

# FOR LEASE

THREE NEWLY RENOVATED CREATIVE OFFICE SPACES IN A  
CAMPUS-LIKE ENVIRONMENT IN SILVER LAKE

2400-2410 HYPERION AVE., LOS ANGELES, CA 90027



DRE# 01222000



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DRE# 01892435



DRE# 01856260

# 2400-2410 HYPERION AVE, LOS ANGELES, CA 90027

	Suite 1 (Main Space)	Suite 2 (Studio Space)	Suite 3 (Lower Level)
<b>ASKING RENT:</b>	\$4.50 / SF - NNN (\$1.10 nets)	\$5.00 / SF - NNN (\$1.10 nets)	\$4.75 / SF - NNN (\$1.10 nets)
<b>AVAILABLE SF:</b>	±4,345 SF	±1,597 SF	±2,513 SF
<b>SPACE TYPE:</b>	Office	Office	Office
<b>OCCUPANCY:</b>	January 1 <sup>st</sup> , 2025	January 1 <sup>st</sup> , 2025	January 1 <sup>st</sup> , 2025
<b>PARKING:</b>	2/1,000 @ \$125 per space	2/1,000 @ \$125 per space	2/1,000 @ \$125 per space
<b>LEASE TERM:</b>	Negotiable	Negotiable	Negotiable
<b>LOCATION:</b>	Main Level	Main Level	Lower Level

## PROPERTY HIGHLIGHTS

- ✓ Rare opportunity for a turn-key, second generation, modern workspace.
- ✓ Renovated in 2019 and consists of updated kitchen with marble accents, music studio with soundproof booths and control room, cyc wall, polished concrete, operable windows, and skylights .
- ✓ Walking distance to Trader Joes, Gelsons, Starbucks, Erewhon, Rodeo Athletic Club, and Intellegentsia.
- ✓ Dedicated parking lot a short walk away.
- ✓ Minutes from Sunset Junction.
- ✓ Total Building Size of ±13,035 square feet.

## SUITE 1 (MAIN SPACE)

The main space consists of a reception / lounge area in the front entryway, with six private glass-enclosed offices, a glass-enclosed conference room, a large open communal workspace, and bathrooms.

## SUITE 2 (STUDIO SPACE)

The studio space is in the rear of the top level and accessed through a hallway at the front of the building. It consists of open studio space with a cyc wall and a bathroom.

## SUITE 3 (LOWER LEVEL)

The lower-level space is accessed from an exterior stairway in the front of the building and consists of open, communal space, four private offices, a kitchen, two bathrooms, a soundproof booth and control room off one of the offices, and a small patio.

*No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease are subject to change or withdrawal without notice.*



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# LOCATION HIGHLIGHTS

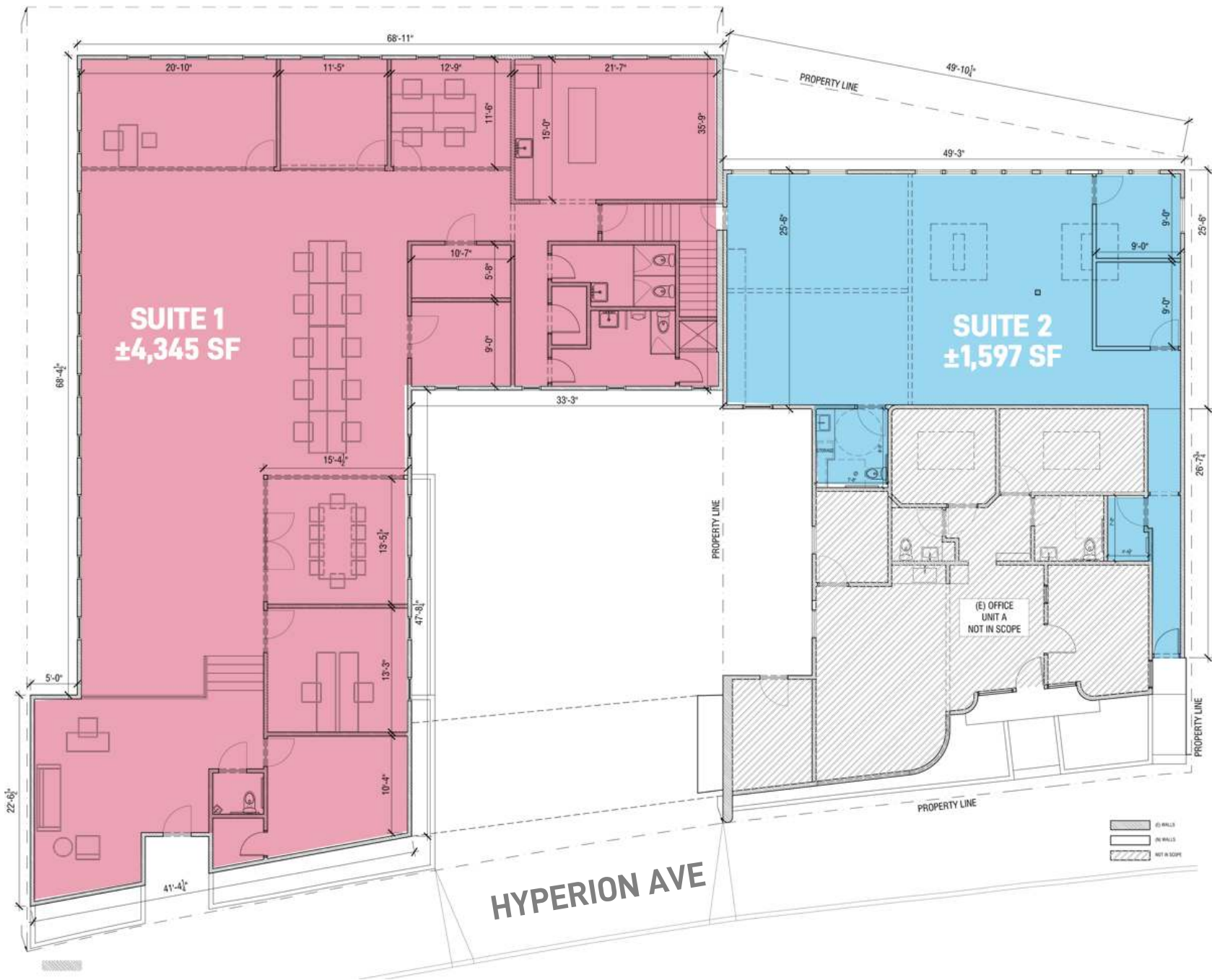
As Hollywood and Downtown office space continues to increase in price and traffic congestion, many potential tenants are opting for the alternative, hipper, and less hectic areas such as Silver Lake, Los Feliz, Echo Park, Atwater Village, and the Westlake area. These pockets are experiencing a renaissance of late with an ever-increasing list of top-notch restaurants and amenities moving into these neighborhoods. Not only are these areas perceived as trendier but they've become more desirable due to the fact that are typically closer to most employees home thereby allowing less time in traffic.

Most notable is Silver Lake, named by Forbes as one of "the city's hippest neighborhoods." Nestled among urban parks and reservoirs in the day, and craft cocktails by night, Silver Lake has made its mark as LA's epicenter for the ultra-hip. Since the 90s grunge wave, this neighborhood has become the center of the alternative scene in Los Angeles. Comparisons are often drawn between Silver Lake and New York City's Williamsburg district. As a result, it is sometimes referred to as the "Williamsburg of the West." This Eastside neighborhood is covered in famous street art and surrounded by gorgeous architectural homes hidden in the hills. Silver Lake has been named by Forbes Magazine as one of the "Hippest Neighborhoods in America."



Home to celebrities, artists, musicians and industry execs and anyone who can afford it these days. From the famed Sunset Triangle that hosts farmers market and summer movies, to the Reservoir and Mack Sennett Studios. A new 365 Whole Foods, Trader Joes, Intelligentsia, APC, the list goes on. Many now famous architects, Neutra, Schindler, Lautner, Wright, Aia, to name a few, were commissioned to build residences in the area. The neighborhood has been loosely named the East Abbott Kinney.

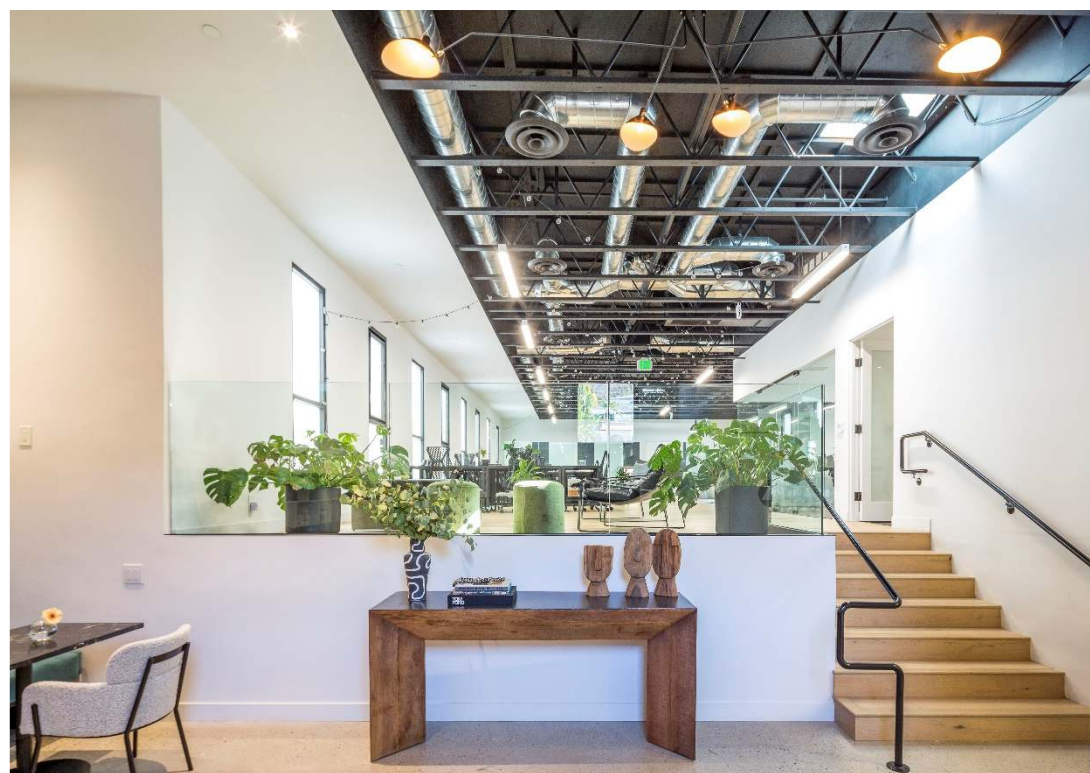
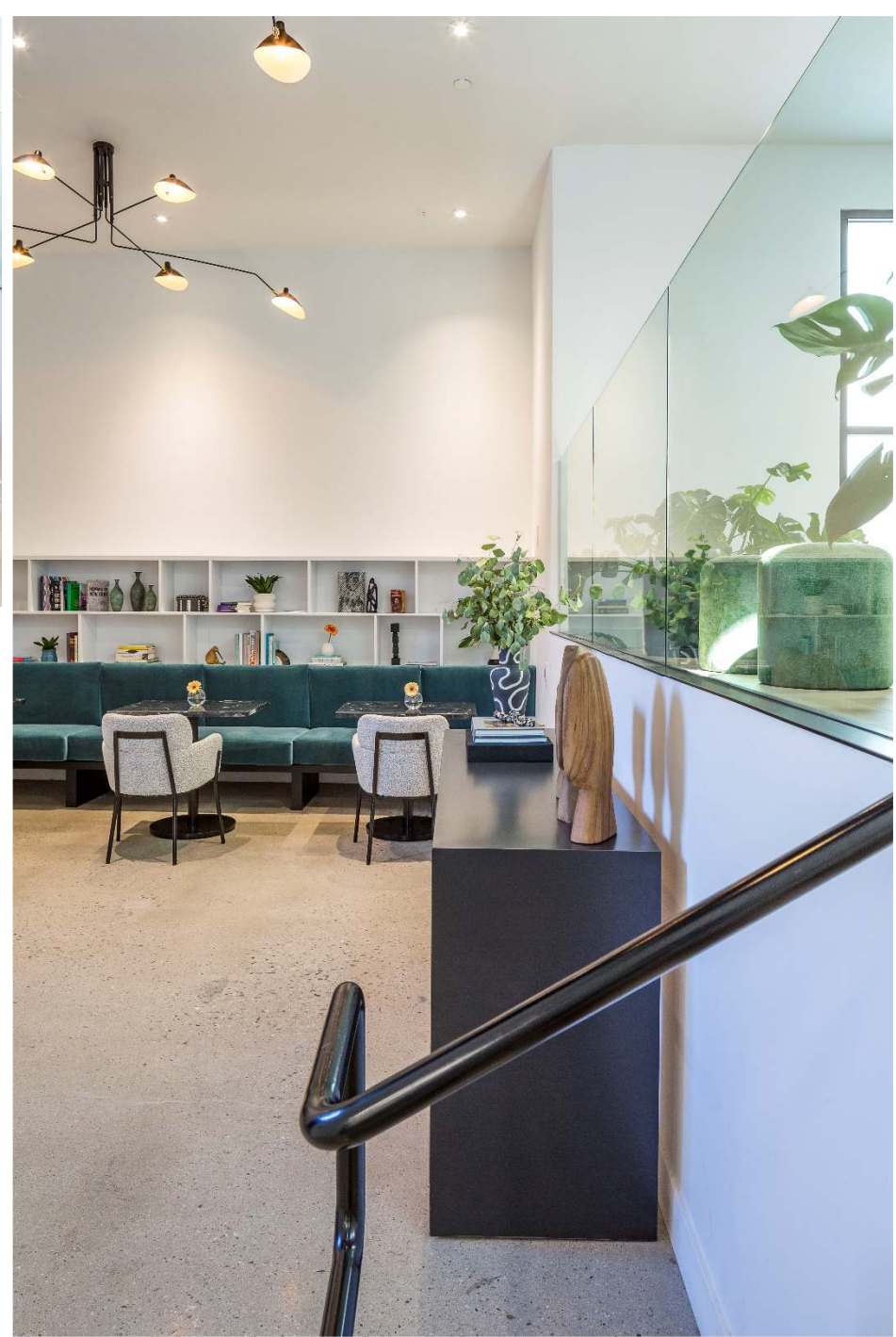
Next to Sunset Junction, the neighboring block of Hyperion Avenue is arguably the second most distinct and important commercial district in the Silver Lake area. 2400-2410 Hyperion Ave benefits from its close proximity to this strip of Hyperion and tenants enjoy the ease of walking or biking to local neighborhood establishments such as Barbrix, Hyperion Public, Gelson's Trader Joe's, and Tenants of the Trees to name a few.



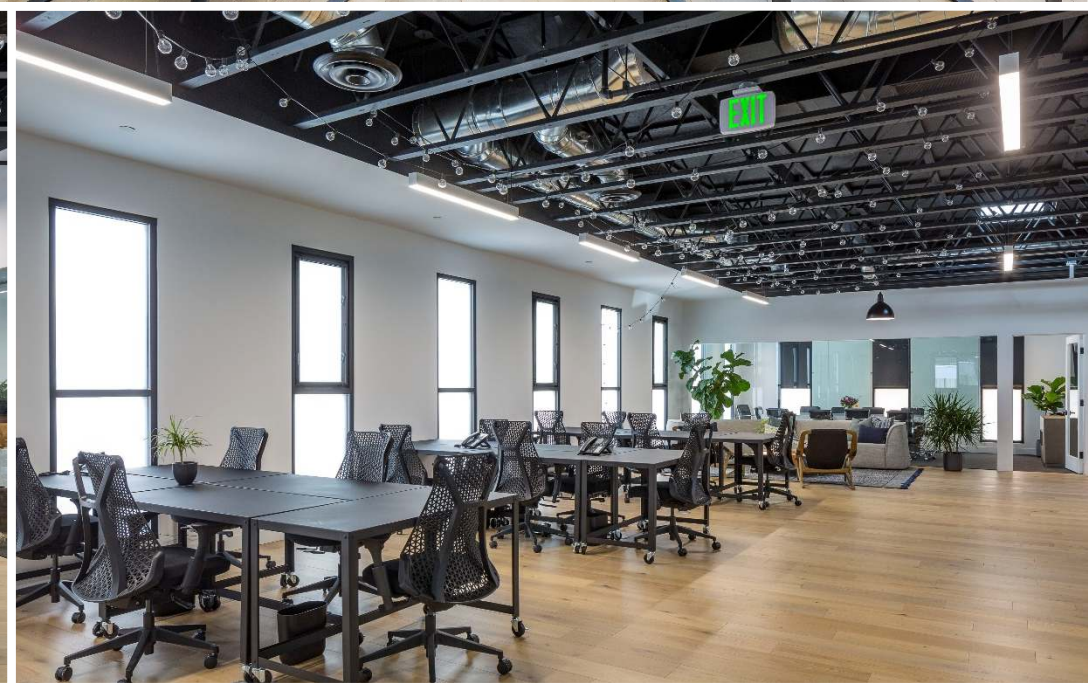
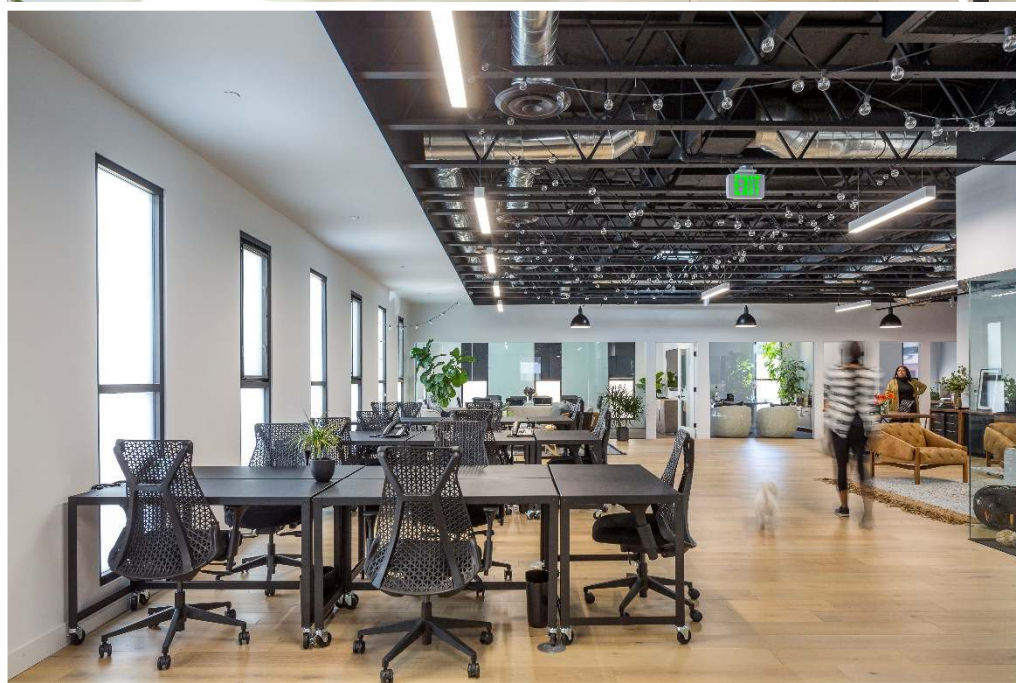
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# FLOORPLAN UPPER LEVEL



**SUITE 1 – MAIN SPACE**



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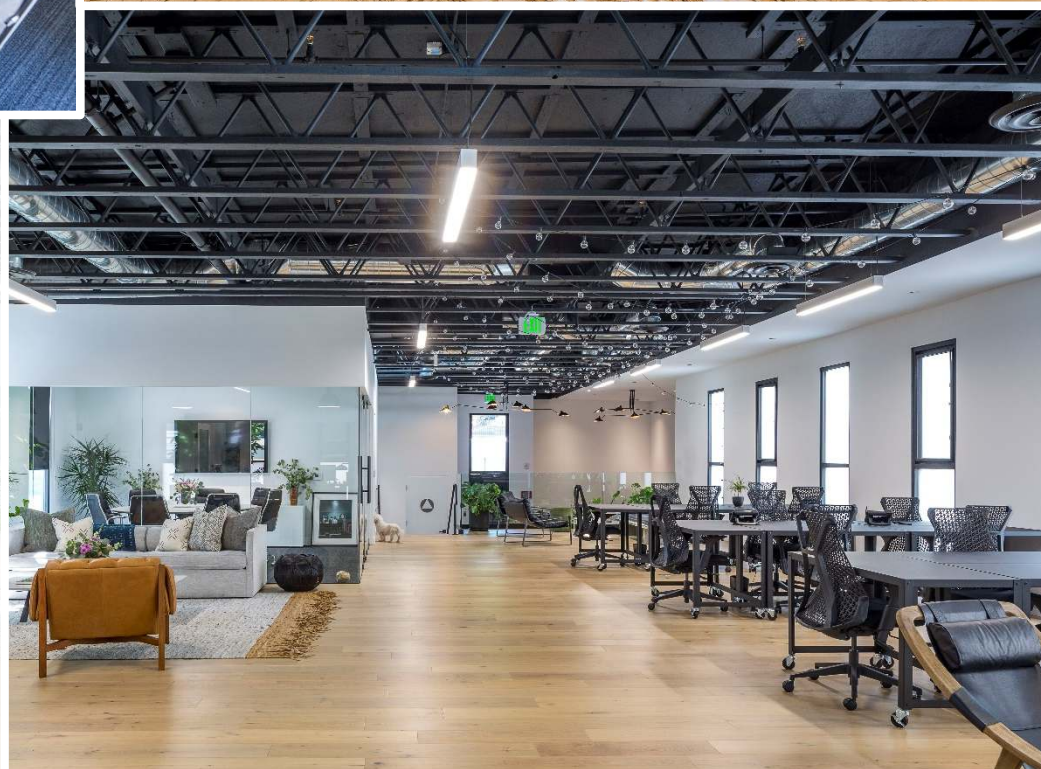
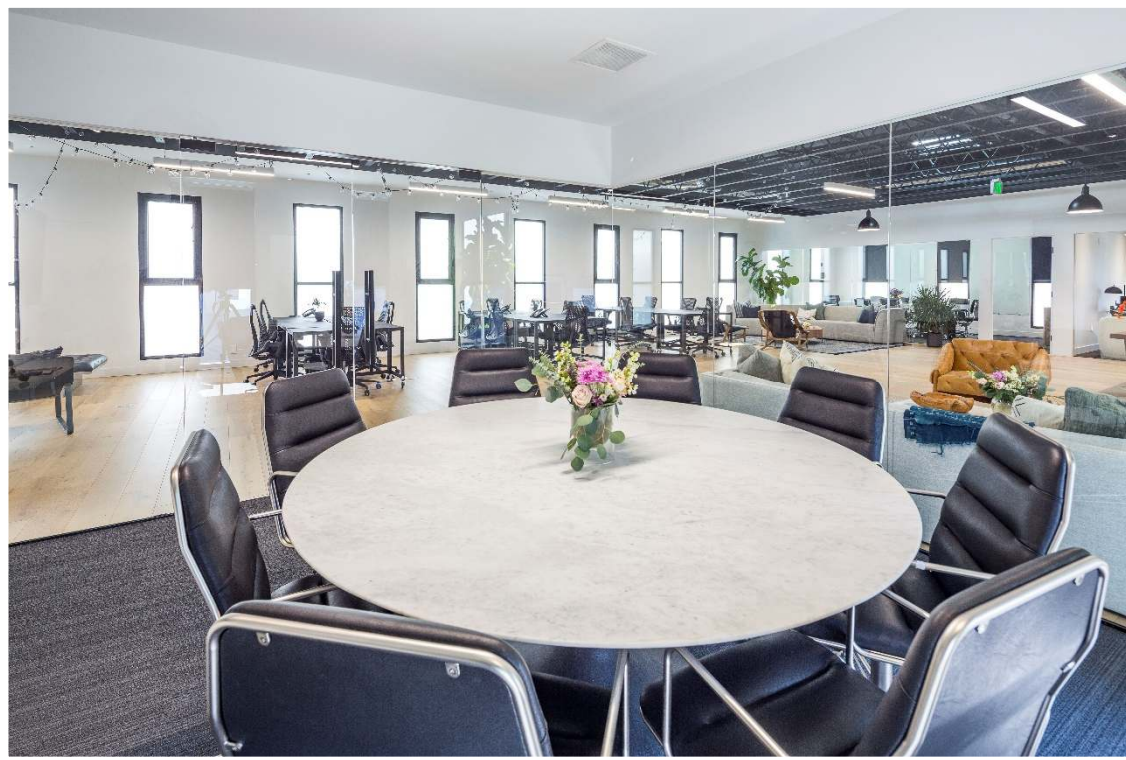
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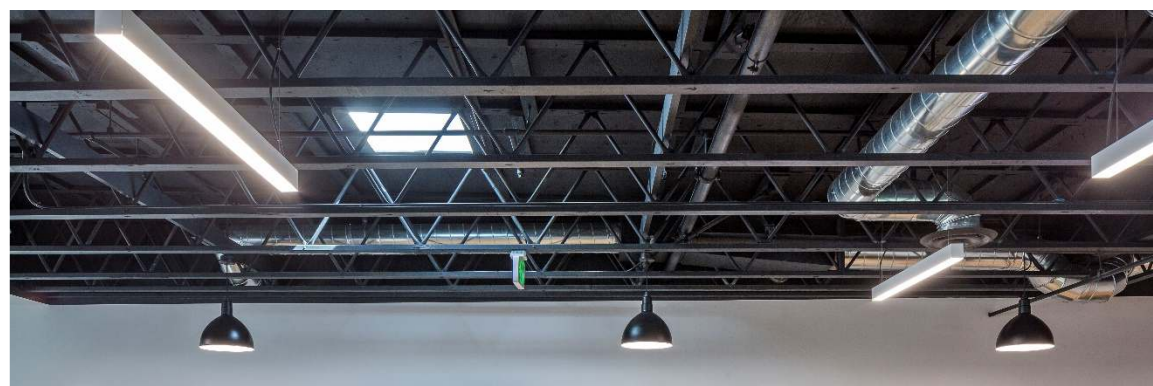
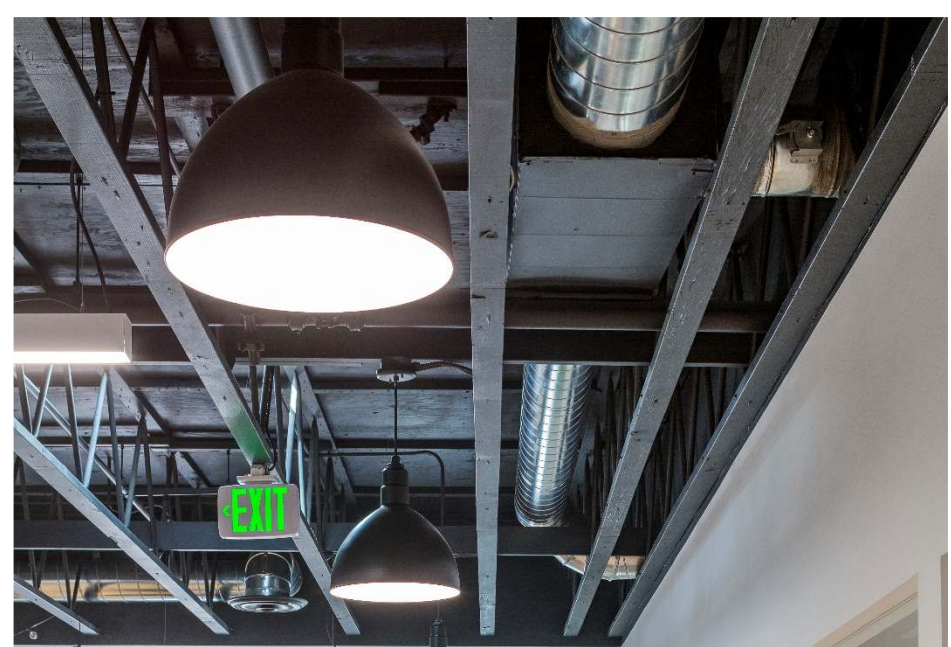
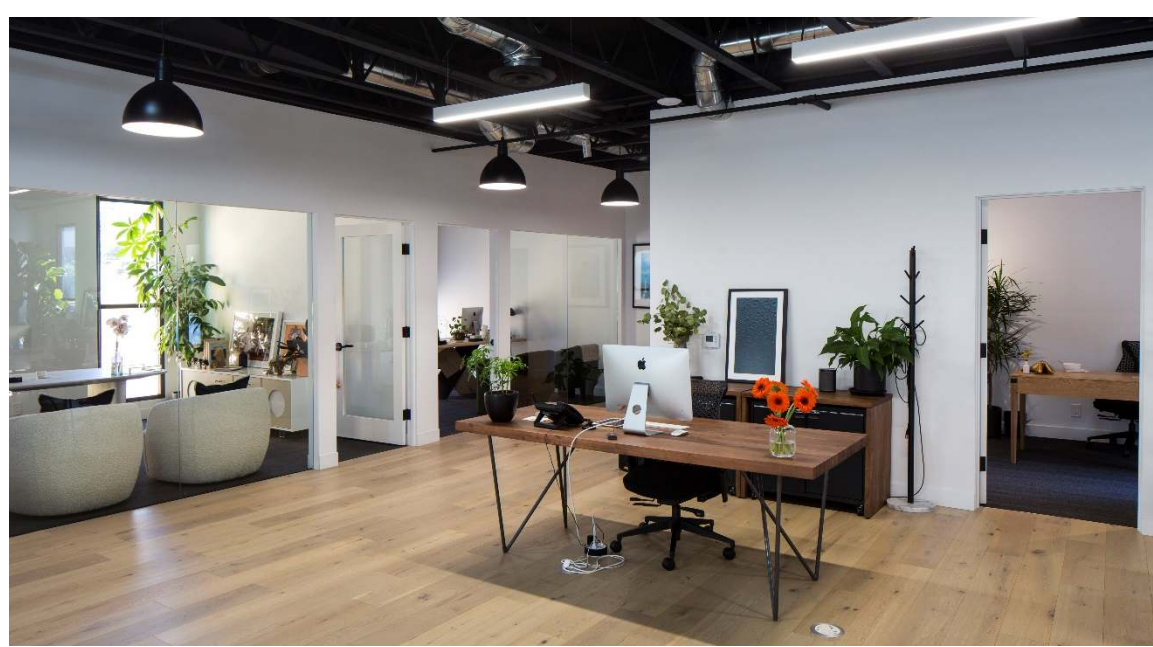
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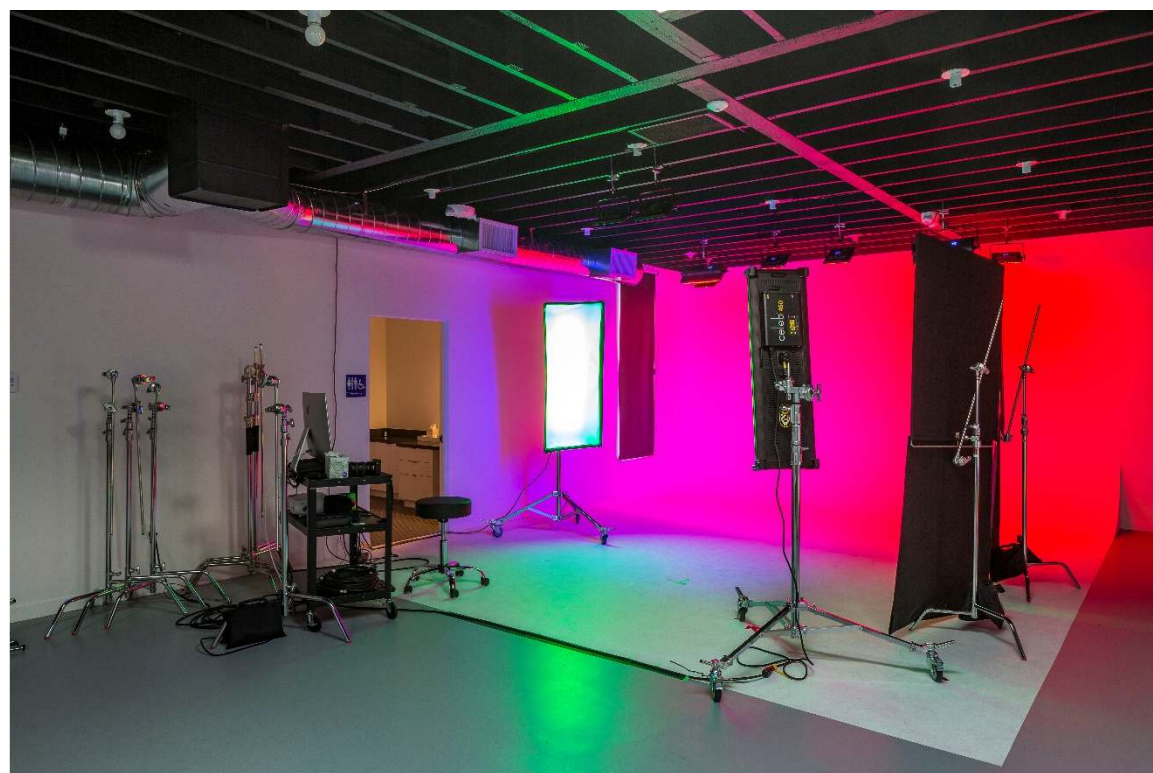
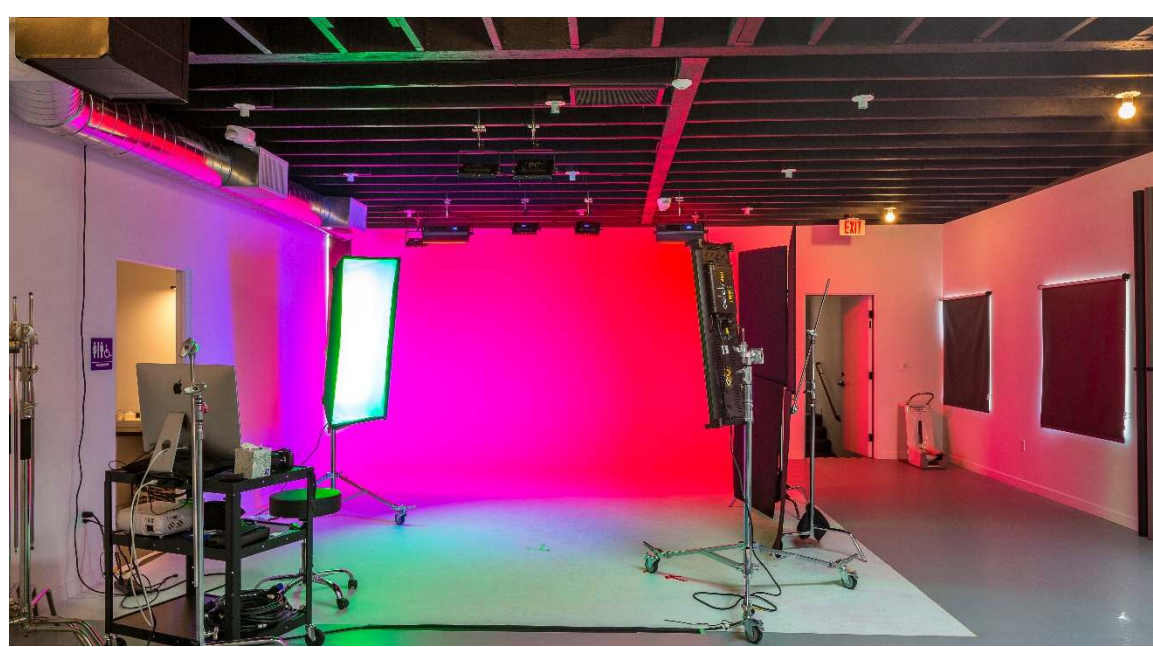
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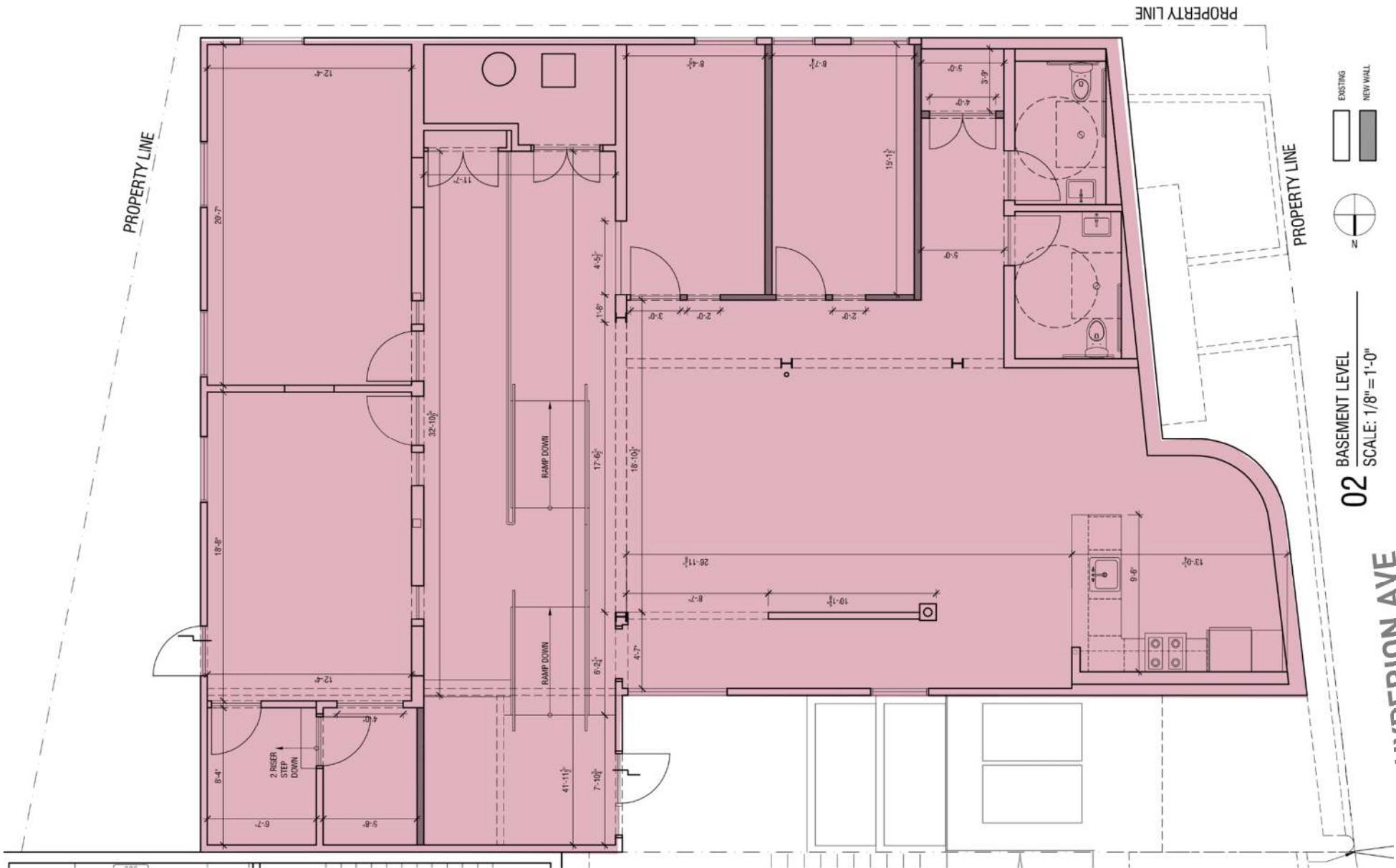








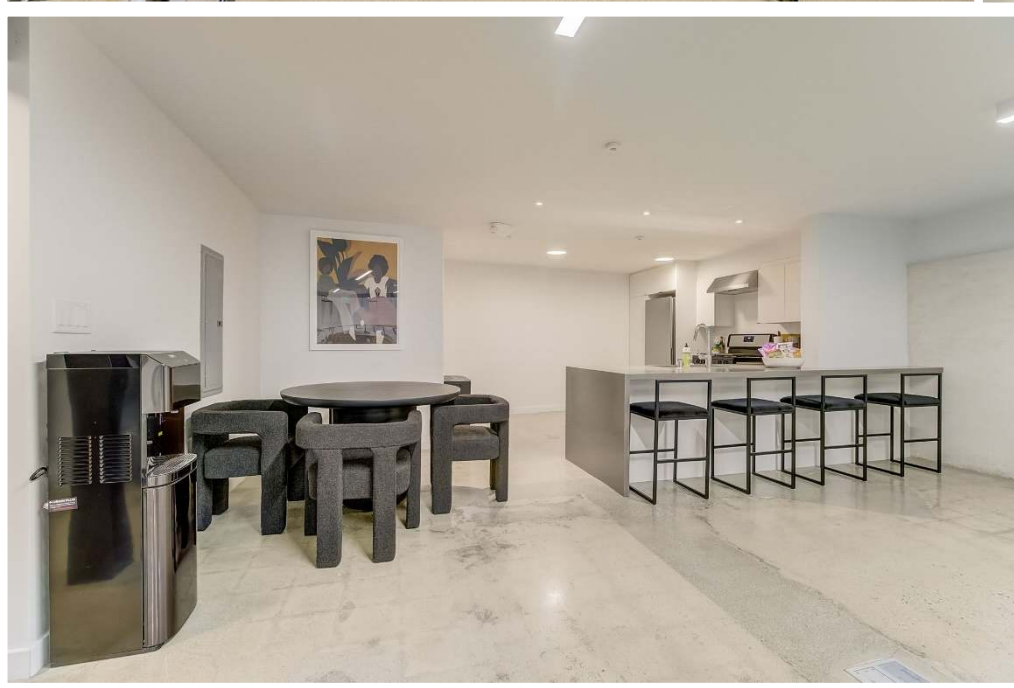


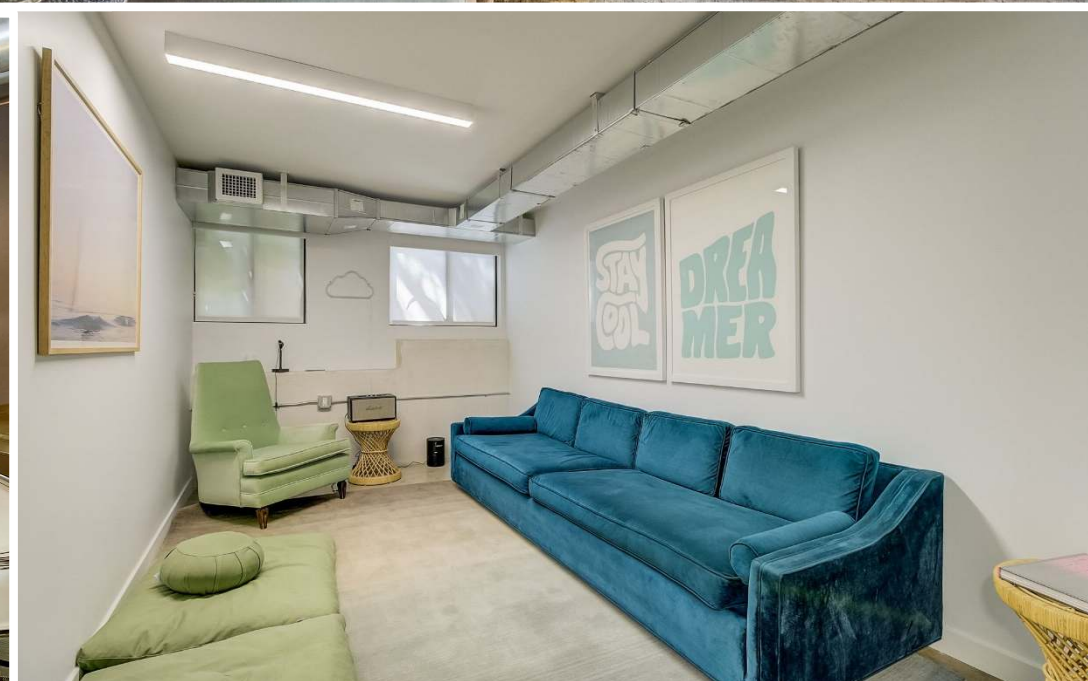
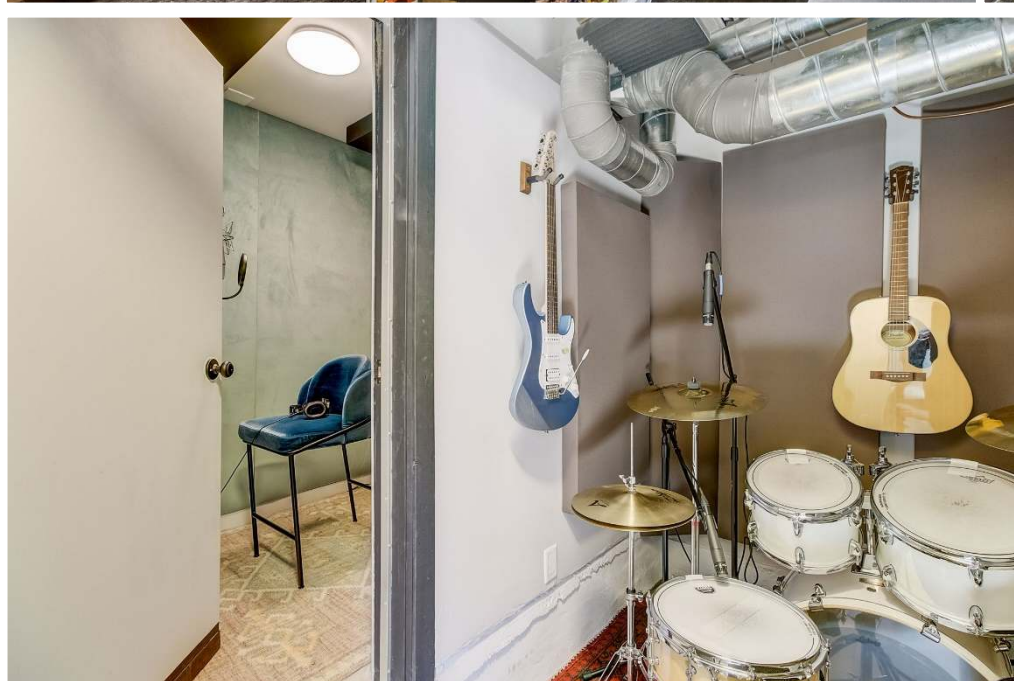


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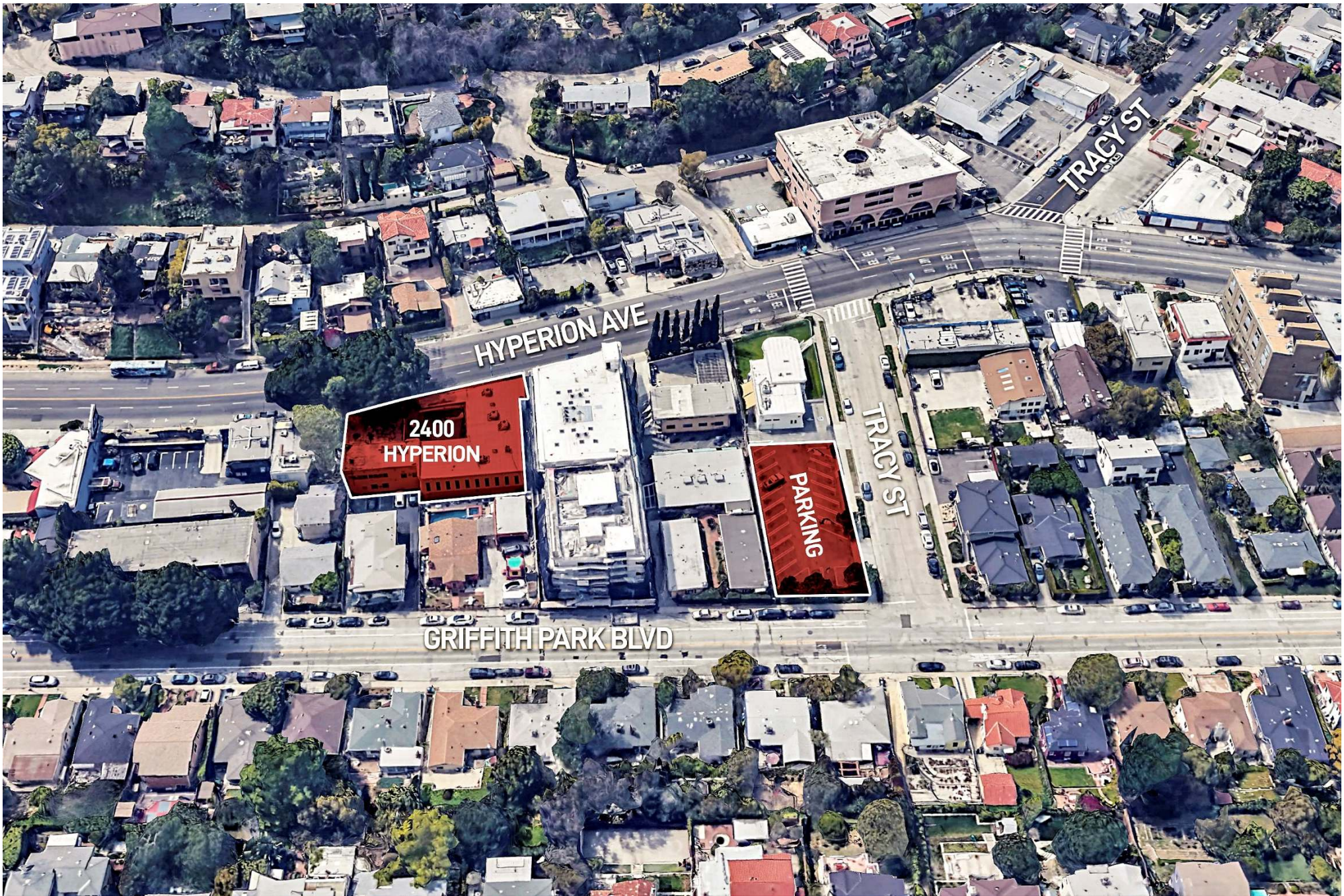


# FLOORPLAN LOWER LEVEL







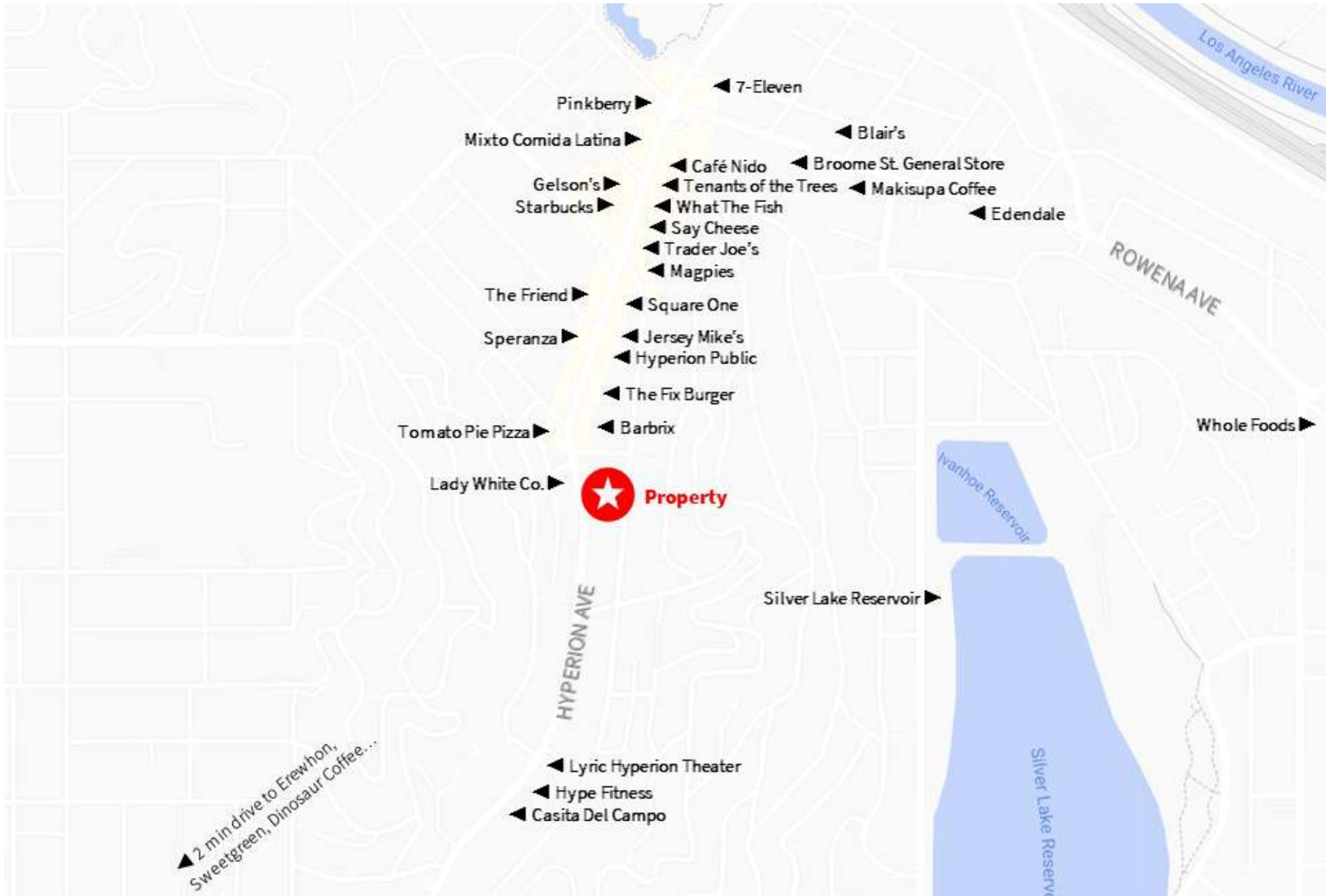


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**AERIAL PHOTO**

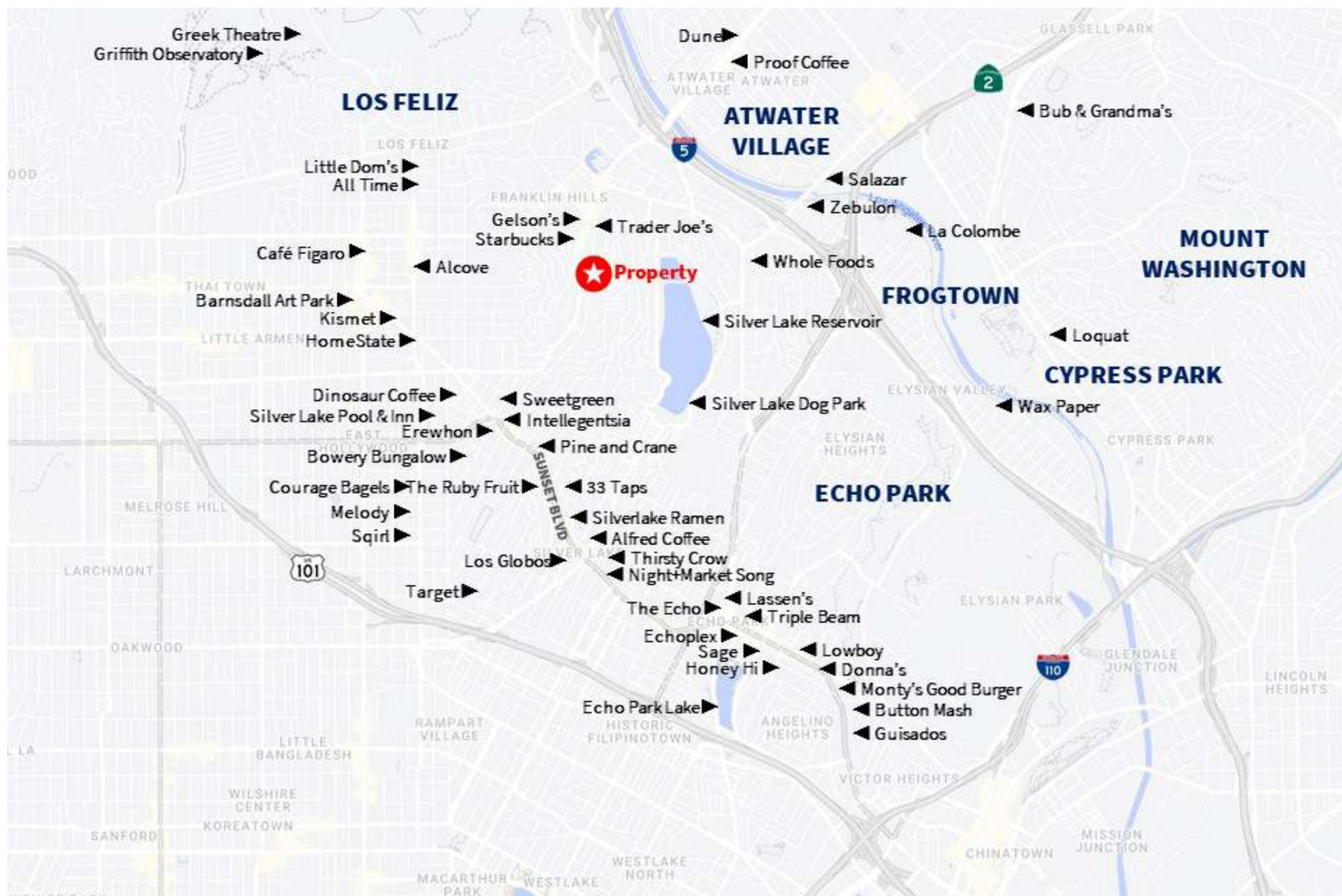




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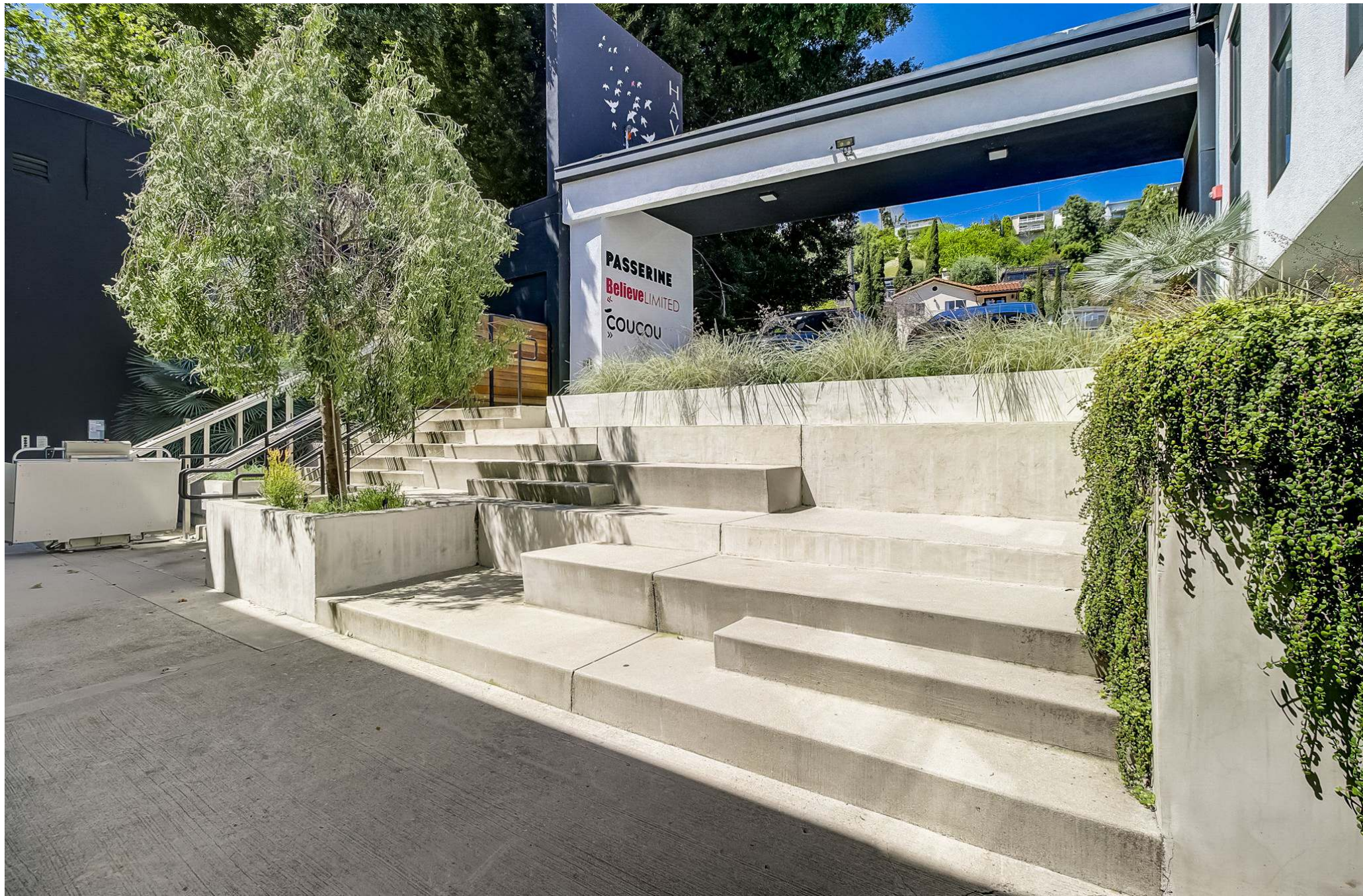
**NEARBY AMENITIES**



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**AERIAL PHOTOS**

**HOLLYWOOD**

**LOS FELIZ**

**SILVER LAKE**



Google Earth



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# DOWNTOWN



DODGER STADIUM

WESTLAKE



ECHO PARK

SILVER LAKE

LOS FELIZ

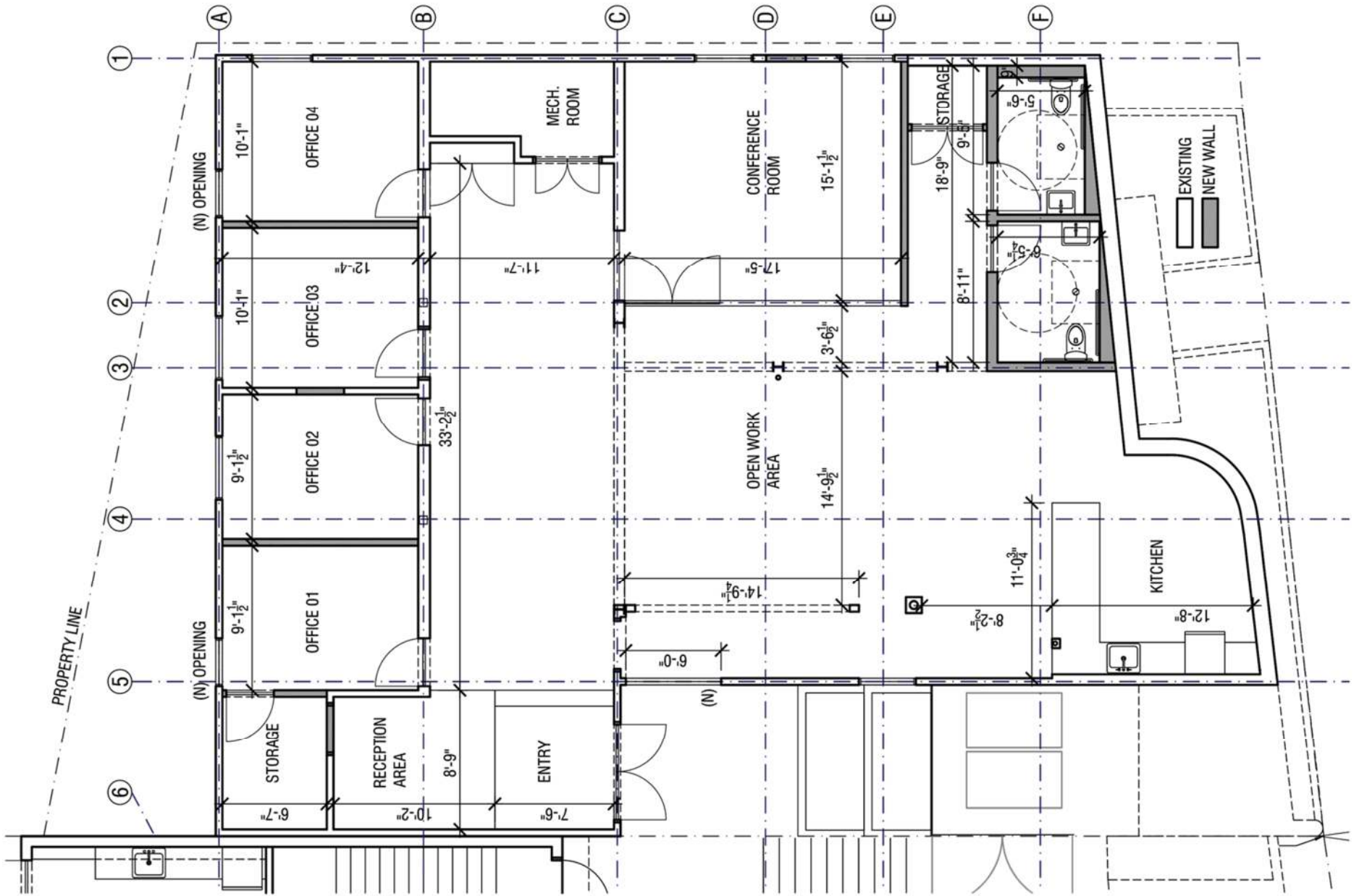


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HYPERION AVE



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