

**SWITCHYARD**

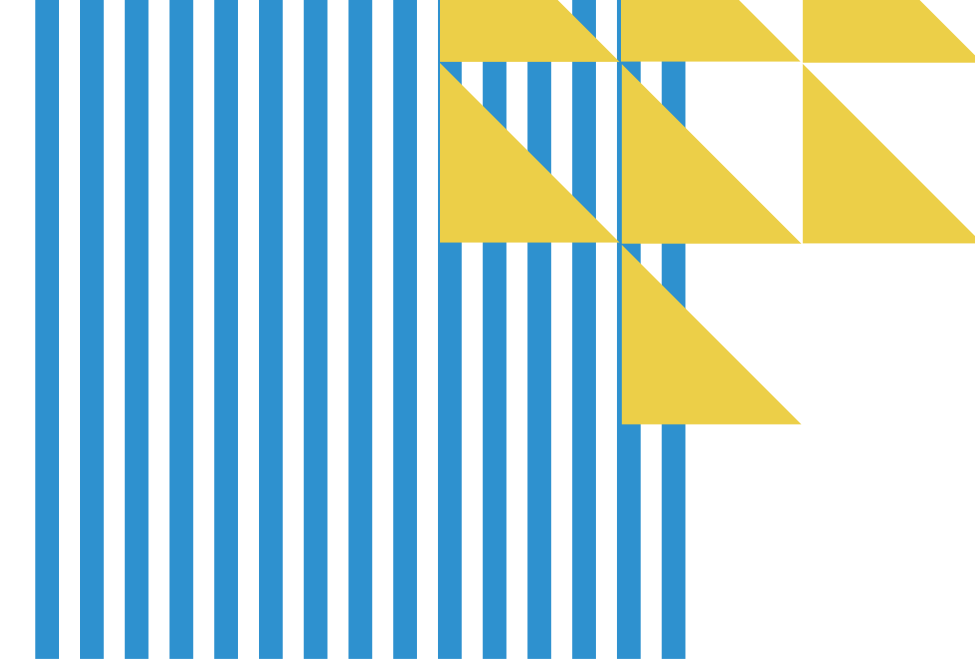
# 500 SOUTH SANTA FE AVENUE

LOS ANGELES, CA  
90013

**106,004 RSF Available For Lease**

- ✘ **Newly constructed creative office building with recent exterior enhancements to the building façade**
- ✘ **Large private penthouse with wraparound rooftop deck**
- ✘ **Building signage possible**
- ✘ **Third floor light-wells and fourth floor skylights**
- ✘ **Secured parking 3/1,000 SF with ability to accommodate more via valet assist**
- ✘ **Gated and secured entry**
- ✘ **Direct building access from indoor parking**
- ✘ **Operable windows**
- ✘ **Bike parking and lockers**
- ✘ **Bathrooms with showers & changing area**

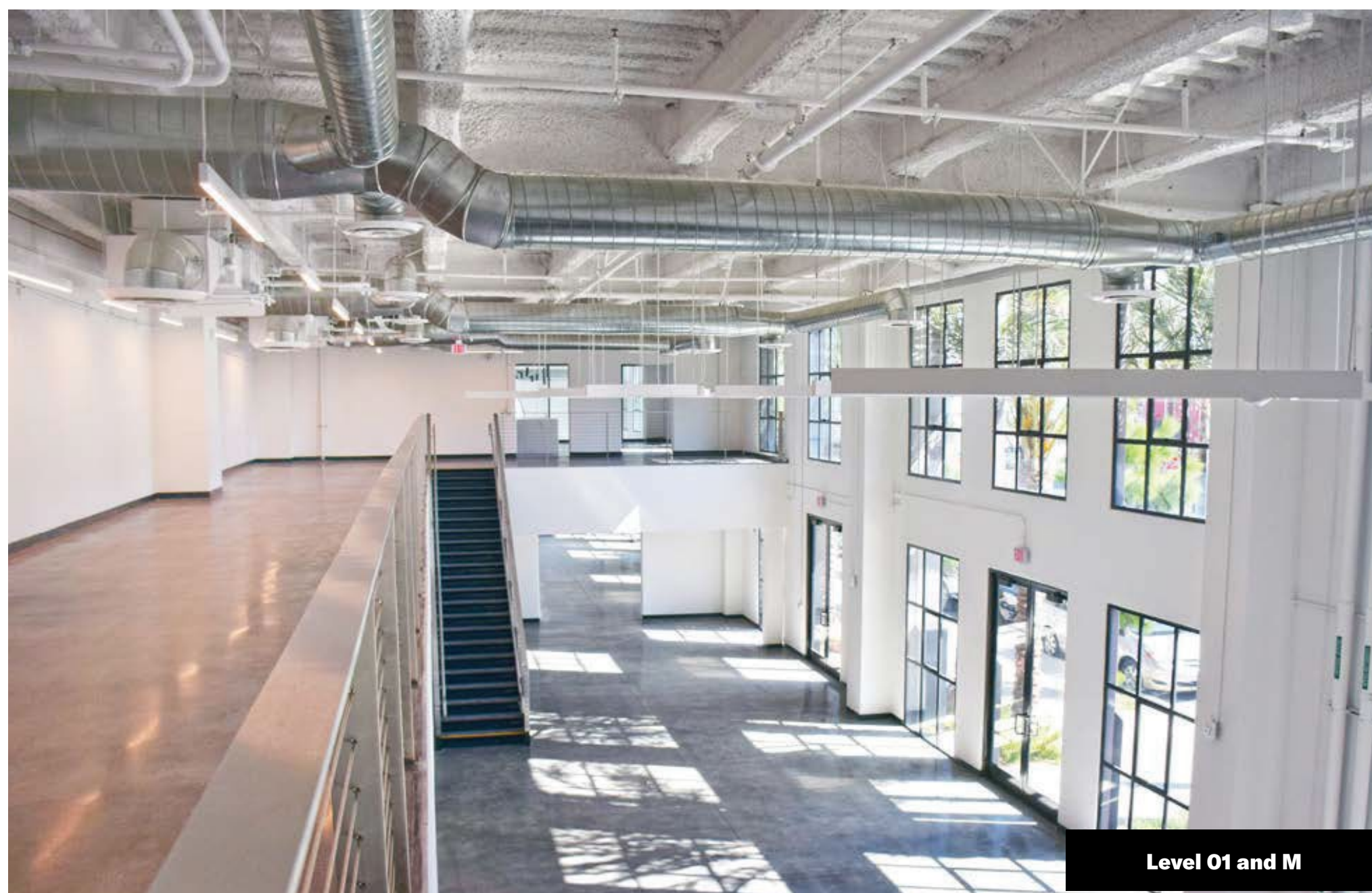




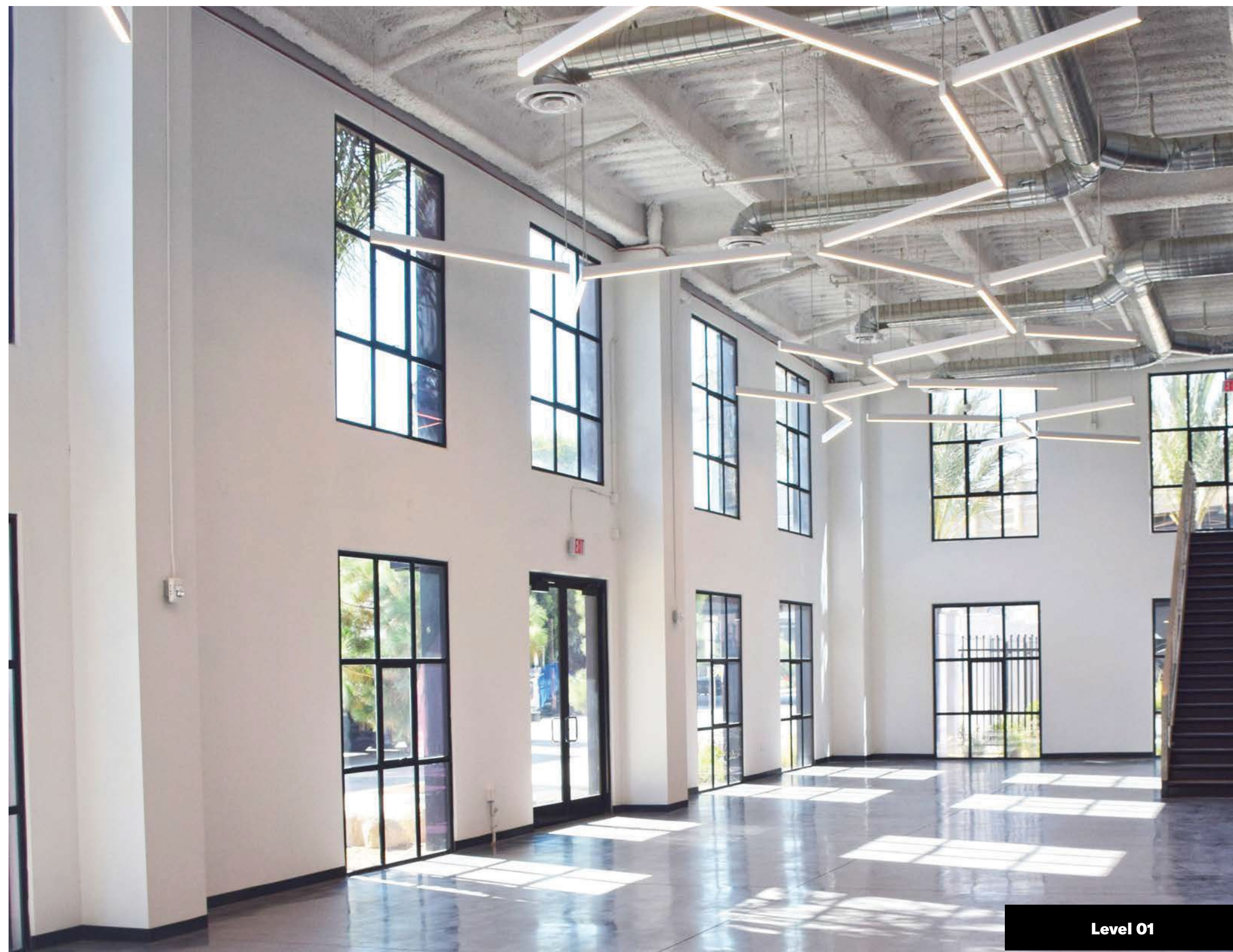
# LEVEL 01 & M



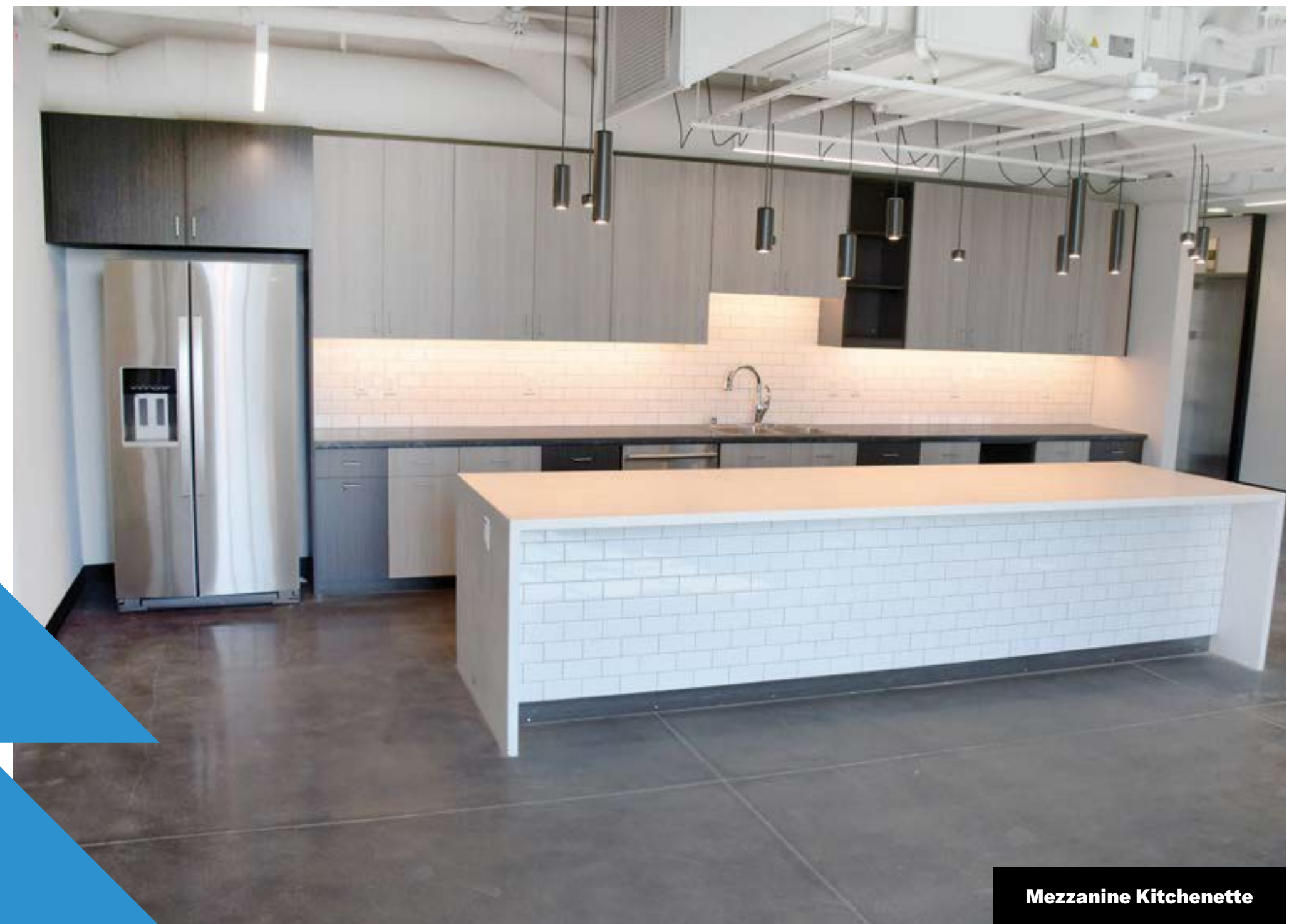
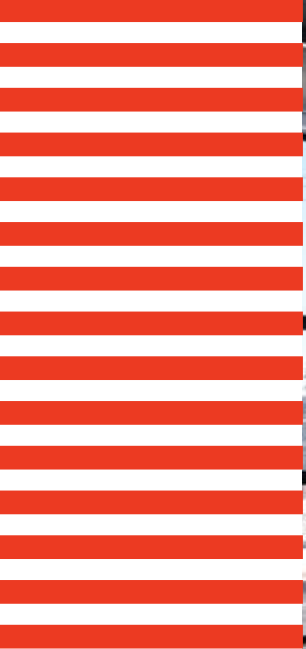
Level 01 and M



Level 01 and M



Level 01

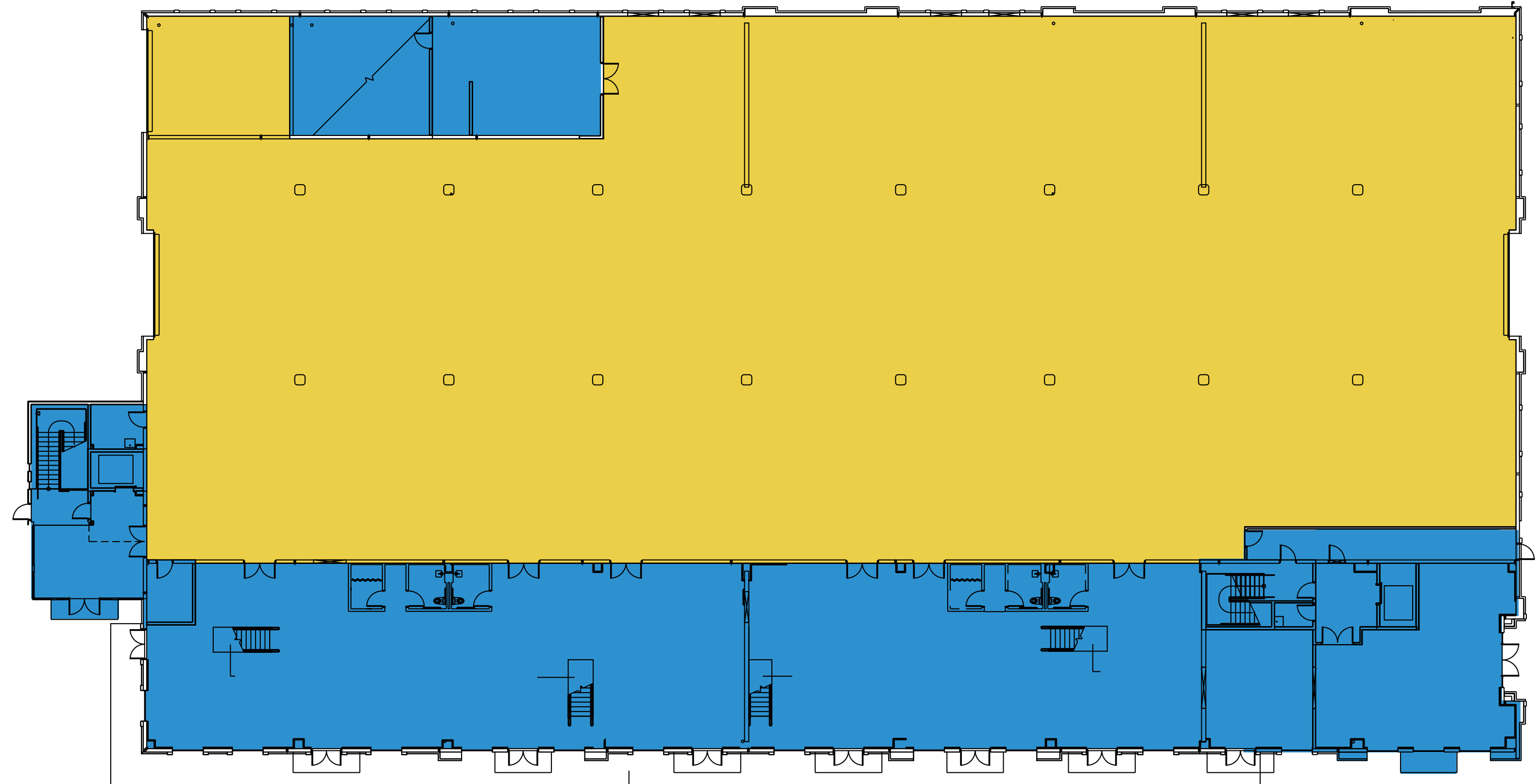


# LEVEL 02, 03 & PENTHOUSE



# LEVEL 01

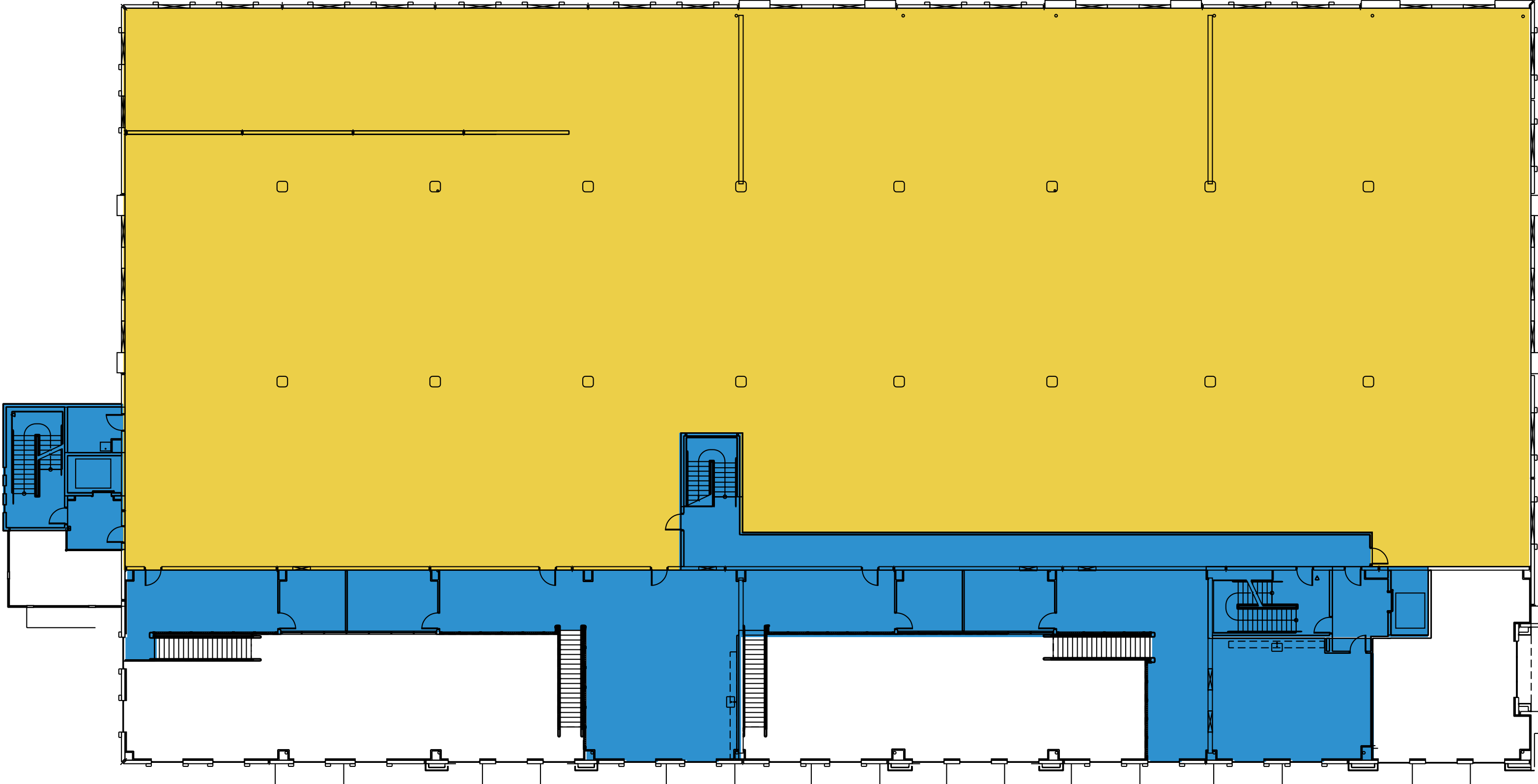
× 14,306 sf Occupant Area



● Occupant Area    ● Balcony    ● Parking

# LEVEL M

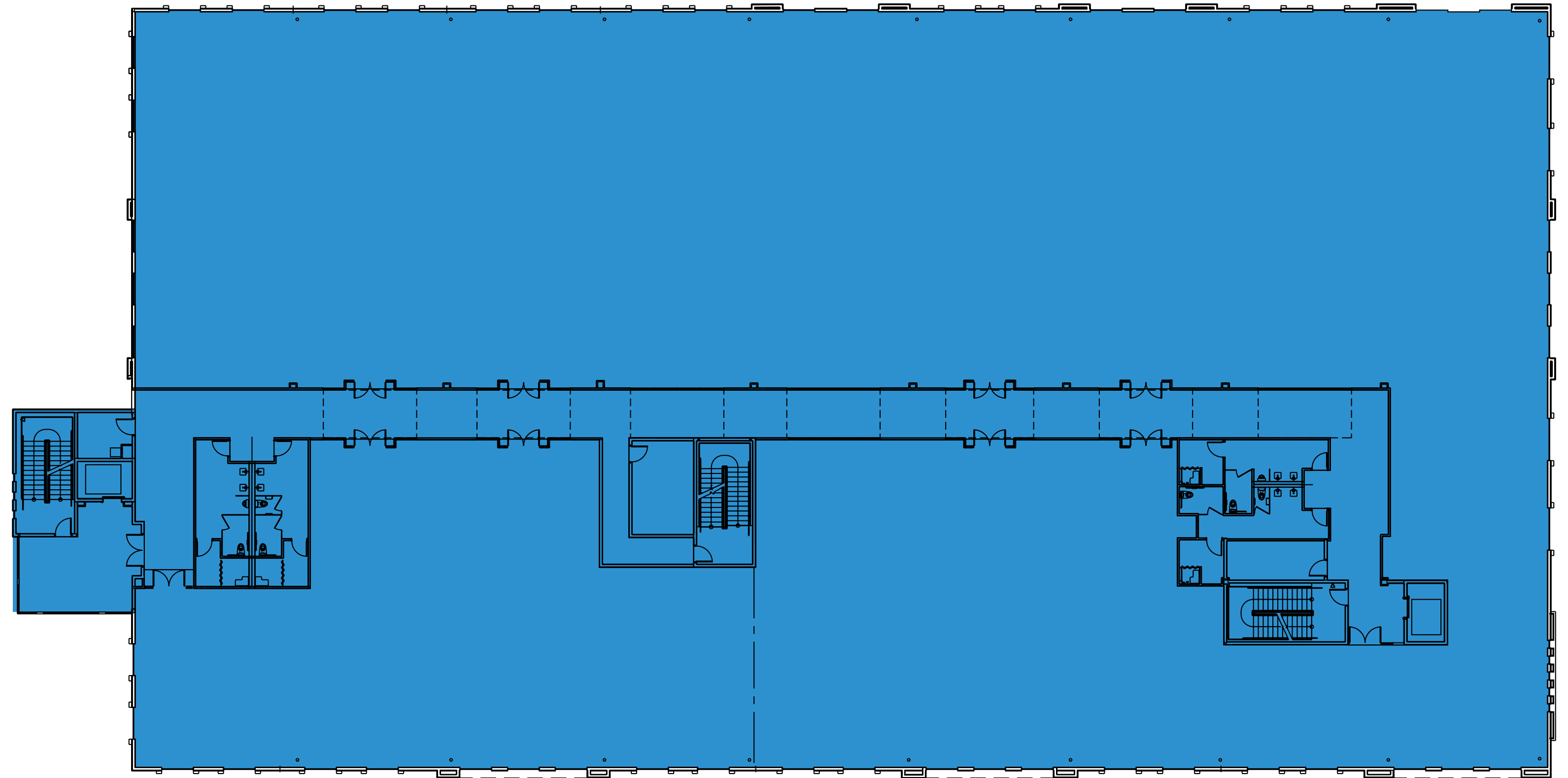
× 6,705 sf Occupant Area



● Occupant Area    ● Balcony    ● Parking

# LEVEL 02

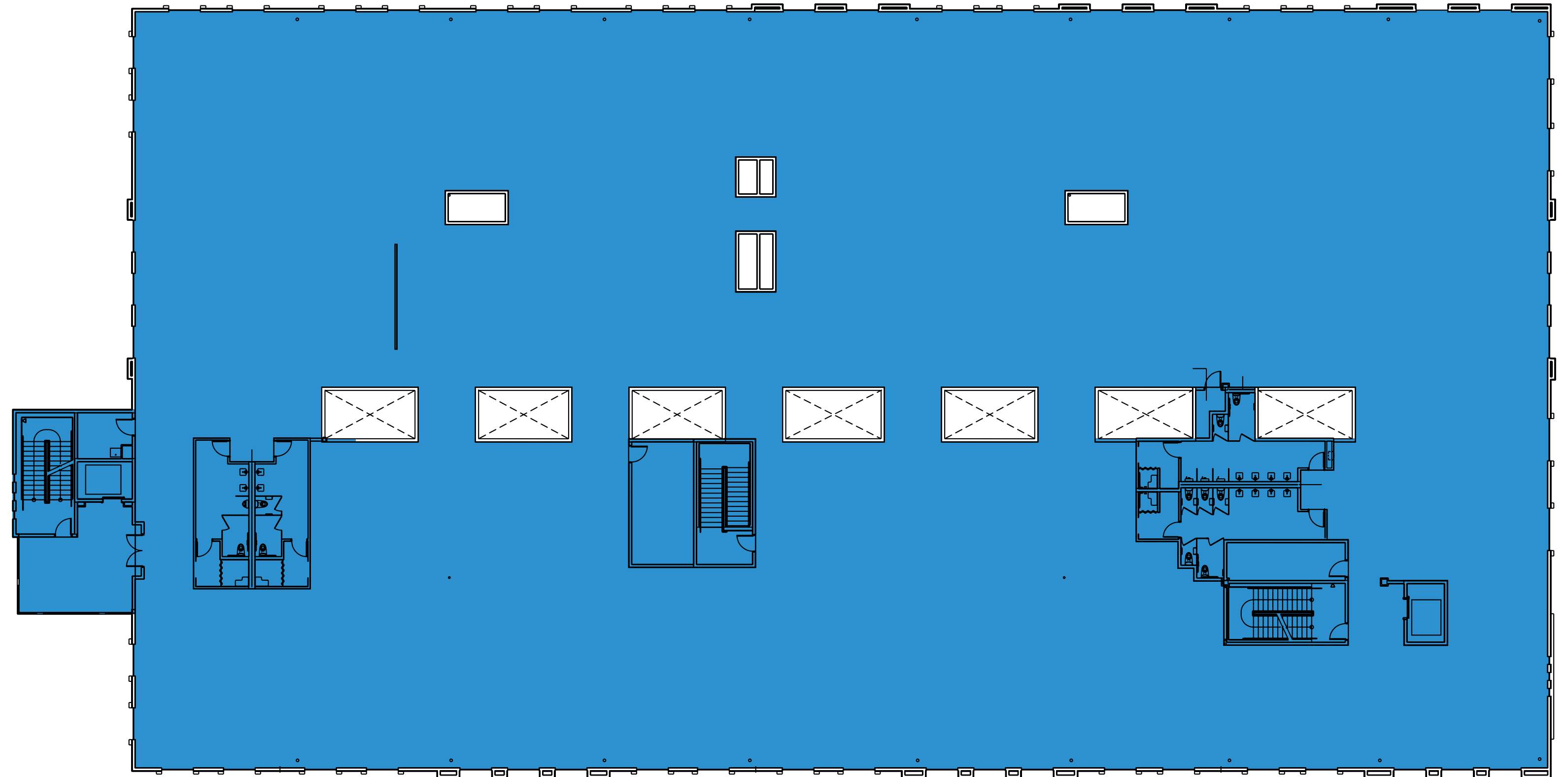
× 39,573 sf Occupant Area



● Occupant Area    ● Balcony    ● Parking

# LEVEL 03

× 38,334 sf Occupant Area

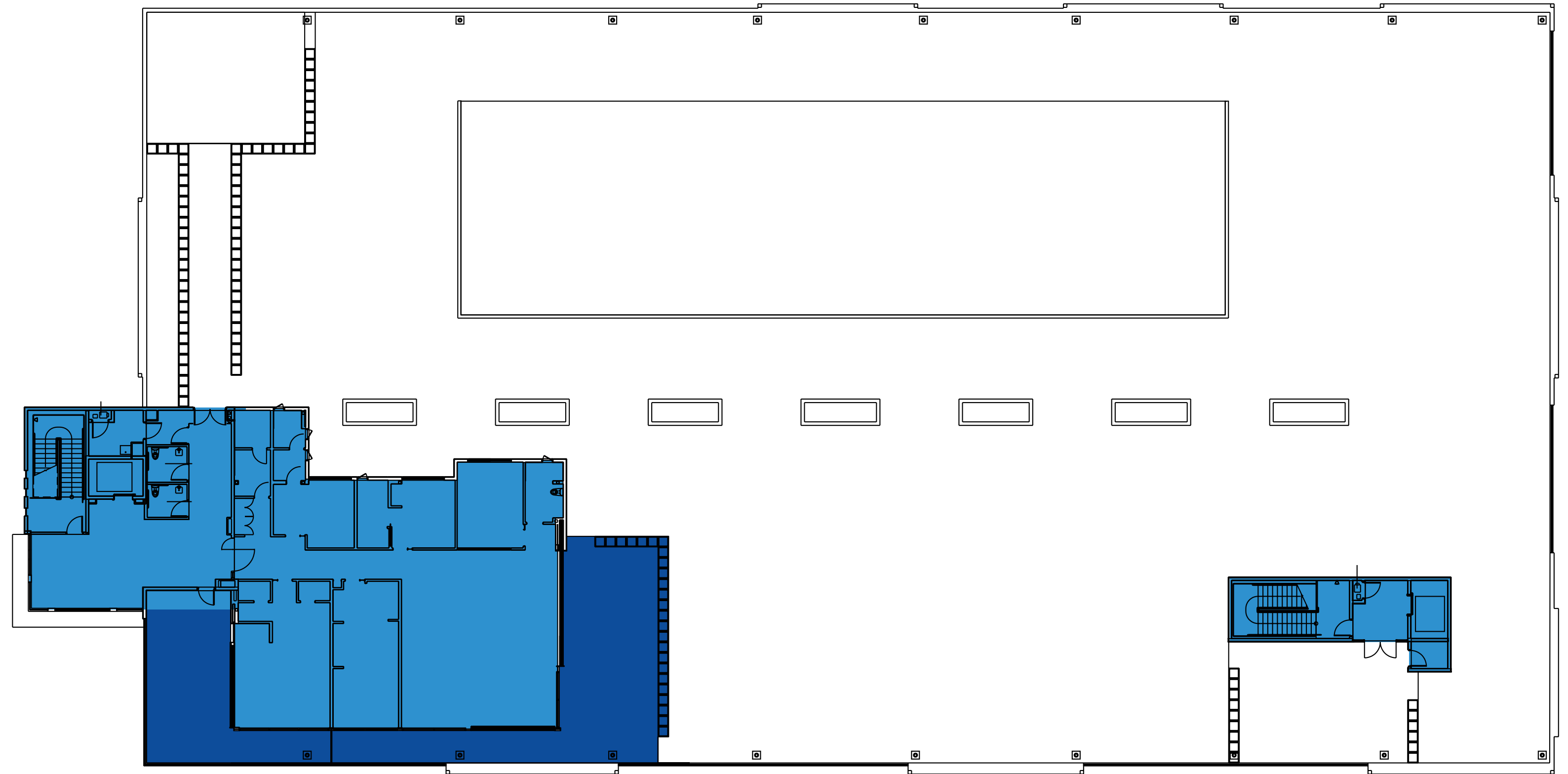


● Occupant Area    ● Balcony    ● Parking



# PENT-HOUSE LEVEL

- ✕ 5,320 sf Occupant Area
- ✕ 1,767 sf Balcony Area



- Occupant Area
- Balcony
- Parking

Easy access to  
Freeways

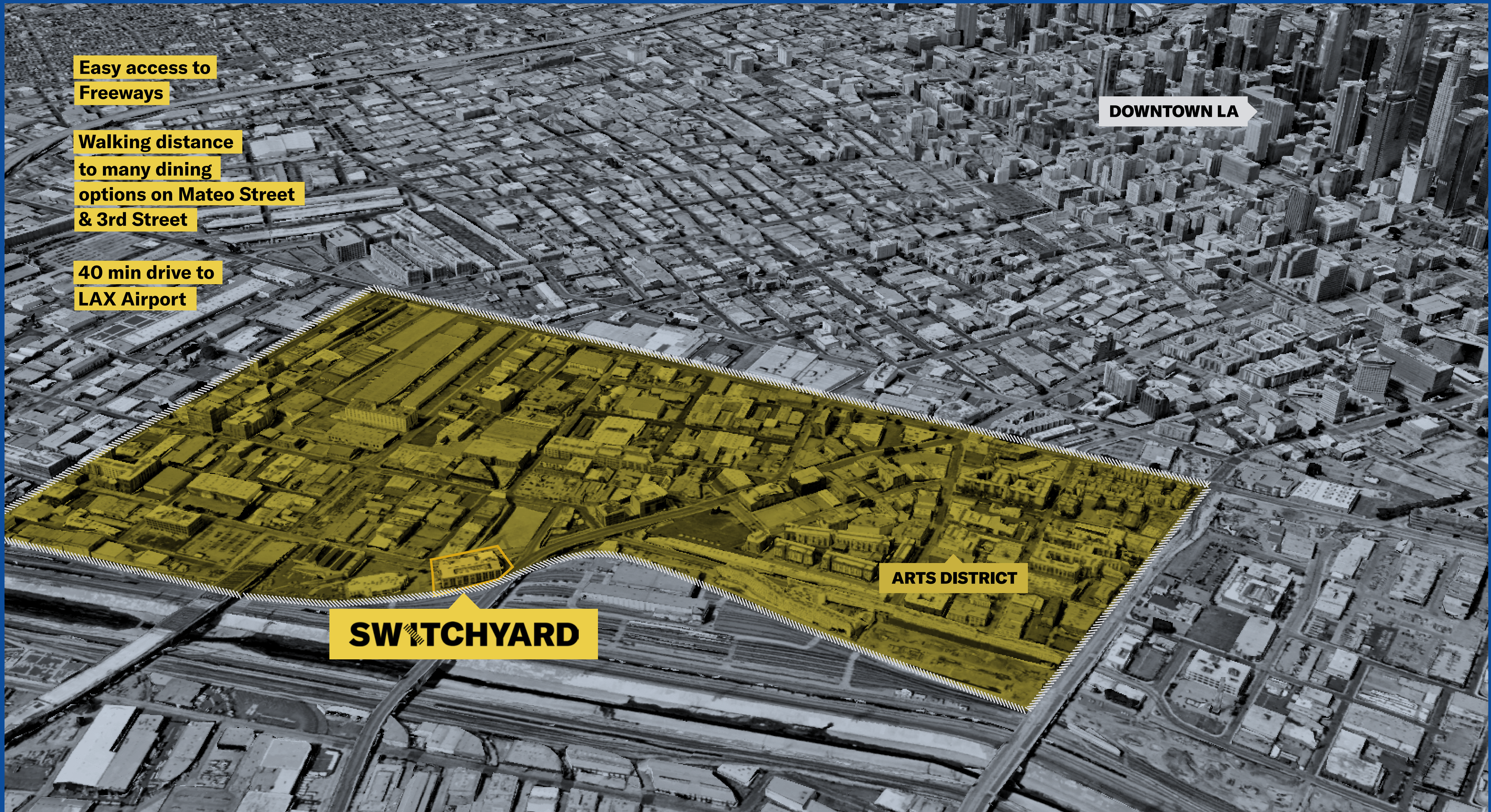
Walking distance  
to many dining  
options on Mateo Street  
& 3rd Street

40 min drive to  
LAX Airport

DOWNTOWN LA

ARTS DISTRICT

**SWITCHYARD**

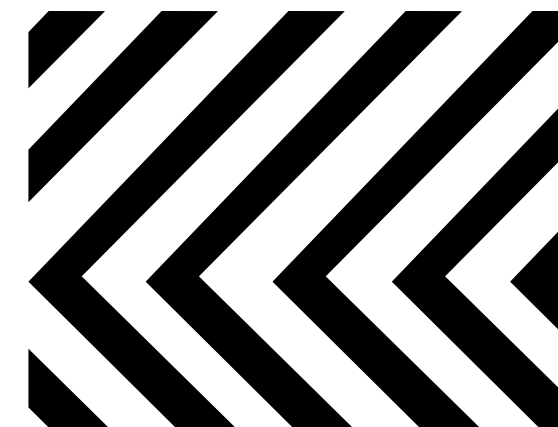
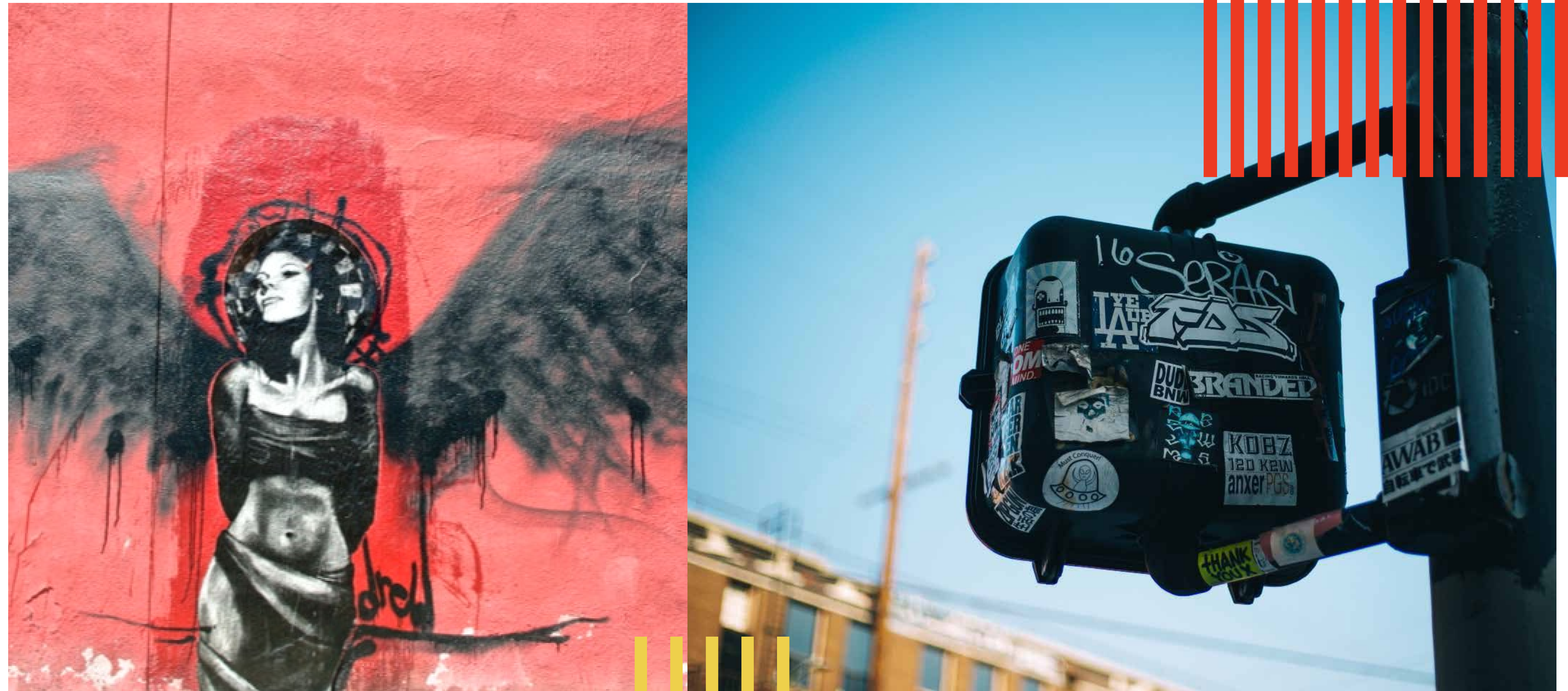


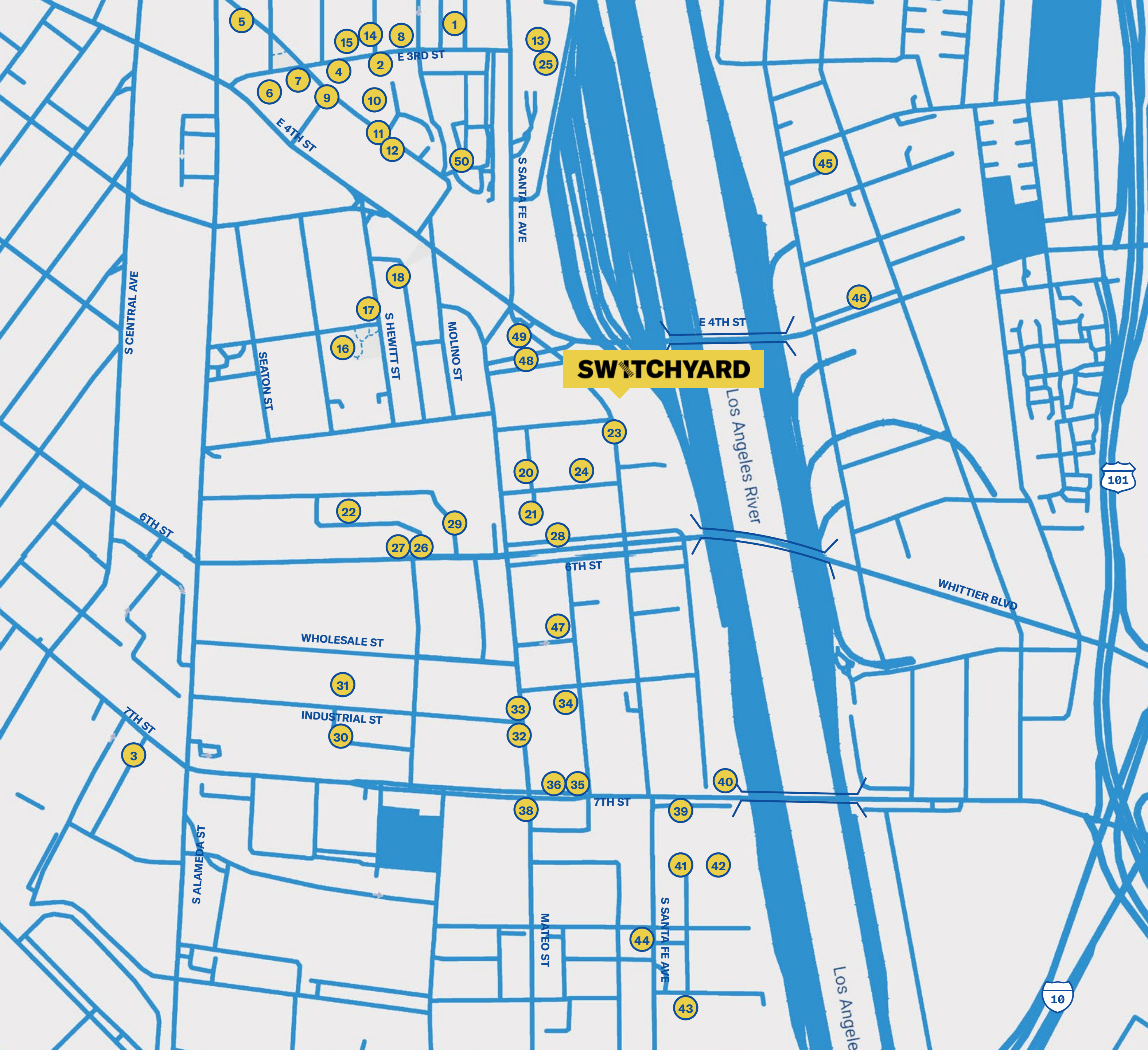
# THE LA ARTS DISTRICT

The Arts District is a fiercely original, urban neighborhood, situated on the eastside of Downtown, bordered by the Los Angeles River and walking distance to 3rd and Mateo Street. The district is home to galleries, restaurants, creative office space, live-work lofts and upscale condos with a hip urban vibe. The streets are rich in character as local street artists have turned building walls into canvases showcasing their artwork.

Many of the neighborhoods businesses are tucked into early 20th century warehouses and former factories. With several public and private projects under construction and many more in the planning stages, the Arts District is quickly becoming the regional center of housing, employment, and culture.

The Arts District is one of the hottest neighborhoods in the Downtown LA area. The neighborhood is home to many creatives, including those in green technology, architecture, and entertainment.





# NEIGHBORHOOD AMENITIES

- 1 Eat Drink Americano
- 2 Blacktop Coffee
- 3 Poketo
- 4 Wurstkuche
- 5 Angel City Brewing
- 6 Eightytwo
- 7 Umami Burger
- 8 Manuela
- 9 The Pie Hole
- 10 Groundwork Coffee
- 11 Arts District Brewing
- 12 Fritz
- 13 Bulletproof Coffee Cafe
- 14 Salt and Straw
- 15 Shinola
- 16 The Chairman
- 17 Urth Cafe
- 18 Resident
- 19 Zinc Cafe
- 20 Bar Mateo
- 21 Blue Bottle Coffee
- 22 Factory Kitchen
- 23 Villains Tavern
- 24 Willow Studios
- 25 Cafe Gratitude
- 26 Officine Brera
- 27 Sixth and Mill
- 28 Dover Street Market
- 29 The Wheelhouse
- 30 Bike Shed Moto
- 31 Iron Triangle Brewing Co.
- 32 Church and State
- 33 Little Bear
- 34 Hanks Organic
- 35 Pizzanista
- 36 Tonys Saloon
- 37 Everson Royce Bar
- 38 Silverlake Wine Arts
- 39 Bread Lounge
- 40 Bestia
- 41 Stumptown Coffee
- 42 HD Buttercup
- 43 Soho House
- 44 American Tea Room
- 45 Maccarone
- 46 Little Big Man
- 47 Two Bit Circus
- 48 Bavel
- 49 Verve Coffee Roasters
- 50 Smoke City Char Bar





# LEASING

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**SWITCH IT UP.**