

INDU
STRY

FOR LEASE
CREATIVE OFFICE WITH
MOVE-IN READY SUITES
± 2,015 RSF & ± 3,126 RSF

811 TRACTION AVE ARTS DISTRICT DTLA



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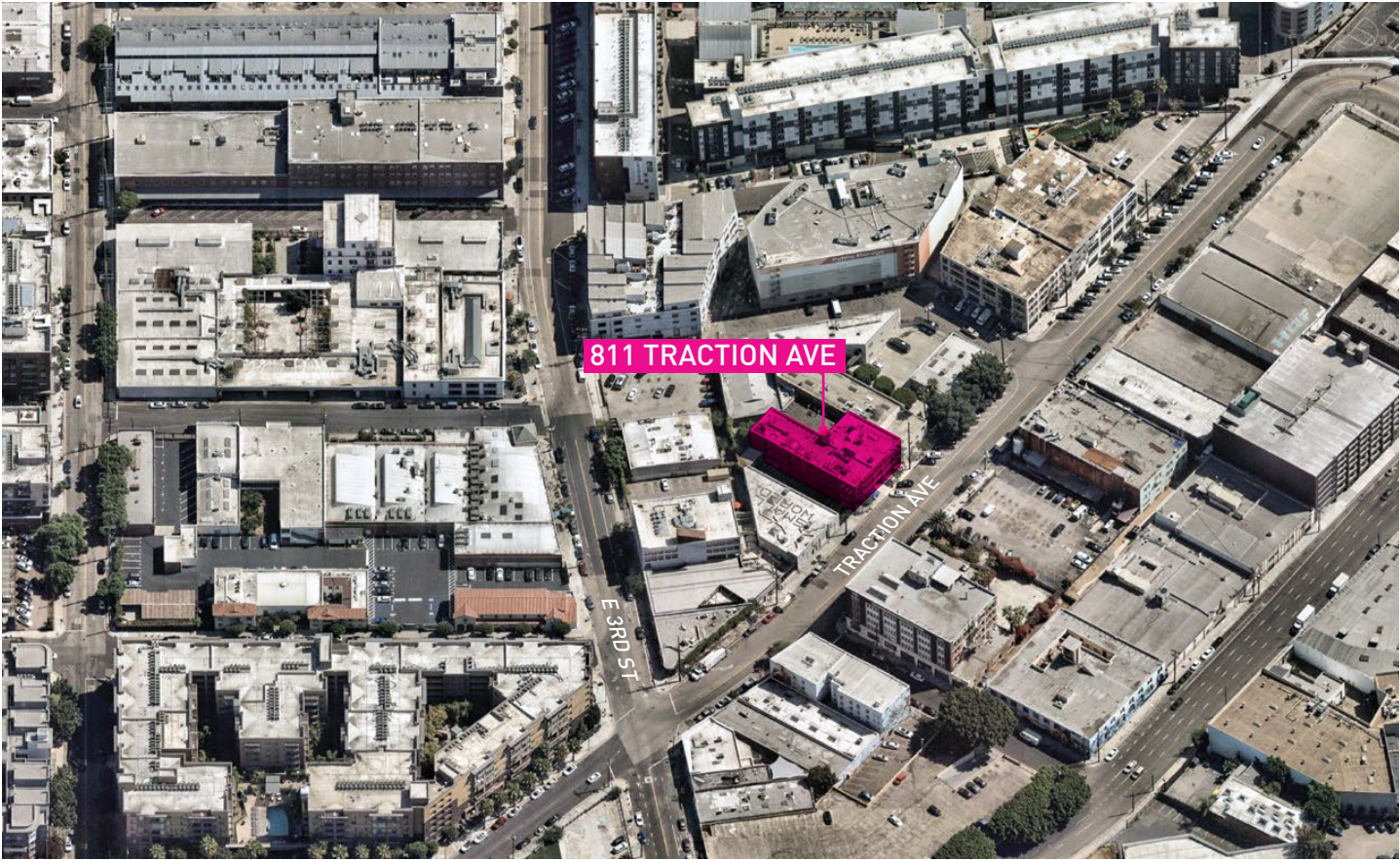
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AVAILABLE SF		RATE	TERM	OCCUPANCY	PARKING
Ground Floor (Exclusive patio attached)	± 3,126 RSF	\$4.05-\$4.15 / SF per Mo. / MG	3-10 years	Immediate	1 Space / Unit
3rd Floor	± 2,015 RSF				Additional monthly parking available in lot across the street

- FEATURES**
- High Trussed Ceilings
 - New Dedicated HVAC for each Space
 - Exclusive outdoor patio dedicated to ground floor suite
 - Polished concrete and hardwood floors
 - Bathroom and Kitchenette in units
 - Groundwork Coffee and Pali Wines on ground floor
 - In the heart of the Arts District
 - Within walking distance from Metro's Regional Connector

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CREATIVE OFFICE IS A BETTER ALTERNATIVE IN COVID-19 TIMES

As the economy reopens offices are facing a new challenge: bringing back employees to work while maintaining a sanitized space and providing enough space to practice social distancing. 811 Traction Ave offers a unique office layout that allows for a more flexible implementation of security measures.

**SPACIOUS LAYOUT**

At 811 Traction Ave, the mix of private office spaces and open floor work areas with wide hallways offer an advantage over the conventional cubicle layout. It offers flexible configuration to maintain distance between workers without any major retrofitting of furniture or the structure itself.

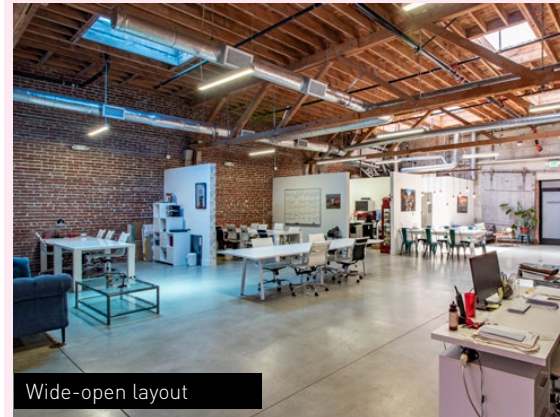
**HARD SURFACES AND EASY MAINTENANCE**

The open floor plan and tall ceilings enhance air circulation. Additionally, the building has concrete and hardwood floors that are easy to clean. Conventional offices have to deal with shared cleaning staff, which presents a logistical challenge for landlords.

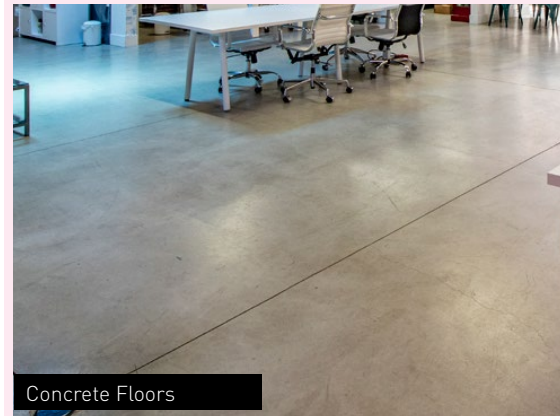
**PRIVATE OUTDOOR SPACE**

811 Traction Ave ground floor suite has a dedicated outdoor patio and skylights. The 3rd floor has operable windows and skylights. Conventional offices do not have these features and with reduced access to natural ventilation, this makes it hard for employees to maintain a safe distance in common areas.

The opinions expressed on this page do not necessarily represent the views and opinions of any local authorities or medical professions. Although this information is of a legal/medical nature, it does not constitute legal or medical advice as to the current operative laws and regulations or best practices with respect to Covid or any other disease. Industry Partners accepts no responsibility or liability whatsoever with regard to the information provided herein

811 TRACTION AVE CREATIVE SPACE

Wide-open layout



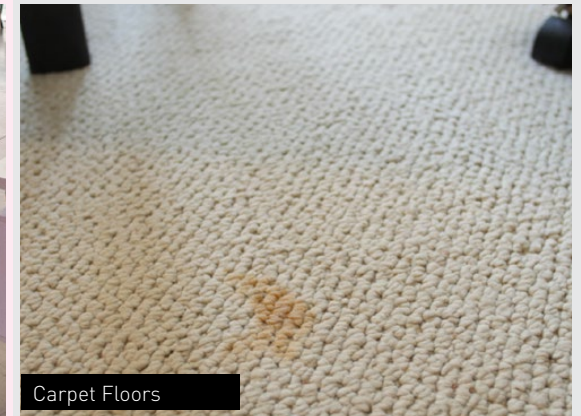
Concrete Floors



Private Outdoor Patio

CONVENTIONAL HIGH-RISE BUILDING

Cubicle layout



Carpet Floors



Limited ventilation

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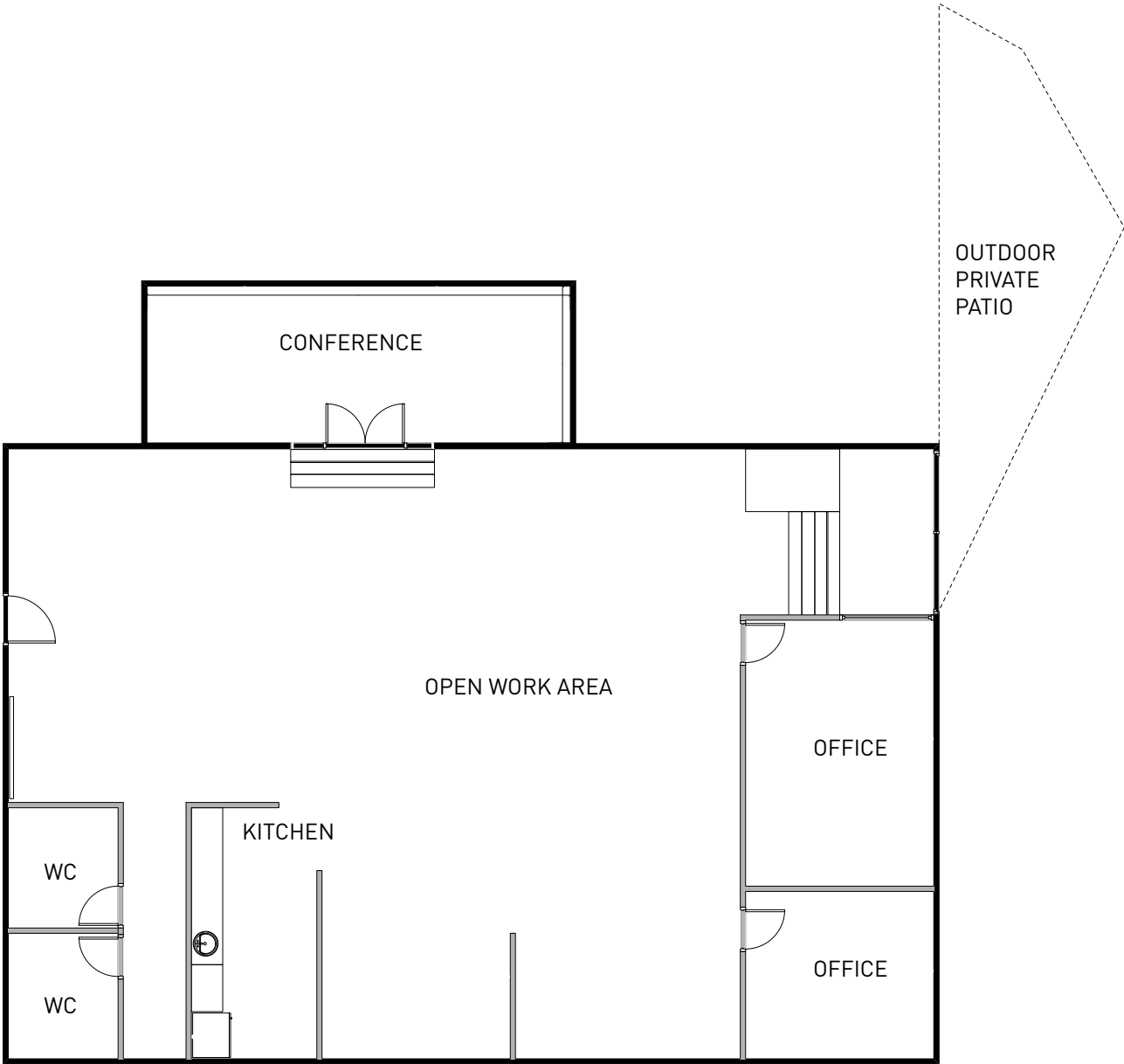
CREATIVE OFFICE

811 TRACTION AVE LOS ANGELES CA 90013

FLOOR PLAN

GROUND FLOOR
± 3,126 RSF

Traction Ave

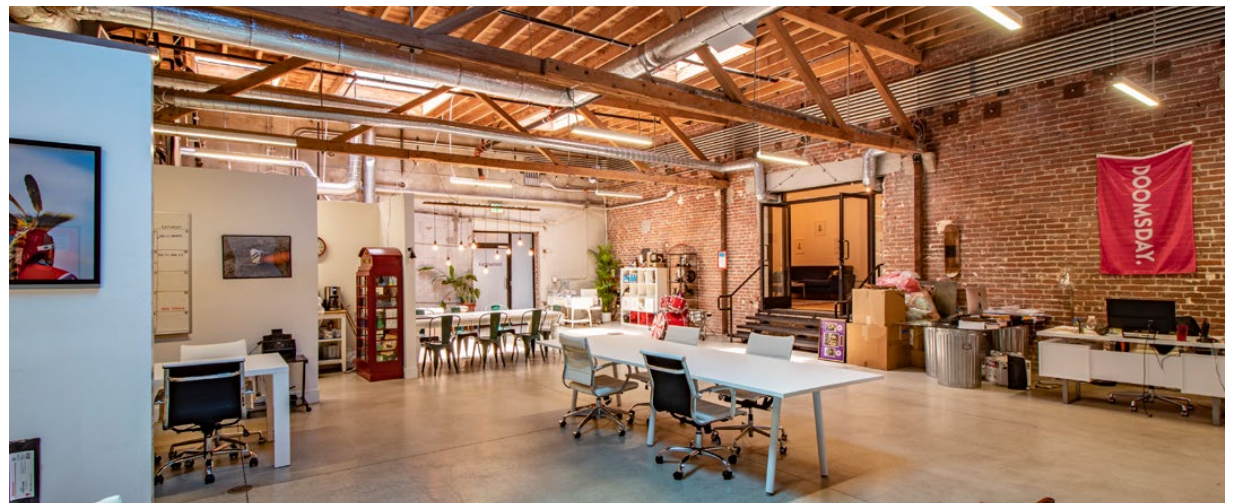


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INTERIOR PHOTOS
GROUND FLOOR

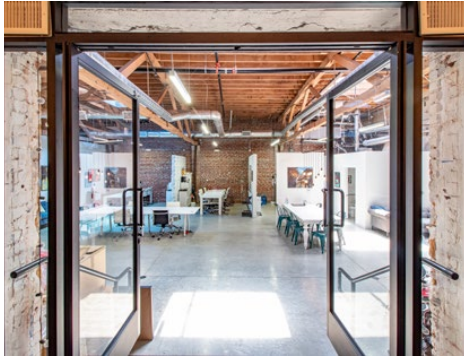


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INTERIOR PHOTOS
GROUND FLOOR



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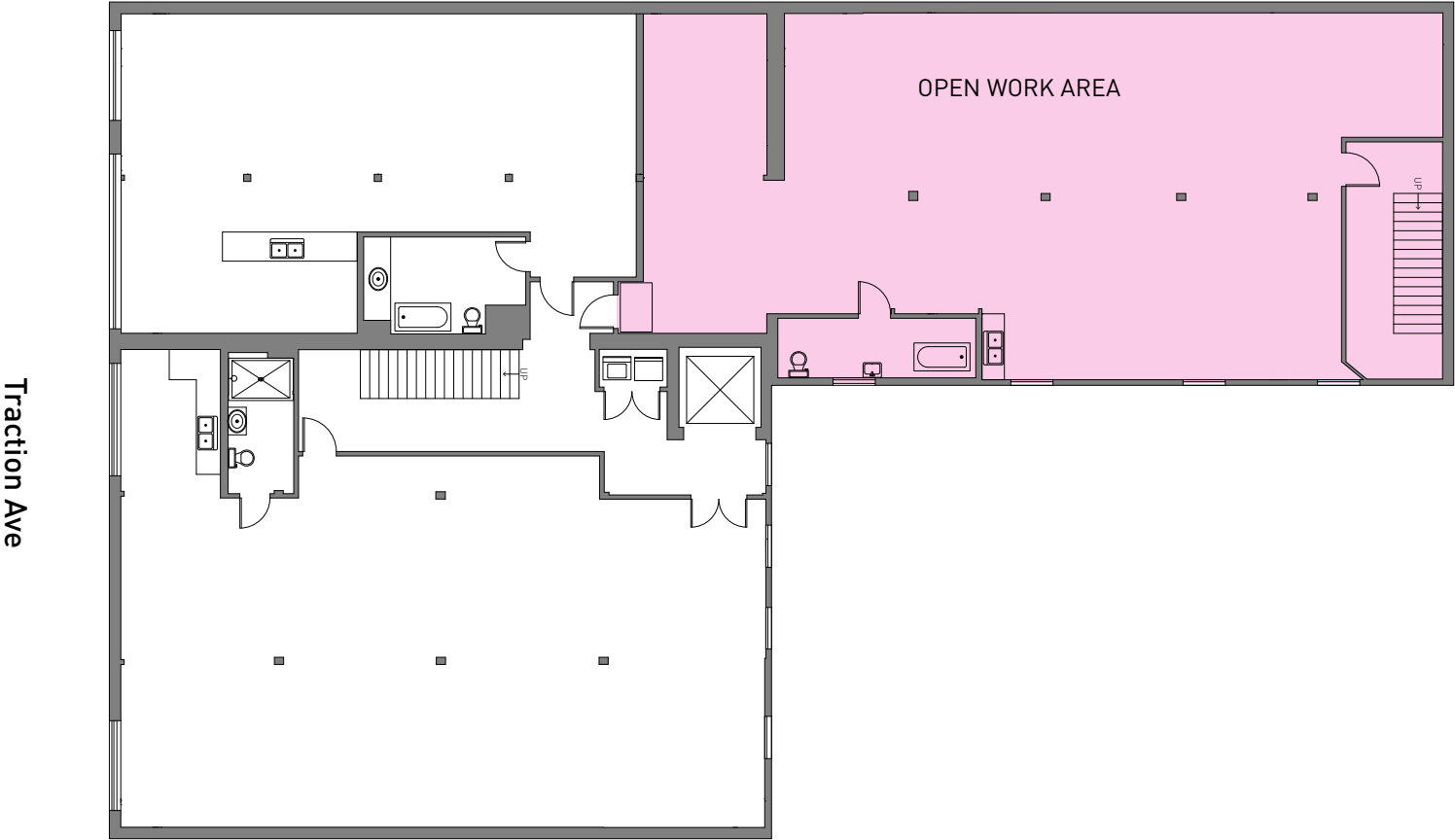
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EXTERIOR GROUND
FLOOR PATIO PHOTO



3RD FLOOR
± 2,015 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

DTLA's Arts District is one of Downtown's most exciting neighborhoods, packed with bars, restaurants and art galleries.

The neighborhood offers a unique urban setting and yet is also one of the most walkable places in the City.

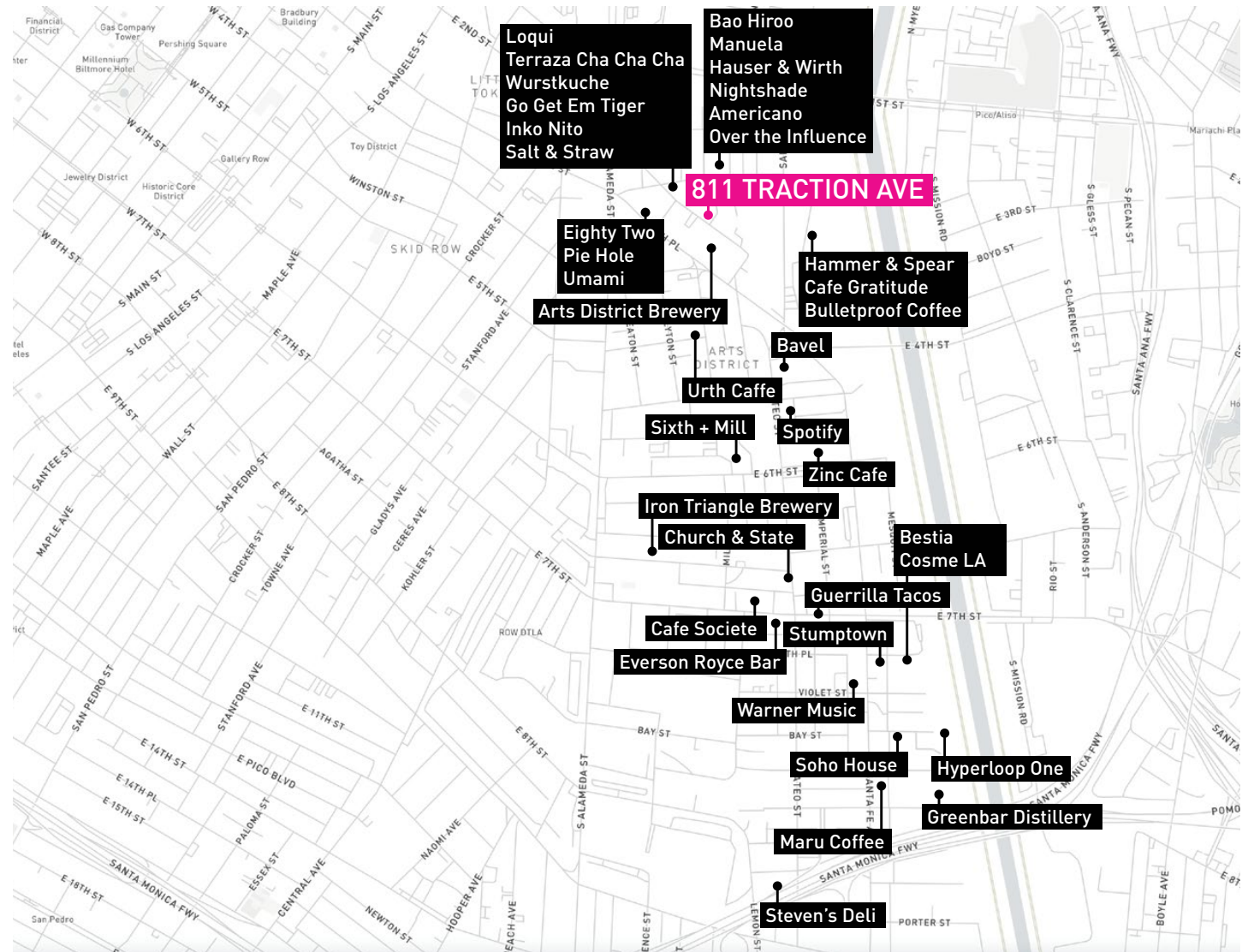
The Arts District's list of new developments continues to grow, from a large mixed-use project designed by architect Bjarke Ingels, to super-dense Herzog & De Meuron 6AM towers.

NEARBY

3-MIN DRIVE TO 101 FWY
5-MIN DRIVE TO 10 FWY
5-MIN DRIVE TO 5 FWY

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Pie Hole. Sleek bakery serves up homemade sweet & savory pies, cafe fare & desserts in a minimalist interior.



Manuela. All-day eatery for seasonal menus, cocktails & housegrown ingredients in a rustic-chic arts complex.



Soho House. A private club that focuses on meeting spaces and lounges, which fill up the sixth floor. 48 hotel rooms occupy the third-fifth levels.



Nightshade. Chef Mei Lin's playful & striking Asian-Californian cuisine changes with the seasons.



Wurstkuche. Hip & sceney beer hall serves exotic links such as rabbit & snake, plus fries & imported brews.



Go Get Em Tiger. Innovative bar-style serving homemade nut milk, yeasted waffles, fresh pastries, and brunch service.

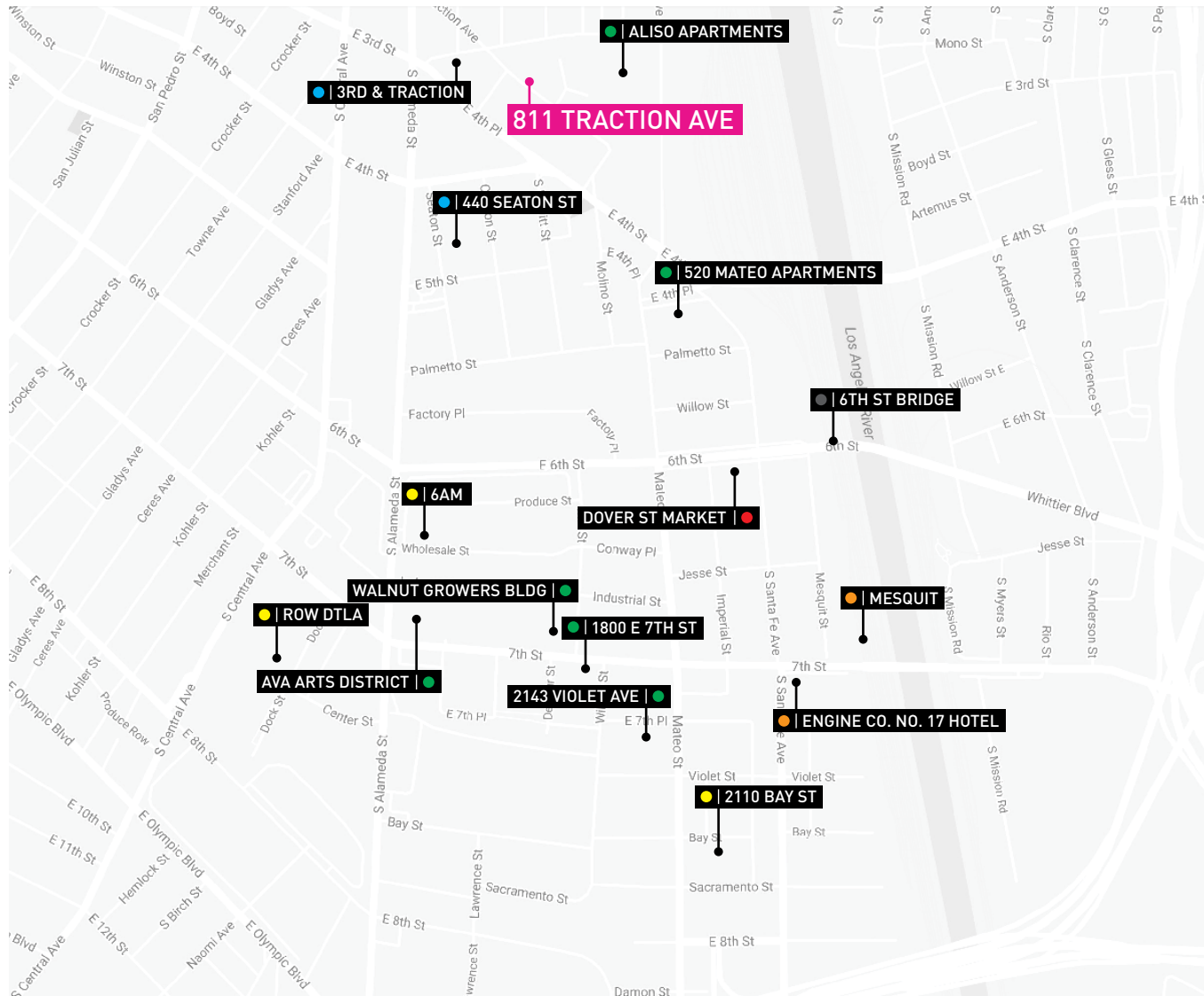
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AERIAL





6AM. Massive multi-use complex that includes two, 58-story towers, rental units and condos, office space, retail, and a school.



2110 Bay St. Three-building development featuring 110 live/work units - including 11 restricted affordable units - as well as 113,000 square feet of creative offices and nearly 51,000 square feet of ground-floor shops and restaurantsa school.

CREATIVE OFFICE

RESIDENTIAL

COMMERCIAL

MIXED-USE

HOTEL