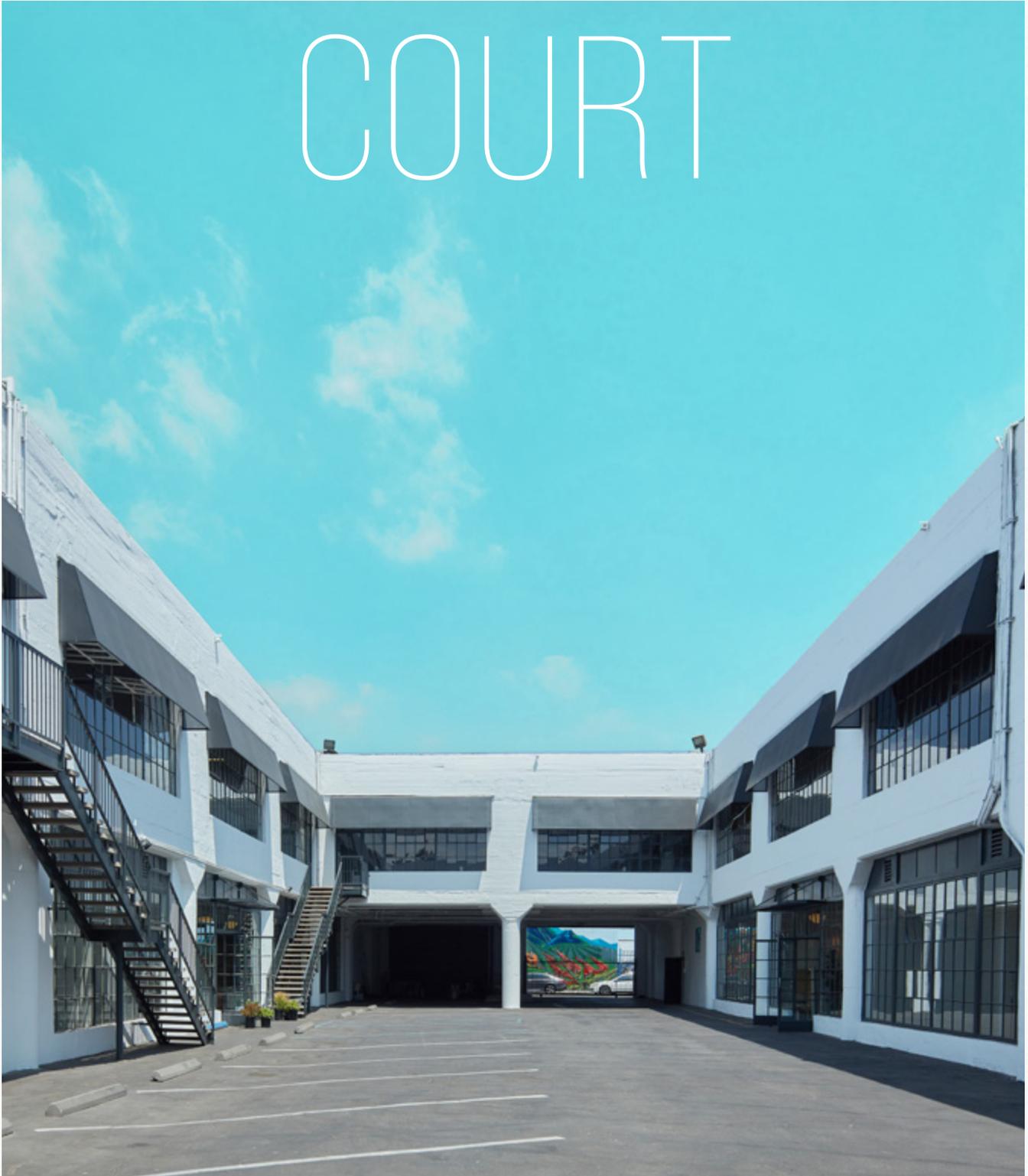


# FACTORY

# COURT



2001 S. ALAMEDA STREET, LOS ANGELES, CA 90058

119,891 RSF

FREESTANDING, CREATIVE

# CAMPUS

LOCATED AT 21ST AND ALAMEDA  
NEAR ONE OF THE MOST VIBRANT COMMUNITIES IN LA.

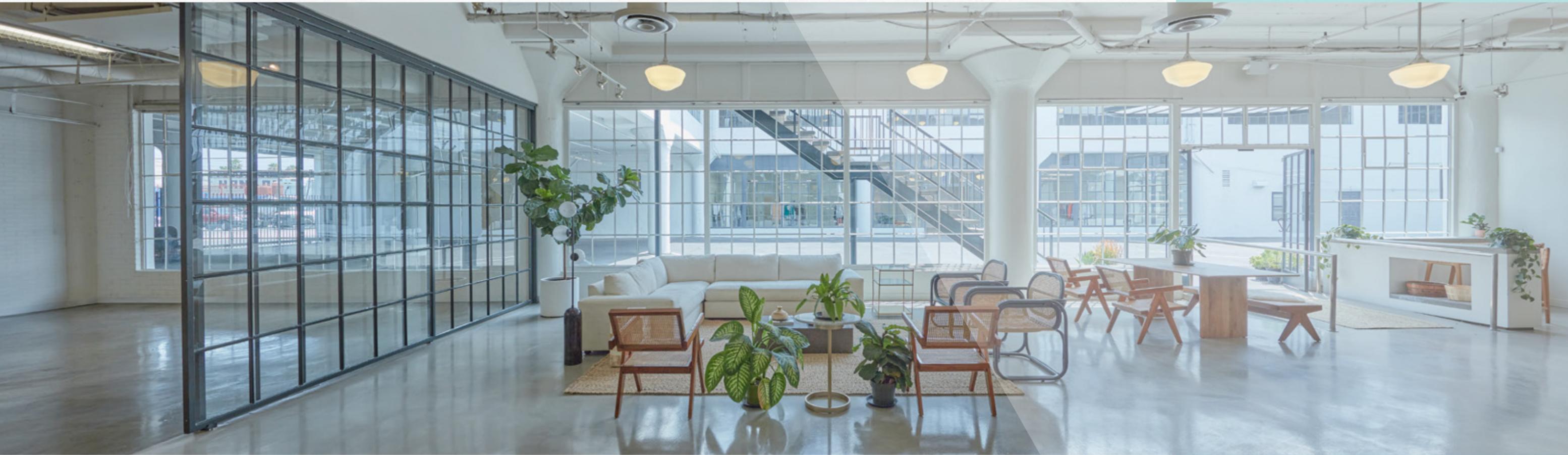
ESTABLISHED IN 1925

**RENOVATED IN 2020**

TRANSFORMED INTO THE LIGHT, AIRY SPACE

**ALL CREATIVES CRAVE.**

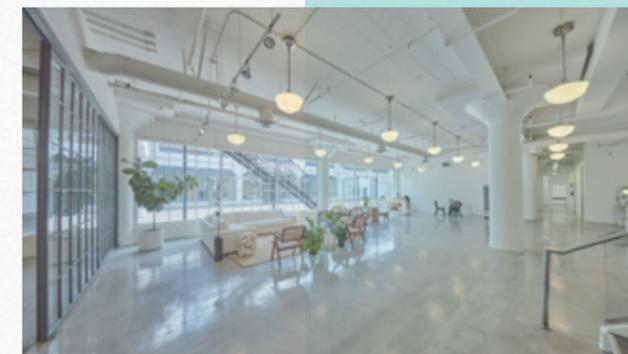
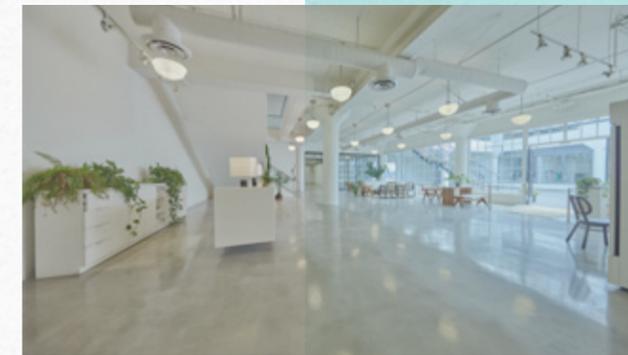




# A HUB

## FOR CREATIVES, INVENTORS, AND MARKET CHANGERS

- Freestanding creative office campus
- Opportunity for signage & a private rooftop deck featuring 360 views of Los Angeles
- Building & courtyard renovations completed in 2020
- High ceilings & operable windows to bring in fresh air and natural light
- Outdoor courtyard amenity area with landscaping to provide workplace flexibility
- 4 min walk to Blue Line Metro stop
- Immediate access to the 10 FWY with short connections to 110 FWY



62,914 SF  
Level 1

2/1000  
Secured Parking

56,977 SF  
Level 2

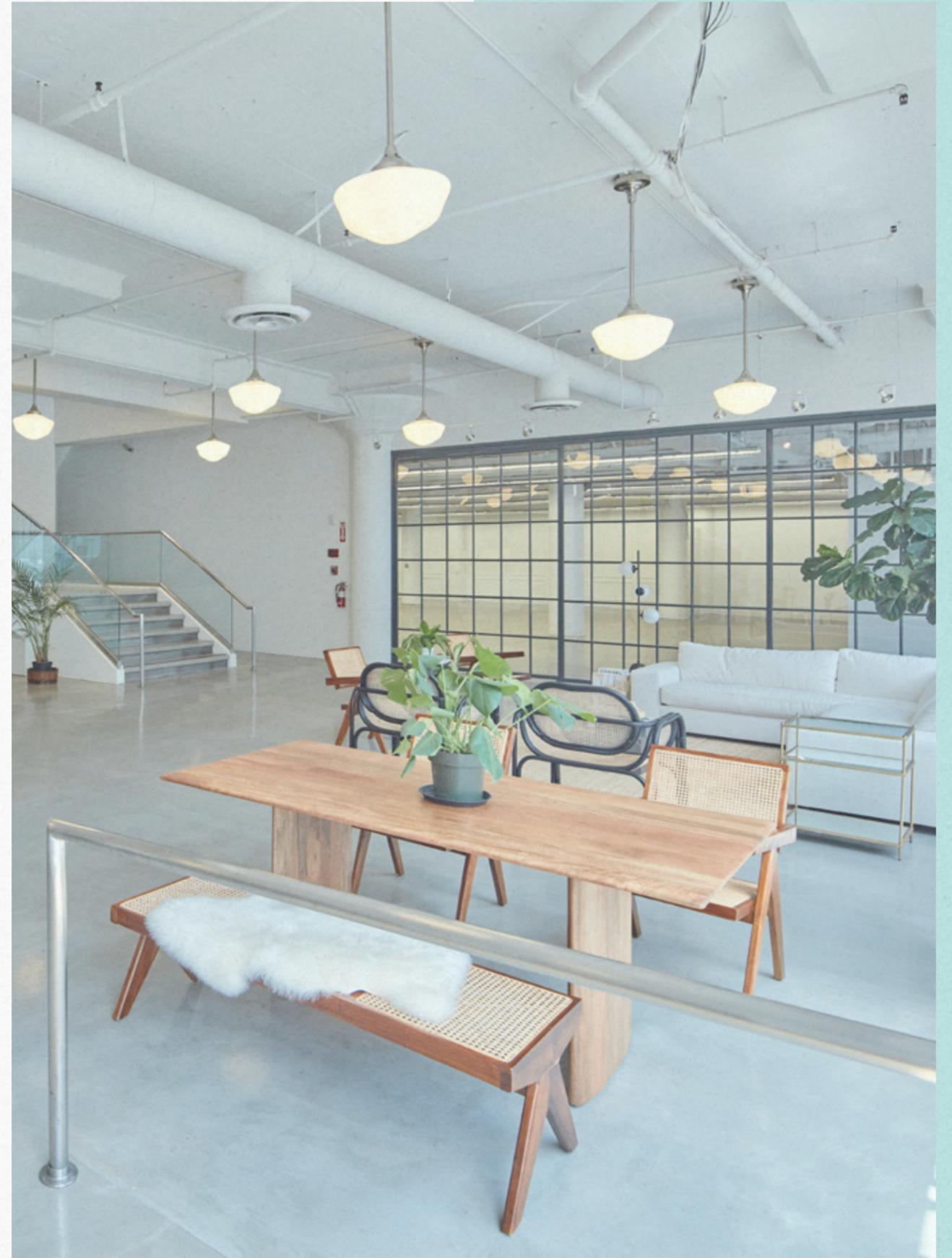
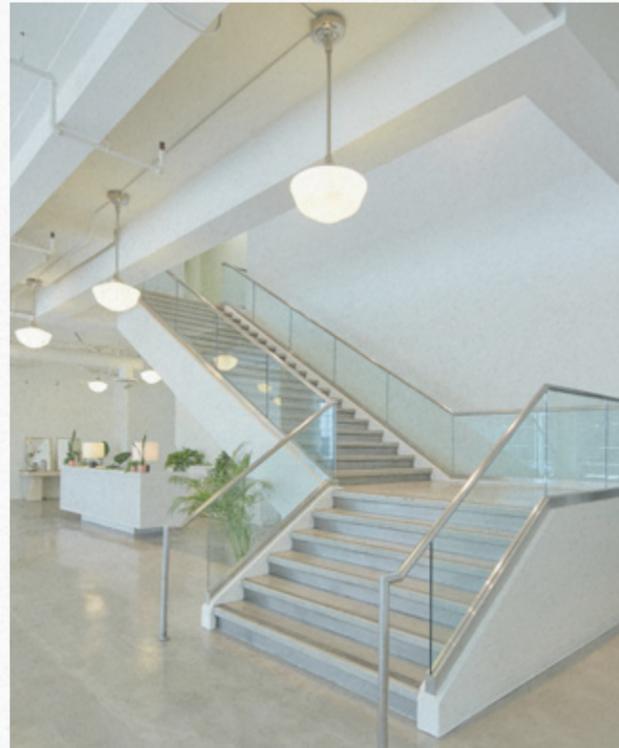
3-10 yrs  
Lease Term

119,891 SF  
Total

10,000 SF  
Divisible

\$1.95 NNN  
Asking Rate





## A LOCATION WITHIN THRIVING DISTANCE

- |                      |                              |                         |
|----------------------|------------------------------|-------------------------|
| 1. Bavel             | 12. ROW DTLA                 | 23. Pizzanista          |
| 2. Nightshade        | 13. Salt & Straw             | 24. Maru Coffee         |
| 3. Sushi Gen         | 14. Hauser & Wirth           | 25. Zinc Café           |
| 4. Loqui             | 15. Wurstkuche               | 26. The Factory Kitchen |
| 5. Manuela           | 16. Starbucks                | 27. Brera Ristorante    |
| 6. Guerilla Tacos    | 17. Night Gallery            | 28. The Geffen Contemp. |
| 7. Everson Royce Bar | 18. Artmovement LA           | 29. Smorgasburg         |
| 8. Edibol            | 19. Francois ghebaly         | 30. Staples Center      |
| 9. Urth Caffè        | 20. Simard Bilodeau Contemp. | 31. Kazu Nori           |
| 10. Soho Warehouse   | 21. Gavlak                   | 32. Hayato              |
| 11. Bestia           | 22. Stumptown                |                         |

## DELIVERED IN 30 MINUTES OR LESS



GUISADOS



TUK TUK THAI LA



UNCLE PAULIES



TENDER GREENS



DUNE



BAR AMA



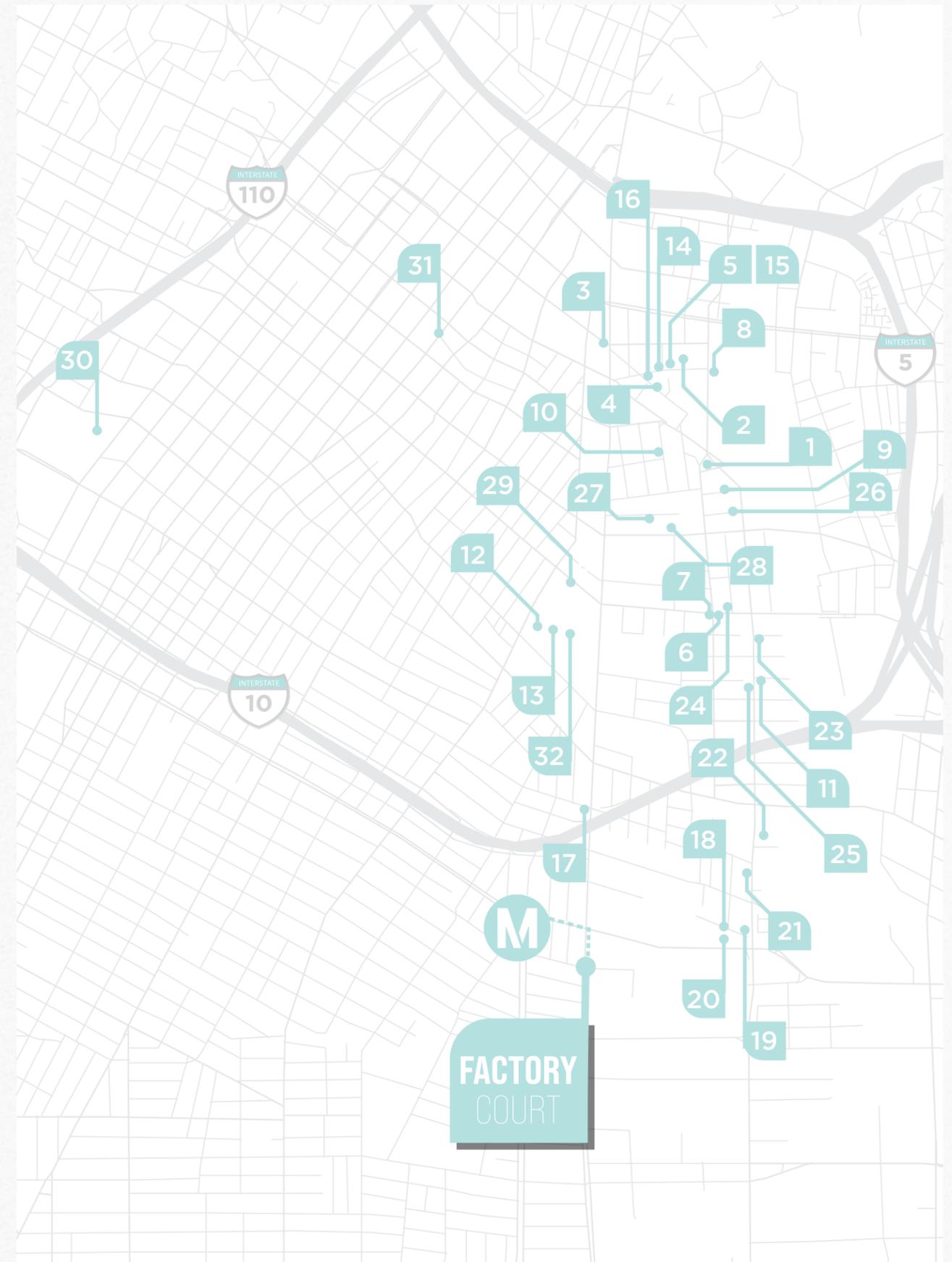
JINYA RAMEN



UMAMI BURGER



TACOS 1986



# FACTORY

# COURT



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