

2130

VIOLET

FOR LEASE

113,000 SF CLASS A OFFICE - NEW CONSTRUCTION

ARTS DISTRICT | LOS ANGELES

CUSHMAN & WAKEFIELD

LOWE

TEAM CONDON

alexia • brittany • connor • erica
jacobs • kevin • tyler • mikaela
mike • pete • sam • scott





BUILDING OVERVIEW

ADDRESS: 2130 VIOLET STREET, LOS ANGELES, CA

TOTAL PROJECT SIZE: APPROXIMATELY 113,000 SF

PARKING: 3.25/1,000

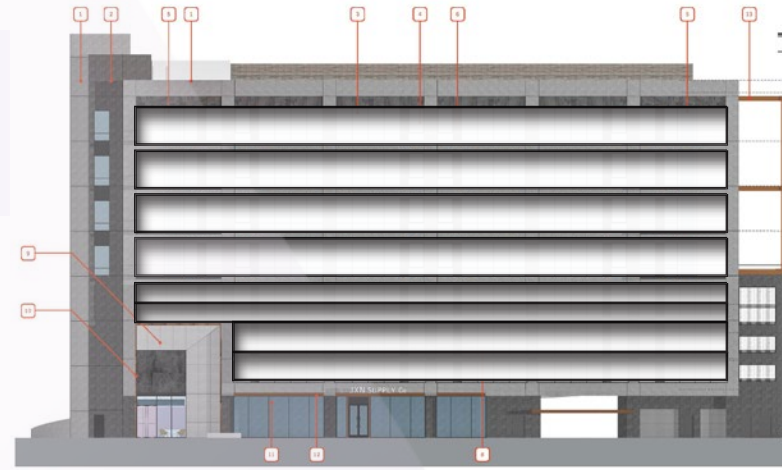
ESTIMATED DELIVERY: Q2 2022

BUILDING HIGHLIGHTS:

- MULTIPLE OUTDOOR BALCONIES AND TERRACES ON EVERY FLOOR WITH SUFFICIENT SPACE FOR OPEN-AIR MEETINGS
- OPERABLE WINDOWS AND BALCONY DOORWAYS, ALLOWING FOR INCREASED OUTDOOR AIR CIRCULATION
- OUTDOOR ROOFTOP DECK WITH SPECTACULAR SKYLINE VIEWS
- HEALTH-FOCUSED FEATURES INCLUDING TOUCHLESS SYSTEMS AND UPGRADED HVAC WITH HIGH-CAPACITY AIR FILTRATION AND OUTSIDE AIR VENTILATION
- OPEN, 14' HIGH FLOORPLATES
- FLOOR TO CEILING GLASS
- CLASS A NEW CONSTRUCTION
- EFFICIENT SYSTEMS AND SOLAR PANELS, ALLOWING FOR REDUCED UTILITY COSTS
- 26,000-28,000 SF FLOOR PLATES

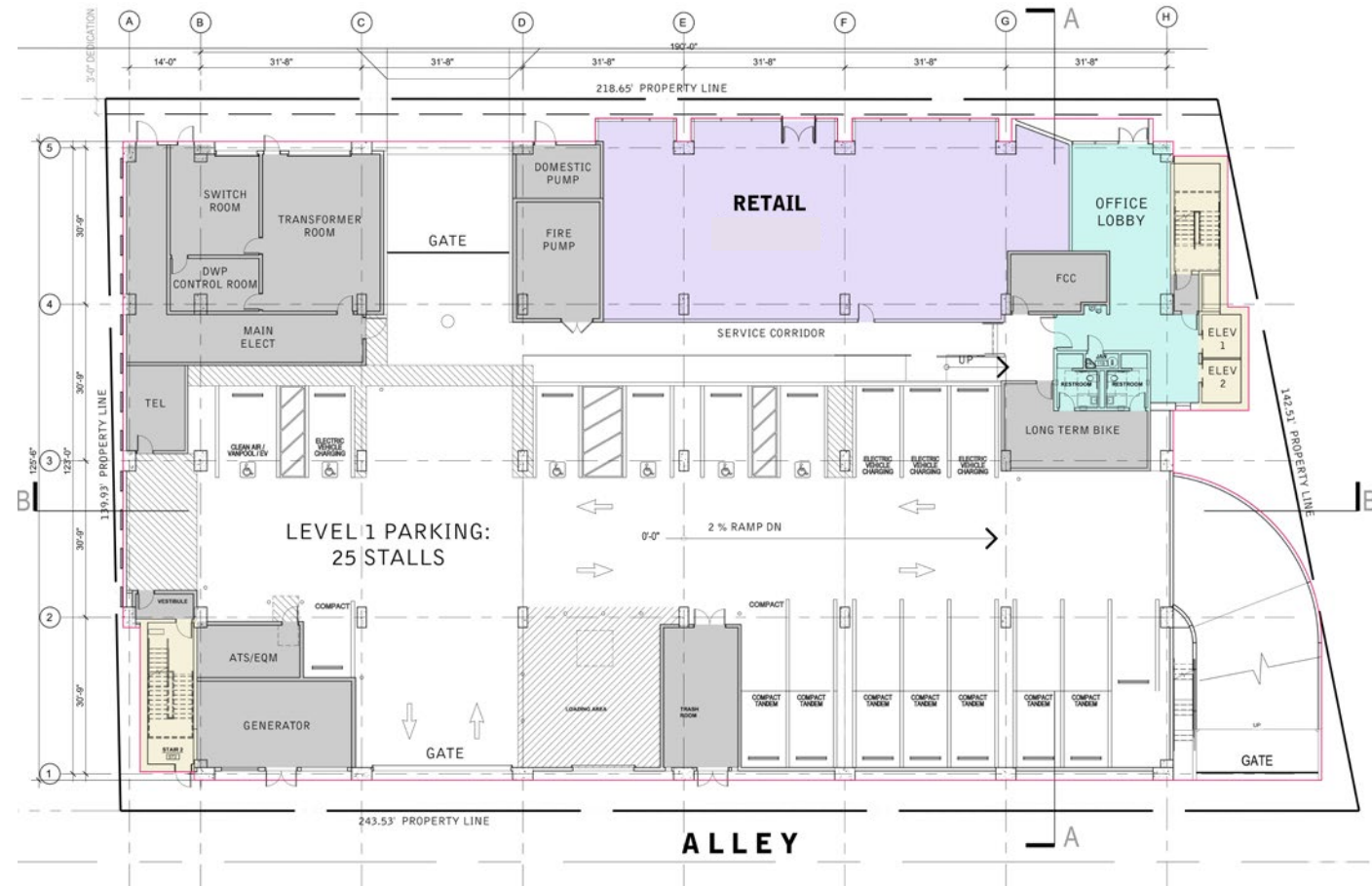
DEVELOPER & MANAGER: LOWE. BRINGING 49-YEARS OF EXPERIENCE, AND OVER 25-YEARS IN THE ARTS DISTRICT, LOWE BUILDS VALUE IN REAL ESTATE FOR THOSE WE SERVE BY CREATING INNOVATIVE, LASTING ENVIRONMENTS AND MEANINGFUL EXPERIENCES THAT CONNECT PEOPLE AND PLACE.

FLOOR PLANS

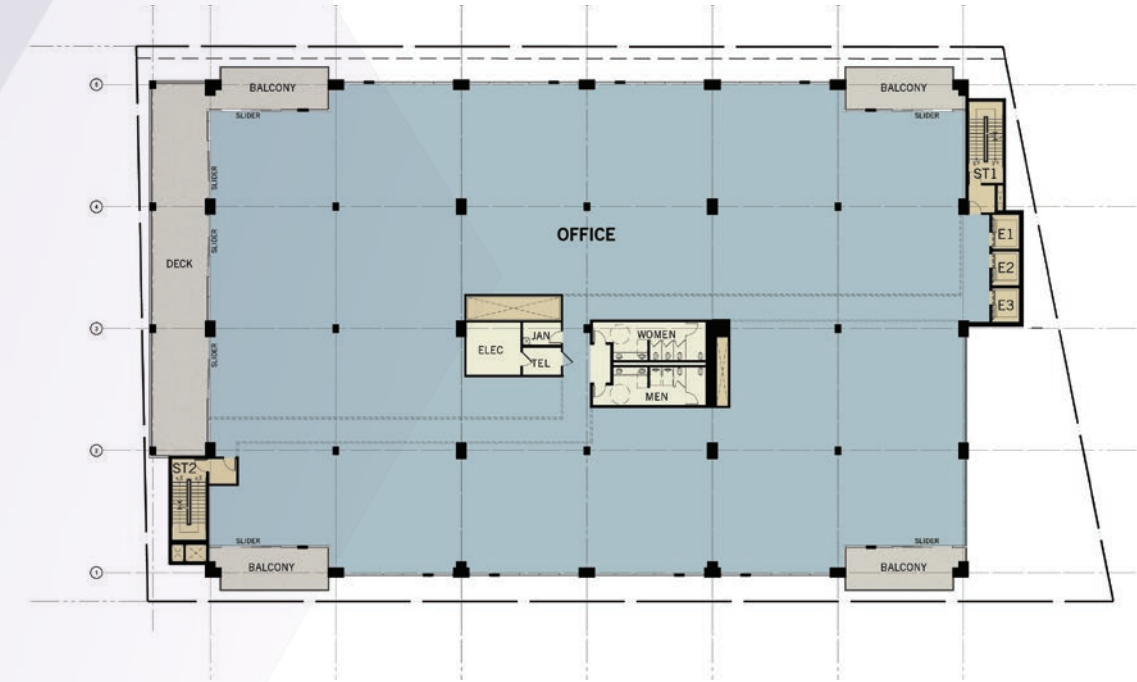


TOTAL BUILDING
APPROX. 113,000 SF

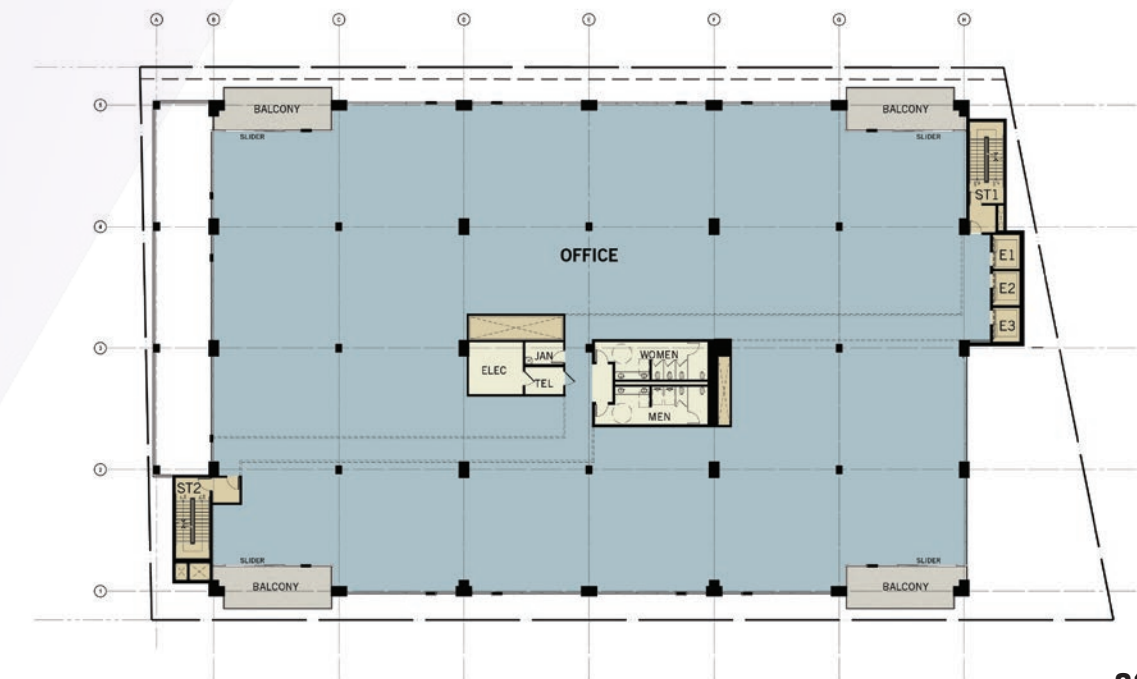
GROUND FLOOR
RETAIL - APPROX. 3,444 SF



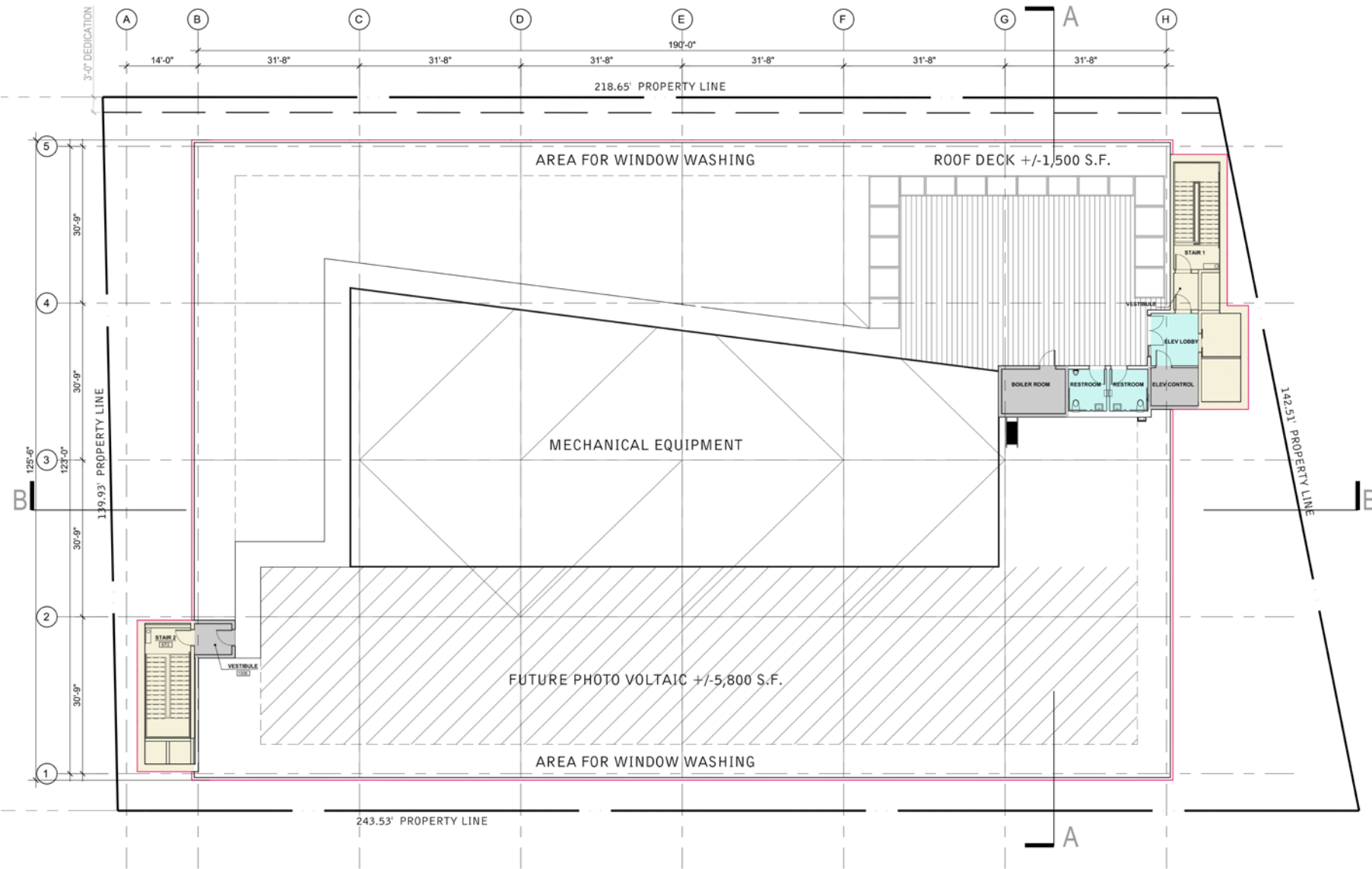
FLOOR 6
APPROX. 28,557 SF



FLOORS 7-9
APPROX. 26,854 SF



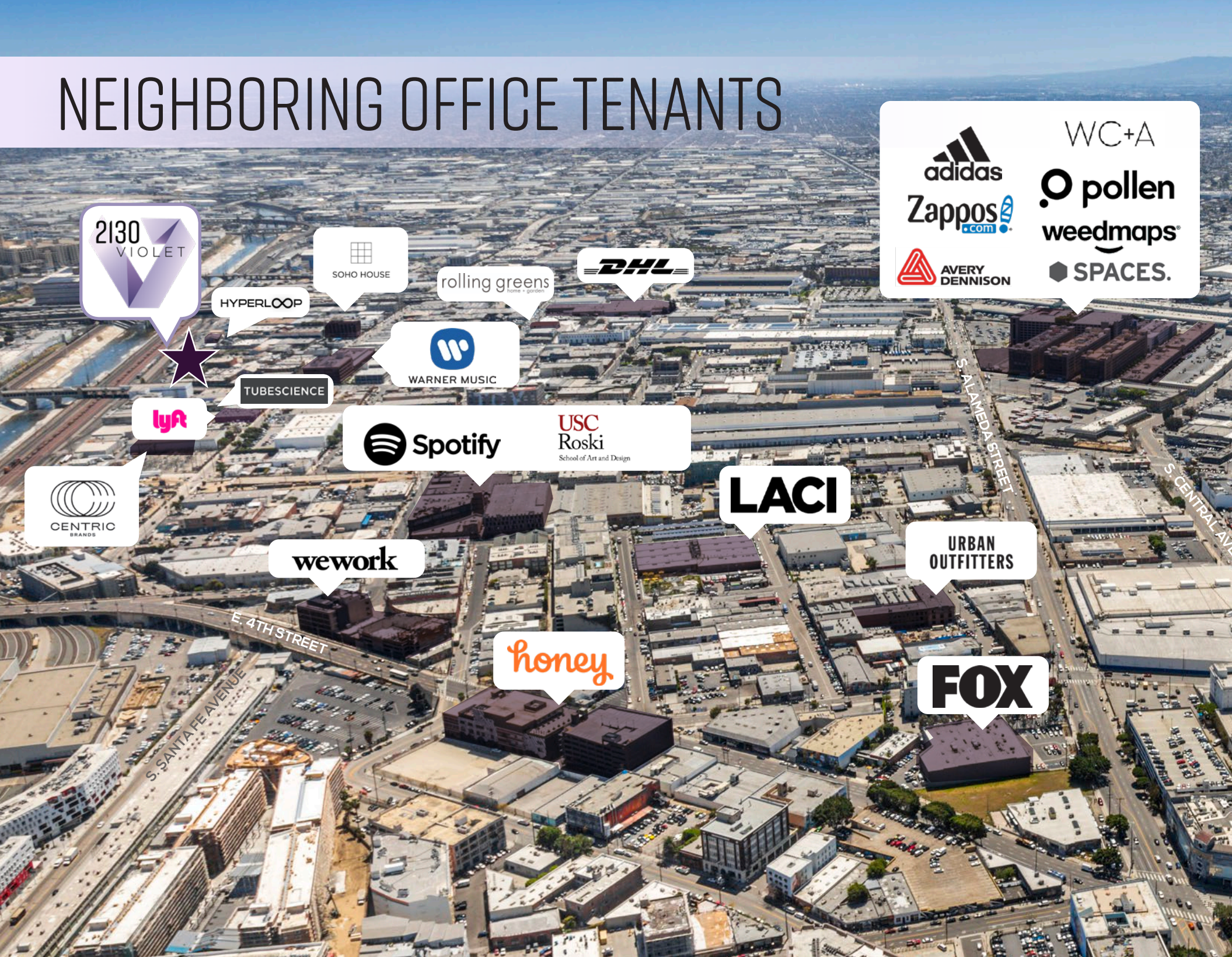
ROOFTOP
APPROX. 3,030 SF



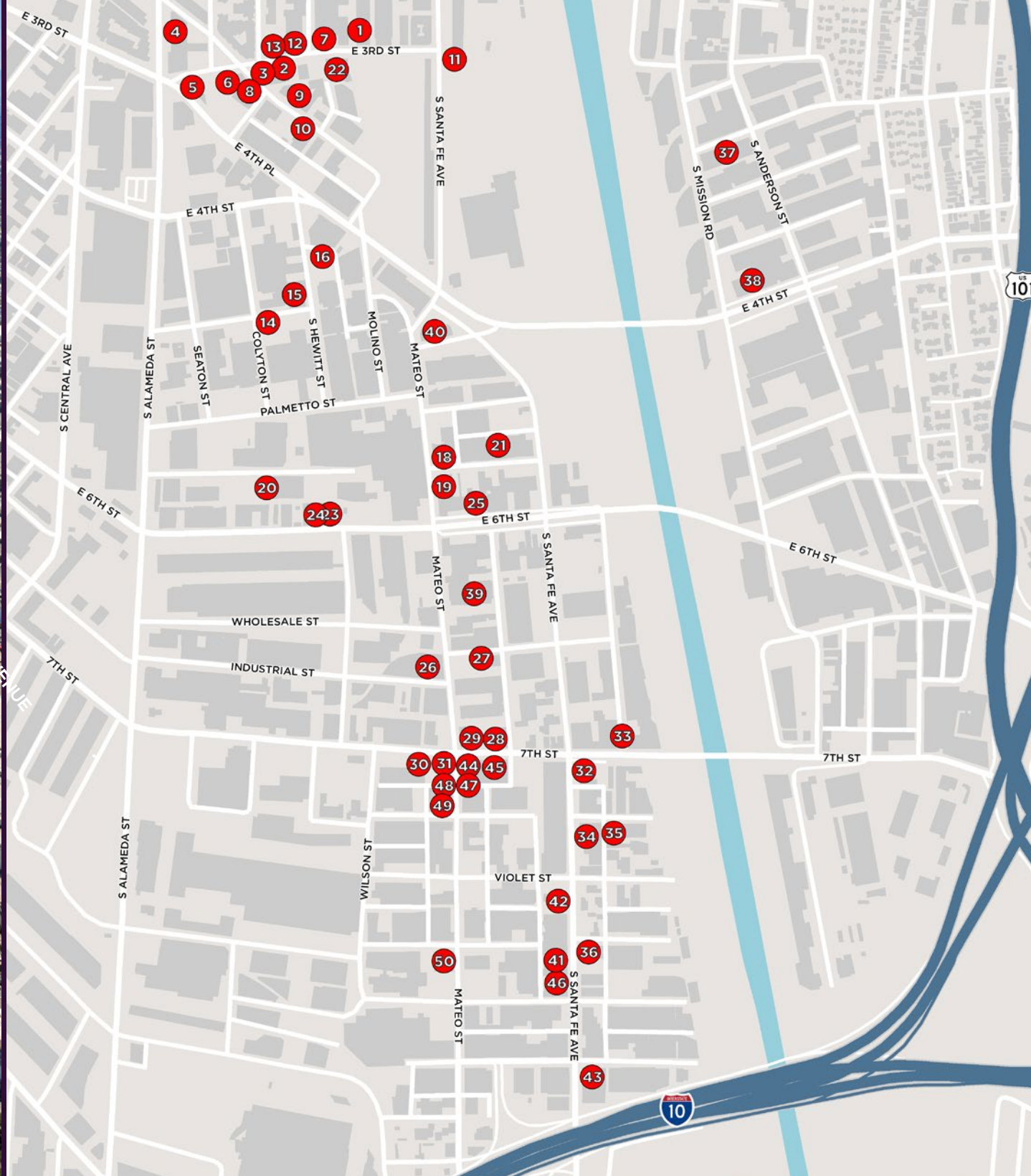
FUTURE VIEW FROM ROOFTOP DECK



NEIGHBORING OFFICE TENANTS



AMENITIES



Name	Name
1	Eat Drink Americano
2	Poketo
3	Wurstkuche
4	Angel City Brewery
5	Eighty Two
6	Umami Burger
7	Manuela
8	The Pie Hole
9	Groundwork Coffee
10	Arts District Brewing
11	Salt & Straw
12	Urth Cafe
13	Zinc Cafe
14	Bar Mateo
15	Blue Bottle Coffee
16	Factory Kitchen
17	Willow Studios
18	Officine Brera
19	Sixth + Mill
20	Dover Street Market
21	Church & State
22	Little Bear
23	Pizzanista!
24	Tony's Saloon
25	Bread Lounge
26	Bestia
27	Stumptown Coffee Roasters
28	Soho House
29	Maccarone
30	Two Bit Circus
31	Bavel
32	Cafe Gratitude
33	Footlocker
34	Verve Coffee
35	Damien
36	Ditroit

LOCATION HIGHLIGHTS



LOCATED IN THE HEART OF THE ARTS DISTRICT



ONE BLOCK FROM BESTIA AND SOHO HOUSE



WALKING DISTANCE TO A NUMBER OF AMENITIES, INCLUDING BREAD LOUNGE, PIZZANISTA, TONY'S, AND GUERILLA TACOS



ADJACENT TO WARNER MUSIC'S NEW HEADQUARTERS AT THE FORD FACTORY

DEVELOPMENTS



Above
*Planned

The Maxwell
WeWork
100% Leased

At Mateo
USC, Spotify
100% Leased

670 Mesquit
*Planned

Ford Factory
Warner Music
100% Leased

Soho House
*100% Leased

2143 Violet
*Planned

2159 Bay
Hyperloop
0% Leased

Fourth & Traction
Honey
100% Leased

The Switchyard
0% Leased

2130 VIOLET

2110 Bay
*Planned

LA Times Redevelopment
*Planned

6am
*Planned

Produce LA
0% Leased

The Row
Adidas, Spaces, Avery Dennison



TEAM CONDON

Alexa • Brittany • Connor • Erica
Jacob • Kevin • Kylie • McKenna
Mike • Pete • Sam • Scott

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