

## Art Collector's Corner Unit Toy Factory Lofts, 1924



1855 Industrial Street, Unit 519, Los Angeles, CA 90021

Art collector's corner unit at the historic Toy Factory Lofts, 1924. Building renovations by Clive Wilkinson Architects in 2004.

One of the early adaptive reuse projects in the Arts District of downtown Los Angeles, the Toy Factory retains much of its original, historic character. This light-filled and airy north-easterly facing loft with widescreen views of the city, 6th Street Bridge, and mountains, offers a live/work environment with modern comforts.

The recently renovated kitchen by Laura Clayton Baker includes white oak cabinets to maximize storage, Carrera marble countertops, high-end appliances (Wolff, Sub-Zero, and Miele) and a built-in wine refrigerator. An office nook adjacent to the kitchen and dining area has a custom, built-in desk made of the same white oak found in the kitchen. Large built-in bookcases with adjustable shelves in the long entry, and hidden underneath the historic steel windows are a book and record collectors dream.

The unit includes: 1 bedroom with a walk-in closet, automatic black-out shades, and a small balcony. 1 bathroom with separate vanity and dual sinks, glass shower doors and European fixtures. The polished concrete floors are original to the building and the current owners also installed track lighting and automatic window shades in the living area.

The building and HOA amenities are numerous: 24-hour security with front lobby check-in, gym facility on first floor, two BBQ grills and several eating areas amid the 3rd floor garden, and the dramatic rooftop pool with lounging and panoramic views.

Two assigned parking spaces are included in the attached garage with EV charging available. The lobby has a signature steel surround housing the unit mailboxes in keeping with the "Industrial" design of the neighborhood. The building is situated within walking distance to the best the Arts District has to offer: Hank's Organic Market, Bestia, Bavel, BRERA Ristorante, Factory Kitchen, Kodo, and the recently opened Camelia across the street.

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