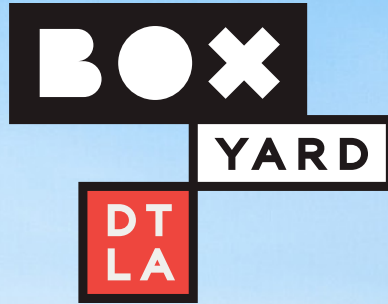


**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**  
**±21,750 SF - ±44,446 SF AVAILABLE**



2445	2535	2460
AVAILABLE	△ THE BERRICS	AVAILABLE
B DAILY LOOK	B UNDEFEATED	2NE1 APPAREL
AVAILABLE		SANTA FE FINISHING
AVAILABLE		ITSME JEAN

**IMMEDIATE OCCUPANCY | REFURBISHMENT COMPLETE**  
**RARE CLASS A INDUSTRIAL WITH SPECTACULAR OFFICE BUILDOUT**



**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**  
**±21,750 SF - ±44,446 SF AVAILABLE**

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- Availabilities . . . . .
- Box Yard Site Plan . . . . .
- Aerials . . . . .
- Location Map . . . . .
- Amenities Information . . . . .
- Space Plans . . . . .
- Property Photos . . . . .



**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**  
**±21,750 SF - ±44,446 SF AVAILABLE**

**PREMIERE MULTI-TENANT CREATIVE/INDUSTRIAL/FLEX BUSINESS PARK IN DOWNTOWN LOS ANGELES**

The Box Yard DTLA is a 261,528 square foot high image, modern and highly efficient multi-tenant creative/industrial/flex campus on 325,242 square feet of land located in the Downtown Los Angeles Arts District. The Box Yard DTLA boasts 24' high ceilings, fenced parking, and dock high and ground level loading. Rexford acquired The Boxyard DTLA with the vision to redevelop the campus into a unique, destination industrial asset within Los Angeles' Arts District. To achieve this vision, Rexford has invested significantly in enhancing both the exterior and interior of The Boxyard DTLA. Exterior improvements include new paint, enhanced wayfinding signage, upgraded landscaping, enhanced site lighting, creating a new entrance to the park, refreshing the parking areas and improving site security. Interior improvements include upgrading office finishes (including new lighting and staircases) as well as enhanced warehouse finishes such as installing new bright skylights, LED lighting.

**SUITE HIGHLIGHTS**

- 3 Units Available
- ±21,250 SF for Lease or Combine up to ±44,446 SF
- Property is Located in the Opportunity Zone - Potential Tenant Benefits!
- Potential for e-Commerce, Tech, Entertainment, Studio, Fashion, Arts & Creative Uses
- Immediate 10 Freeway Access
- Open Creative Design Areas with Large Windows for Natural Light
- Creative/Industrial/Flex Campus Environment
- Located Blocks from Arts District & New Soho House
- Large Parking Lot (1.0/1,000 SF Parking)
- 24' Ceiling Clearance

- Truck High Loading
- Bay Spacing: 60' x 20' (Tenant Must Verify)
- New landscaping
- Enhanced Site Lighting

**PRICING SUMMARY**

- 2460 E 12<sup>th</sup> St, Units A,C & D: \$1.99 PSF/Mo NNN
- \$0.49 PSF/Mo NNN Fees

# BOX YARD | OLYMPIC @ SANTA FE / THE ARTS DISTRICT

# PROPERTY INFORMATION



2460 E 12<sup>TH</sup> ST  
UNIT A

±22,381 SF

### PROJECT HIGHLIGHTS

- Includes Turnkey ±7,168 SF New Creative Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- 22 Car Gated Secured Parking
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- Sprinklered

2460  
A

LEASE RATE

\$1.99 PSF/Mo NNN



2460 E 12<sup>TH</sup> ST  
UNIT C

±22,696 SF

### PROJECT HIGHLIGHTS

- Includes Turnkey ±6,347 SF New Creative Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- 22 Car Gated Secured Parking
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- Sprinklered

2460  
C

LEASE RATE

\$1.99 PSF/Mo NNN



2460 E 12<sup>TH</sup> ST  
UNIT D

±21,750 SF

### PROJECT HIGHLIGHTS

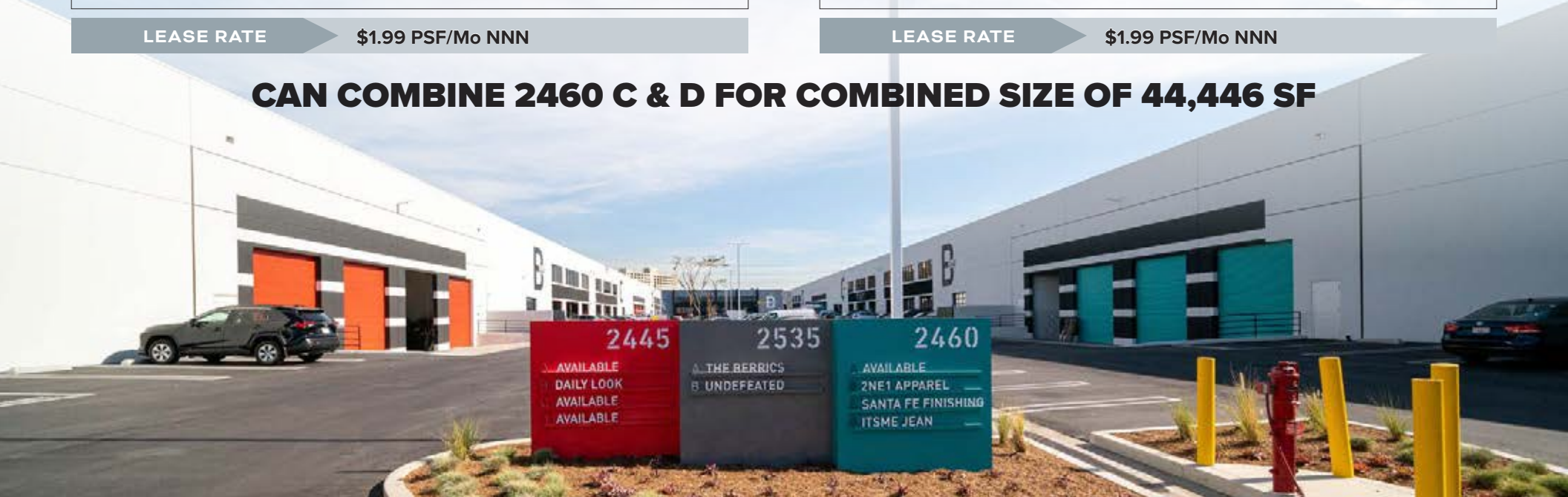
- Includes Turnkey ±6,184 SF New Creative Offices/Kitchen
- 2 Truck High & 1 Ground Level Positions
- 4 Restrooms
- 22 Car Gated Secure Parking
- Approx 400A Power (Tenant Should Verify Power with Their Electrician)
- Sprinklered

2460  
D

LEASE RATE

\$1.99 PSF/Mo NNN

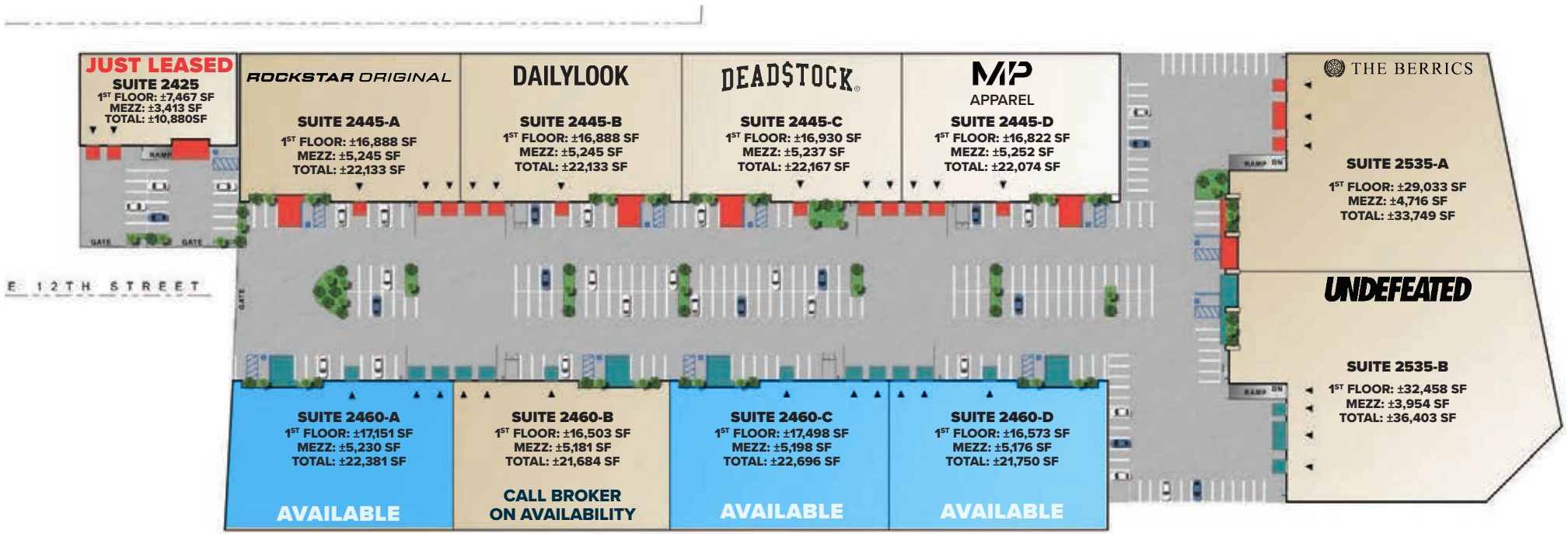
**CAN COMBINE 2460 C & D FOR COMBINED SIZE OF 44,446 SF**





# CREATIVE INDUSTRIAL BUSINESS PARK FOR LEASE

PROPERTY  
SITE PLAN





# CREATIVE INDUSTRIAL BUSINESS PARK FOR LEASE

PROPERTY  
AERIAL



HOLLYWOOD

DTLA

BURBANK

ARTS  
DISTRICT

SANTA FE AVE



OLYMPIC BLVD



# CREATIVE INDUSTRIAL BUSINESS PARK FOR LEASE

PROPERTY  
LOCATION AERIAL



HOLLYWOOD

DTLA

BURBANK

ARTS  
DISTRICT

DTLA



GUESS  
JEANS

THE  
ROW

AVA ARTS  
DISTRICT

GAM

SPOTIFY

WEWORK

BISCUIT  
LOFTS

TOY  
LOFTS

WARNER  
MUSIC  
GROUP

SOHO  
HOUSE

HYPERLOOP  
CAMPUS

ROLLING  
GREENS

INFUSE  
SPIRITS

LUV  
BRIDAL

ART  
HOUSE

GREENBAR  
DISTILLERY

THE  
HUNTSMAN

MATEO ST

E OLYMPIC BLVD

SUSANNE  
VIELMETTER  
GALLERY

KNUPP GALLERY/  
SIMARD BILODEAU  
CONTEMPORARY

E 12TH ST

E 15TH ST

S SANTA FE AVE

CIRRUS  
GALLERY

NIGHT  
GALLERY

GHEBALY  
GALLERY

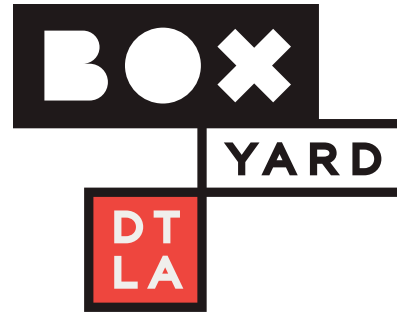
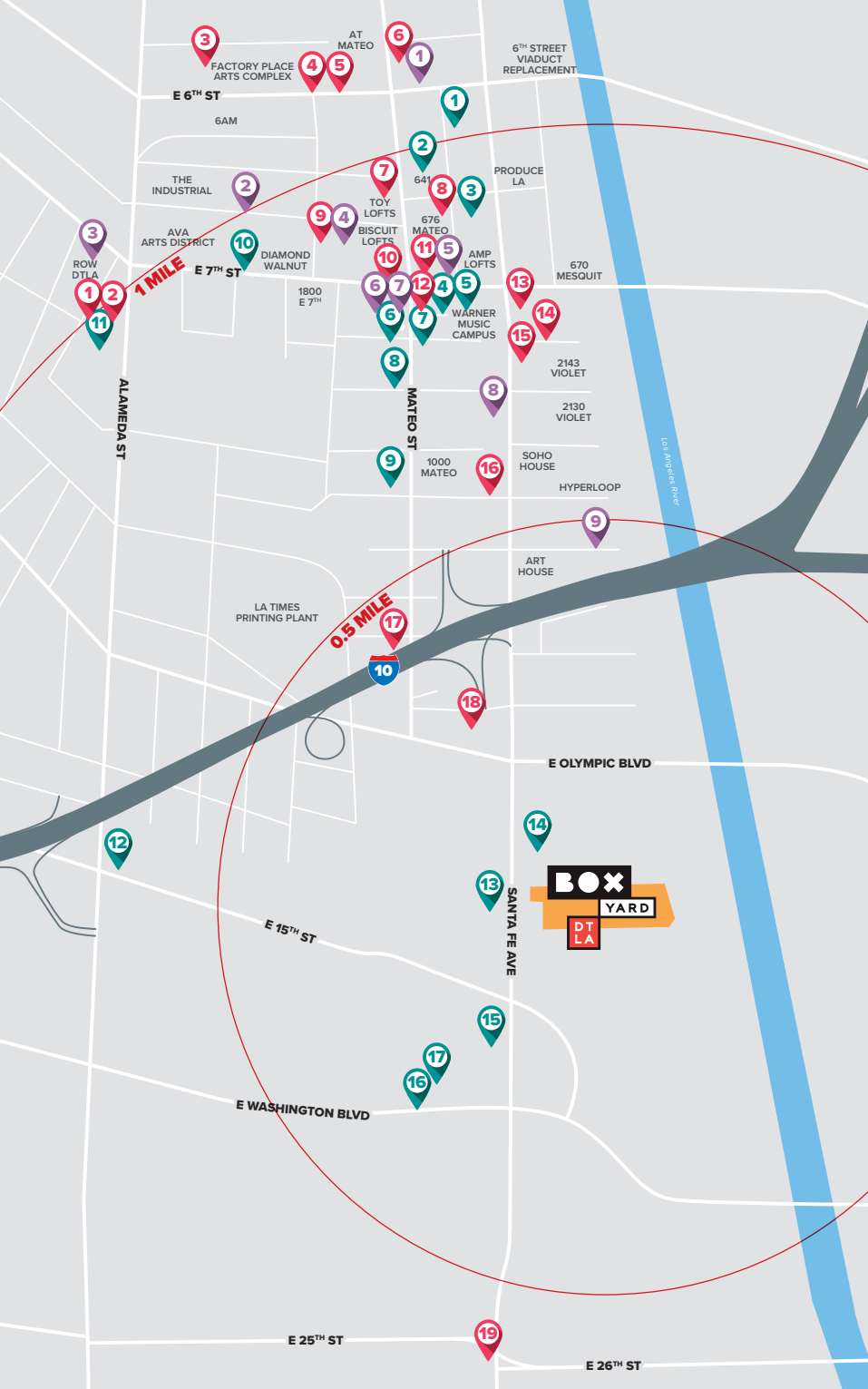
E WASHINGTON BLVD

**ACCESS TO / FROM I-10  
& I-5 VIA FIVE (5) EXITS**

1. CENTRAL AVE
2. NAOMI AVE
3. ALAMEDA ST
4. SANTA FE AVE
5. SOTO ST







## LOCAL POINTS OF INTEREST MAP

### RESTAURANTS

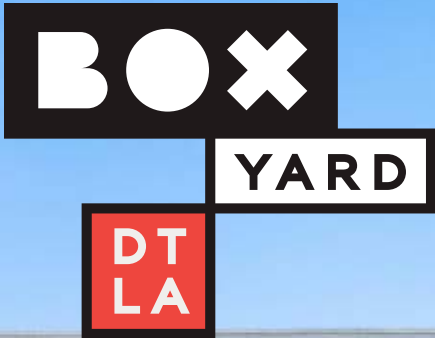
- |                            |                              |
|----------------------------|------------------------------|
| 1 Paramount Coffee Project | 11 Pizzanista!               |
| 2 Tartine Bianco           | 12 Guerrilla Tacos           |
| 3 The Factory Kitchen      | 13 Bread Lounge              |
| 4 Officine Brera           | 14 Bestia                    |
| 5 Sixth+Mill               | 15 Stumptown Coffee Roasters |
| 6 Blue Bottle Coffee       | 16 Maru Coffee               |
| 7 Little Bear              | 17 Steven's Deli             |
| 8 Urban Radish             | 18 The Porter Junction Cafe  |
| 9 Café Soci  t             | 19 Trattoria 25              |
| 10 Church & State          |                              |

### BARS/BREWERIES/DISTILLERIES

- |                                 |                         |
|---------------------------------|-------------------------|
| 1 The Spirit Guild              | 6 Everson Royce Bar     |
| 2 Iron Triangle Brewing Company | 7 Silverlake Wine       |
| 3 Flask & Field                 | 8 Our/Los Angeles Vodka |
| 4 Pour Haus Wine Bar            | 9 Greenbar Distillery   |
| 5 Tony's Saloon                 |                         |

### RETAIL/MISC ENTERTAINMENT

- |                         |   |
|-------------------------|---|
| 1 Dover Street Market   | 10 ICA LA                                     |
| 2 Two Bit Circus        | 11 Bodega                                     |
| 3 WePlay Live           | 12 Guess Jeans                                |
| 4 Commonwealth          | 13 Knupp Gallery/Simard Bilodeau Contemporary |
| 5 The House of Machines | 14 Susanne Vielmetter Gallery                 |
| 6 Arch The              | 15 Cirrus Gallery                             |
| 7 Base Coat Nail Salon  | 16 Ghebaly Gallery                            |
| 8 Uptown Pup            | 17 Night Gallery                              |
| 9 Rolling Greens        |   |



# 2460 E 12<sup>TH</sup> ST | UNIT A

## SUITE HIGHLIGHTS

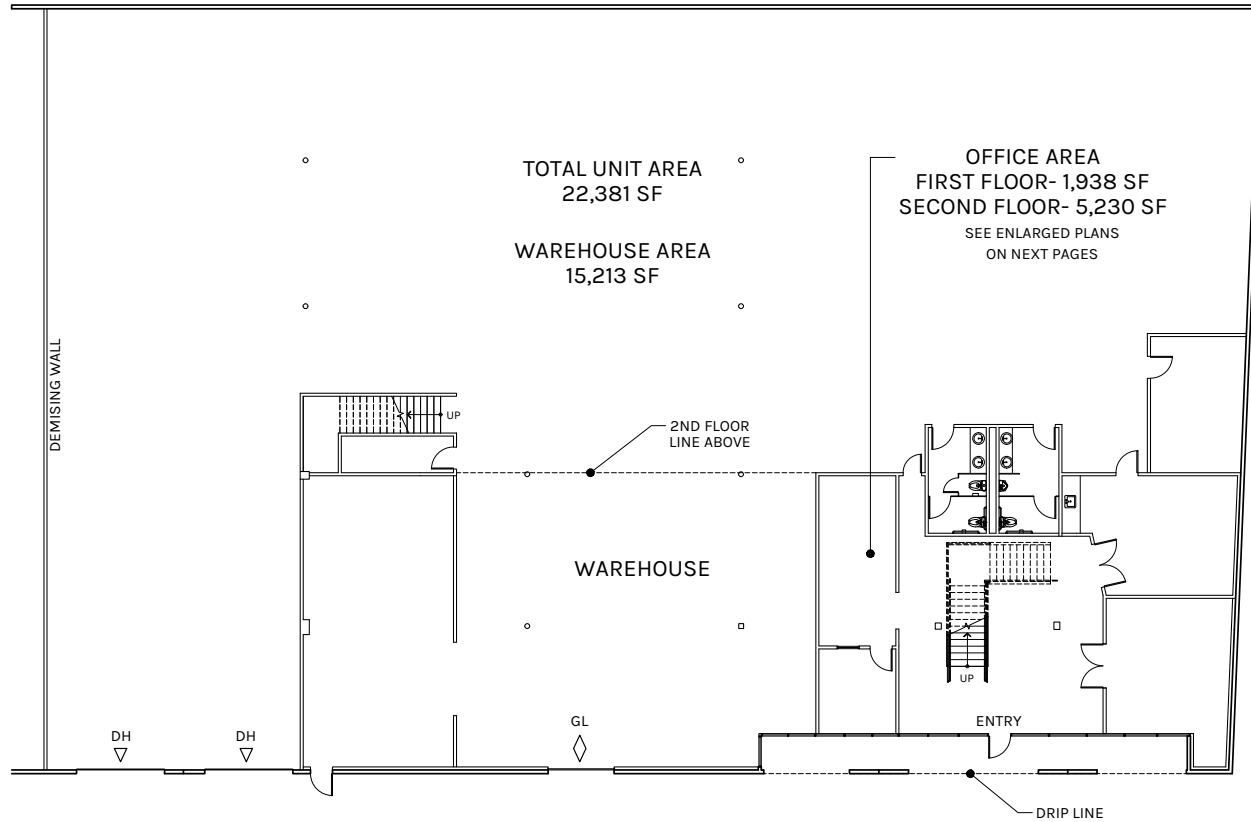
- Includes Turnkey ±22,696 SF New Creative Warehouse and Office Space
- Offices Include New Lighting, Staircases, Bathrooms, and Enhanced Office Finishes
- Warehouse Upgrades Include New Skylights, LED Lighting
- Gated Secured Yard Area for Loading & Parking

A  
2460

UNIT SIZE	±22,381 SF
OFFICE SIZE	±7,168 SF
OFFICE MEZZANINE	±5,230 SF
RESTROOMS	4
LOADING	1 Ground Level / 2 Truck High
CLEARANCE	24'
PARKING	22 Cars
ZONING	M3
YEAR BUILT	1988 (Ren: 2022)
POWER	Approx 400A Power (Tenant Should Verify Power with Their Electrician)
SPRINKLERS	Sprinklered
LEASE RATE	\$1.99 PSF/Mo NNN

**2460 E. 12th St. | Los Angeles**

**SUITE A | 22,381 SF**

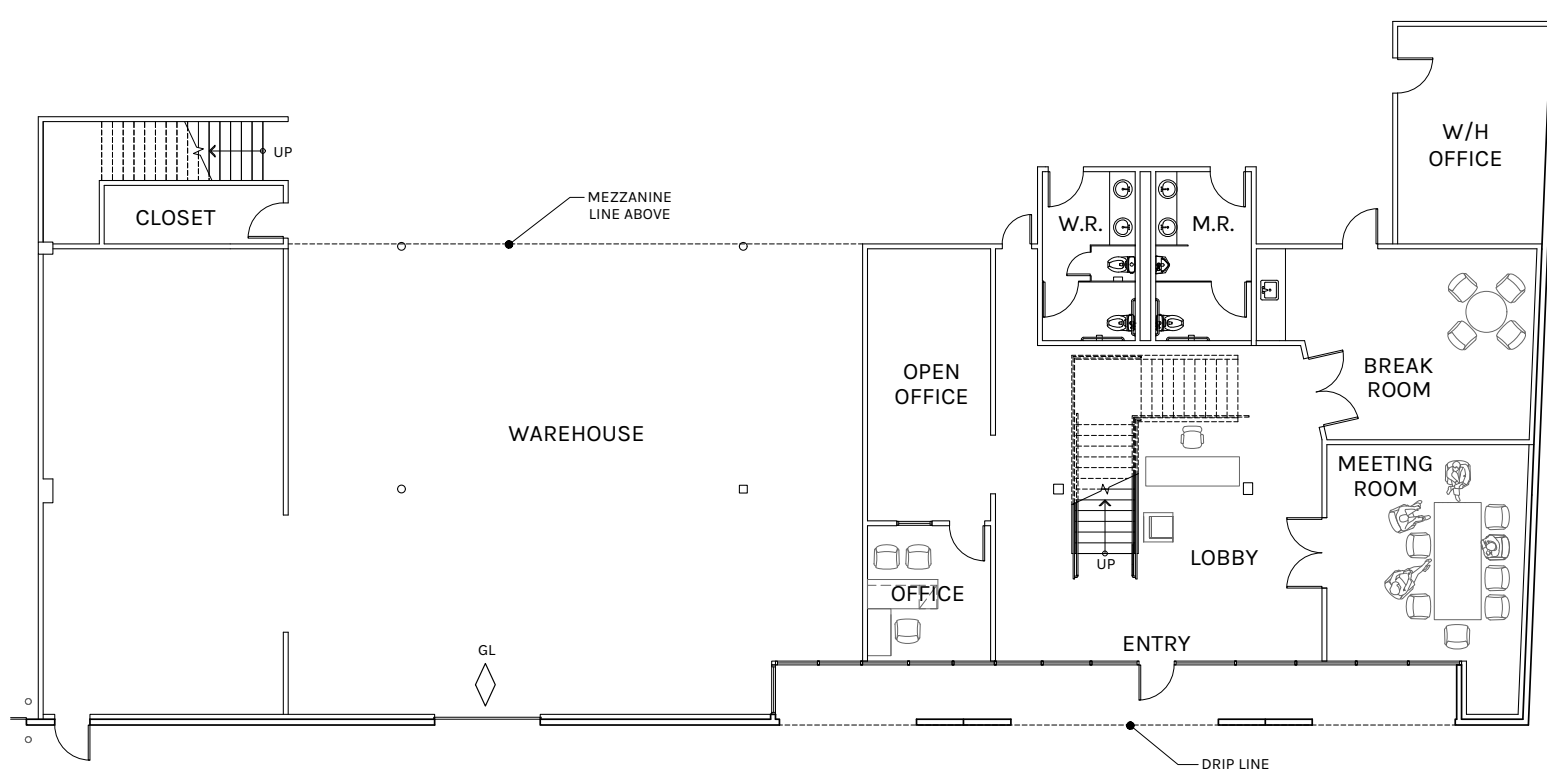


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

**NOTE:** Space plans above are for the same unit. Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

**2460 E. 12th St. | Los Angeles**

**GROUND FL. OFFICE | 1,938 SF**

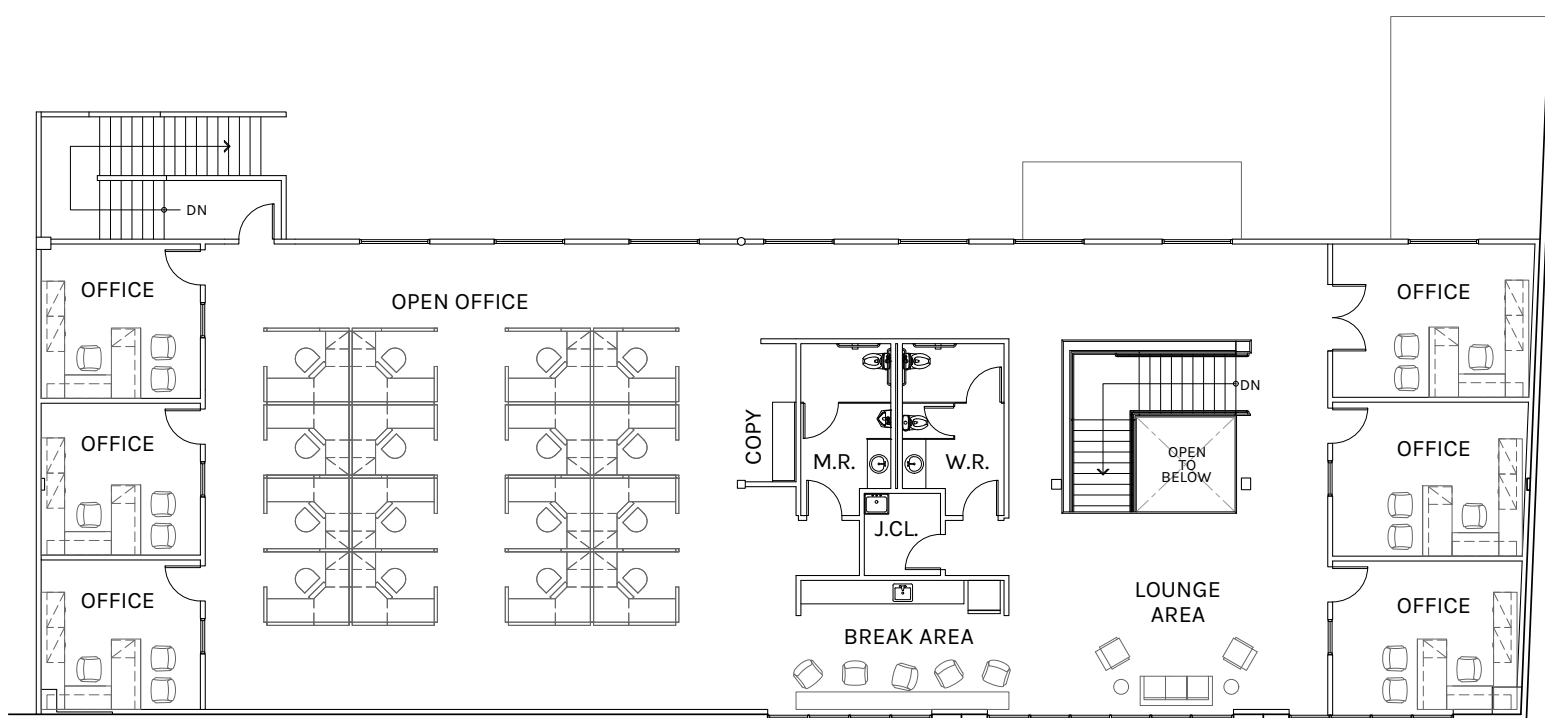


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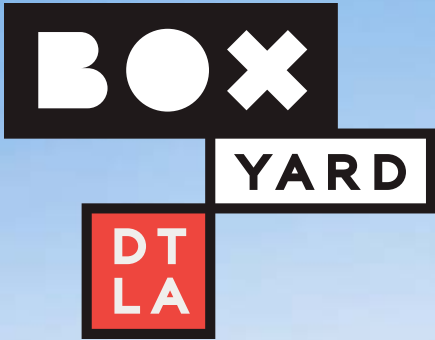
**2460 E. 12th St. | Los Angeles**

**MEZZANINE OFFICE | 5,230 SF**



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# 2460 E 12<sup>TH</sup> ST | UNIT C

## SUITE HIGHLIGHTS

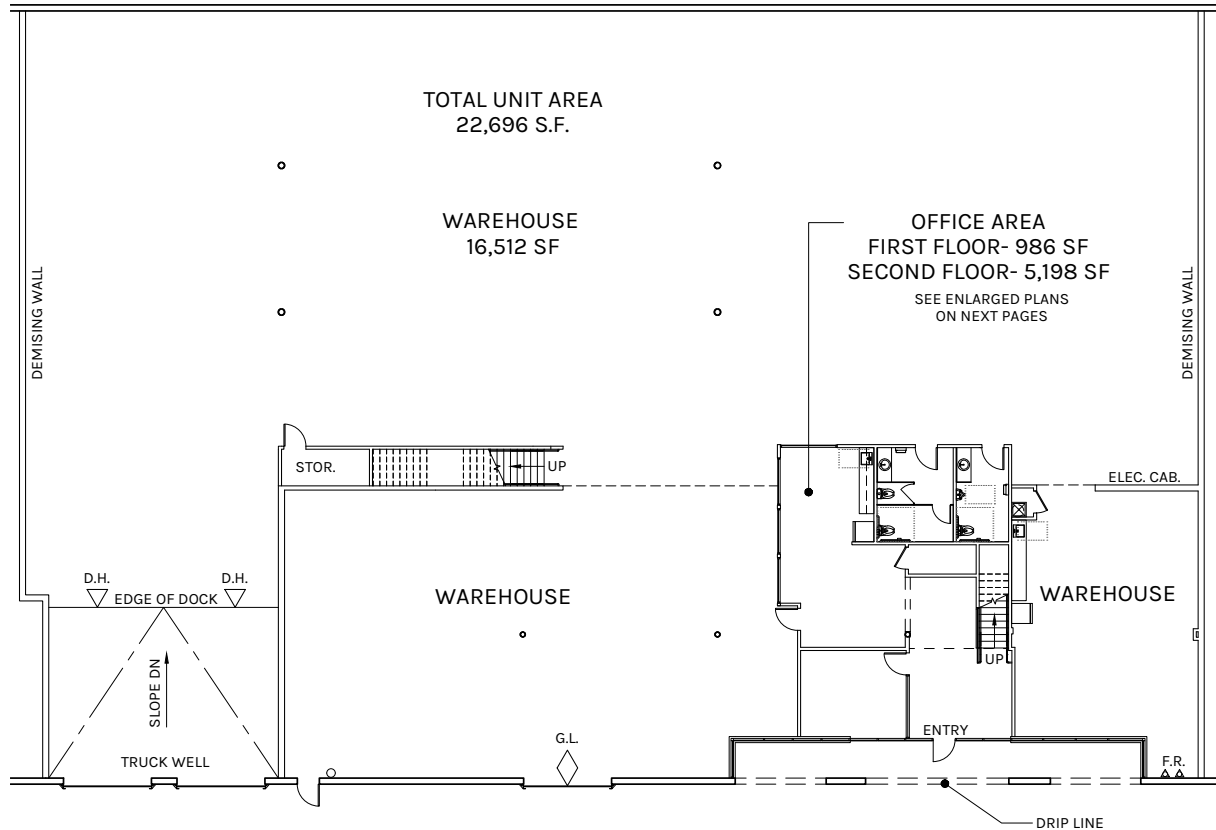
- Includes Turnkey ±22,696 SF New Creative Warehouse and Office Space
- Offices Include New Lighting, Staircases, Bathrooms, and Enhanced Office Finishes
- Warehouse Upgrades Include New Skylights, LED Lighting
- Gated Secured Yard Area for Loading & Parking



<b>UNIT SIZE</b>	±22,696 SF
<b>OFFICE SIZE</b>	±6,184 SF
<b>OFFICE MEZZANINE</b>	±5,198 SF
<b>RESTROOMS</b>	4
<b>LOADING</b>	1 Ground Level / 2 Truck High
<b>CLEARANCE</b>	24'
<b>PARKING</b>	22 Cars
<b>ZONING</b>	M3
<b>YEAR BUILT</b>	1988 (Ren: 2022)
<b>POWER</b>	Approx 400A Power (Tenant Should Verify Power with Their Electrician)
<b>SPRINKLERS</b>	Sprinklered
<b>LEASE RATE</b>	\$1.99 PSF/Mo NNN

**2460 E 12th Street | Los Angeles**

SUITE C | 22,696 SF

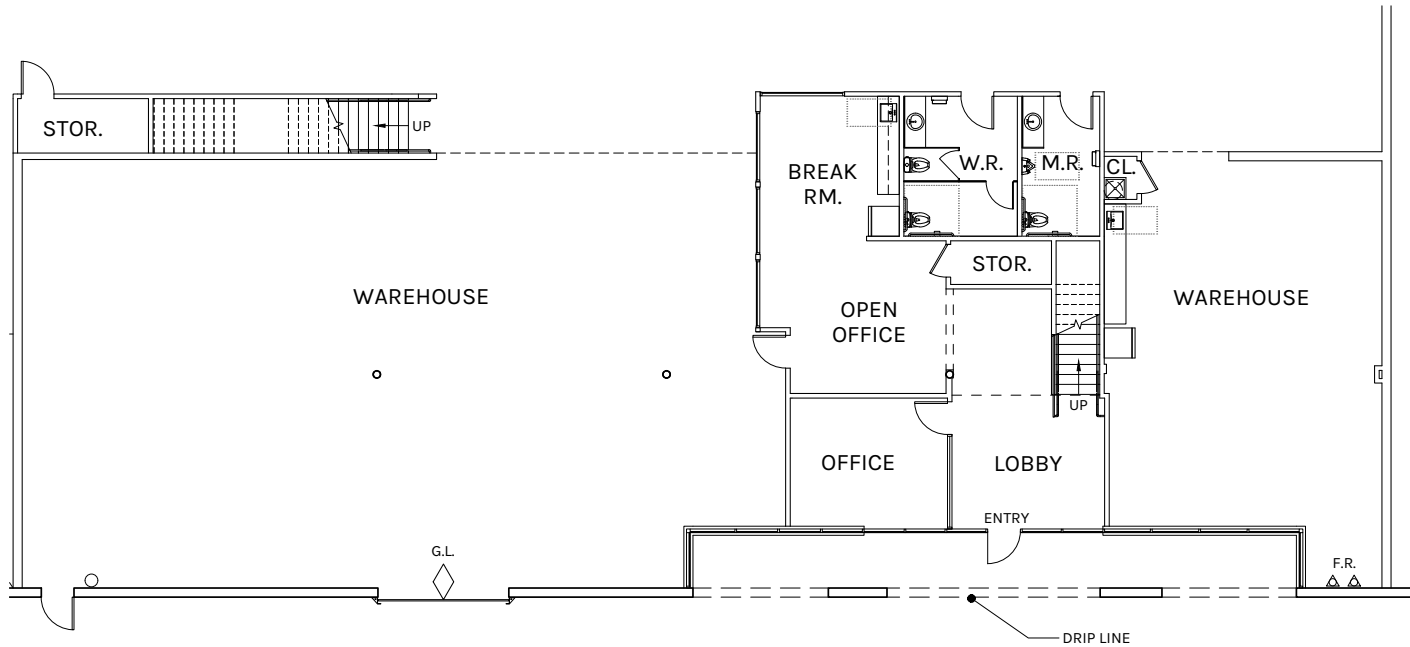


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**2460 E 12th Street | Los Angeles**

**GROUND FL. OFFICE | 986 SF**



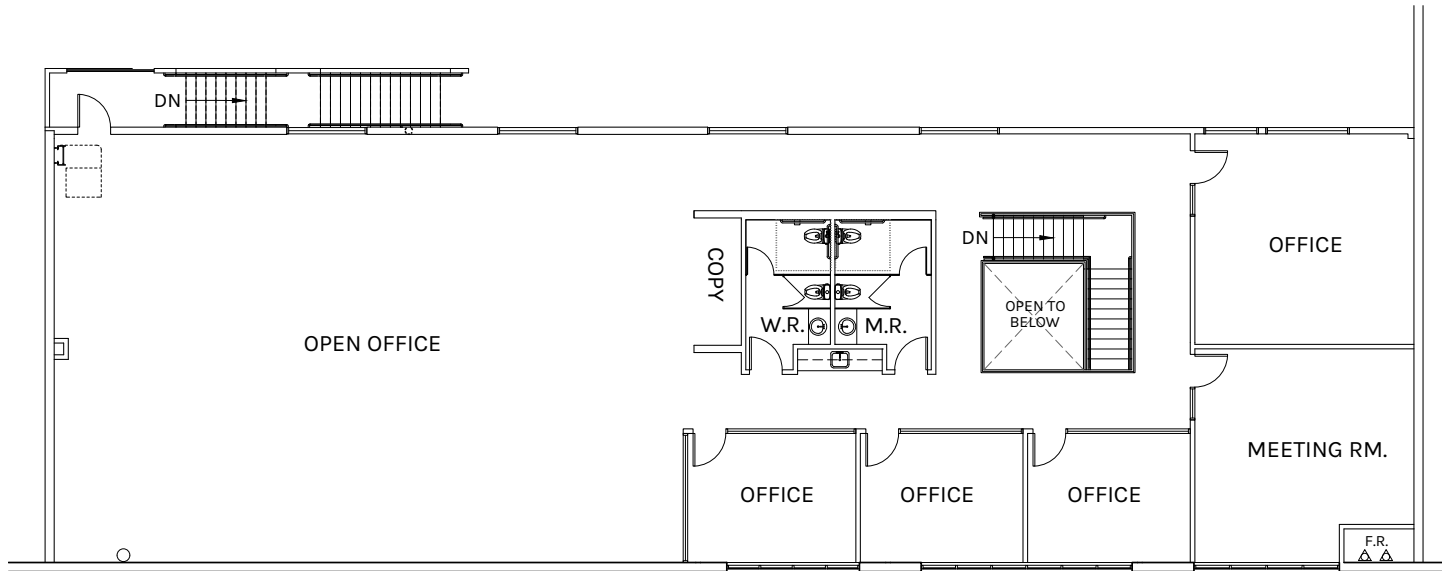
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**2460 E 12th Street | Los Angeles**

MEZZANINE FL. OFFICE | 5,198 SF



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**NOTE:** Space plans above are for the same unit. Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

**BOX****YARD****DT  
LA**

# 2460 E 12<sup>TH</sup> ST | UNIT D

## SUITE HIGHLIGHTS

- Includes Turnkey ±21,750 SF New Creative Warehouse and Office Space
- Offices Include New Lighting, Staircases, Bathrooms, and Enhanced Office Finishes
- Warehouse Upgrades Include New Skylights, LED Lighting
- Gated Secured yard Area for Loading & Parking

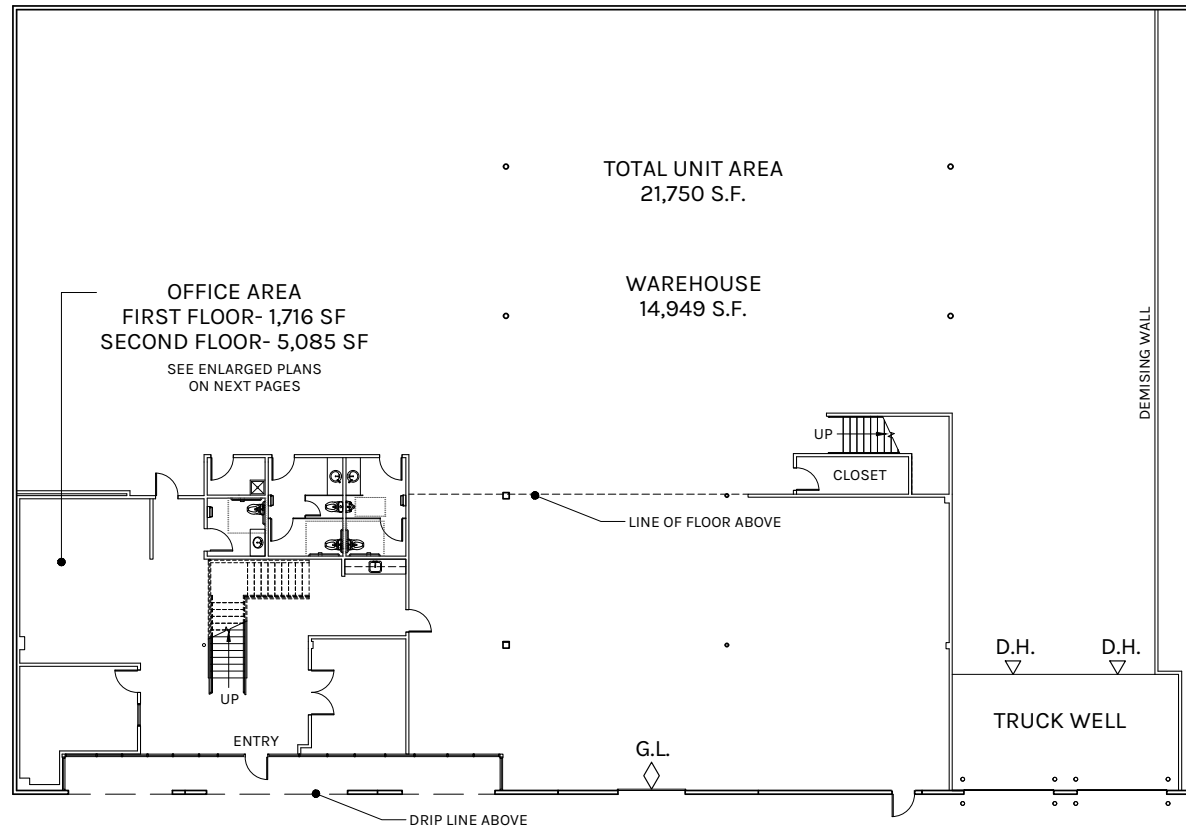
<b>UNIT SIZE</b>	±21,750 SF
<b>OFFICE SIZE</b>	±6,184 SF
<b>OFFICE MEZZANINE</b>	±5,085 SF
<b>RESTROOMS</b>	5
<b>LOADING</b>	1 Ground Level / 2 Truck High
<b>CLEARANCE</b>	24'
<b>PARKING</b>	22 Cars
<b>ZONING</b>	M3
<b>YEAR BUILT</b>	1988 (Ren: 2022)
<b>POWER</b>	Approx 400A Power (Tenant Should Verify Power with Their Electrician)
<b>SPRINKLERS</b>	Sprinklered

<b>LEASE RATE</b>	\$1.99 PSF/Mo NNN
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**2460 E. 12th St. | Los Angeles**

**UNIT D | 21,750 SF**



**Rexford  
Industrial**

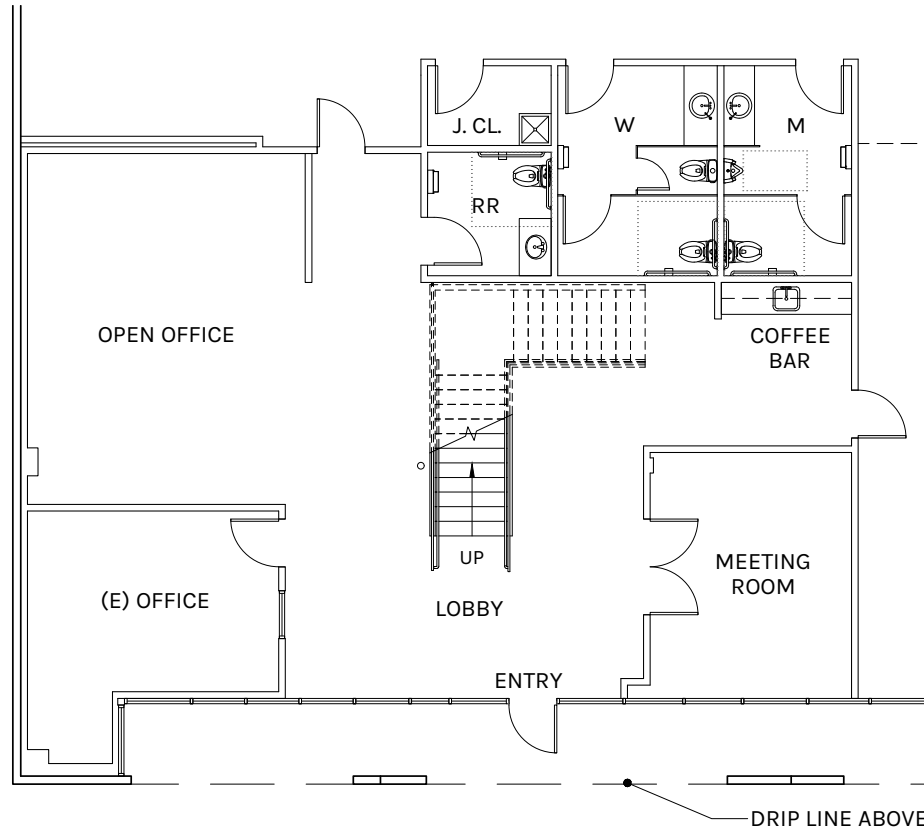


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**2460 E. 12th St. Unit D | Los Angeles**

1ST FLOOR OFFICE PLAN | 1,716 SF



**Rexford  
Industrial**

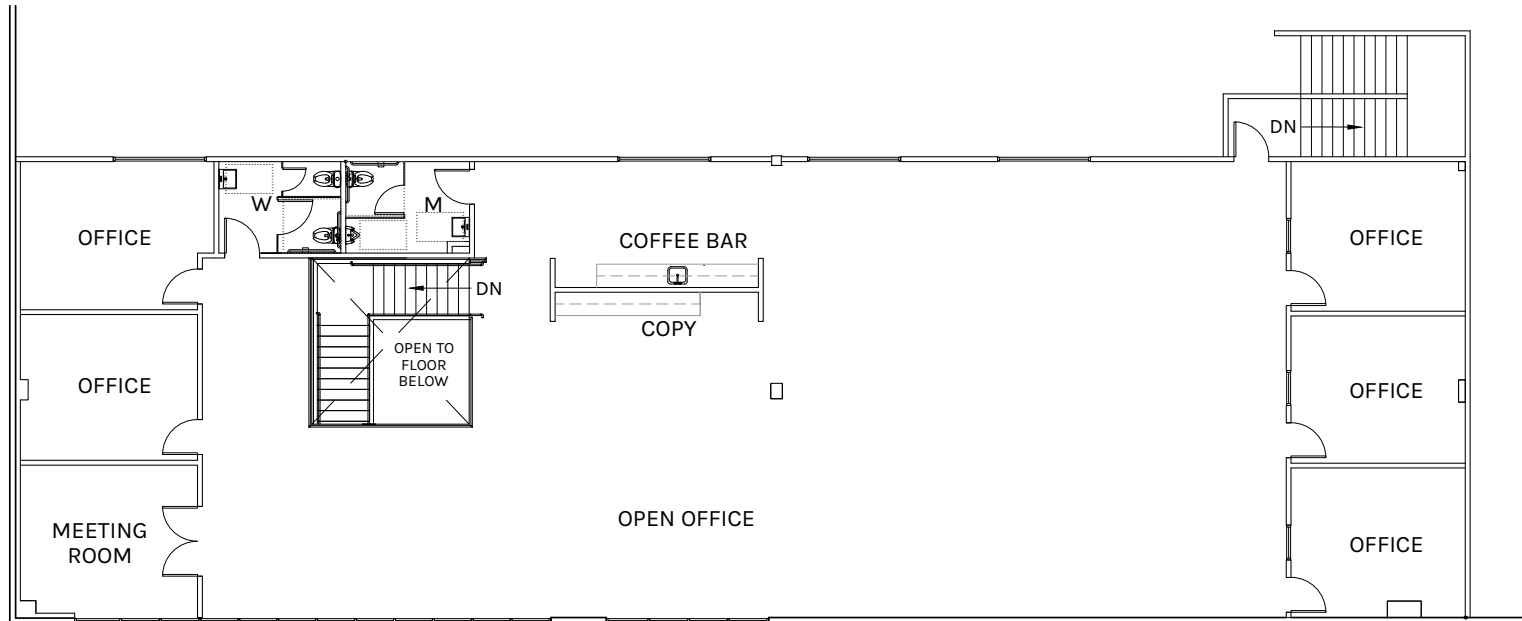


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**2460 E. 12th St. Unit D | Los Angeles**

2ND FLOOR OFFICE PLAN | 5,085 SF



**Rexford  
Industrial**



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**CREATIVE INDUSTRIAL  
BUSINESS PARK FOR LEASE**

THE BOXYARD  
PROPERTY PHOTO





**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**



**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**





**CREATIVE INDUSTRIAL  
BUSINESS PARK FOR LEASE**

PROPERTY  
PHOTO



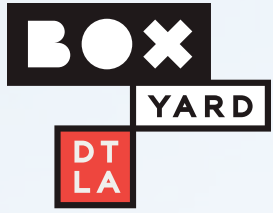
**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**



**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**

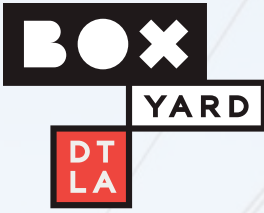


**SAMPLE PHOTO OF  
LEASED SPACE IN PROJECT**



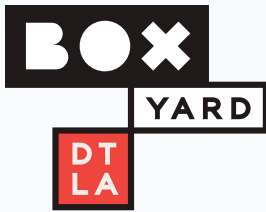
PROPERTY PHOTO





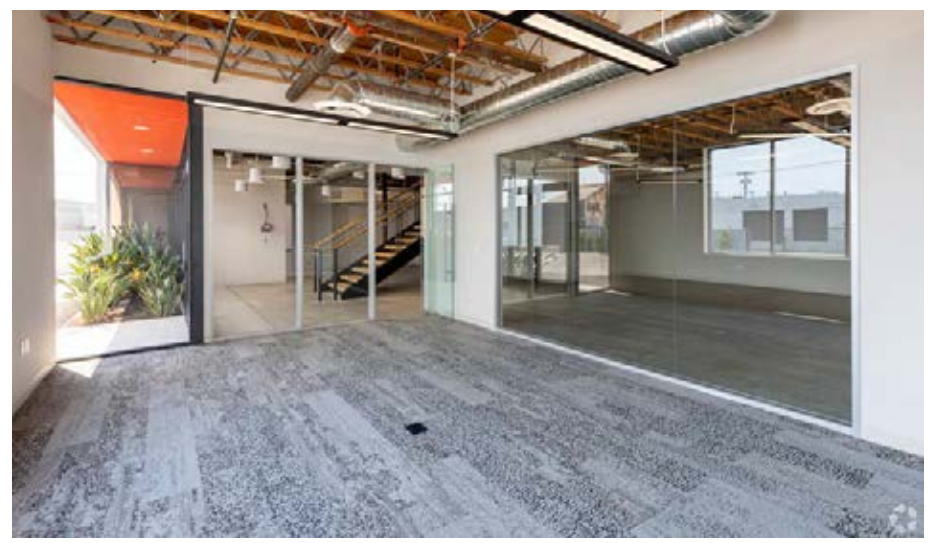
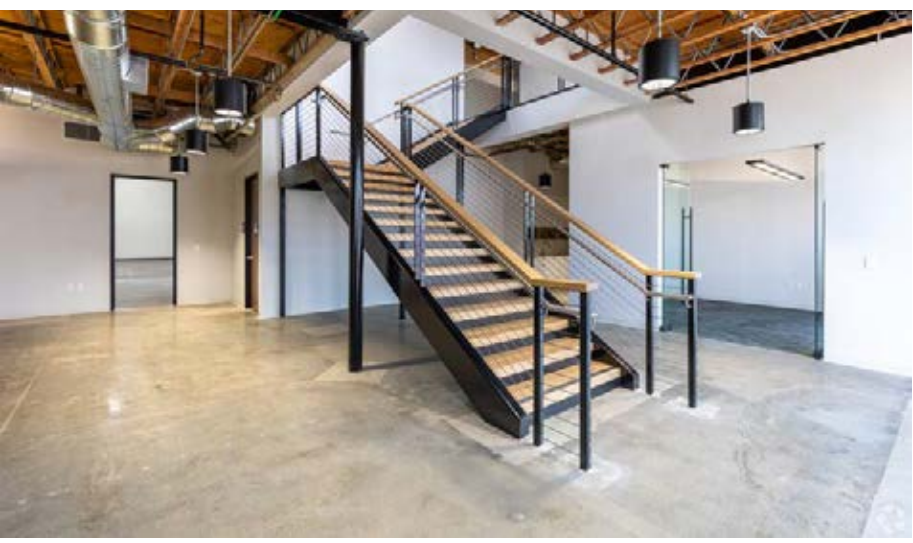
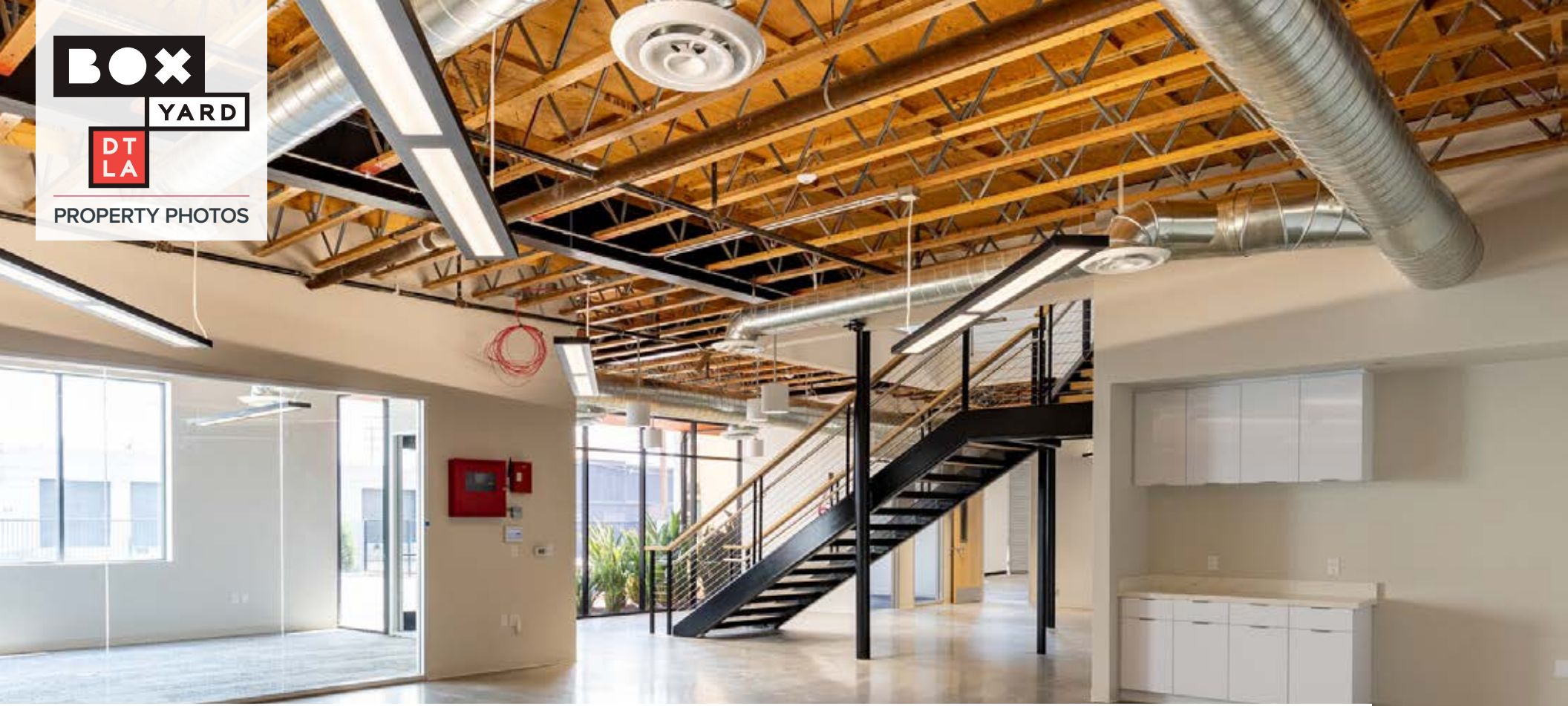
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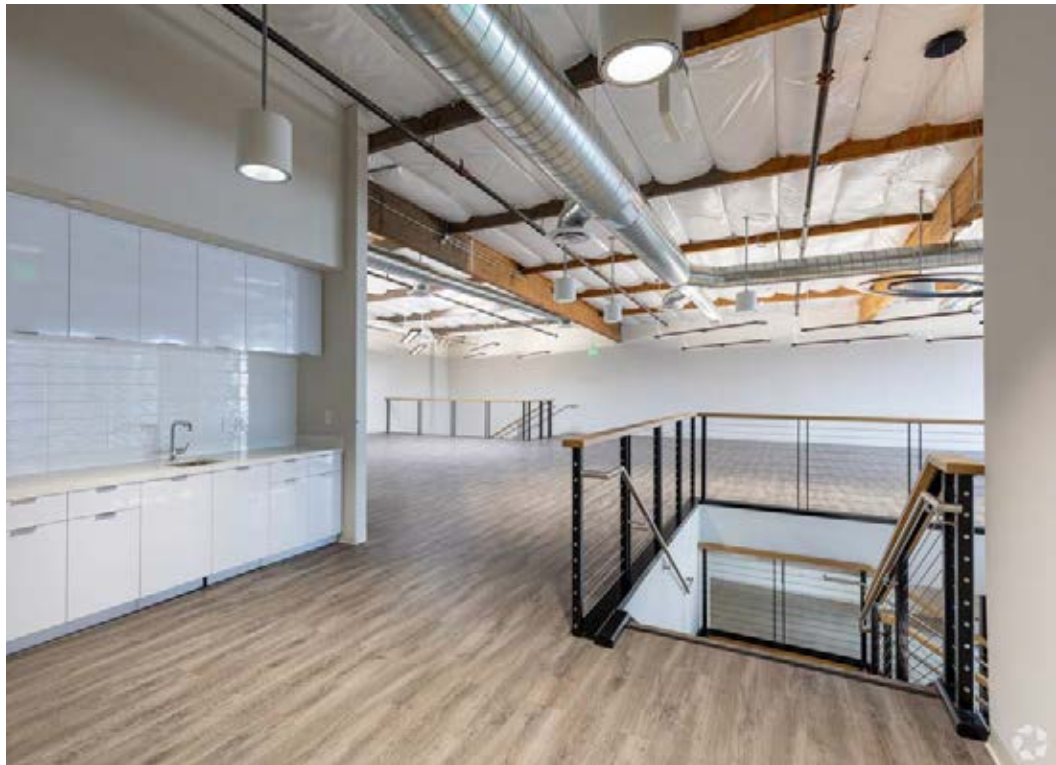




PROPERTY PHOTO







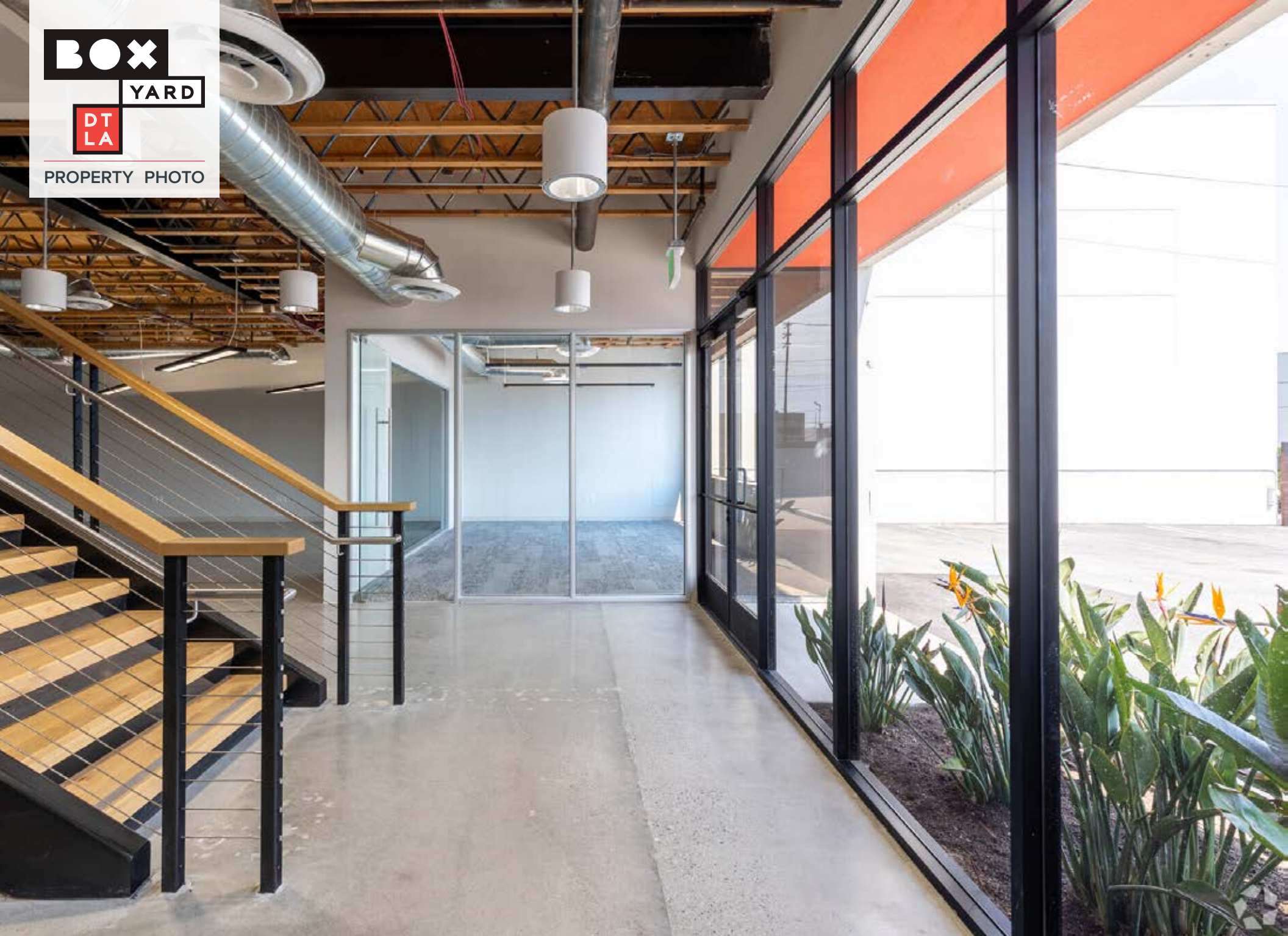


**BOX**

**YARD**

**DT  
LA**

PROPERTY PHOTO

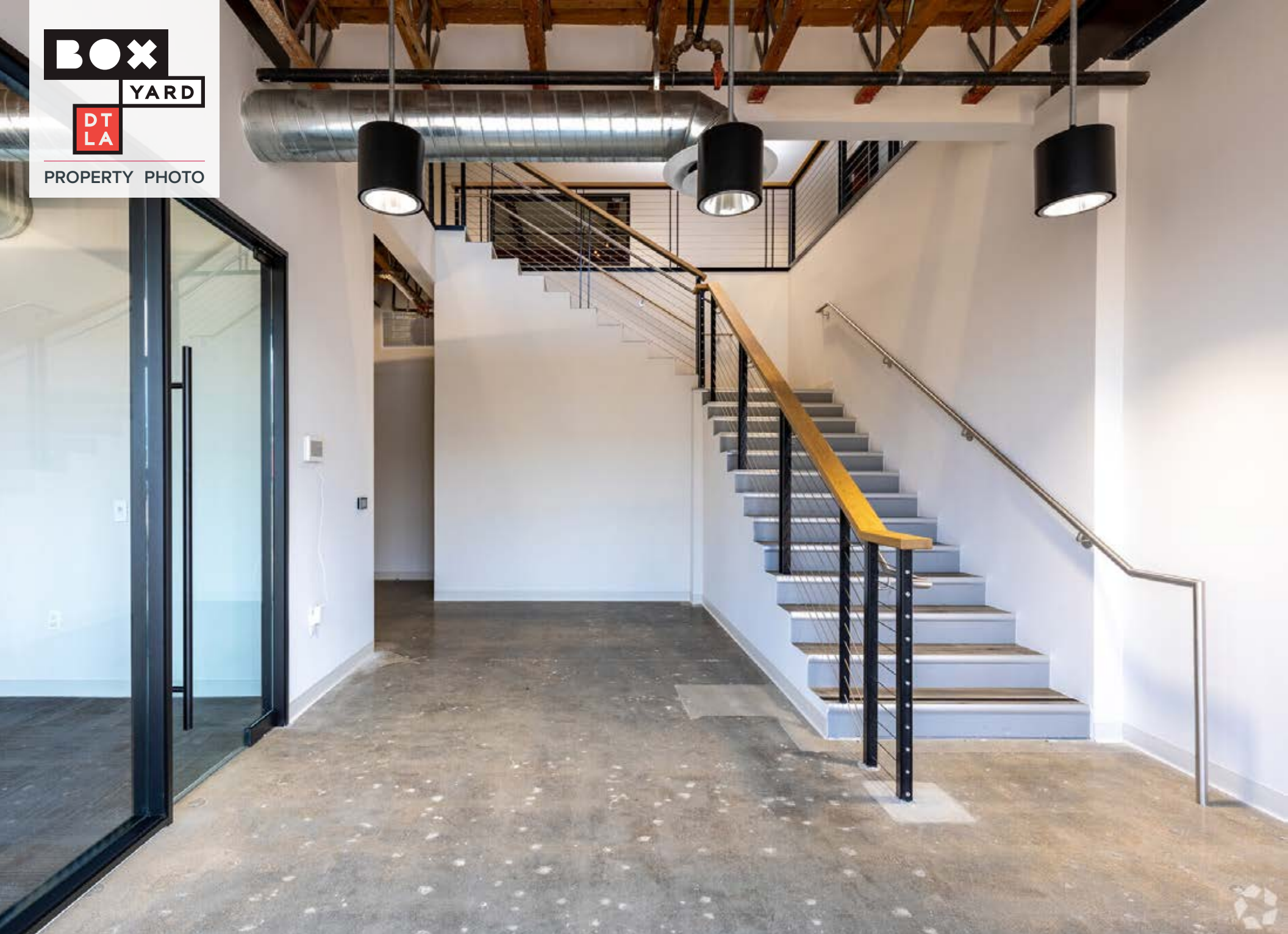


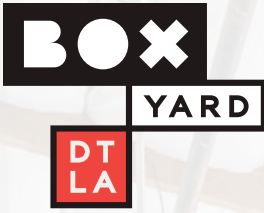
**BOX**

**YARD**

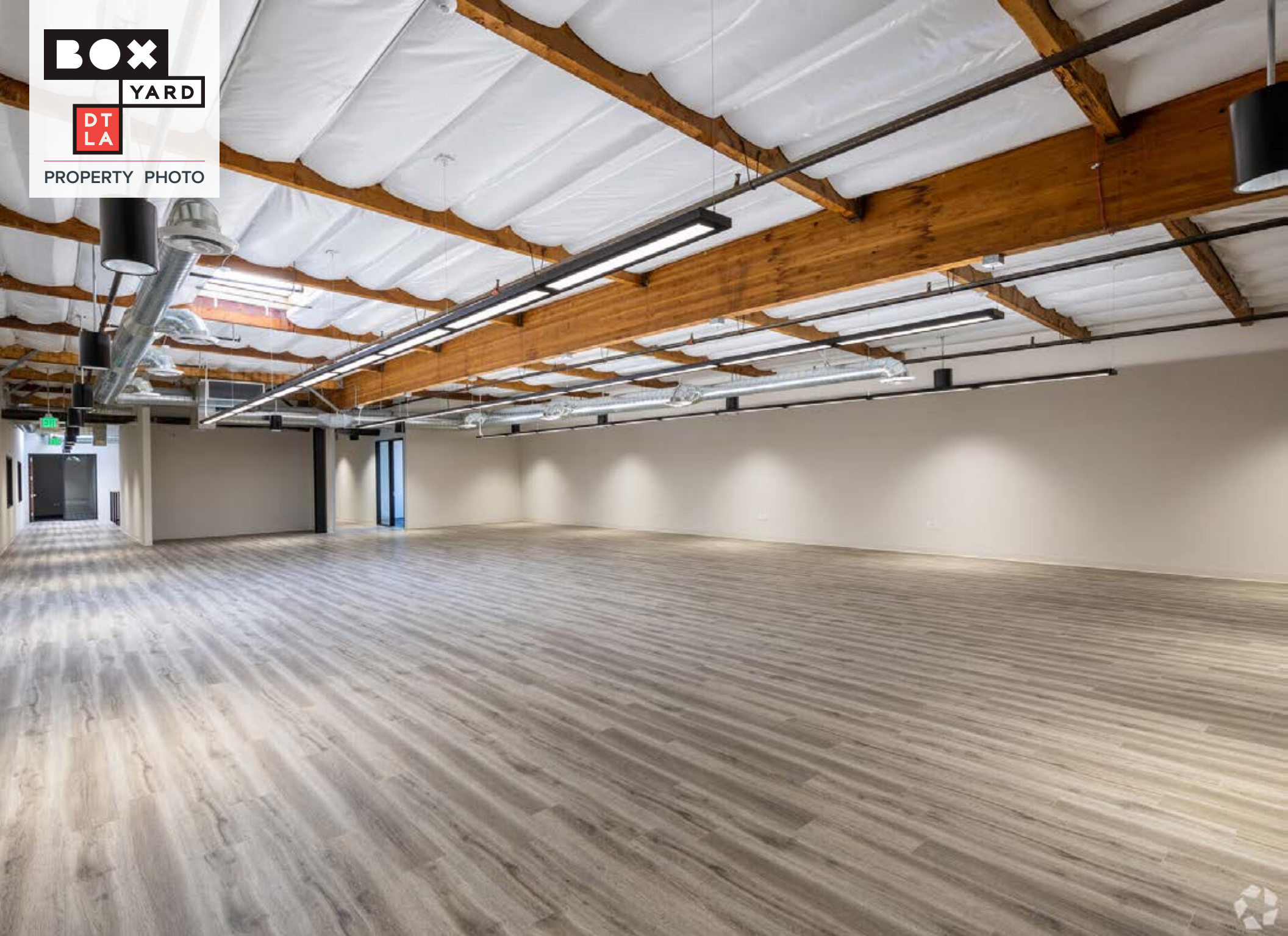
**DT  
LA**

PROPERTY PHOTO





PROPERTY PHOTO





LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**BOX**

**YARD**

**DT  
LA**

---

**12<sup>TH</sup> ST @ SANTA FE | THE ARTS DISTRICT**

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**±21,750 SF - ±44,446 SF AVAILABLE**