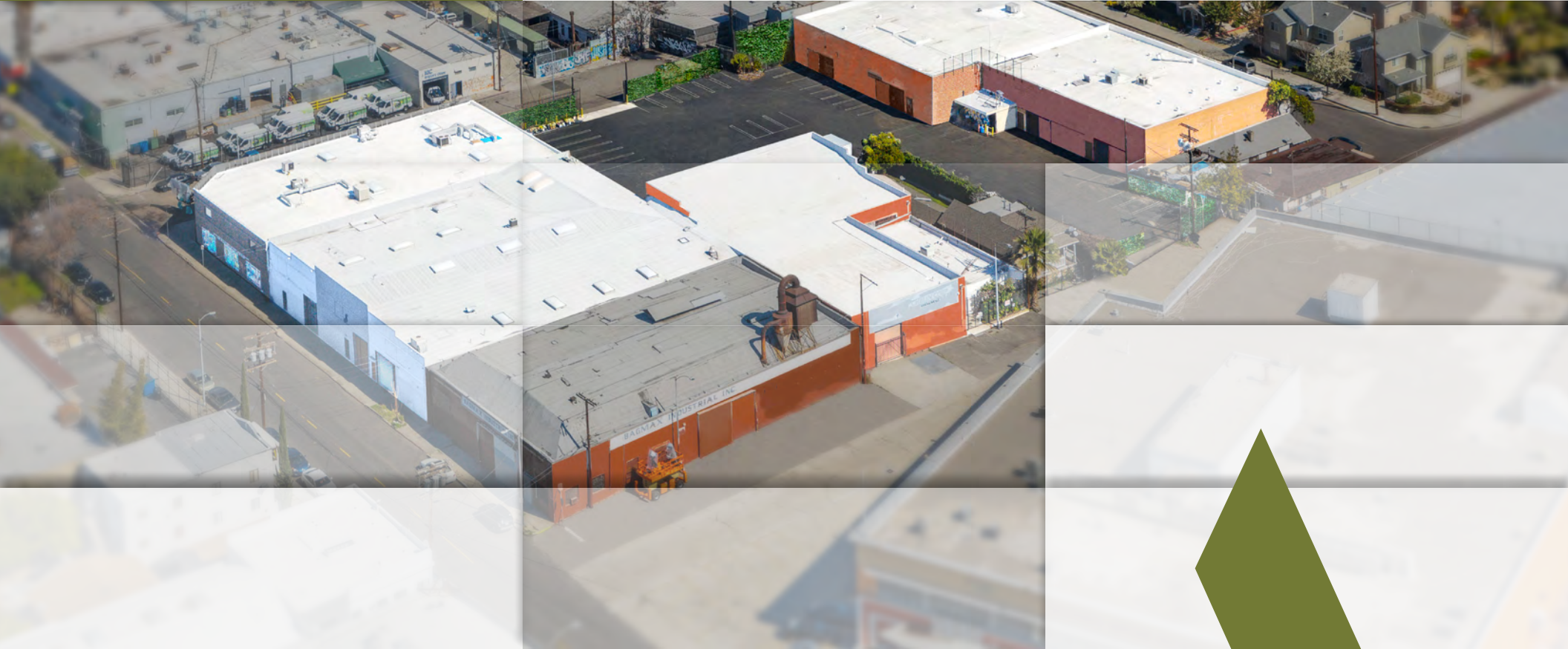


FOR LEASE

151 S UTAH STREET &
LOS ANGELES | CA 90033





DOWNTOWN LOS ANGELES

RARE FIND

NEAR THE ARTS DISTRICT

ARTS DISTRICT

METRO GOLD LINE



HIGHLIGHTS

FULLY REFURBISHED AND PROFESSIONALLY
MANAGED BUSINESS PARK



Campus setting adjacent to
freeways, Downtown and
Art District



New exterior paint,
enhanced lighting, private
parking, landscaping



Fenced and gated yard
with ample parking



Immediate access to several
freeway on/off ramps



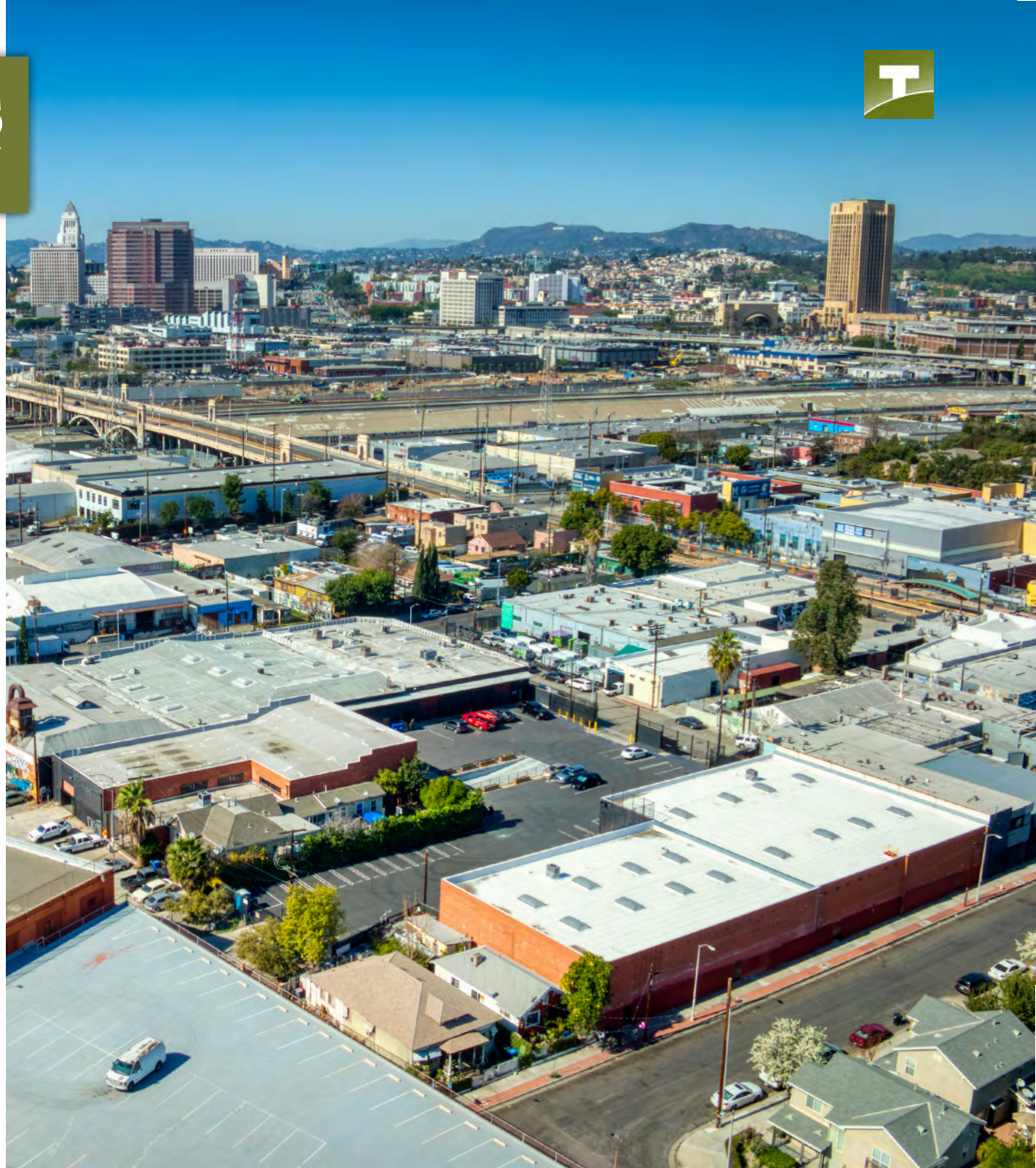
One block from Metro Gold
line (Pico/Aliso Station) and
bus stops



±3,796 SF unit available



Skylights providing an
abundance of natural light





151 S UTAH ST

- ±3,796 SF
- 16' Clear Height
- One Ground Level Glass Roll Up Door
- 5 Parking Spaces

2ND & ANDERSON





CAMPUS

151
S Utah St

SITE PLAN

*Dimensions are approximate. For discussion purposes only.



SOUTH ANDERSON STREET

2ND STREET

LEASED

LEASED

LEASED

LEASED

LEASED

NOT A PART

TRUCK WELL

LEASED

NOT A PART

MONO STREET

LEASED

LEASED

LEASED

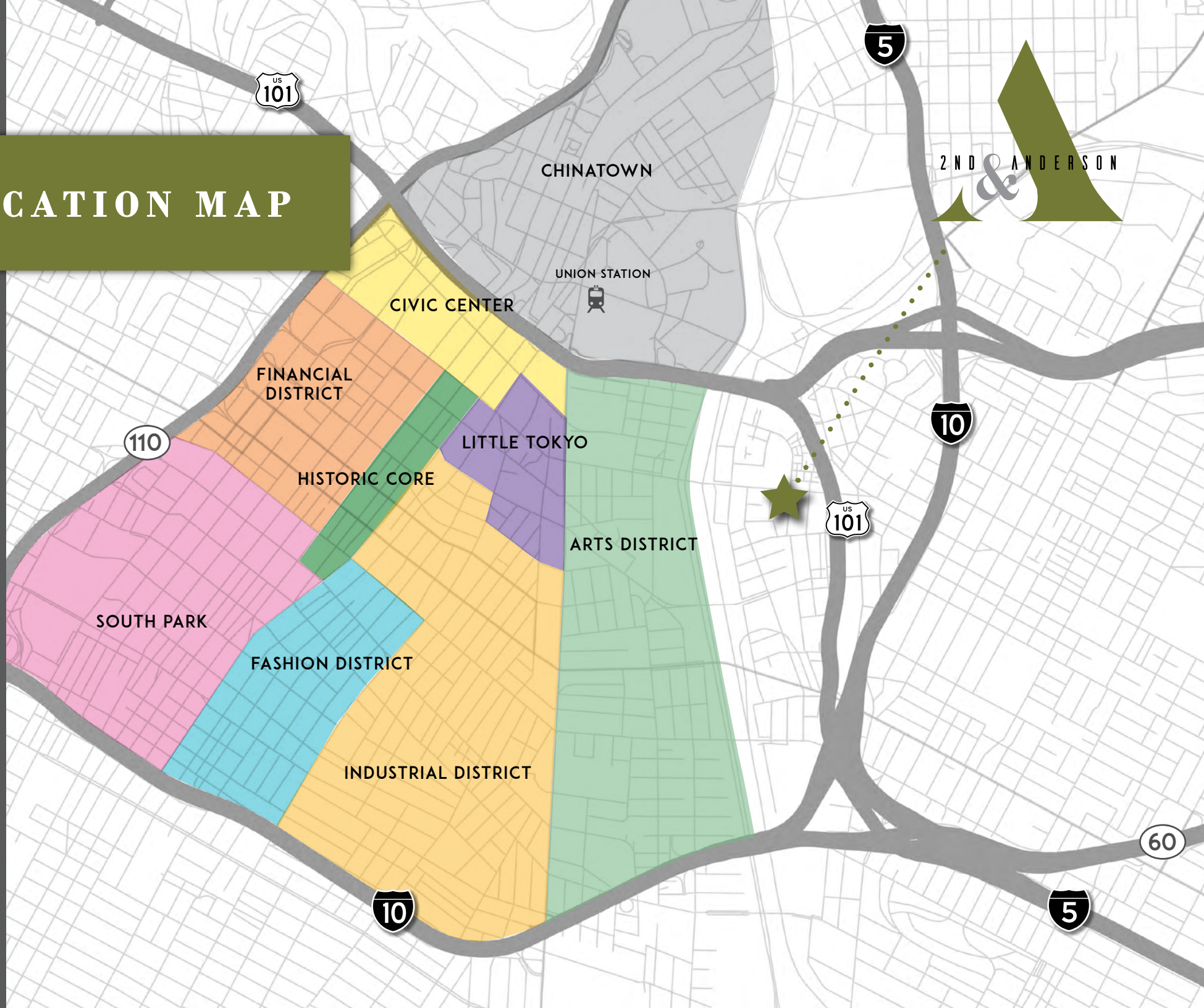
AVAILABLE

151 UTAH ST
±3,796 SF

SOUTH UTAH STREET

NOT A PART

LOCATION MAP





LA'S TRENDIEST NEIGHBORHOOD

The future of the Arts District is headed towards a total metamorphosis as the pipeline is filled with major developments in addition to those that are already in progress. These developments will soon provide a multitude of potential creative office, residential, and retail options, luring cool and hip companies and residents to the area. Although the market is evolving with adaptive re-use and new developments, the intent of the developers and the local community is to keep the integrity, character, culture, and aesthetics intact for the most unique district of Los Angeles.

The Arts District's distinctive architecture, ample opportunity, and lively demographic base has transformed the neighborhood into a one of a kind cultural mecca. The Arts District is an ever-changing and adapting community that's now home to galleries, artisan retail shops, breweries, trendy bars and entertainment, and several of the hottest restaurants in Los Angeles.

Over the past decade, the Arts District has captivated investors and developers, both locally and globally, creating a buzz about the area. Fueled with private and institutional capital, The Arts District has become one of the most sought out markets and is the new "it" place to be.





6TH STREET VIADUCT

The Sixth Street Viaduct (also known as the Sixth Street Bridge) is a 3,500-foot bridge in Los Angeles that connects historic Boyle Heights on the east side with the Downtown Arts District on the west. The bridge spans the LA River and the 101 Freeway, local surface roads as well as 18 railroad tracks operated by five different railroad agencies including Union Pacific and Metrolink. The earlier viaduct on this site, built in 1932, was closed for demolition in January 2016.

A new 12-acre public park running below the bridge, accessible by multiple stairways and a monumental helical bike ramp, will provide access to much-needed recreational fields with restrooms and café, the LA River, public art, and a programmed arts plaza. The new bridge has become a destination in Los Angeles as much as a thoroughfare.

<https://www.hntb.com/projects/sixth-street-viaduct-replacement/>



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2ND & ANDERSON

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WAKEFIELD

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