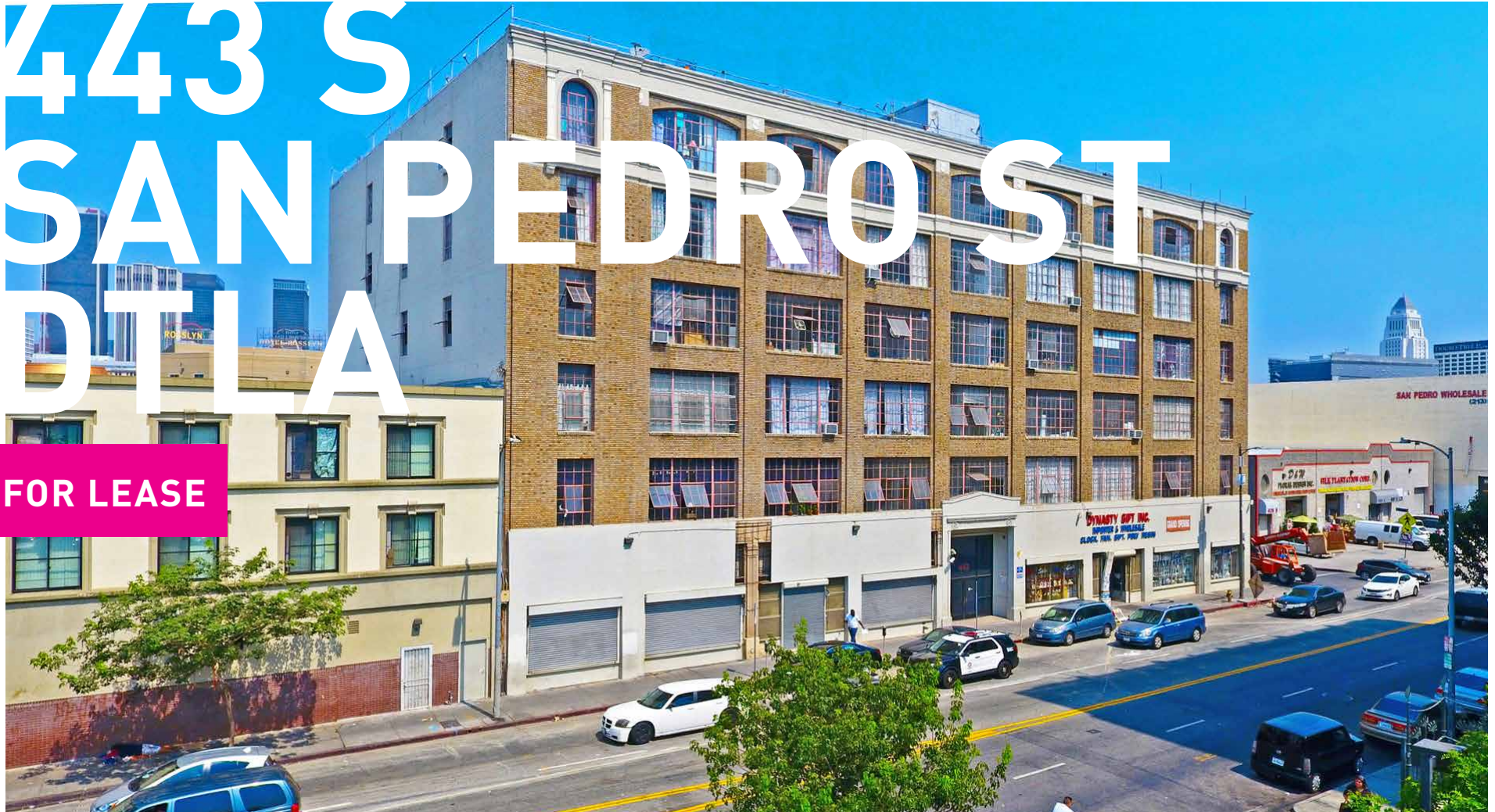


# INDU STRY

CREATIVE OFFICE / SHOWROOM RETAIL  
± 801 RSF TO ± 15,000 RSF

# 443 S SAN PEDRO ST DTLA

FOR LEASE



**INDUSTRYPARTNERS.COM**

310 395 5151

CA BRE No. 01900833

**CARLE PIEROSE**

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CA BRE LIC NO. 01464318

**CHRIS BALD**

cb@industrypartners.com

CA BRE LIC NO. 01909867

## AVAILABLE RSF

|           |                         |
|-----------|-------------------------|
| Ground Fl | ± 3,500 TO ± 15,000 RSF |
| Unit 210  | ± 1,188 RSF             |
| Unit 305  | ± 801 RSF               |
| Unit 510  | ± 1,971 RSF             |
| Unit 511  | ± 996 RSF               |
| Unit 609  | ± 1,491 RSF             |

## RATE

|               |
|---------------|
| Negotiable    |
| \$2,475 / Mo. |
| \$2,200 / Mo. |
| \$5,850 / Mo. |
| \$2,695 / Mo. |
| \$3,465 / Mo. |

## TERM

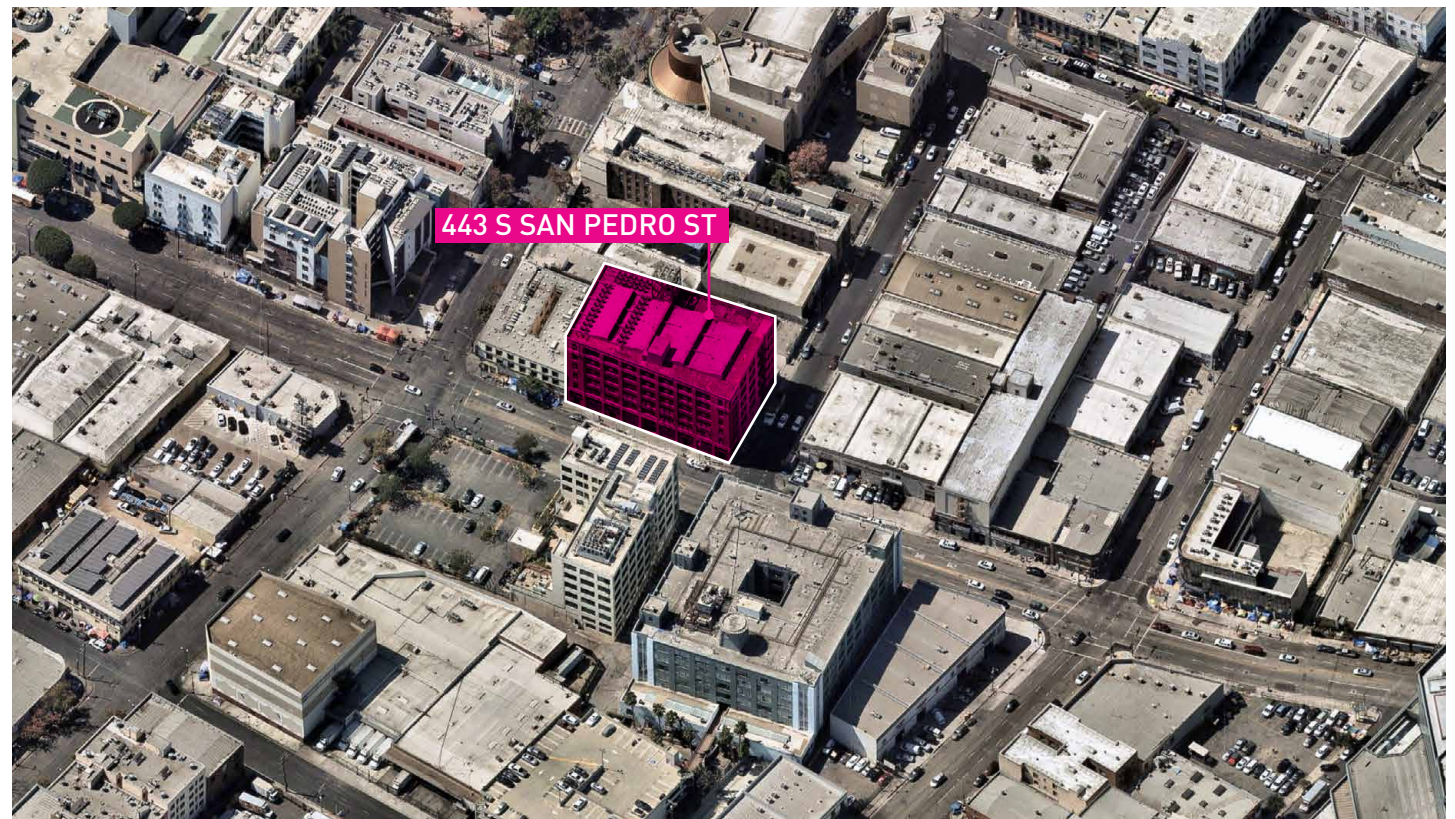
3-10 Years

## OCCUPANCY

Q4 2020

## FEATURES

- Polished concrete floors
- Abundant natural light
- High ceilings
- Street level suite
- Direct access from parking lot
- Adjacent to Little Tokyo and Arts District amenities
- Spec suite underway



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.  
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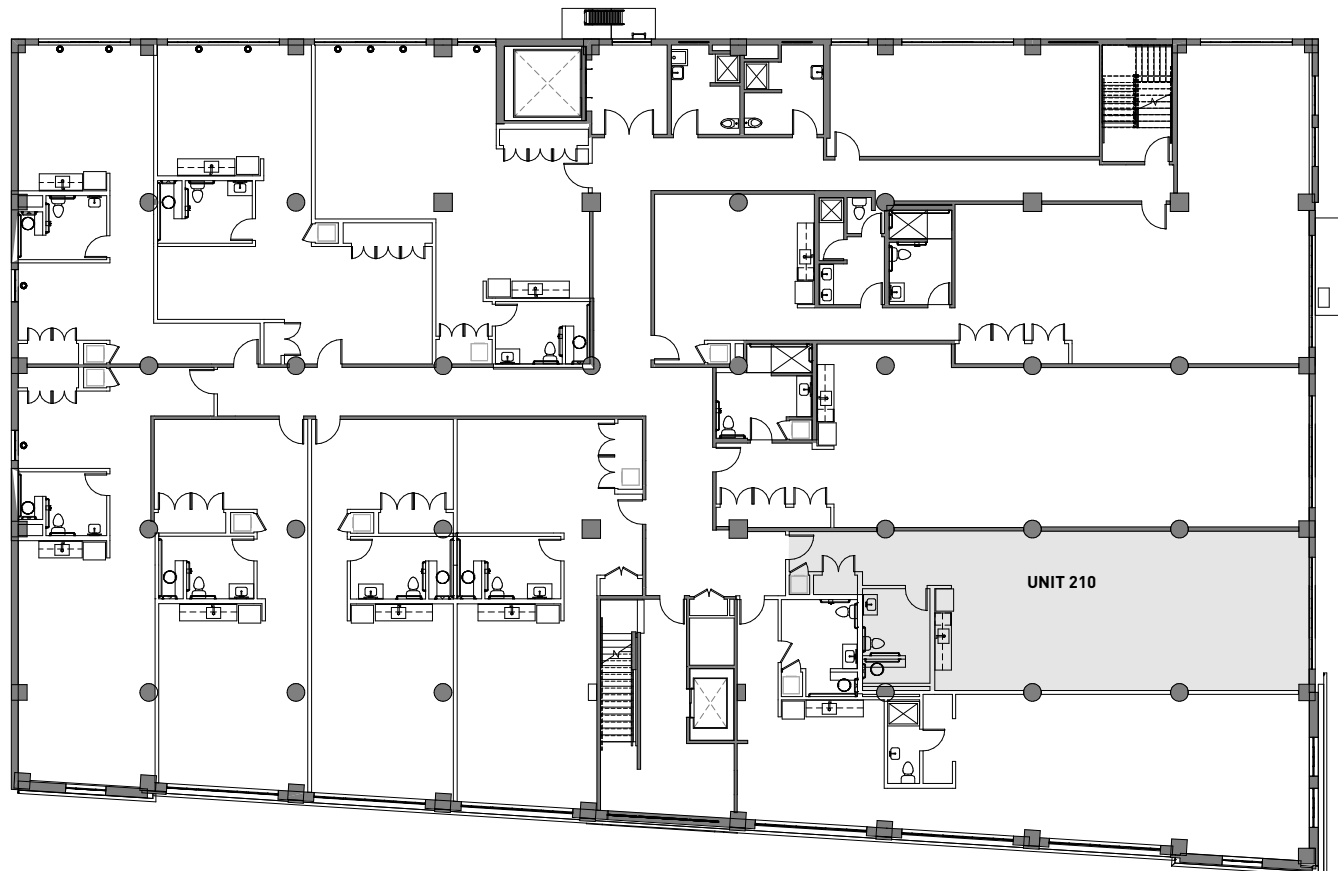
## GROUND FLOOR

± 15,000 RSF



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

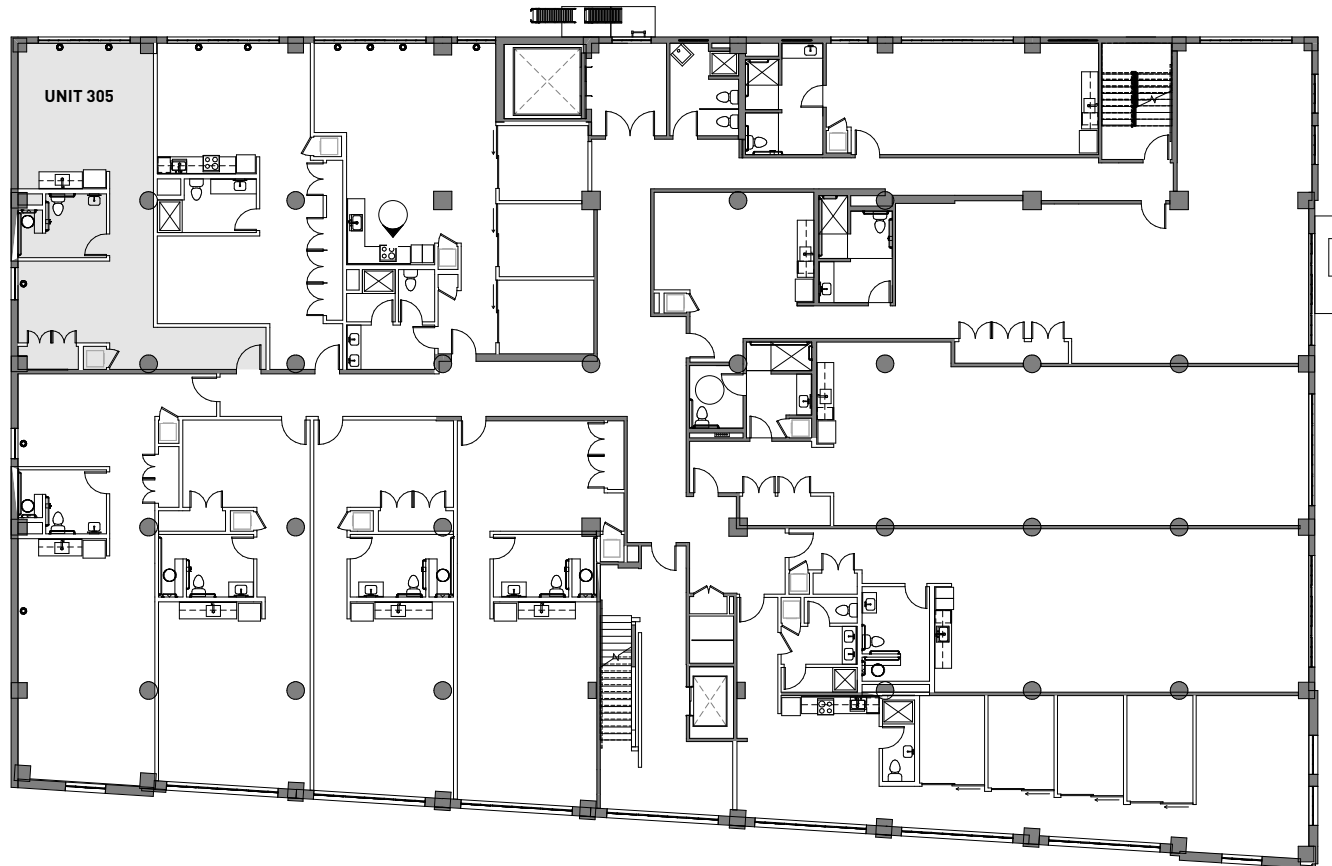
UNIT 210  
± 1,188 RSF



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

UNIT 305

± 801 RSF



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

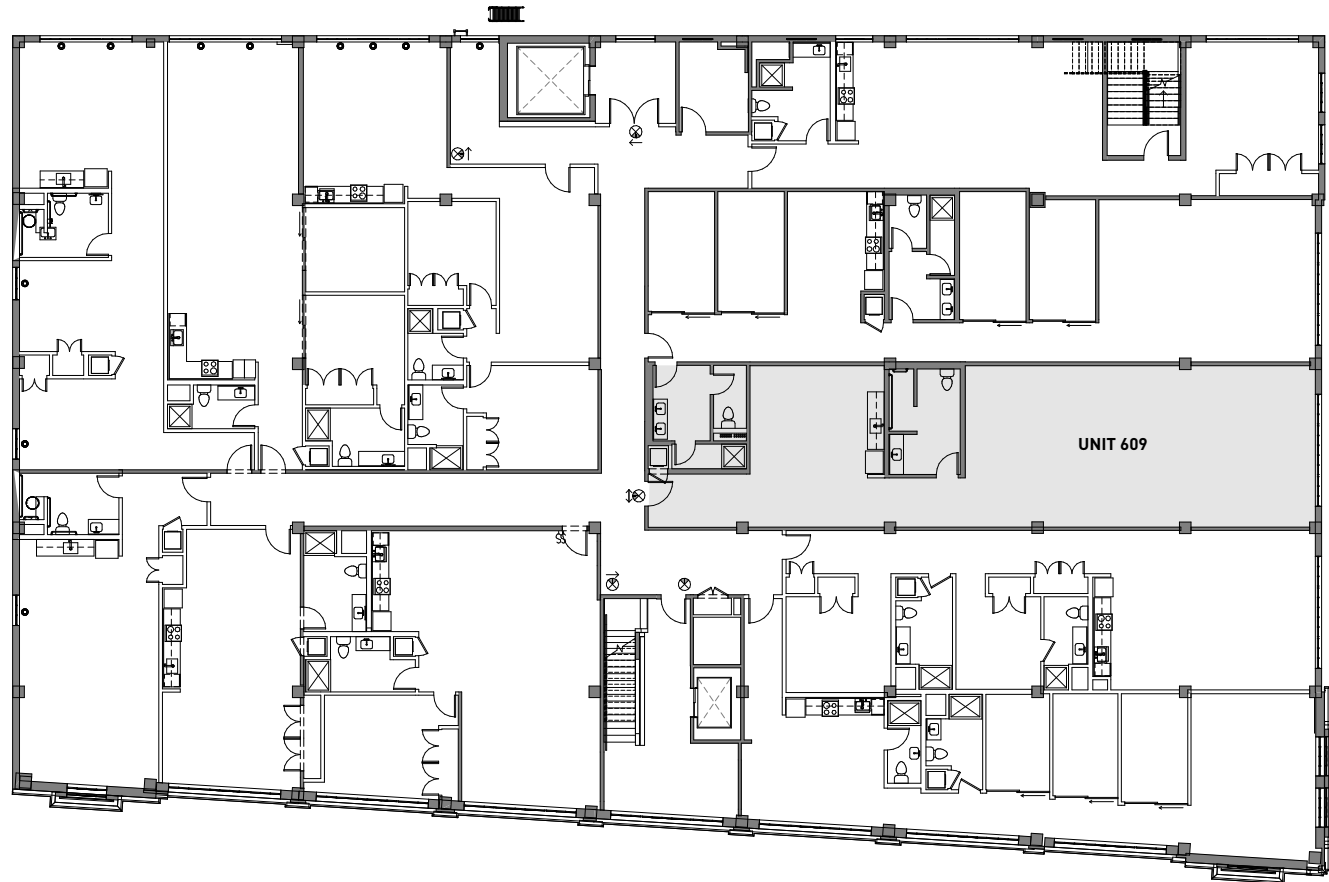
UNIT 510  
± 1,971 RSF  
UNIT 511  
± 996 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
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UNIT 609

± 1,491 RSF



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FOR LEASE

CREATIVE OFFICE/SHOWROOM/RETAIL

443 S SAN PEDRO ST LOS ANGELES CA 90013

AERIAL PHOTO

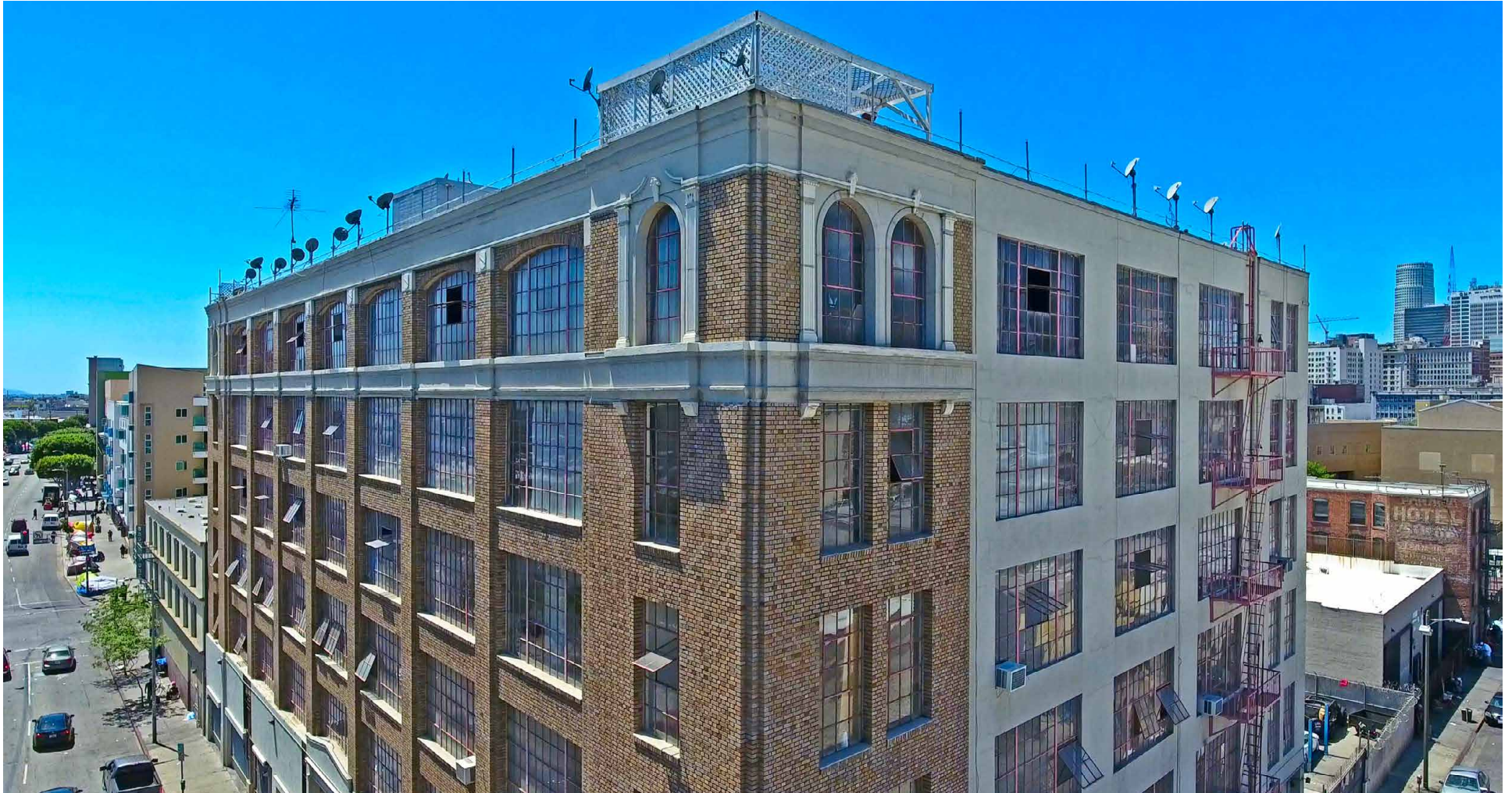


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EXTERIOR PHOTO

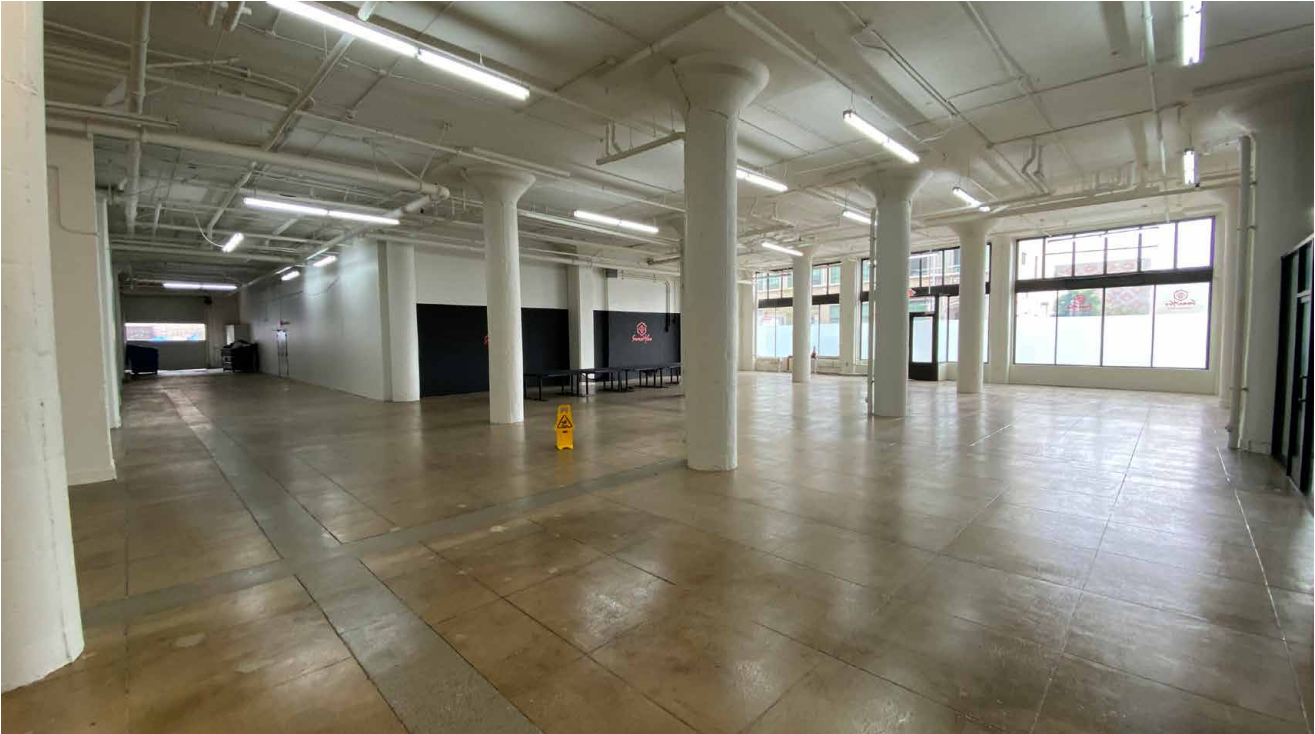


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GROUND FLOOR  
PHOTOS



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LIVE/ WORK UNIT  
PHOTOS



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.

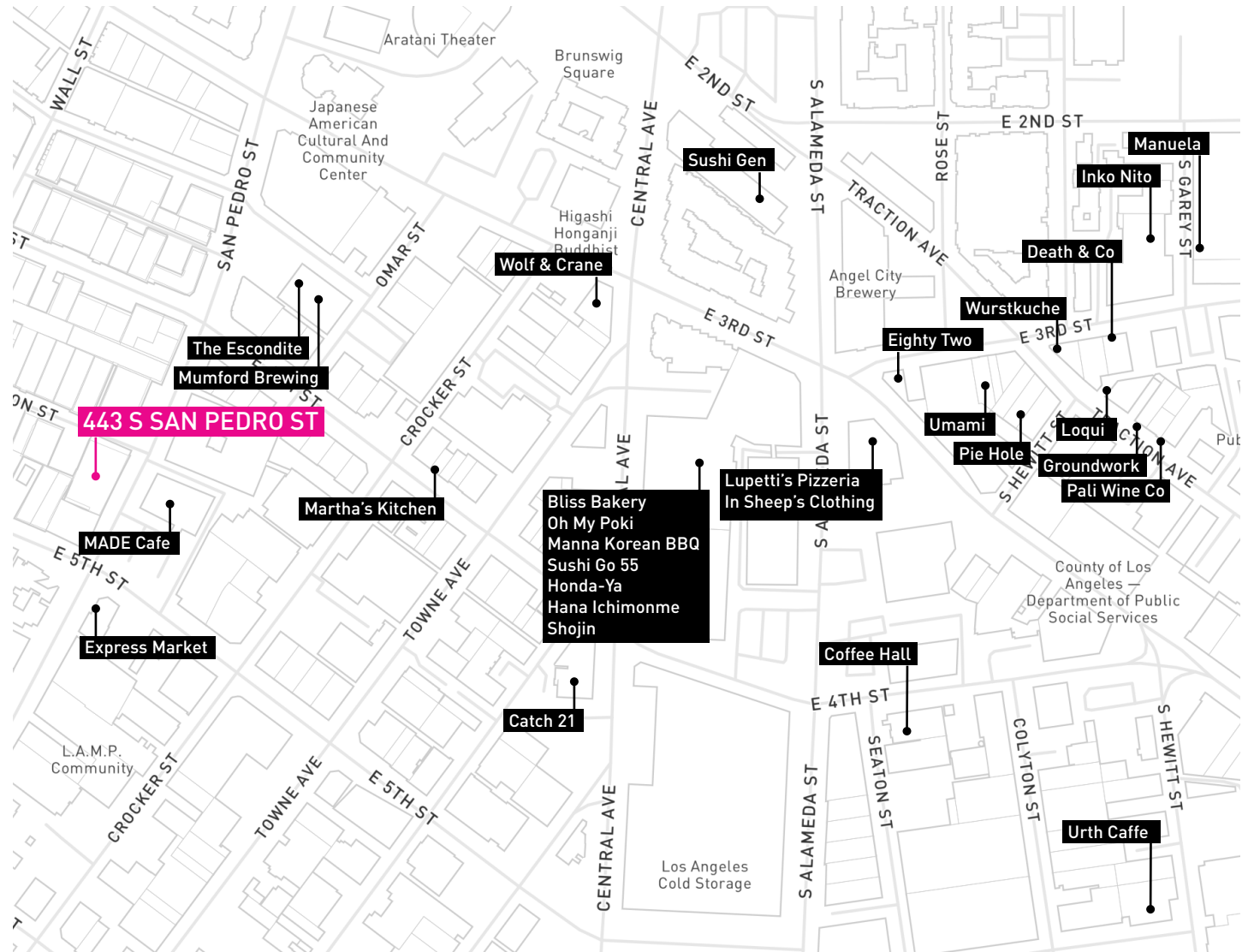
The Arts District's list of new developments continues to grow, from a large mixed-use project designed by architect Bjarke Ingels, to super-dense Herzog & De Meuron 6AM towers.

#### 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.



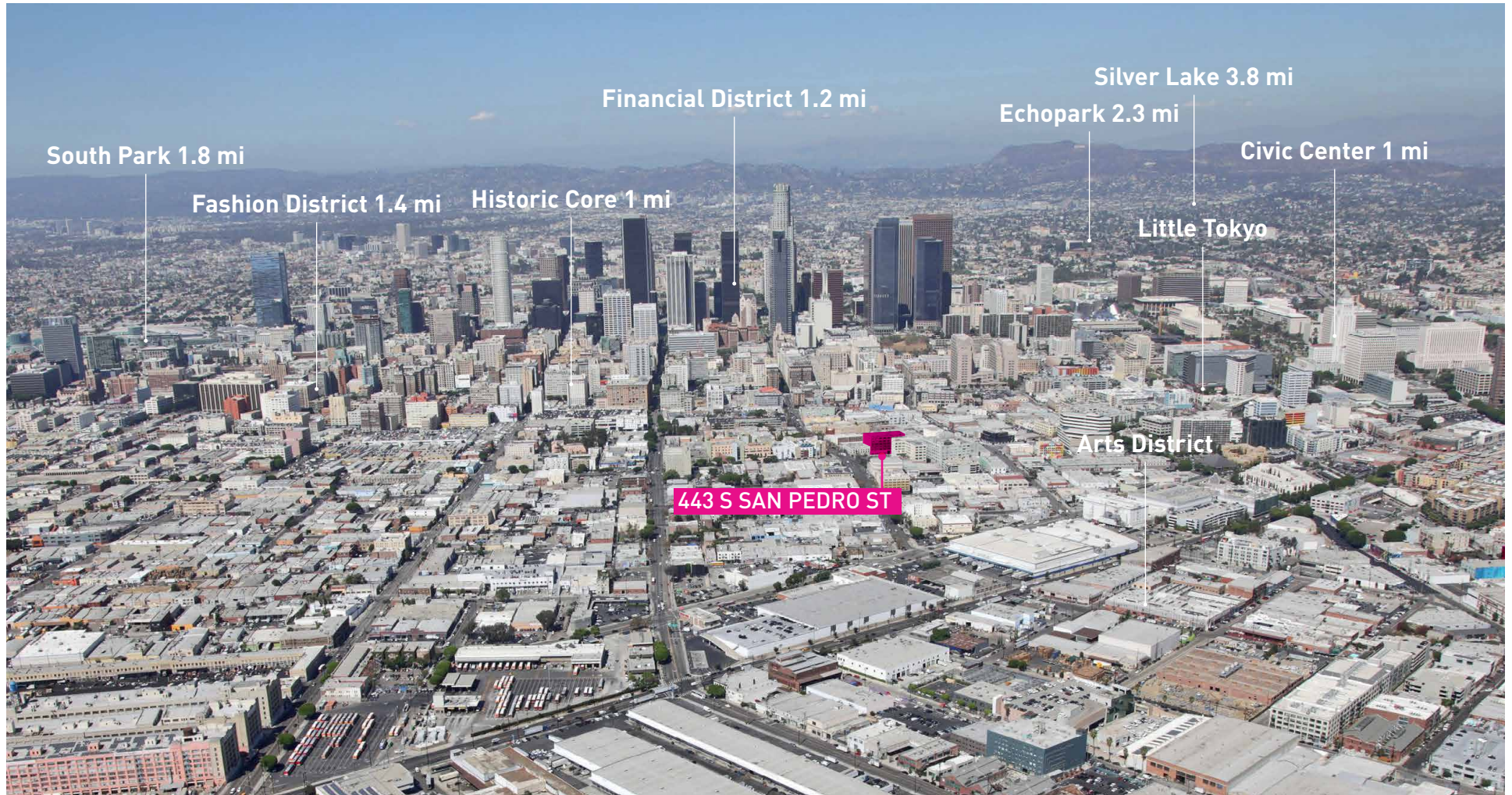
**Nightshade.** Chef Mei Lin's playful & striking Asian-Californian cuisine changes with the seasons.



**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.





**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