



MULTI-PURPOSE BUILDING / CREATIVE OFFICE / INDUSTRIAL

FOR SALE 35,250 SF

LOS ANGELES

2300

CALIFORNIA

ELEVENTH STREET

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DOWNTOWN
LOS ANGELES

ARTS
DISTRICT

FASHION
DISTRICT

SUBJECT PROPERTY

INTERSTATE
10

E. 15TH STREET

S. SANTA FE AVE

WASHINGTON BLVD.

- 1. THE ROW DTLA
- 2. ROLLING GREENS
- 3. WARNER MUSIC GROUP
- 4. SOHO HOUSE
- 5. VIRGIN HYPERLOOP ONE
- 6. AI ART HOUSE
- 7. THE HUNTSMAN
- 8. GUESS HEADQUARTERS
- 9. BLUE STAR DINER
- 10. 1700 S. SANTA FE CREATIVE OFFICE CAMPUS
- 11. KNUPP GALLERY LA
- 12. NIGHT GALLERY
- 13. GHEBALY GALLERY

FOR SALE **ELEVENTH STREET** LA | CA

11TH STREET



35,250 SF
BUILDING SIZE



0.92 AC
LAND SIZE



14'
CEILING HEIGHT



YES
SPRINKLERS



3 UNITS
DIVISIBLE INTO THREE (3) UNITS



1.30/1000 SF
GATED PARKING & YARD



YES
OPPORTUNITY ZONE



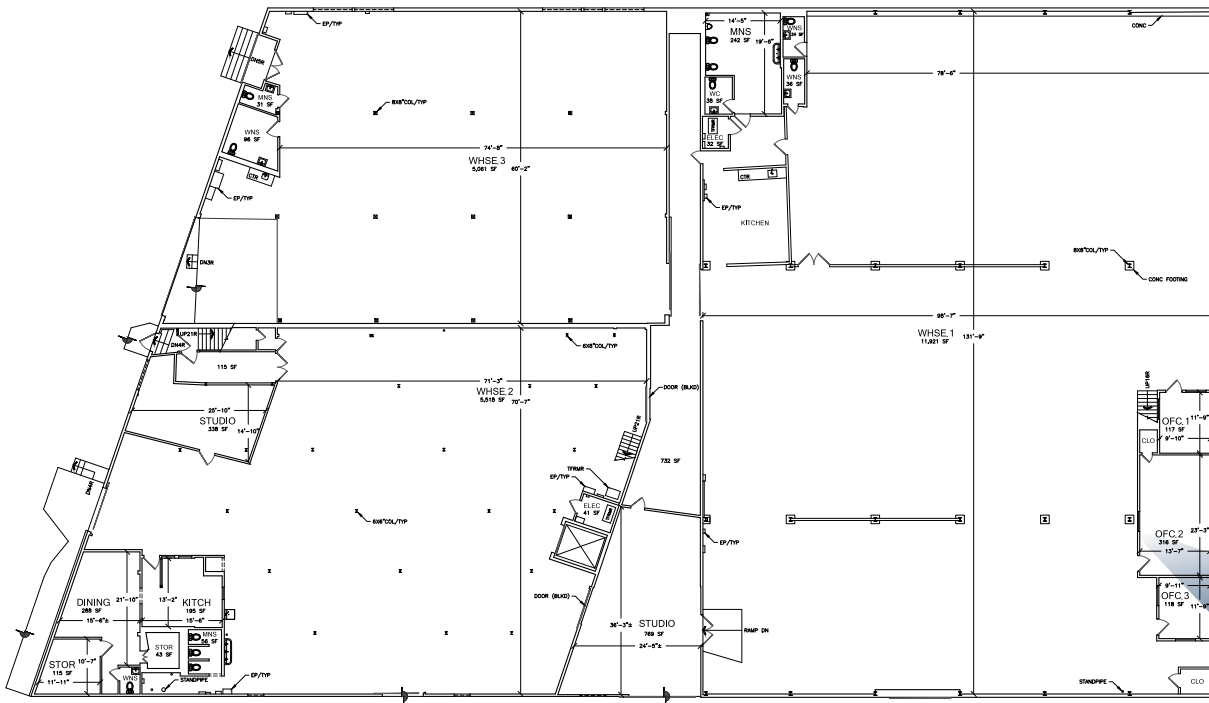
M2
ZONING

- Many great applications including design studio, showroom, gallery and creative office
- Close Proximity to Arts District, and Four (4) Freeways: 10, 5, 101 and 60
- Abundant natural light
- Amazing 6,700 SF second floor creative office space
- 70% Air Conditioned
- Underwent complete refurbishment in 2014

FOR SALE **11000** ELEVENTH STREET LA | CA

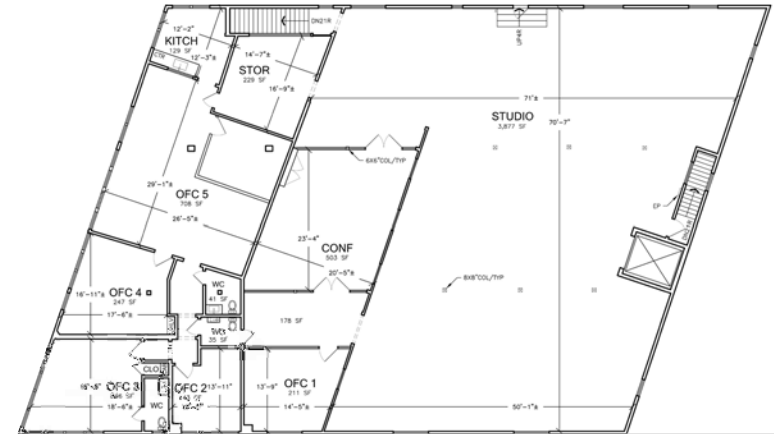
FLOOR PLANS

11TH STREET

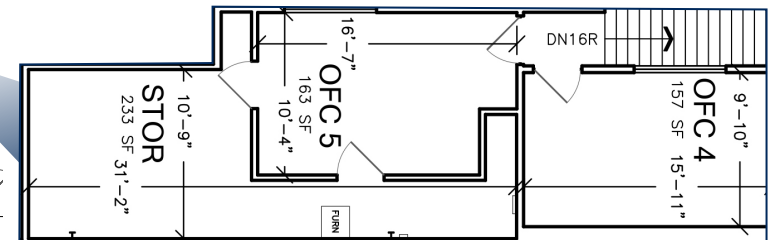


ENTRY LEVEL FLOOR PLAN

IMPERIAL STREET



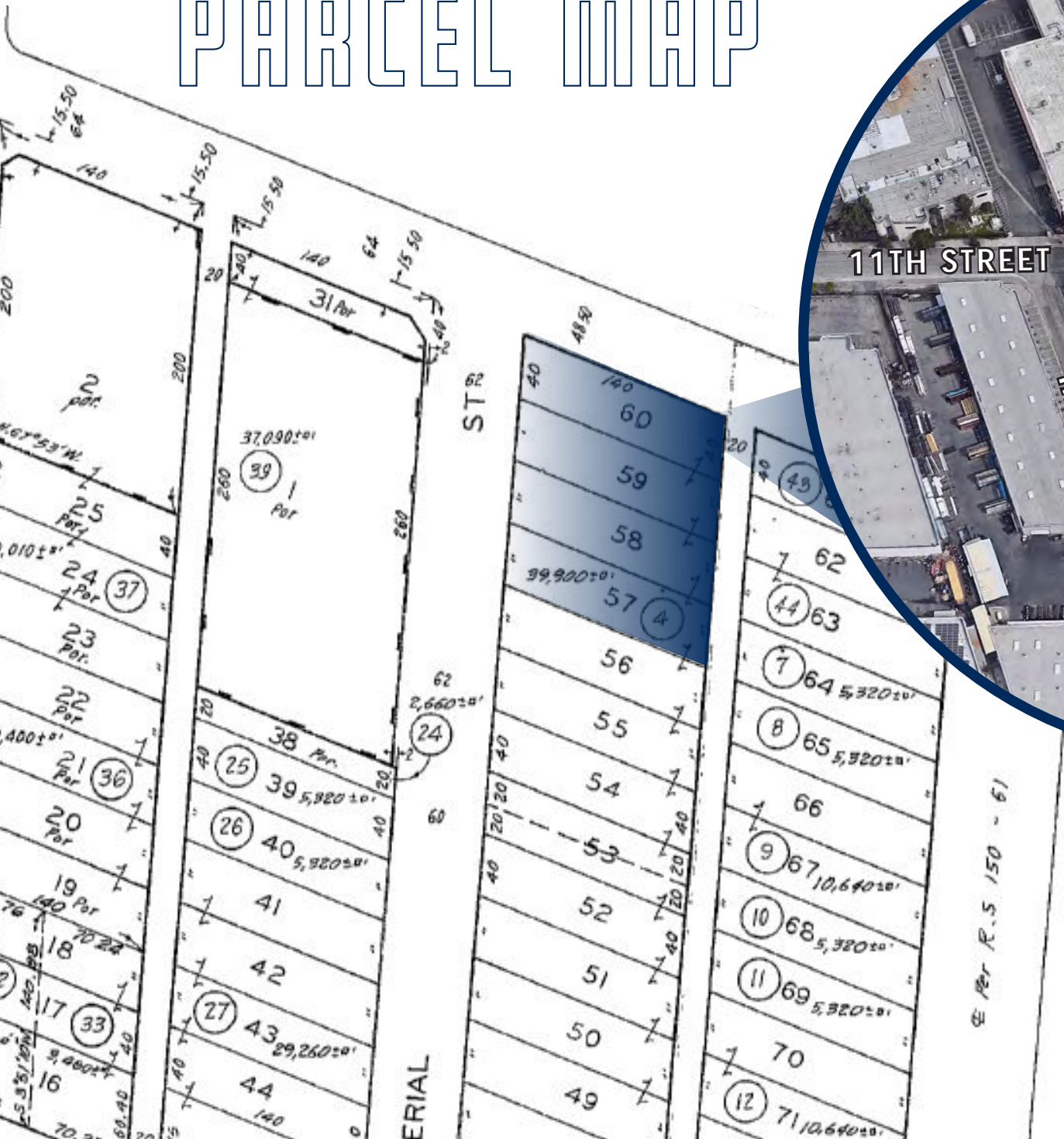
SECOND FLOOR CREATIVE OFFICE SPACE IN WAREHOUSE 2



SECOND FLOOR CREATIVE OFFICE SPACE IN WAREHOUSE 1

FOR SALE **ELEVENTH STREET** LA | CA

PARCEL MAP



FOR SALE **2300** ELEVENTH STREET LA | CA



FOR SALE ELEVENTH STREET LA | CA



DAUM
COMMERCIAL REAL ESTATE SERVICES



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