



KESTREL

Founding residents: up to 8 weeks free

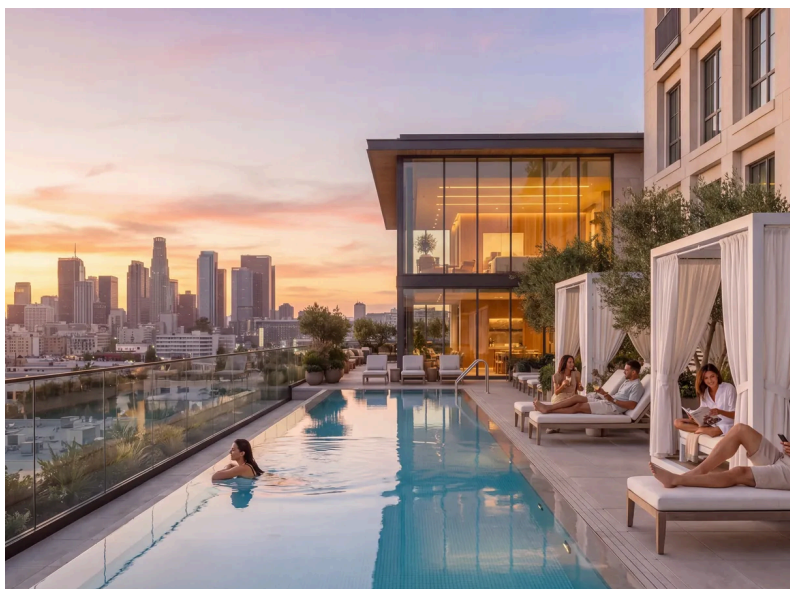
The Kestrel Guide

Every floor plan, every fee, how to apply, and the best of the Arts District, a few minutes from your front door.

WELCOME

Seven stories above the Arts District.

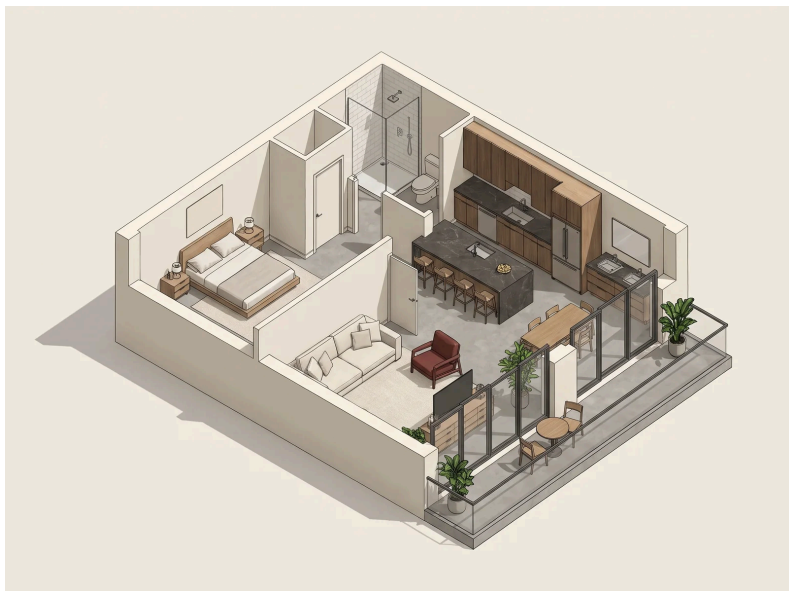
Kestrel is a new 214-home building opening spring 2027: floor-to-ceiling windows, waterfall-island kitchens, a rooftop infinity pool, a wellness club with a sauna and cold plunge, a rooftop dog park and a concierge.



8 weeks free · Sign a 14-month lease by February 28, 2027 and get up to 8 weeks free on select apartments as a founding resident.

The Perch

A studio with floor-to-ceiling windows and a sleeping nook behind a low wall.



Studio

1
bath

520
sq ft

\$2,745 / month total

\$2,650 rent + \$95 required fees · 6 available

- Floor-to-ceiling windows
- In-unit washer and dryer
- Walk-in glass shower
- Slim private balcony

The Glide

One bedroom, a waterfall-island kitchen and a balcony for the view.



1

bed

1

bath

760

sq ft

\$3,445 / month total

\$3,350 rent + \$95 required fees · 9 available

- Waterfall-island kitchen
- Walk-in closet
- In-unit washer and dryer
- Private balcony

FLOOR PLAN 3 OF 4

The Hover

Two bedrooms on opposite sides, each with its own bath, around a big living room.



2
bed

2
bath

1,150
sq ft

\$4,945 / month total

\$4,850 rent + \$95 required fees · 4 available

- Split bedrooms, two full baths
- Dining room for six
- Waterfall-island kitchen
- In-unit washer and dryer

The Stoop

The penthouse: a wraparound terrace, a fire table and the whole skyline.



2
bed

2.5
bath

1,450
sq ft

\$7,895 / month total

\$7,800 rent + \$95 required fees · 2 available

- Wraparound private terrace
- Primary suite with a soaking tub
- Powder room for guests
- Long waterfall-island kitchen

EVERY FEE

What you'll actually pay.

Rent	Shown on each plan
Tech package: building Wi-Fi + smart home (required)	\$75 / month
Trash (required)	\$20 / month
Water and sewer	Billed by usage
Electric	Paid to the utility by you
Application fee	\$55 per adult
Security deposit	Up to one month's rent (California's cap)
Holding deposit	None
Parking	\$250 / month
EV parking	\$300 / month
Storage	\$75 / month
Pet rent	\$75 / month per pet (up to 2), dog spa included

Assistance animals, including service and support animals, are not pets. We never charge pet rent, a pet deposit or any pet fee for an assistance animal.

How to apply

1. **Preview.** Tour the model apartment or join a hard hat tour.
2. **Reserve.** Apply online and pick your apartment and floor.
3. **Sign.** Sign your founding-resident lease and lock in the weeks free.
4. **Move in.** Spring 2027. We'll schedule your move-in day with you.

THE ARTS DISTRICT SHORT LIST

Around your front door.

Real places with walking times measured from Kestrel along real streets.

Manuela

Eat · 1 min walk

Hauser & Wirth

Art · 1 min walk

Wurstküche

Eat · 3 min walk

Groundwork Coffee Co.

Coffee · 3 min walk

EightyTwo

Drink · 4 min walk

Lili Lakich Studio

Art · 6 min walk

F45 Training

Fitness · 6 min walk

Little Tokyo Market Place

Groceries · 6 min walk

Sweat Yoga

Fitness · 8 min walk

Eat Drink Americano

Eat · 1 min walk

Boxx Coffee Roasters Co.

Coffee · 2 min walk

Death & Co - Los Angeles

Drink · 3 min walk

Matcha Ren

Coffee · 3 min walk

Angel City Brewery

Drink · 4 min walk

Aomori Nebuta Arts

Art · 6 min walk

Grand Park Animal Hospital

Dogs · 6 min walk

Little Tokyo/Arts District

Metro · 8 min walk

Nijiya Market

Groceries · 10 min walk



COME SEE IT

Ready for a tour?

See the finished model apartment in our leasing gallery, or join a hard hat tour of the building. Pick a time online and we'll text you a confirmation.



Book a tour at kestrel-arts-district (demo) · Call or text
(213) 555-0172

Mon–Fri: 10am – 7pm

Saturday: 10am – 6pm

Sunday: 11am – 5pm



Equal Housing Opportunity. Features, finishes and layouts may differ from those shown. Square footage is approximate. Prices include required monthly fees and are subject to change. Concept property: Kestrel Arts District is a demonstration by Leasing Campaigns. It is not a real building and all images are AI renderings. Places from OpenStreetMap contributors, checked 2026-10-20.