

FOR LEASE

±91,200 SF OF CREATIVE SPACE



459 COLYTON ST | LOS ANGELES, CA 90013

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Multi-Tenant Creative Space
in The Heart of the Arts District



Exposed Brick Walls
and Wood Beams



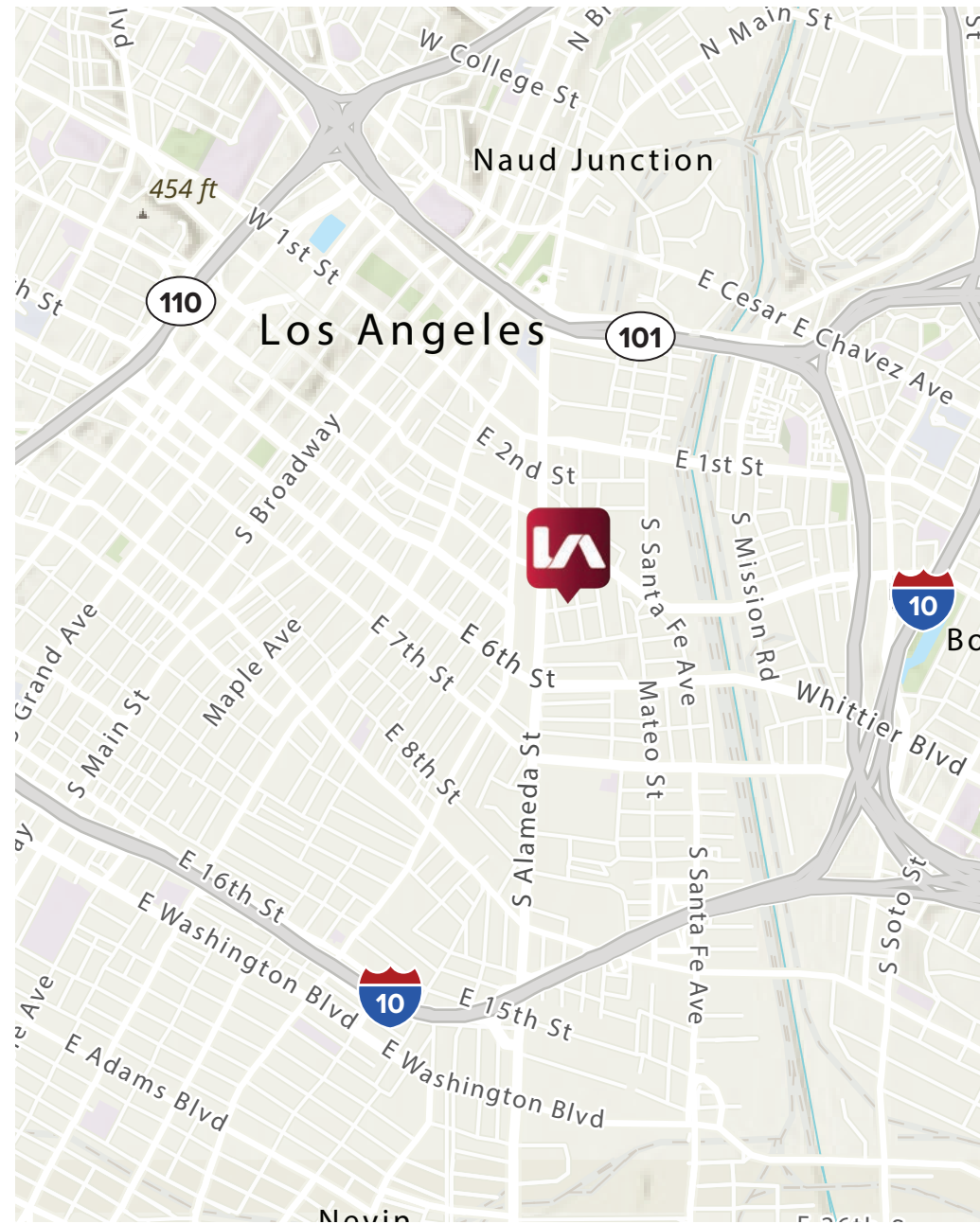
Various Sizes Available
on 1st & 2nd Floors Ranging from
870 SF and up



Flexible Short Term Leasing



APN: 5163-025-009







FIRE
PULL HERE TO
ALARM

WALLS
ARE FOR
MURALS





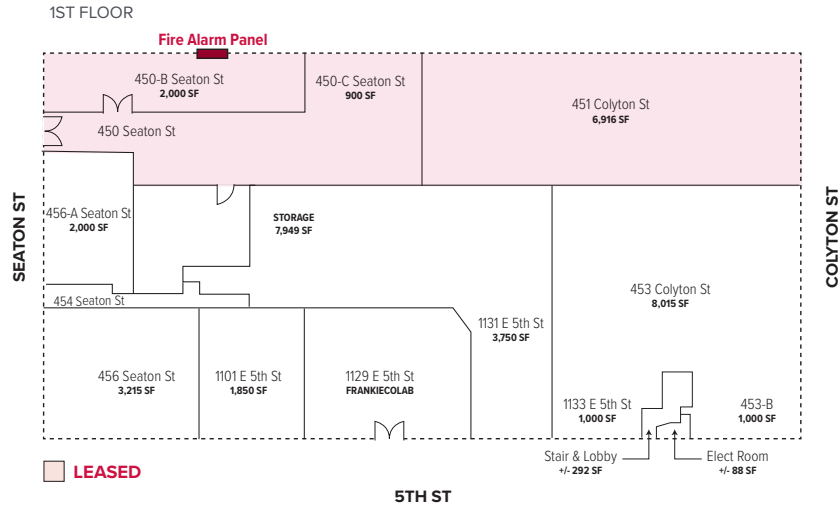
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SITE PLAN

AVAILABLE UNITS (1ST FLOOR)

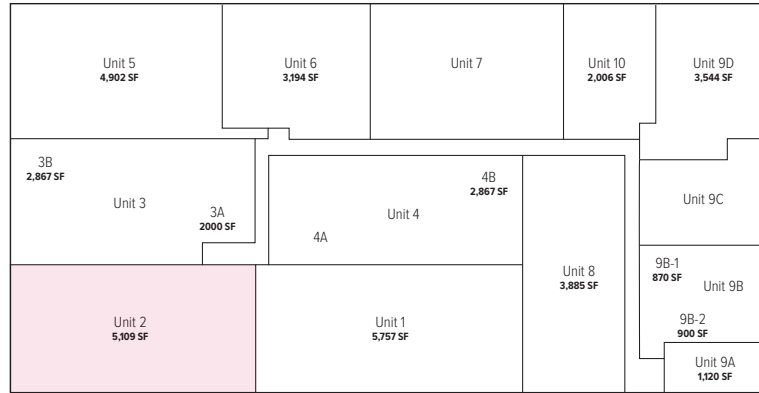
Units	Size (SF)
453 Colyton St	8,015
453-B Colyton St	1,000
456-A Seaton St	2,000
456 Seaton St	3,215
1101 E 5th St	1,850
1131 E 5th St	3,750
1133 E 5th St	1,000



LEASED

5TH ST

2ND FLOOR



LEASED

AVAILABLE UNITS (2ND FLOOR)

Units	Size (SF)
Unit 1	5,757
Unit 3A	2,000
Unit 3B	2,867
Unit 4A	TBD
Unit 4B	2,867
Unit 5	4,902
Unit 6	3,194
Unit 7	TBD
Unit 8	3,885
Unit 9A	1,120
Unit 9B-1	870
Unit 9B-2	900
Unit 9C	TBD
Unit 9D	3,544
Unit 10	2,006



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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PARCEL MAP

2018



MAPPING AND GIS SERVICES
SCALE 1" = 80'



5163

25
SHEET

±91,200 SF OF CREATIVE SPACE

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AERIAL



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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.