



**THE
SWITCHYARD**



500 & 540 S. SANTA FE AVENUE
LOS ANGELES, CA

**ARTS DISTRICT CAMPUS AVAILABLE
157,247 RSF CREATIVE OFFICE FOR LEASE
READY FOR OCCUPANCY**

Including 51,243 SF of fully built out, second generation space



CAMPUS OVERVIEW

157,247 RSF / DIVISIBLE TO 10,000 SF

ADDRESS	500 S. Santa Fe Avenue Los Angeles, CA 90013
YEAR BUILT	2019
BUILDING RENTABLE	106,004 SF
NUMBER OF FLOORS	Four + penthouse
PARKING	3/1,000 SF
CEILING HEIGHT	14' 6" - 24"

BUILDING HIGHLIGHTS

- Completed T.I.'s on the ground floor
- Penthouse with open deck area
- Building signage available
- Third floor light-wells and fourth floor skylights
- Secured parking 3/1,000 SF striped stalls with ability to accommodate more with valet assist.
- Gated and secured entry
- Direct building access from indoor parking
- Operable windows
- Bike parking and lockers
- Bathrooms with showers & changing area

AREA HIGHLIGHTS

- Centrally located in the Arts District
- Easy access to the Freeways
- Walking distance to Bavel, Zinc Cafe, Blue Bottle Coffee and At Mateo

ADDRESS	540 S. Santa Fe Avenue Los Angeles, CA 90013
YEAR BUILT	2012
BUILDING RENTABLE	51,243 SF
NUMBER OF FLOORS	Two
PARKING	3/1,000 SF
CEILING HEIGHT	14'-17' 31' (atrium)

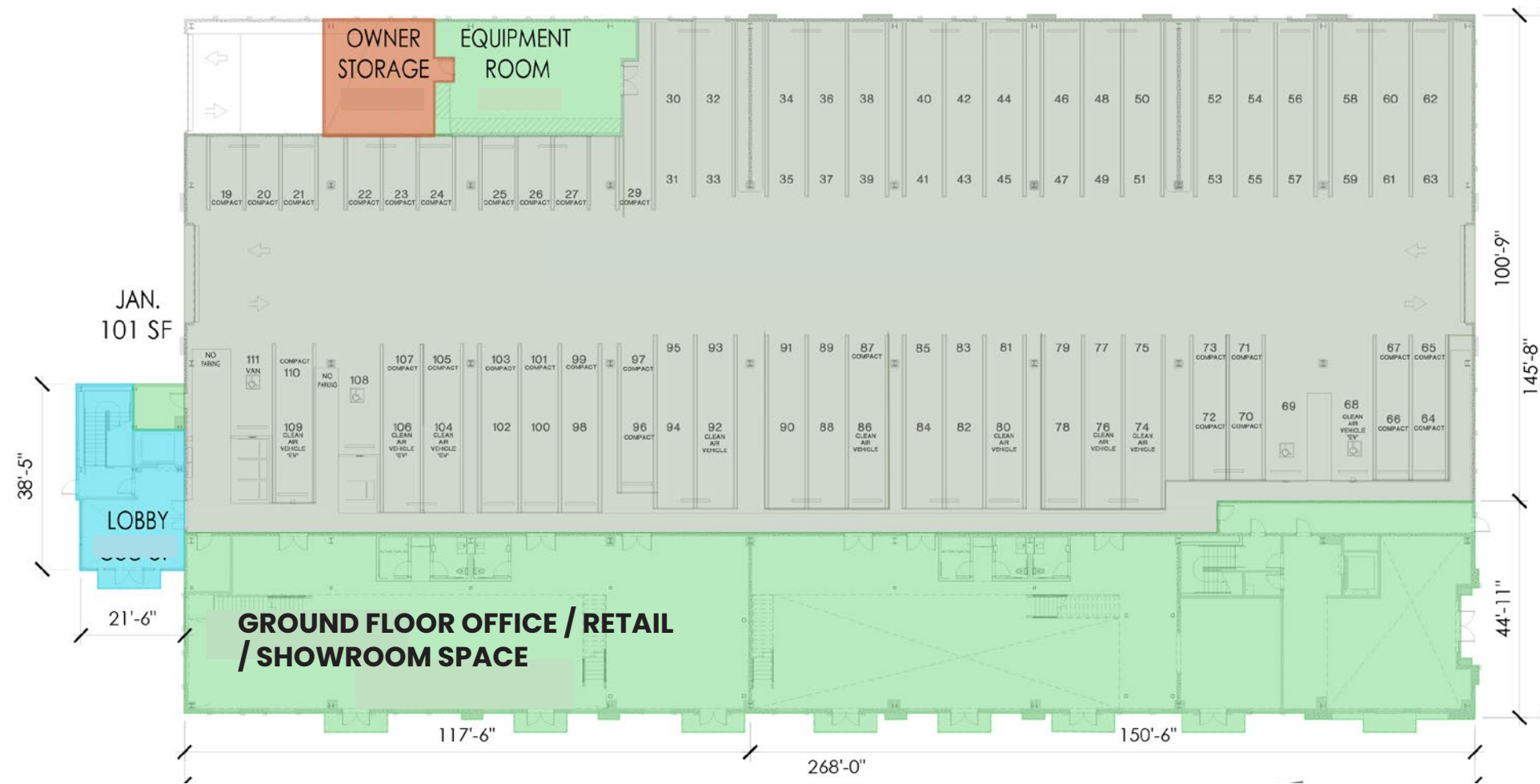
BUILDING HIGHLIGHTS

- Fully built out space
- Building top signage available
- Skylights
- Secured parking 3/1,000 SF striped stalls with ability to accommodate more with valet assist
- Gated and secured entry
- Operable windows

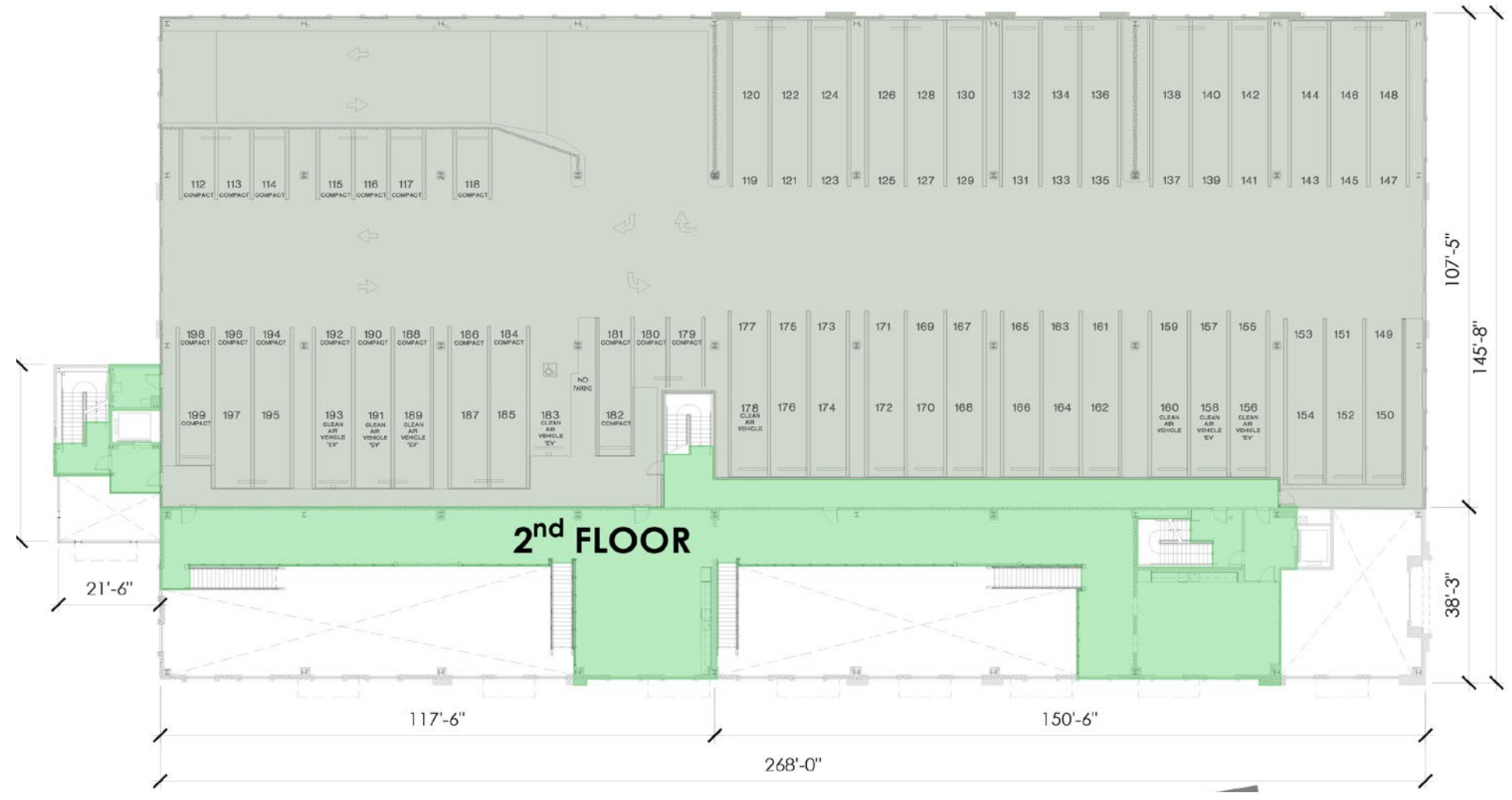
500 S. SANTA FE FLOOR PLANS

FIFTH FLOOR (PENTHOUSE)	7,086 RSF
FOURTH FLOOR	39,573 RSF
THIRD FLOOR	38,334 RSF
MEZZANINE	6,705 RSF
GROUND FLOOR	14,306 RSF
TOTAL	106,004 RSF

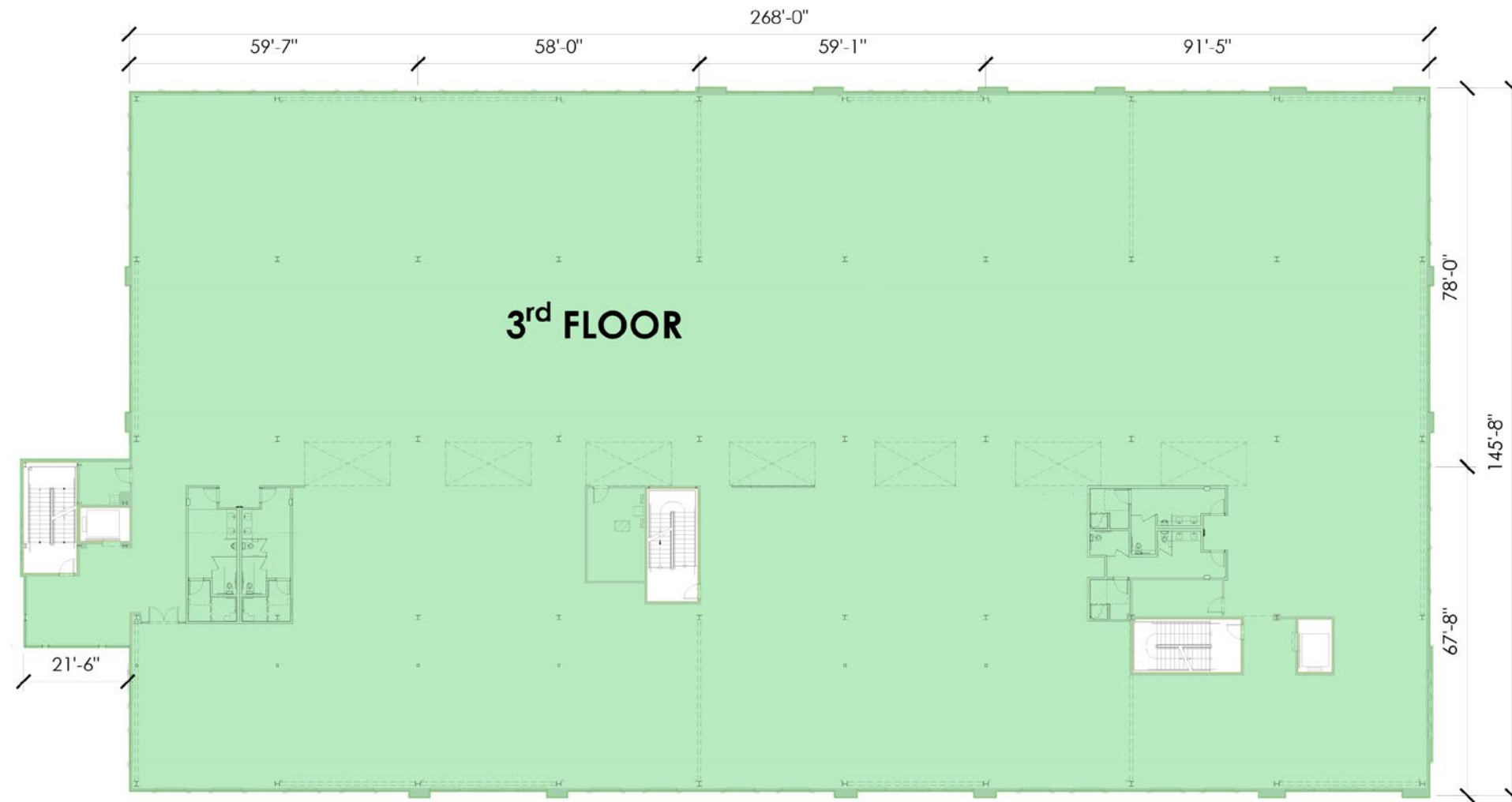
GROUND FLOOR



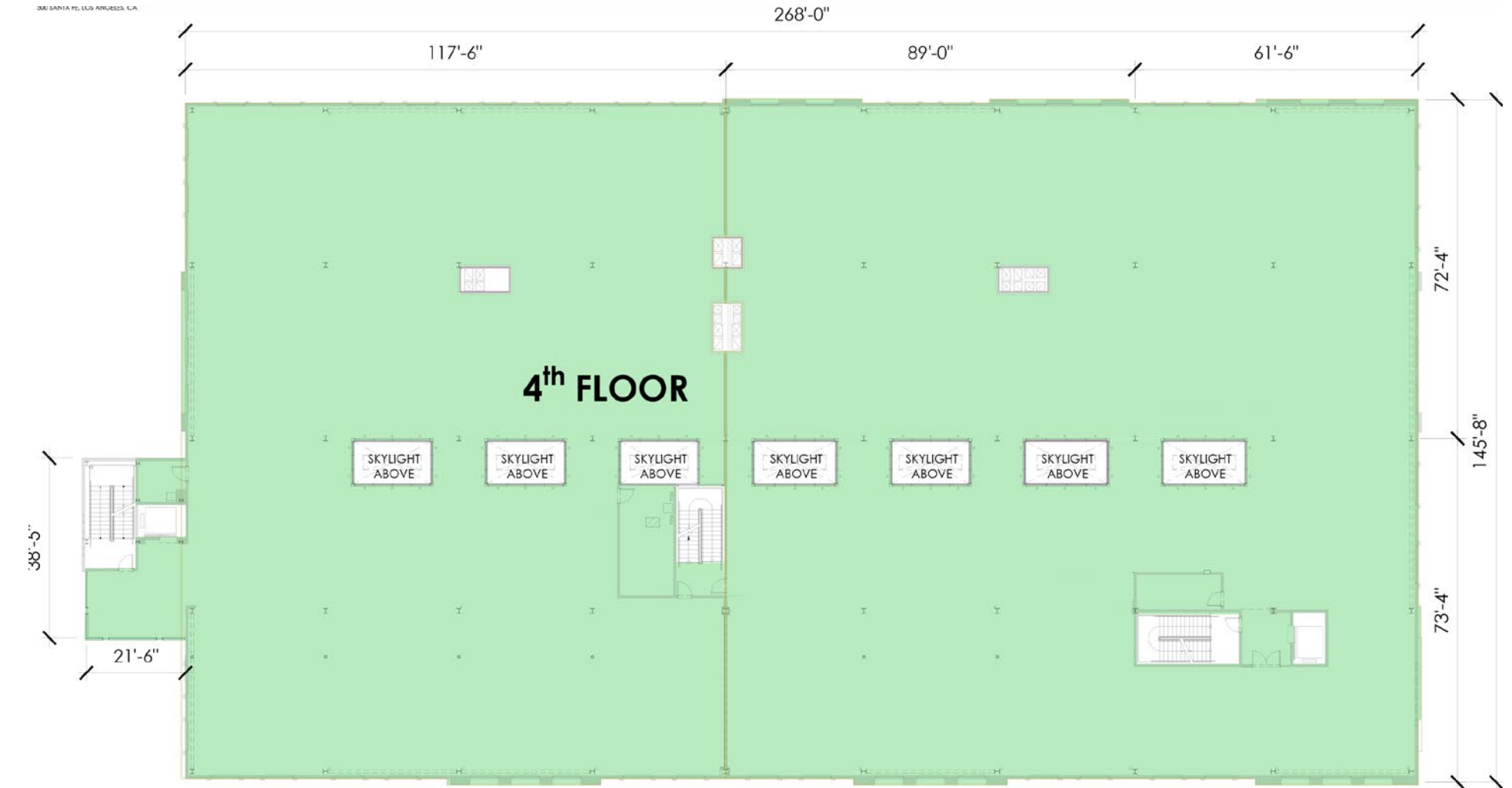
MEZZANINE



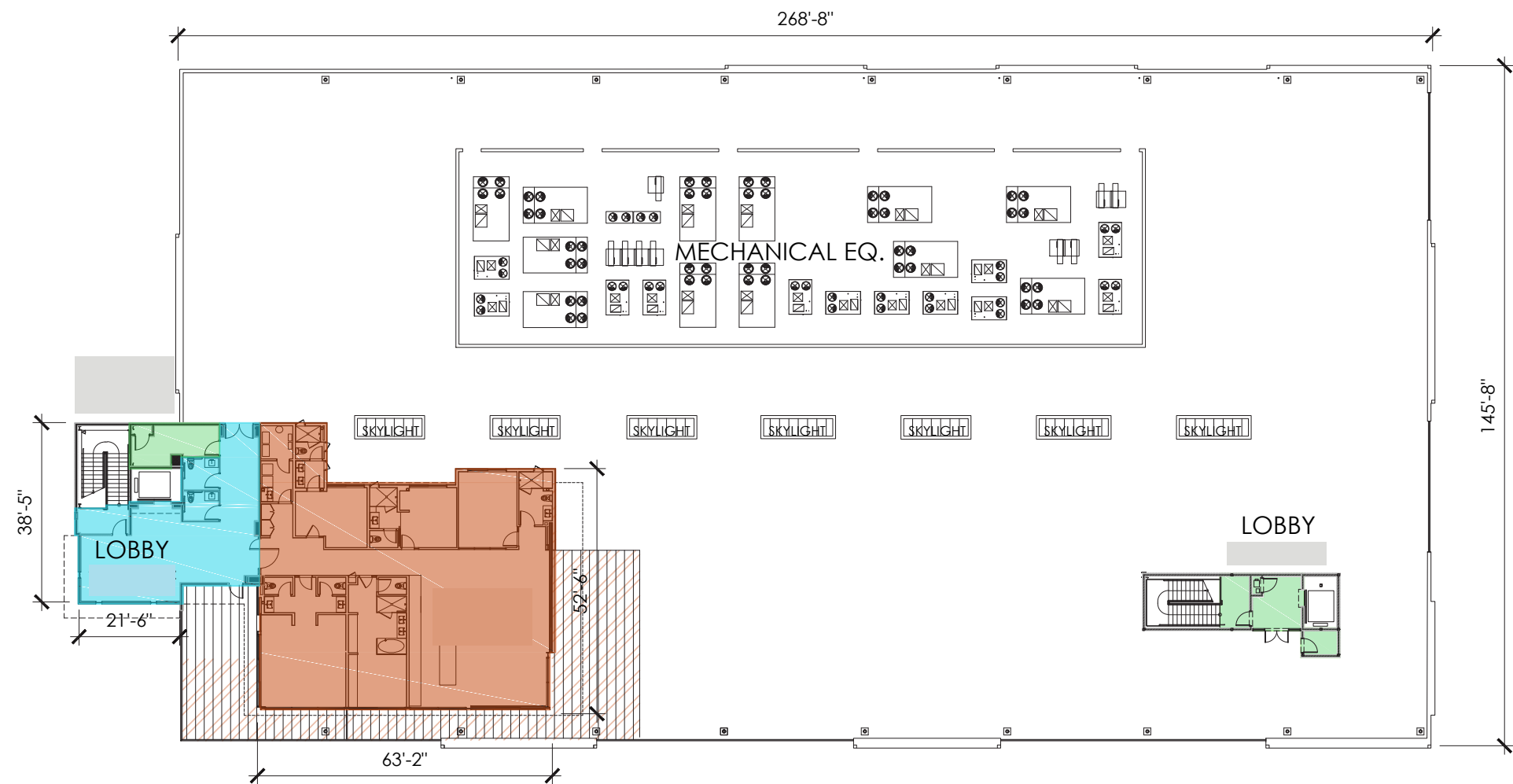
THIRD FLOOR



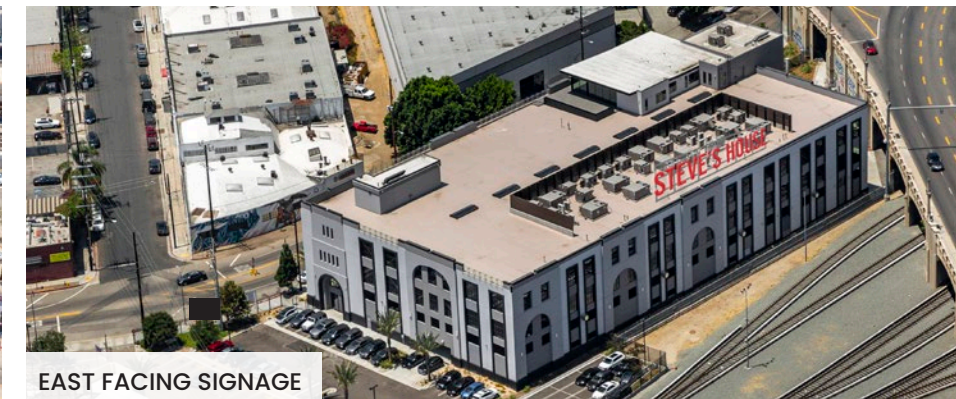
FOURTH FLOOR



FIFTH FLOOR (PENTHOUSE)



POTENTIAL SIGNAGE



500 S. SANTA FE PHOTOS



*GROUND FLOOR & SECOND FLOOR



*SECOND FLOOR KITCHENETTE



*FIFTH FLOOR (PENTHOUSE)



*GROUND FLOOR



*GROUND FLOOR & SECOND FLOOR



*THIRD AND FOURTH FLOORS

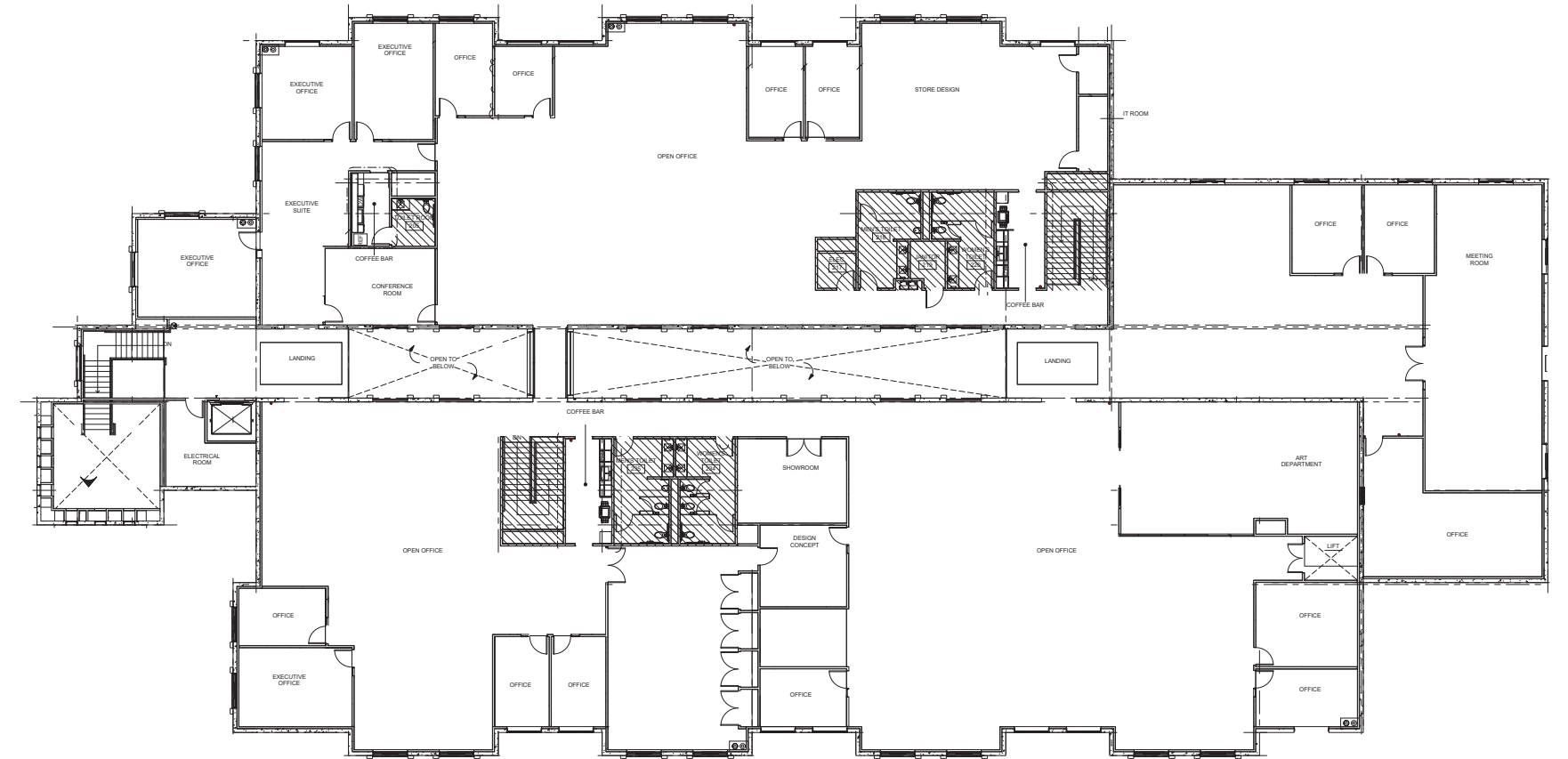
540 S. SANTA FE FLOOR PLANS

SECOND FLOOR	Approx 24,666 SF
GROUND FLOOR	Approx 26,577 SF
TOTAL	51,243 RSF

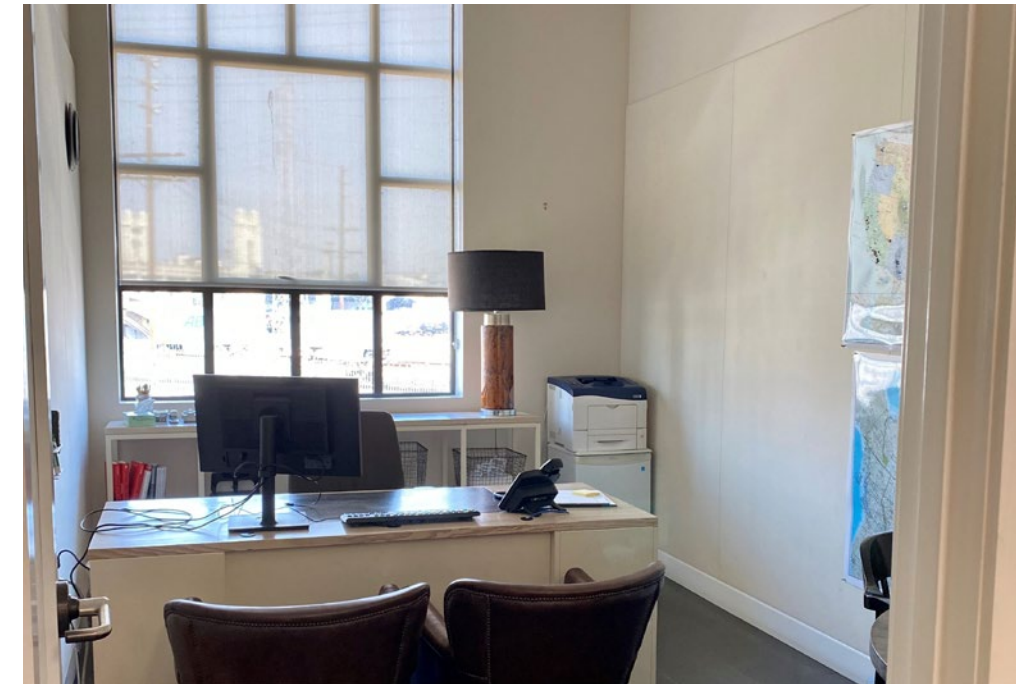
GROUND FLOOR

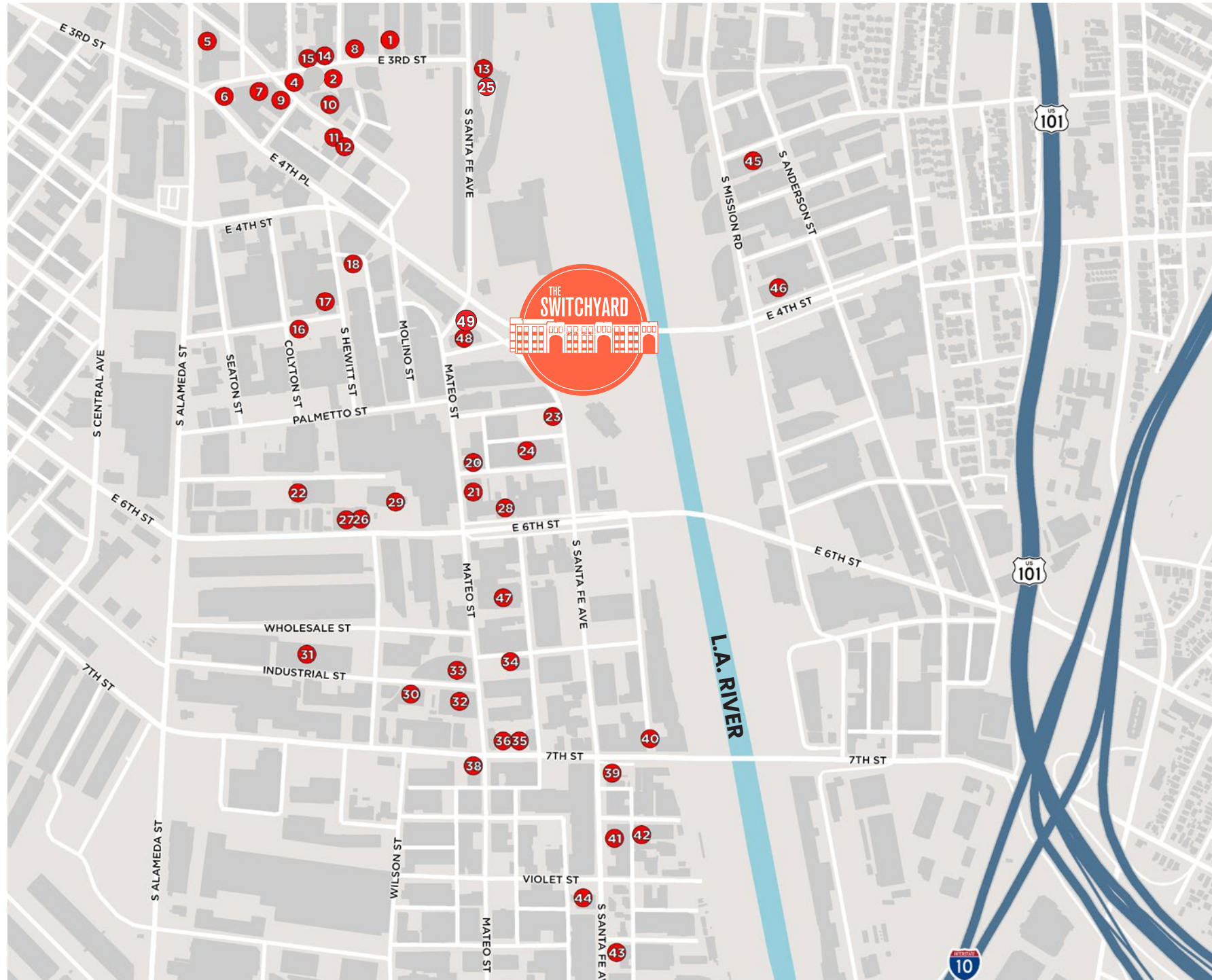


2ND FLOOR



540 S. SANTA FE PHOTOS

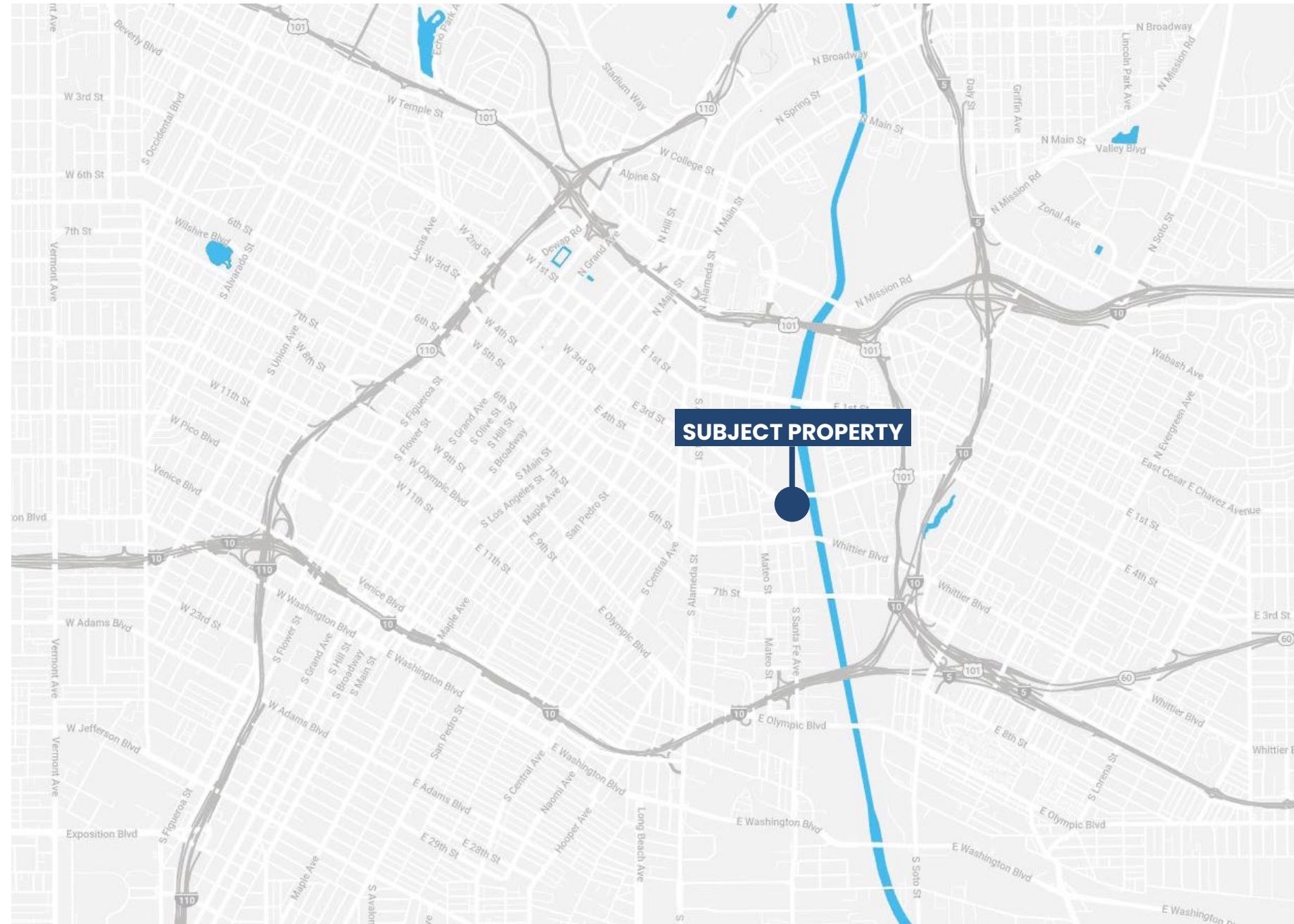




AMENITIES MAP

1	Eat Drink Americano	923 E. 3rd Street	26	Officine Brera	1331 E. 6th Street
2	Blacktop Coffee	826 E. 3rd Street	27	Sixth + Mill	1335 E. 6th Street
3	Poketo	777 S. Alameda	28	Dover Street Market	1425 E. 6th Street
4	Wurstkuche	800 E. 3rd Street	29	The Wheelhouse	1375 E. 6th Street
5	Angel City Brewery	216 Alameda Street	30	Daily Dose Café	1820 Industrial Street
6	EightyTwo	707 E. 4th Place	31	Iron Triangle Brewing Co.	1581 Industrial Street
7	Umami Burger	738 E. 3rd Street	32	Church & State	1850 Industrial Street
8	Manuela	907 E. 3rd Street	33	Little Bear	1855 Industrial Street
9	The Pie Hole	714 Traction Avenue	34	Urban Radish	661 Imperial Street
10	Groundwork Coffee	811 Traction Avenue	35	Pizzanista!	2019 E. 7th Street
11	Arts District Brewing	828 Traction Avenue	36	Tony's Saloon	2017 E. 7th Street
12	Fritzi	814 Traction Avenue	37	Everson Royce Bar	1936 E. 7th Street
13	Bulletproof Coffee Café	300 S. Santa Fe Avenue	38	Silverlake Wine Arts	1948 E. 7th Street
14	Salt & Straw	829 E. 3rd Street	39	Bread Lounge	700 S. Santa Fe Avenue
15	Shinola	825 E. 3rd Street	40	Bestia	2121 E. 7th Street
16	The Chairman	1200 E. 5th Street	41	Stumptown Coffee	806 S. Santa Fe Avenue
17	Urth Café	451 S. Hewitt Street	42	HD Buttercup	2118 E. 7th Place
18	Resident	428 S. Hewitt Street	43	Soho House	1000 S. Santa Fe Avenue
19	Zinc Café	580 Mateo Street	44	American Tea Room	909 S. Santa Fe Avenue
20	Bar Mateo	580 Mateo Street	45	Maccarone	300 S. Mission Road
21	Blue Bottle Coffee	582 Mateo Street	46	Little Big Man	1427 E. 4th Street
22	Factory Kitchen	1300 Factory Place	47	Two Bit Circus	634 Mateo Street
23	Villains Tavern	1356 Palmetto Street	48	Bavel	500 Mateo Street
24	Willow Studios	1335 Willow Street	49	Verve coffee roasters	500 Mateo Street
25	Cafe Gratitude	300 S. Santa Fe Avenue			

LOCATION MAP



NEIGHBORING OFFICE TENANTS





EXCLUSIVE AGENTS

MIKE CONDON, JR.
Executive Managing Director
+1 213 629 7379
mike.condon@cushwake.com
Ca Lic. #01884476

STEVE MARCUSSEN
Executive Director
+1 213 629 6550
steve.marcussen@cushwake.com
Ca Lic. #00616335

PETER COLLINS
Managing Director
+1 310 595 2227
peter.collins@cushwake.com
Ca Lic. #01813645

SCOTT MENKUS
Managing Director
+1 310 595 2211
scott.menkus@cushwake.com
Ca Lic. #01476553

BRITTANY WINN
Director
+1 213 629 6514
brittany.winn@cushwake.com
Ca Lic. #01978909

[View Site Specific COVID-19 Prevention Plan](#)

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