

EXPERIENCE A LOS ANGELES LANDMARK

CHAPMAN COURT

3511 W. 6TH STREET, LOS ANGELES, CA 90020

CBRE



Property Highlights

- Historical character with astonishing natural light and skylights
- 5,000 SF courtyard
- 12,000 SF leasable space
- Arms reach of world-renowned dining, spas, and entertainment
- 17 FT ceiling heights
- Loft space available in all units
- Easy access to the 101, 10 and 110 freeways
- Walking distance to metro stations

Property Description

Now more than ever, Koreatown is home to a growing hub of young creatives, drawn to the area for its vibrancy, walk-ability and proximity to public transportation. Chapman Court's coveted workspaces feature best in class urban amenities that cater to the entrepreneurial endeavors of its innovative tenants. The building's architecture and charm, complete with soaring ceiling heights and ample sunshine, are smartly fashioned for creative visionaries.

“ A BUILDING THIS BEAUTIFUL
DOESN'T HAVE TO LIVE IN
THE PAST ”

Soaring ceiling heights and ample sunshine,
smartly fashioned for creative visionaries.



History

The newly restored Chapman Court presents a rare opportunity in one of Los Angeles' hottest neighborhoods. Designed by Morgan, Walls and Clements, Chapman Park Studios is just one of many iconic works of architecture completed by the firm whose trove of LA landmarks includes theatres such as the El Capitan and Mayan, Malibu's Adamson House, and the Wilshire Theatre.

Envisioned as a fashionable shopping and live / work destination - a central feature of the building is innovative live / workspaces with soaring ceiling heights and ample sunshine, smartly fashioned for creative visionaries. Chapman Court is an iconic historic landmark building in the heart of Los Angeles. Constructed in 1929 alongside its sister-site Chapman Park Market both buildings remain a fashionable destination in the center of LA's Koreatown.



“ FORGED WITH DISTINCTION
AND STEEPED IN HISTORY ”





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Floor Plans

20 1610 SF

FLOOR: 1100 SF
MEZZ: 510 SF

18 1493 SF

FLOOR: 1020 SF
MEZZ: 473 SF

16 1499 SF

FLOOR: 1026 SF
MEZZ: 473 SF

12 1854 SF

FLOOR: 1046 SF
MEZZ: 808 SF

2ND FLOOR



S Alexandria Ave.

W 6 St.

Floor Plans

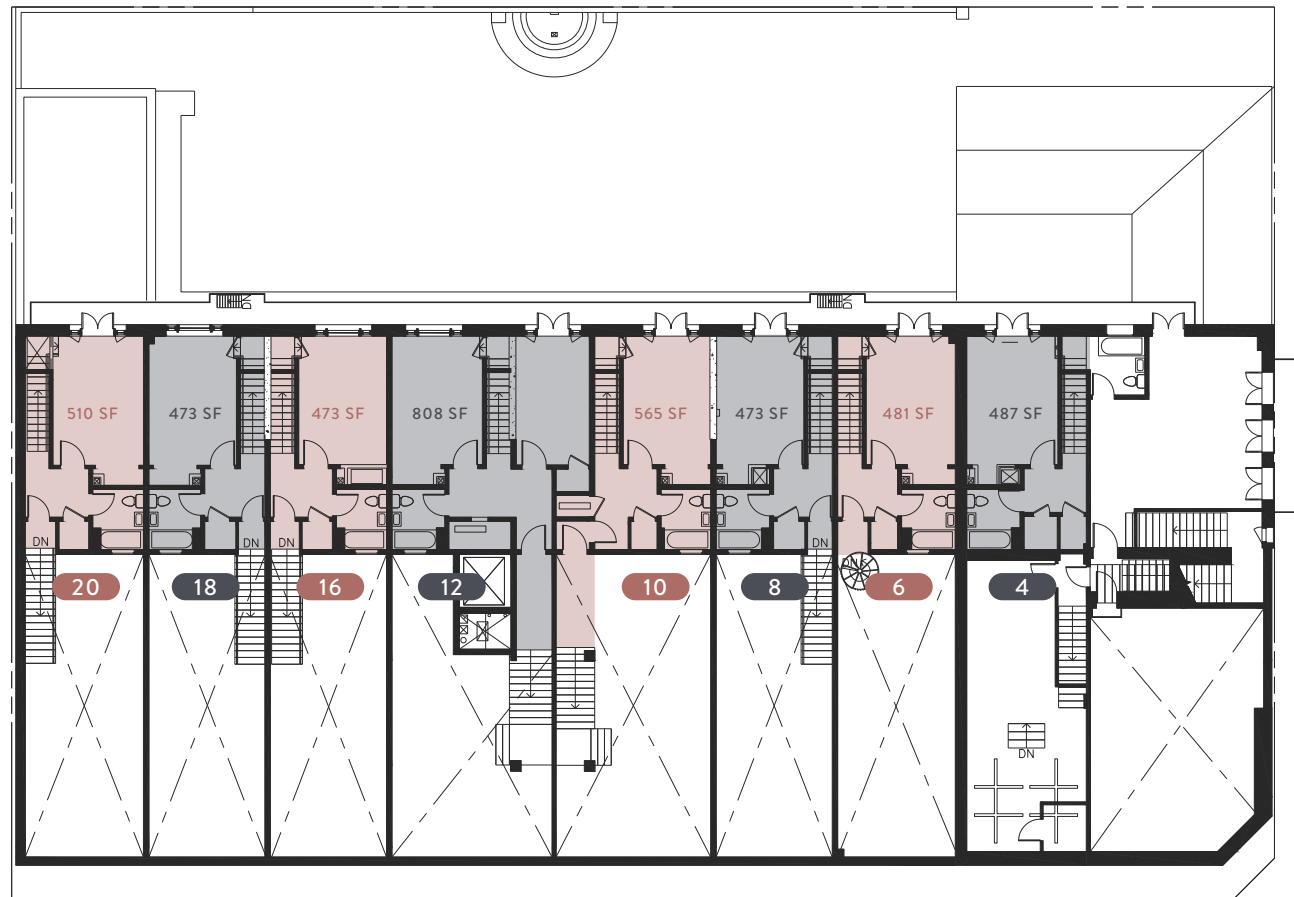
10 1739 SF
 FLOOR: 1174 SF
 MEZZ: 565 SF

8 1493 SF
 FLOOR: 1020 SF
 MEZZ: 473 SF

6 1529 SF
 FLOOR: 1048 SF
 MEZZ: 481 SF

4 848 SF
 FLOOR: 361 SF
 MEZZ: 487 SF

2ND FLOOR MEZZANINE



S Alexandria Ave.

W 6 St.



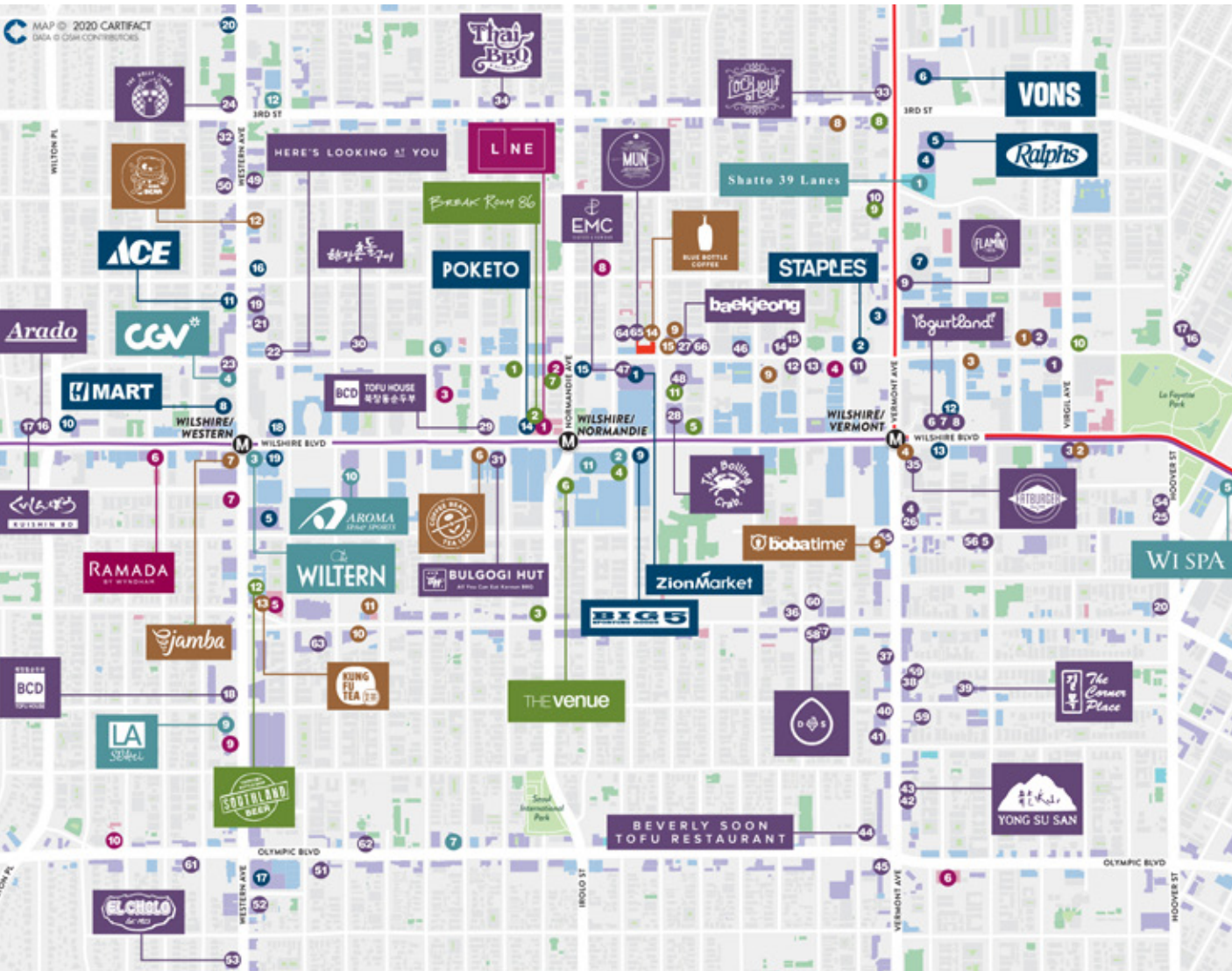
Area Overview



Koreatown: An eclectic & vibrant marketplace

This is a city within a city. LA's Koreatown is one of the most culturally rich areas of the sprawling metropolis, enticing locals and visitors with its eclectic shopping and entirely unique dining experiences. The neighborhood has undeniable character, spotted with everything from high-end spas to karaoke bars and cocktail lounges. With a multicultural mix of residents and languages, Koreatown is one of the most stylishly international areas in Los Angeles.

Amenities Map



EATERIES

- | | | |
|-------------------------------|-----------------------------|--------------------------|
| 1 Dr. Robbin | 23 Mama Lion | 45 Hoderi |
| 2 Yak Dee Jang | 24 The Dolly Llama | 46 Ham Ji Park |
| 3 Golden Mongolian Restaurant | 25 Los Molcajetes | 47 EMC Seafood & Raw Bar |
| 4 Kobanoo House | 26 Alchemist Coffee Project | 48 Cafe Bleu |
| 5 OB Beer | 27 Kang Ho Dong Baekjeong | 49 Mister Bossam |
| 6 Yogurtland | 28 The Boiling Crab | 50 Heung Rae Gak |
| 7 Roll Call | 29 BCD Tofu House | 51 Miami Noodle House |
| 8 Bob's Cafe | 30 Hae Jang Chon Korean BBQ | 52 Ssam Korean BBQ |
| 9 El Flamin' Taco | 31 Bulgogi Hut | 53 El Cholo |
| 10 Chef Kang Food Rehab | 32 Hae Ha Heng | 54 Silver Liquor Market |
| 11 Tokyo Hamburg | 33 The Lock & Key | 55 Ginsu Ramen |
| 12 Oakobing | 34 Thai Original BBQ | 56 Chicken Warriors |
| 13 Brothers Sandwich Shop | 35 Fatburger | 57 ACA Grill |
| 14 Dan Sung Sa | 36 Red Pig | 58 Drips & Swirls |
| 15 Seongsukdong | 37 Ocha Classic 1 | 59 Soowon Galbi KBBQ |
| 16 Arado | 38 Soowon Galbi | 60 House of The Chigee |
| 17 Kuishin Bo | 39 The Corner Place | 61 Chosun Galbee |
| 18 BCD Tofu House | 40 J BBQ | 62 Yuchun |
| 19 Monty's Good Burger | 41 A-Won Restaurant | 63 Slurpin' Ramen Bar |
| 20 Eighth Street Soondae | 42 The Dragon | 64 Sweetgreen |
| 21 Beer Belly | 43 Yongusan | 65 Mun Korean Steakhouse |
| 22 Here's Looking At You | 44 Beverly Soon Tofu | 66 Silverlake Ramen |

SHOPPING

- | | | |
|-------------------|------------------------|----------------------|
| 1 Zion Market | 8 HMart | 15 THEFACESHOP |
| 2 Staples | 9 Big 5 Sporting Goods | 16 California Market |
| 3 Walgreens | 10 7-Eleven | 17 Galleria Market |
| 4 Rice Aid | 11 A & B Ace Hardware | 18 CVS |
| 5 Ralphs | 12 GameStop | 19 AT&T Store |
| 6 Vons | 13 AT&T Store | 20 LA Mattress Store |
| 7 Galleria Market | 14 Poketo | |

LODGING

- | | | |
|------------------------|-----------------------|----------------------------|
| 1 The LINE Los Angeles | 5 Oxford Palace Hotel | 9 Rotex Western Inn |
| 2 Hotel Normandie LA | 6 Ramada by Wyndham | 10 The Rotex Hotel & Condo |
| 3 JJ Grand Hotel | 7 Garden Suite Hotel | |
| 4 Best Western Plus | 8 Shelter Hotels | |

CAFES

- | | | |
|-------------------|-------------------|-----------------------|
| 1 Sweetea Bar | 6 Sweetea Bar | 11 Heyri Coffee House |
| 2 Space E.Um Cafe | 7 Space E.Um Cafe | 12 Bobs Bear |
| 3 Cafe Mak | 8 Cafe Mak | 13 Kung Fu Tea |
| 4 Starbucks | 9 Starbucks | 14 Blue Bottle Coffee |
| 5 It's Bobs Time | 10 It's Bobs Time | 15 Snowmonster |

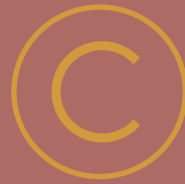
ATTRACTIONS

- | | | |
|---------------------|--------------------------|----------------------|
| 1 Shatto 39 Lanes | 5 Wi Spa | 8 LA SPAtel |
| 2 Cafe Brass Monkey | 6 Korean American Museum | 9 Aroma Spa & Sports |
| 3 The Wiltern | 7 Palm Tree LA | 10 SPA LA |
| 4 CGV Cinemas | 8 Rosen Music Studio | 11 YMCA |

NIGHTLIFE

- | | | |
|---------------------|----------------------|-------------------|
| 1 STAR Karaoke | 5 HMS Bounty | 9 Ko Ray Billiard |
| 2 Break Room 86 | 6 The Venue | 10 Shrine |
| 3 R Bar | 7 The Normandie Club | 11 Cafe Bleu |
| 4 Cafe Brass Monkey | 8 Monte Carlo Bar | 12 Southland Beer |





EST. 1928

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