

# FOURTH

ESTD AND 1915

# TRACTION

ARTS DISTRICT LA



# TRENDS COME AND GO, SO THEY SAY

---

Built over a century ago as the west coast headquarters for the Coca-Cola Company, 4th & Traction epitomizes historic industrial character with red brick, 14 foot concrete ceilings, steel windows, and subtle design motifs. This is a structure of timeless substance. Today, 4th & Traction is being extensively repurposed as a creative workplace and retail destination. Set at the intersection of the Arts District's thriving heart and thoughtfully re-imagined, this modern classic has few equals.

---





# Features & Amenities



± 130,000  
Total SF



Up to 25,000 SF  
of Ground Floor  
Retail Space



± 30,000  
SF Office  
Floorplates



14 FT  
Ceiling  
Heights



Total Rooftop  
Penthouse:  
10,000 SF  
Outdoor Roof  
Deck: 7,500 SF



Prominent  
Rooftop  
Signage



New 320  
Stall Parking  
Garage



Easy Access to  
101, 110, 5, 10  
& 60 Freeways



Proximate to  
the Arts District  
Metro Station



Walkable to all  
Arts District  
Amenities

# LOCATION IS THE ICING

NORTH

CENTRAL

SOUTH



4th & Traction is the latest manifestation of unvarnished beauty and character in L.A.'s Arts District. This newly restored commercial and retail space sits distinctly amid the cool of the neighborhood's superb restaurants, breweries, shops and coffee roasters. Urbanites welcome.

## NORTH

- 01 Eat Drink Americano**  
Urban gastropub, inventive food, craft beer and wine
- 01 Cerveteca**  
Zagat-rated casual Mexican food and beer
- 02 Hauser, Wirth & Shimmel Gallery**  
Multidisciplinary arts center and gallery, largest in the U.S. (Zurich based)
- 03 Blacktop Coffee**  
Casual coffee specialist with espresso bar
- 03 Alchemy Works**  
Gallery style home décor, accessories, and retro clothing
- 04 Poketo**  
Lifestyle brand and upstart creative enterprise
- 05 Wurstküche**  
Gourmet, exotic sausages and beer
- 06 Angel City Brewery**  
Craft brewery featuring tastings, tours and retail
- 07 EightyTwo**  
Classic arcade, retro video games and craft cocktails
- 08 Umami Burger**  
Elevated burger chain with creative cocktails
- 09 Zip Fusion Sushi**  
All-you-can-eat sushi/Asian fusion with outdoor patio
- 10 The Pie Hole**  
Bakery serving sweet and savory pies and organic coffee
- 11 Art Share LA**  
Creative environment for artists to reside, develop, perform, exhibit
- 12 Groundwork Coffee Co.**  
Historic Higgins Building, organic coffee and tea
- 13 Arts District Brewing**  
Brew house for draft beers, games, specialty hotdogs and burgers
- 14 Fritz**  
Zagat-rated, industrial-chic American rotisserie restaurant
- 15 GROW the Produce Shop**  
Farm fresh produce, artisan cheeses, and gourmet groceries
- 15 EdIBOL**  
Build-your-own grain bowls with veggies and meat, craft cocktails
- 15 Café Gratitude**  
Vegan organic café with specialty smoothies
- 15 Bulletproof Coffee**  
Grass-fed butter and Brain Octain Oil coffee (breakfast replacement)
- 15 Hennessey + Ingalls**  
Used, rare and out-of-print bookstore
- 16 Salt & Straw**  
Oregon-originated ice creamery with specialty flavors and farm-raised ingredients
- 17 Shinola**  
Detroit-based watchmaker and leather goods

## CENTRAL

- 18 The Chairman**  
Asian restaurant, street food inspired
- 19 Urth Café**  
Coffee house serving American food with outdoor seating
- 20 Resident**  
Live music venue featuring craft cocktails and beer
- 21 Trojan Crossfit**  
Community-oriented cross fit gym
- 22 Los Angeles Cleantech Incubator**  
Start-up accelerator offering flexible office space
- 23 Zinc Café**  
Sophisticated vegetarian café and market
- 23 Bar Mateo**  
Back of Zinc Café, craft cocktails and outdoor space
- 24 Blue Bottle Coffee**  
Micro-roasted organic coffee, single origin beans
- 25 Factory Kitchen**  
Trendy Italian with handmade pastas
- 26 Villains Tavern**  
Artsy vintage bar, live music and outdoor stage
- 27 Willow Studios**  
Former Morell Meats building, filming location
- 28 Guerilla Atelier**  
Lux designer fashion
- 29 A+D Museum**  
Architecture and Design Museum
- 30 Officine Brera**  
Italian menu and handcrafted cocktails

## SOUTH

- 31 Daily Dose Café**  
Counter-serve café with California-American fare
- 31 Pour Haus Wine Bar**  
Wine bar and market with well thought out menu
- 32 Church & State**  
French bistro in original NABISCO bakery
- 33 Little Bear**  
Gastropub with bar fare and Belgian-style beer
- 34 The Springs LA**  
Eco-friendly, vegan eatery, wine bar, yoga studio
- 35 Urban Radish**  
Community market with fresh, organic eatery
- 36 Tony's Saloon**  
Dive bar with craft cocktails and beer
- 37 Pizzanista!**  
N.Y.-style thin crust pizza with artisanal toppings
- 38 Everson Royce Bar**  
Neighborhood bar with eclectic fare by Matt Molina (Osteria Mozza)
- 39 Silverlake Wine Arts District**  
Wine and beer store, tastings
- 40 Bread Lounge**  
Modern café and coffee house, artisanal baked goods
- 41 Petty Cash Taqueria**  
Hip spot for tacos, ceviches, and cocktails (Bill Chait)
- 42 Bestia**  
Trendy Italian, creative fare (Bill Chait)
- 43 Stumptown Coffee Roasters**  
Fresh roast coffee, direct trade from source
- 44 HD Buttercup**  
Premier California furnishings, transitional and globally inspired
- 45 Soho House**  
Members-only social club with rooftop pool and artist studios
- 46 American Tea Room**  
Tea lounge, restaurant and café

# ROOF DECK IS THE CAKE

---

Crème de la crème. Being on the rooftop deck at 4th & Traction is a delicious experience, and perhaps a little intoxicating. Bring your laptop, have a cocktail, or simply take in spectacular views of one of the west coast's most exciting neighborhoods.

---





# DEVELOPED BY HUDSON PACIFIC PROPERTIES

We develop and manage workspaces for the world's leading innovative and creative companies. Today, our portfolio spans 17 million feet across the west coast's most dynamic markets – Los Angeles, San Francisco, Silicon Valley and Seattle. Our track record of breathing new life into historic real estate speaks for itself. In emerging neighborhoods like South of Market, Pioneer Square, Hollywood and now the Arts District, we've transformed hidden gems into the type of live, work, play spaces that shine. Join our elite client roster, as we partner to realize your vision.

[HudsonPacificProperties.com](http://HudsonPacificProperties.com)

## *Partial Client List*

NETFLIX



Square



HBO

amazon



SAATCHI & SAATCHI



SHOWTIME

Google







**Play The Film**

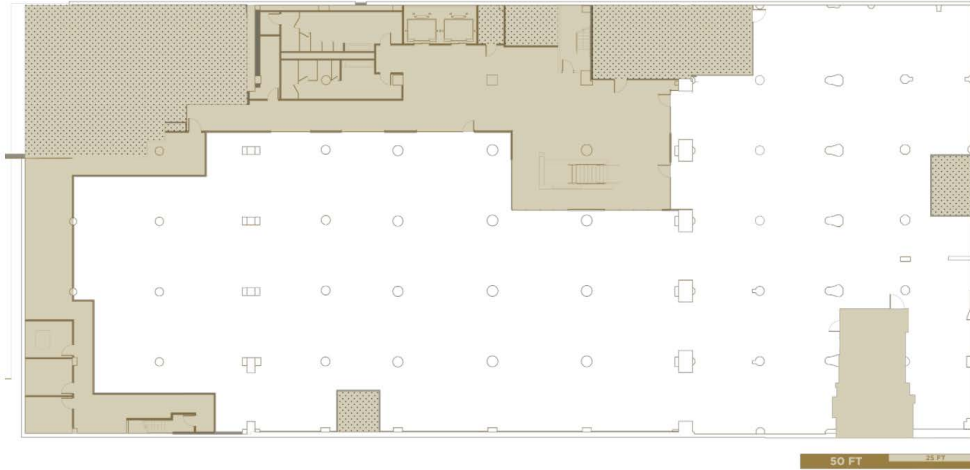


[FourthAndTraction.com](http://FourthAndTraction.com)

# Four Floors of Customizable Space

4th & Traction is classic architecture with a modern pulse. A perfect canvas on which to create your vision.

*Traction Avenue*

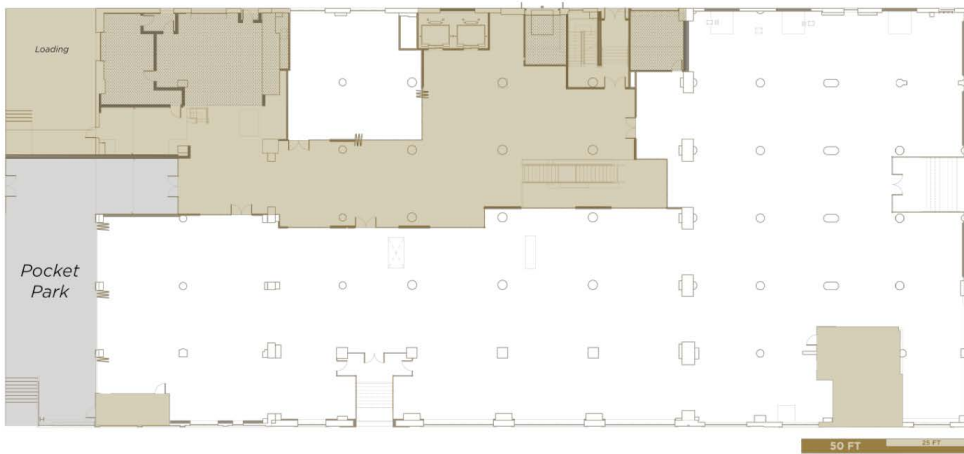


*4th Street*

# B

Lower Level  
±25,000 SF Available  
for Office or Retail

*Traction Avenue*

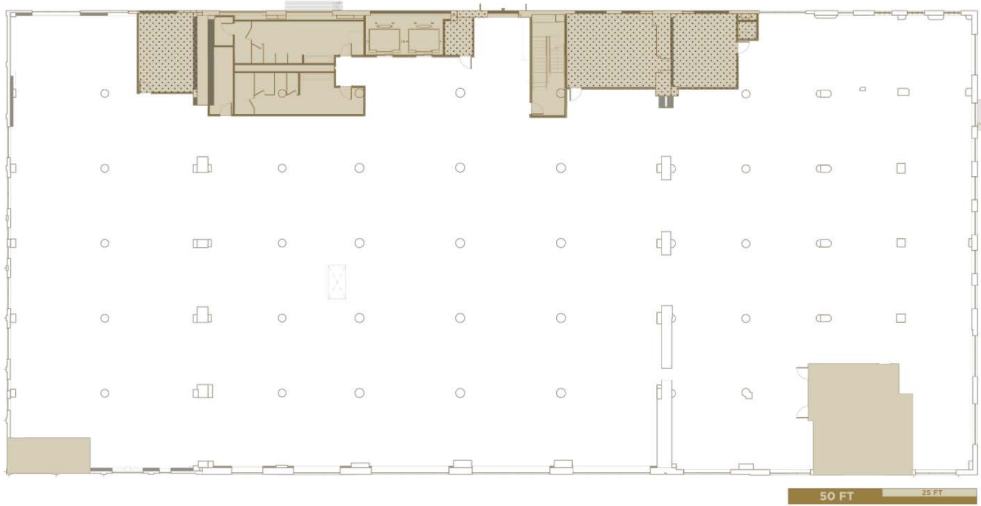


*4th Street*

# 1F

Ground Floor;  
±23,000 SF Available  
for Office or Retail

Traction Avenue

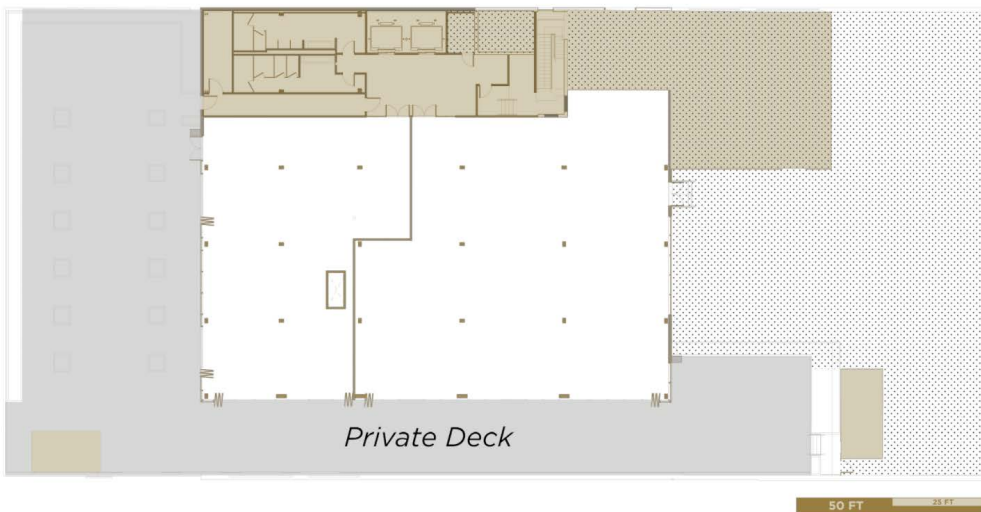


4th Street

# 2+3F

Second + Third Floors,  
±30,000 SF Available  
for Office

Traction Avenue



Private Deck

4th Street

# P

Penthouse,  
±10,000 SF Available  
for Office or Retail



**FOURTH**  
ESTD. 1915  
**AND TRACTION**  
ARTS DISTRICT, LA

**HUDSON**  
PACIFIC  
PROPERTIES

**INDUSTRY**

**RKF**

**PREMIERING  
2017**

*Office: Industry Partners*

*Retail: RKF*

**JIM JACOBSEN**  
+ 1 310 395 5151  
jj@industrypartners.com

**MARC FINKEL**  
+ 1 310 593 0773  
mf@rkf.com

**CARLE PIEROSE**  
+ 1 213 943 4677  
cp@industrypartners.com

**RACHEL ROSENBERG**  
+ 1 310 593 0757  
rrosenberg@rkf.com

**ANDREW JENNISON**  
+ 1 310 395 5151  
aj@industrypartners.com