

FOURTH

ESTD

AND

1915

TRACTION

ARTS DISTRICT LA



963 EAST 4TH STREET, LOS ANGELES, CA 90013 | [VISIT WEBSITE](#)

TRENDS COME AND GO, SO THEY SAY

Built over a century ago by the Coca-Cola Company, Fourth & Traction epitomizes industrial character with red brick, steel windows, concrete ceilings and subtle design motifs. Today, this turnkey property has been extensively updated as a stunning and soulful modern workplace, originally leased to and built-out by Paypal / Honey as a move-in ready marvel designed to support and inspire today's top talent.



FEATURES & AMENITIES



± 131,703
Total RSF



Move-in Ready Condition Includes
Meeting, Collaboration & Gathering Spaces,
Cozy Lounge, Library, Kitchen & Coffee Bars



± 32,000SF
Office
Floorplates



17 FT
Ceiling
Heights



Furnished & Landscaped Rooftop Penthouse:
10,736 RSF Interior Space
11,545 RSF Exterior Patio



Walkable to
all Arts District
Amenities



Prominent
Rooftop
Signage



New 335
Stall Parking
Garage



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

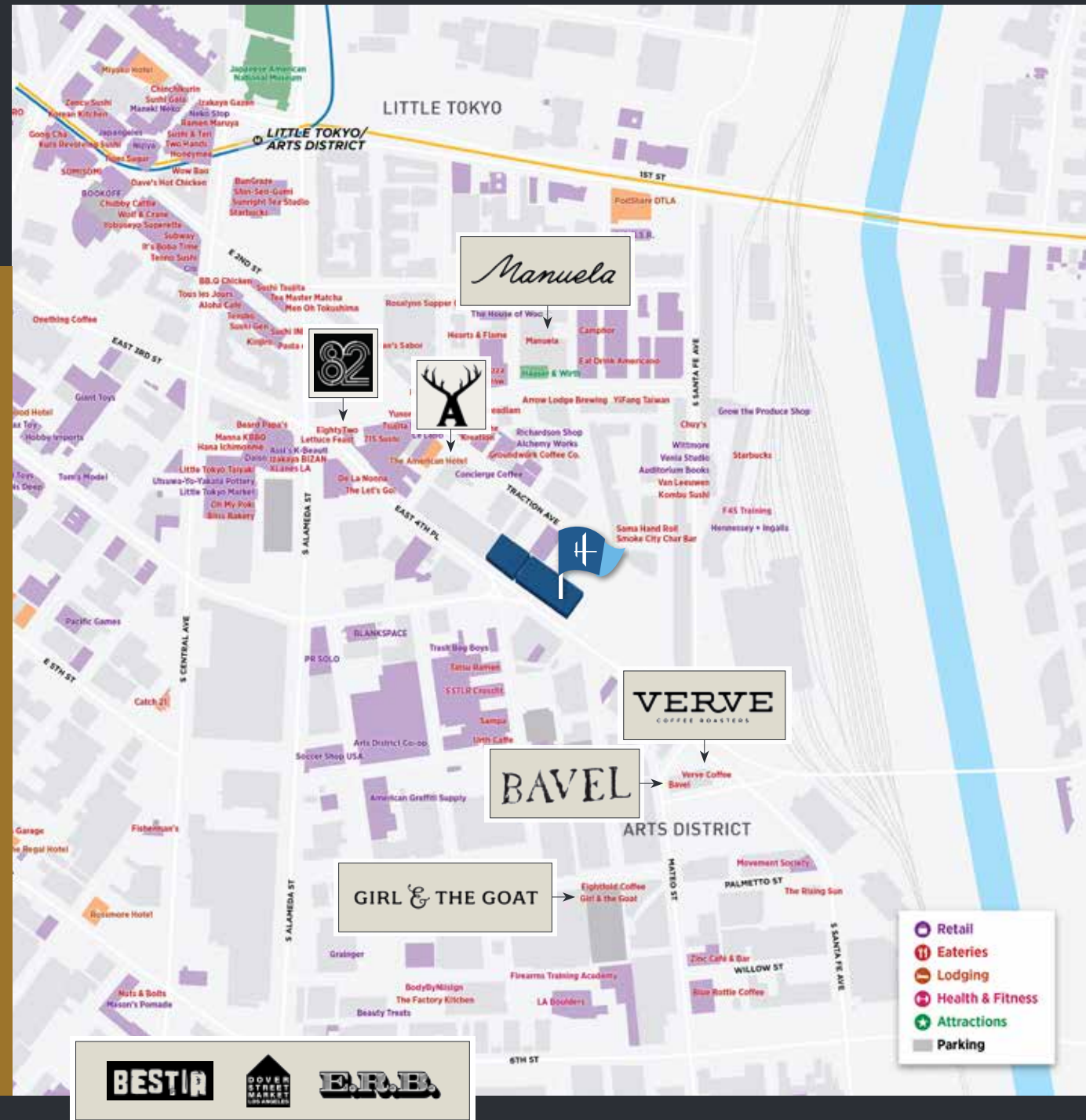


Proximate to
the Arts District
Metro Station



DOWNTOWN LOS ANGELES ARTS DISTRICT

The Los Angeles Arts District is one of the city's most dynamic neighborhoods. Once industrial, it has transformed into a community of galleries, top restaurants, boutique shops, and innovative companies. Walkable, vibrant, and connected, the Arts District is the perfect destination for companies seeking a distinctive address that blends work, lifestyle and cache.



ROOF DECK IS THE CAKE

Being on the rooftop deck at Fourth & Traction is a little intoxicating. Bring your laptop, enjoy a bite with a colleague, or conduct a fresh-air meeting. The penthouse offers a full kitchen, meeting and lounge areas and multiple spaces to work alone or in collaboration with your team.

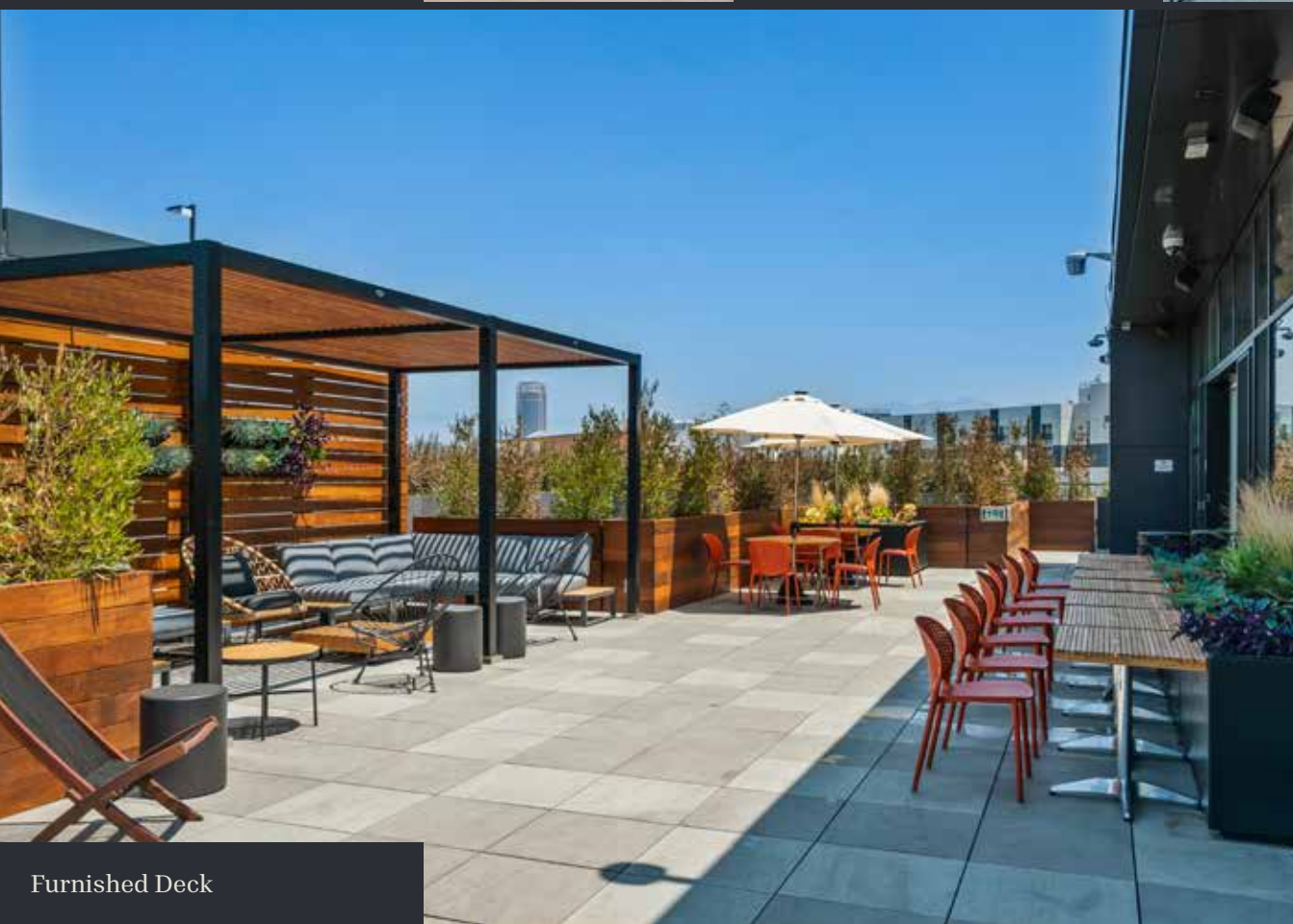




Full Kitchen



Furnished Seating



Furnished Deck



Indoor-Outdoor Flow

YOUR MOVE-IN READY WORKSPACE AWAITS



Historic Bones



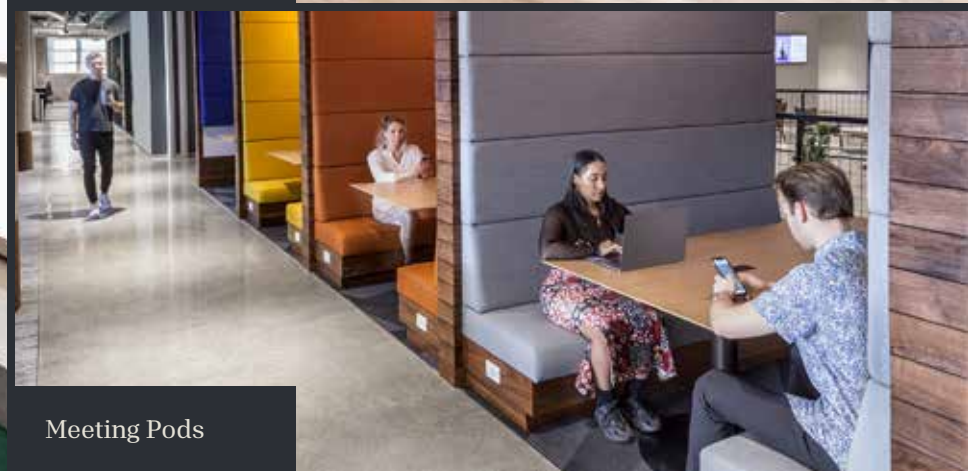
Public Art



Open Floorplans



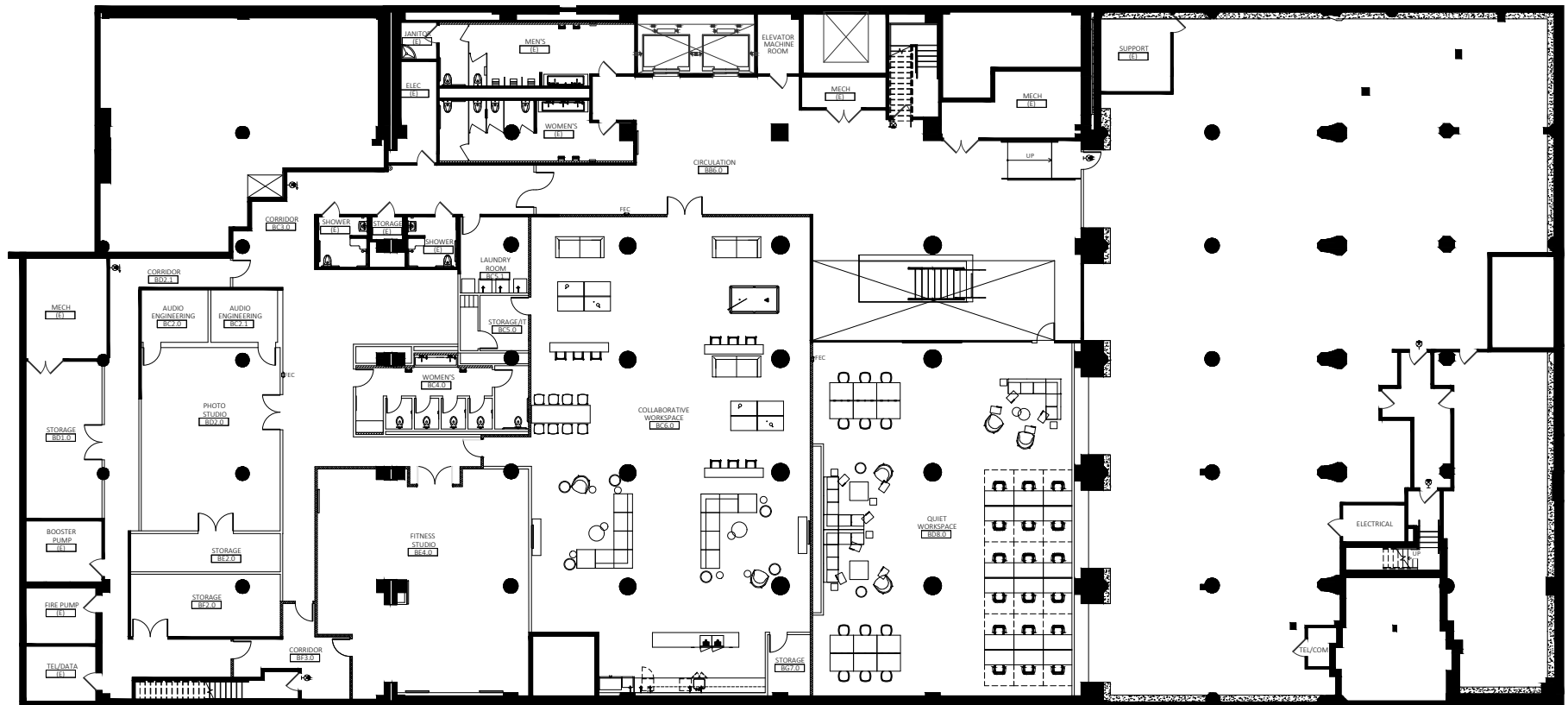
Lounge



Meeting Pods

FOUR FLOORS OF MOVE-IN READY, STYLISH WORKSPACE

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



BASEMENT

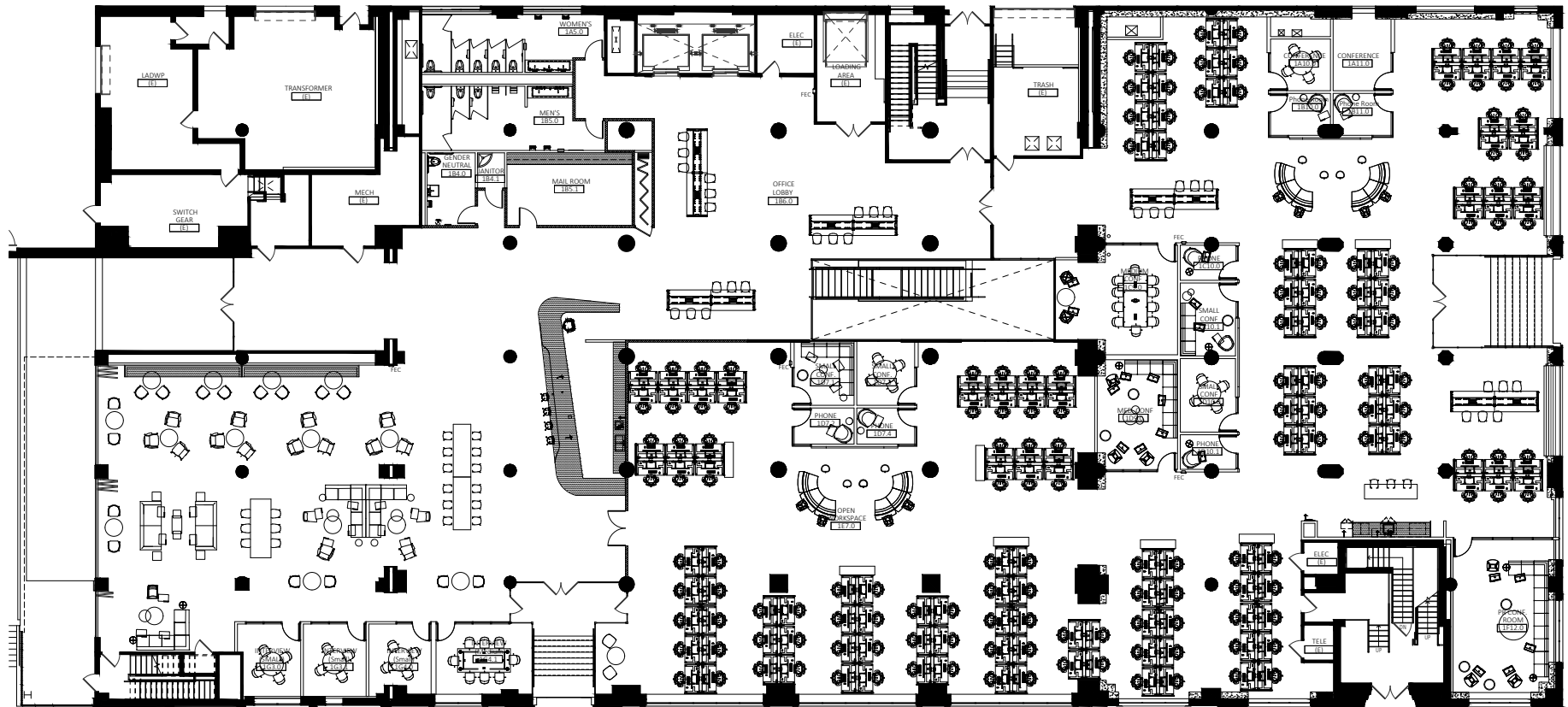
±20,922 RSF

30 workstations in quiet workspace, lounge/game room & fitness center
Everything else on the floor is Lounge furniture



FOUR FLOORS OF MOVE-IN READY, STYLISH WORKSPACE

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FIRST FLOOR

±23,202 RSF

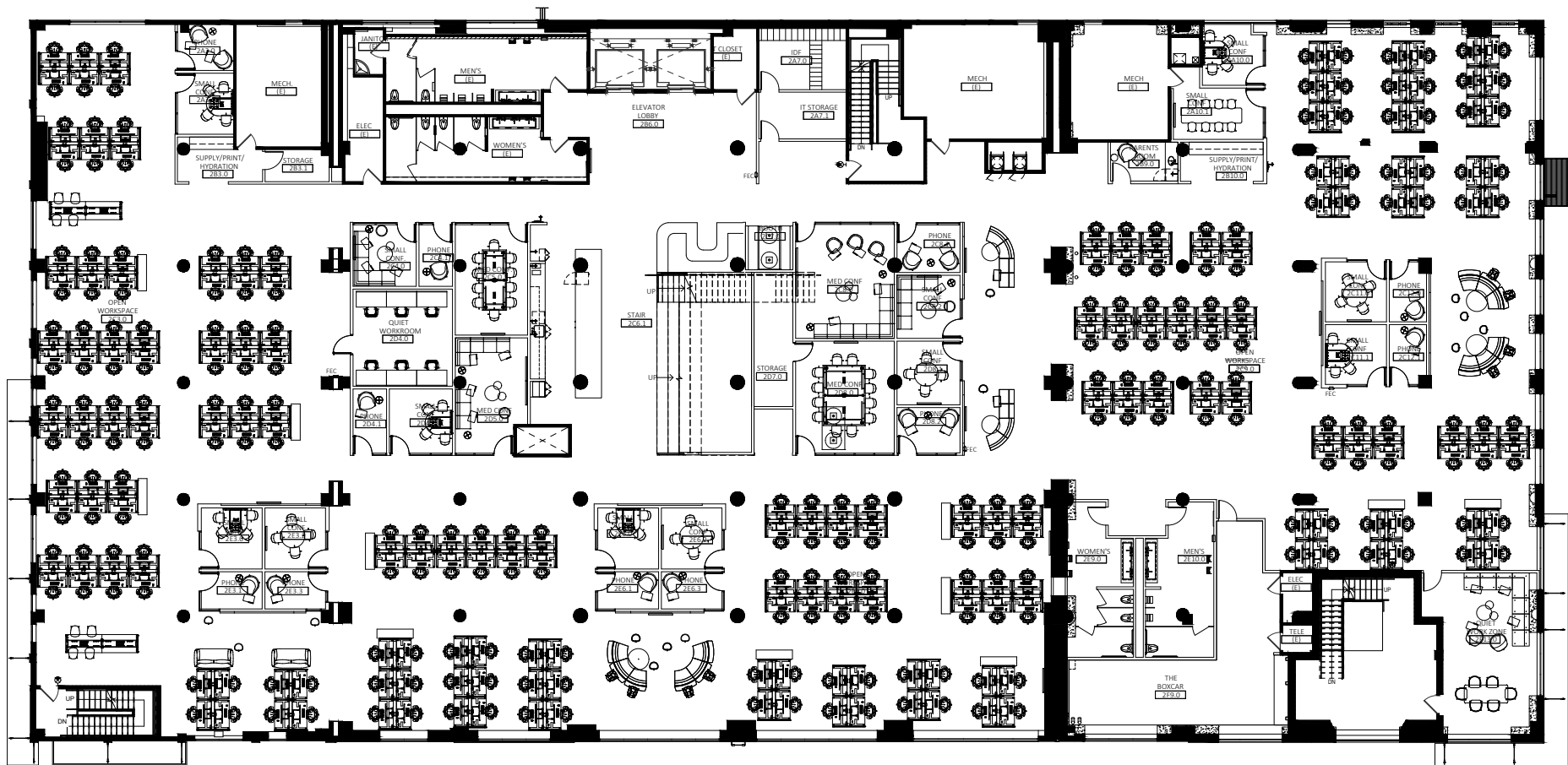
154 Workstations

Lounge & Meeting furniture throughout



FOUR FLOORS OF MOVE-IN READY, STYLISH WORKSPACE

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SECOND FLOOR

±32,714 RSF

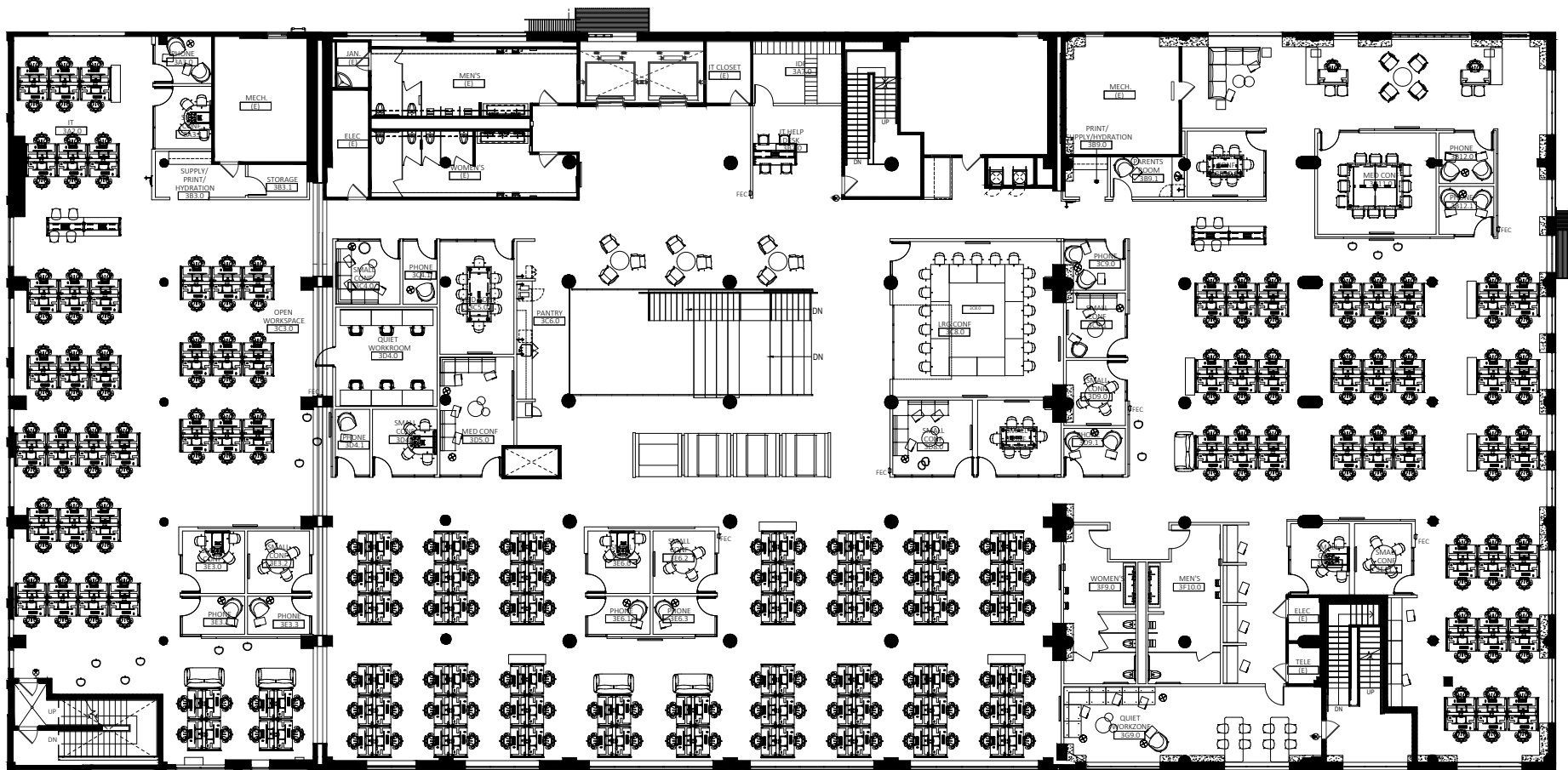
234 Workstations

Lounge & Meeting furniture throughout



FOUR FLOORS OF MOVE-IN READY, STYLISH WORKSPACE

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THIRD FLOOR

±32,584 RSF

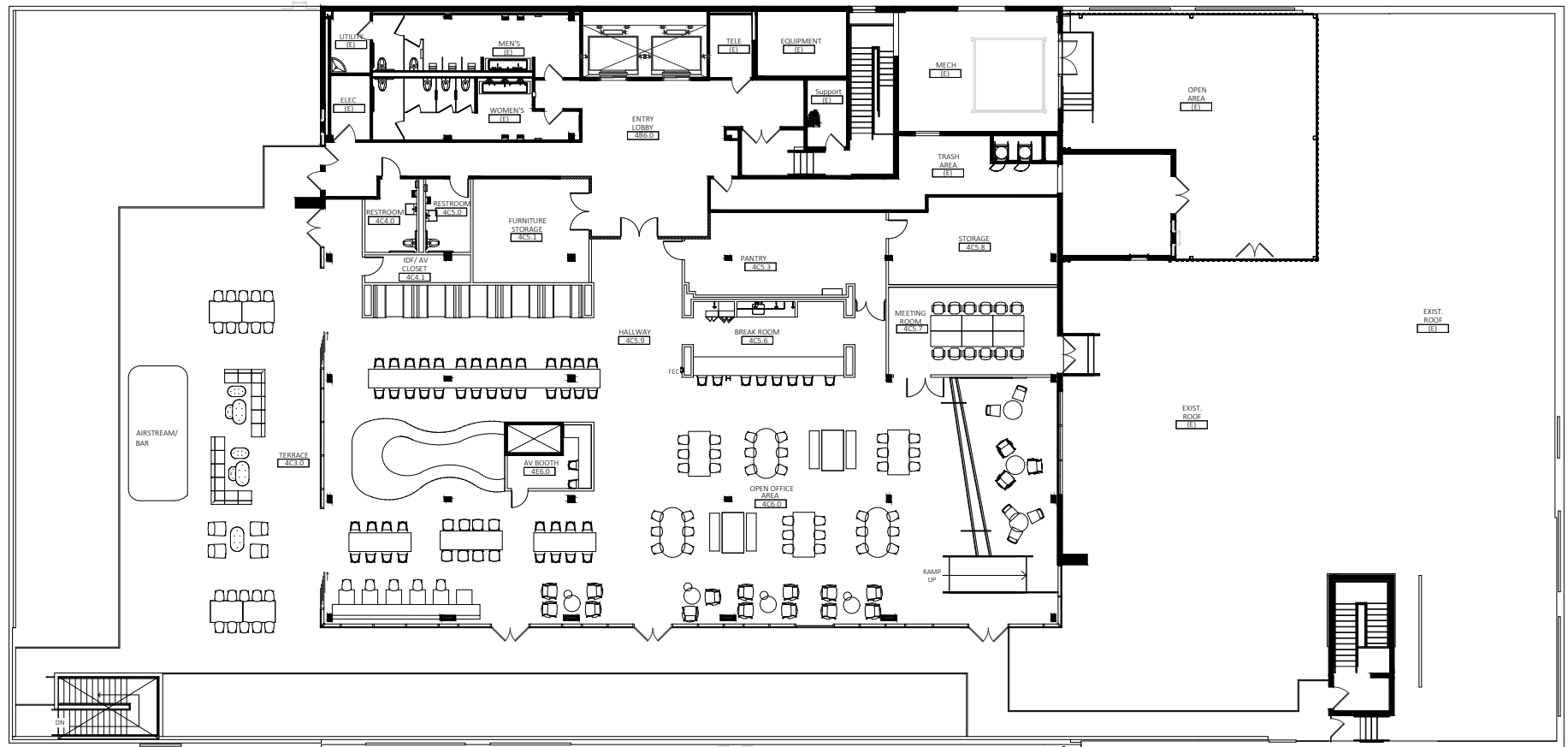
230 Workstations

Lounge & Meeting furniture throughout



FOUR FLOORS OF MOVE-IN READY, STYLISH WORKSPACE

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PENTHOUSE

±10,736 RSF Interior
11,545 RSF Exterior Patio
Lounge & Dining furniture throughout



DEVELOPED BY HUDSON PACIFIC PROPERTIES

Where we work is not just where we work. It's part of who we are and how we thrive. At Hudson Pacific Properties, that's what drives us to stay one step ahead, looking for opportunities in just the right places to bring innovation to life. When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit. We're driven to find the next amazing space for today and tomorrow's leading companies – building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties everything is possible.



PARTIAL CLIENT LIST

NETFLIX



Google



DELL EMC



NUTANIX

HBO

*coupa





CBRE

JOHN ZANETOS

+ 213 613 3704
john.zanetos@cbre.com
Lic. #01346686

PATRICK AMOS

+ 310 550 2594
patrick.amos@cbre.com
Lic. #01886581

BLAKE MIRKIN

+ 310.717.6987
Blake.Mirkin@cbre.com
Lic. #00845245

ROB WALLER

+ 310 550 2536
rob.waller@cbre.com
Lic. #0874585

KYLE WIDENER

+ 310 909 6215
Kyle.widener@cbre.com
Lic. #02195760

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TRACTION**
ESTD 1915
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LOS ANGELES, CA 90013**

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