

# FOR SUBLEASE

NEWLY RENOVATED CREATIVE OFFICE  
SPACE (2019) WITH PROFESSIONALLY  
SOUND-TREATED PODCAST RECORDING  
STUDIO & ADJACENT ENGINEERING ROOM

## SILVER LAKE



A DIVISION OF  
**LEE &  
ASSOCIATES**

DRE# 01222000

### PAUL BREHME

Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

### CAITLYN ROSS

Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260



# 2410 HYPERION AVE, LOS ANGELES, CA 90027

**SUITE B:** ±3,500 SF  
**RENT:** \$3.05 / SF (NNN)  
**NETS::** ± \$1.06 / SF  
**TOTAL BLDG SIZE:** ±13,035 SF  
**PARKING:** 7 Parking Spaces  
**LEASE TERM:** Until Nov. 23<sup>rd</sup>, 2023 (5 – 10 Years Direct)  
**OCCUPANCY:** September 1<sup>st</sup>, 2020  
**ZONING:** [Q] C2-1VL  
**CROSS STREET:** Tracy St  
**APN's** 5432-003-008 & 025  
**WALK SCORE:** Very Walkable (77)



A DIVISION OF  
**LEE & ASSOCIATES**

DRE# 01222000

**PAUL BREHME**  
Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

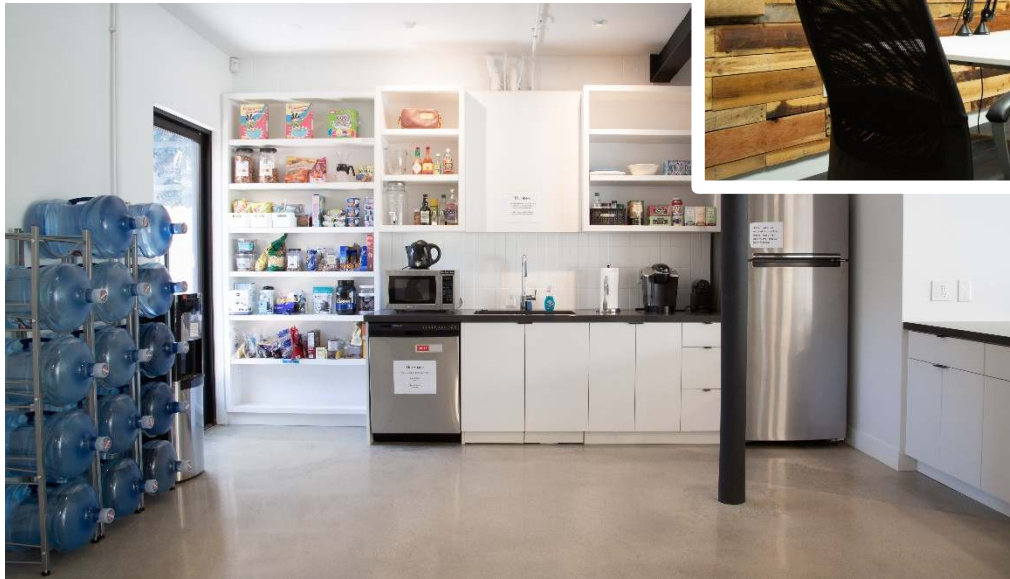
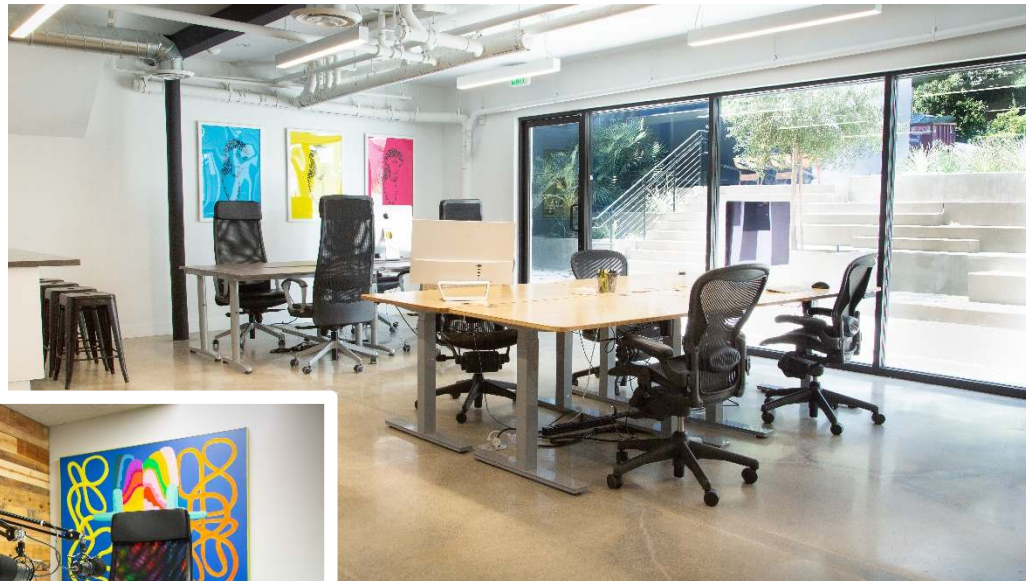
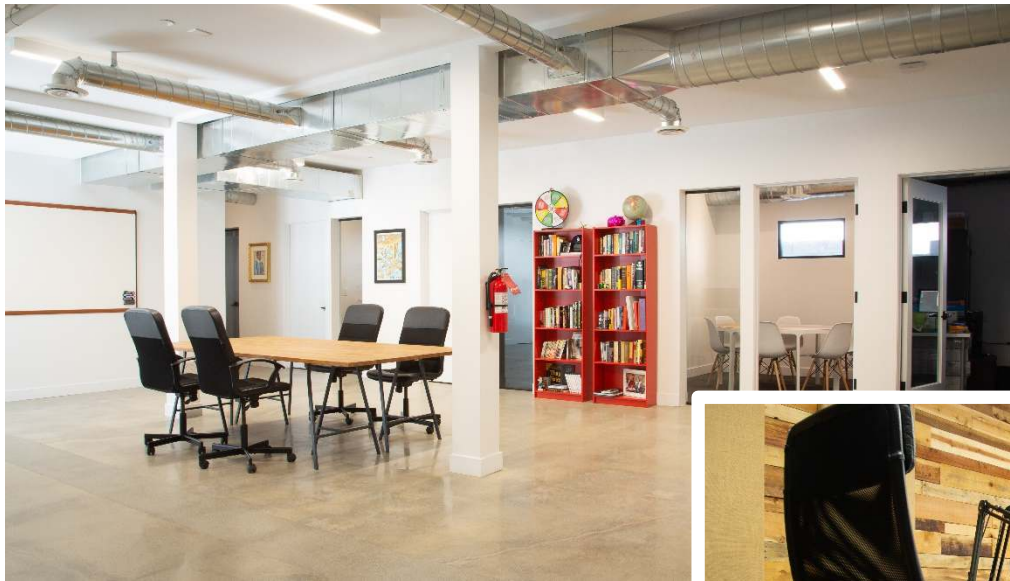
**CAITLYN ROSS**  
Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260



# INTERIOR PICTURES



A DIVISION OF  
**LEE & ASSOCIATES**

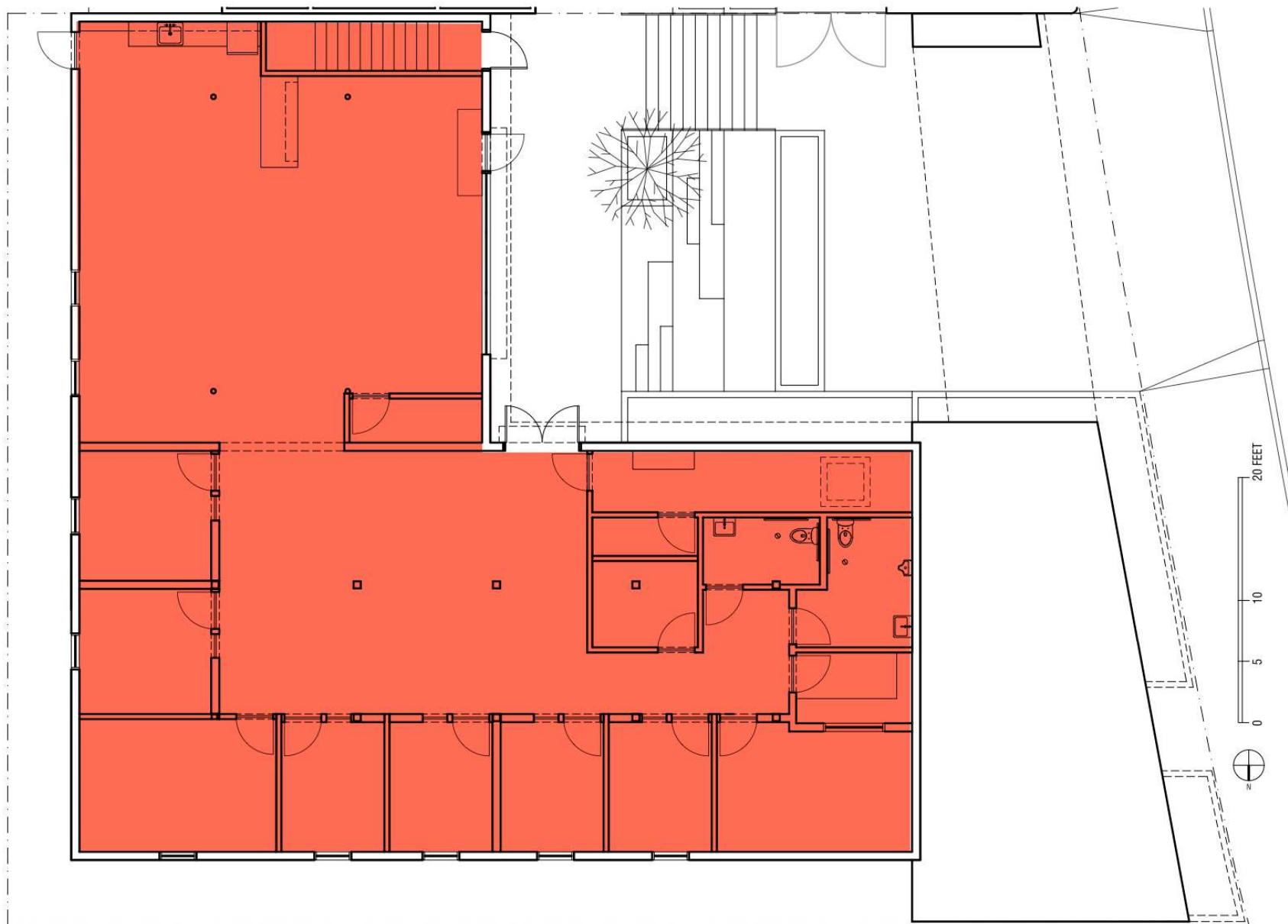
DRE# 01222000

**PAUL BREHME**  
Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

**CAITLYN ROSS**  
Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260



HYPERION AVE



A DIVISION OF  
**LEE & ASSOCIATES**

DRE# 01222000

**PAUL BREHME**  
Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

**CAITLYN ROSS**  
Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260



# PROPERTY HIGHLIGHTS

- ✓ Very Rare Silver Lake Creative Office Space for Sublease
- ✓ Newly Renovated (2019) and Modern Workspace
- ✓ Walking Distance to many Restaurants and Amenities
- ✓ Minutes from Sunset Junction

# LOCATION HIGHLIGHTS



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, Ain, 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.



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."



A DIVISION OF  
**LEE &  
ASSOCIATES**

DRE# 01222000

**PAUL BREHME**

Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

**CAITLYN ROSS**

Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260



A DIVISION OF  
**LEE & ASSOCIATES**

DRE# 01222000

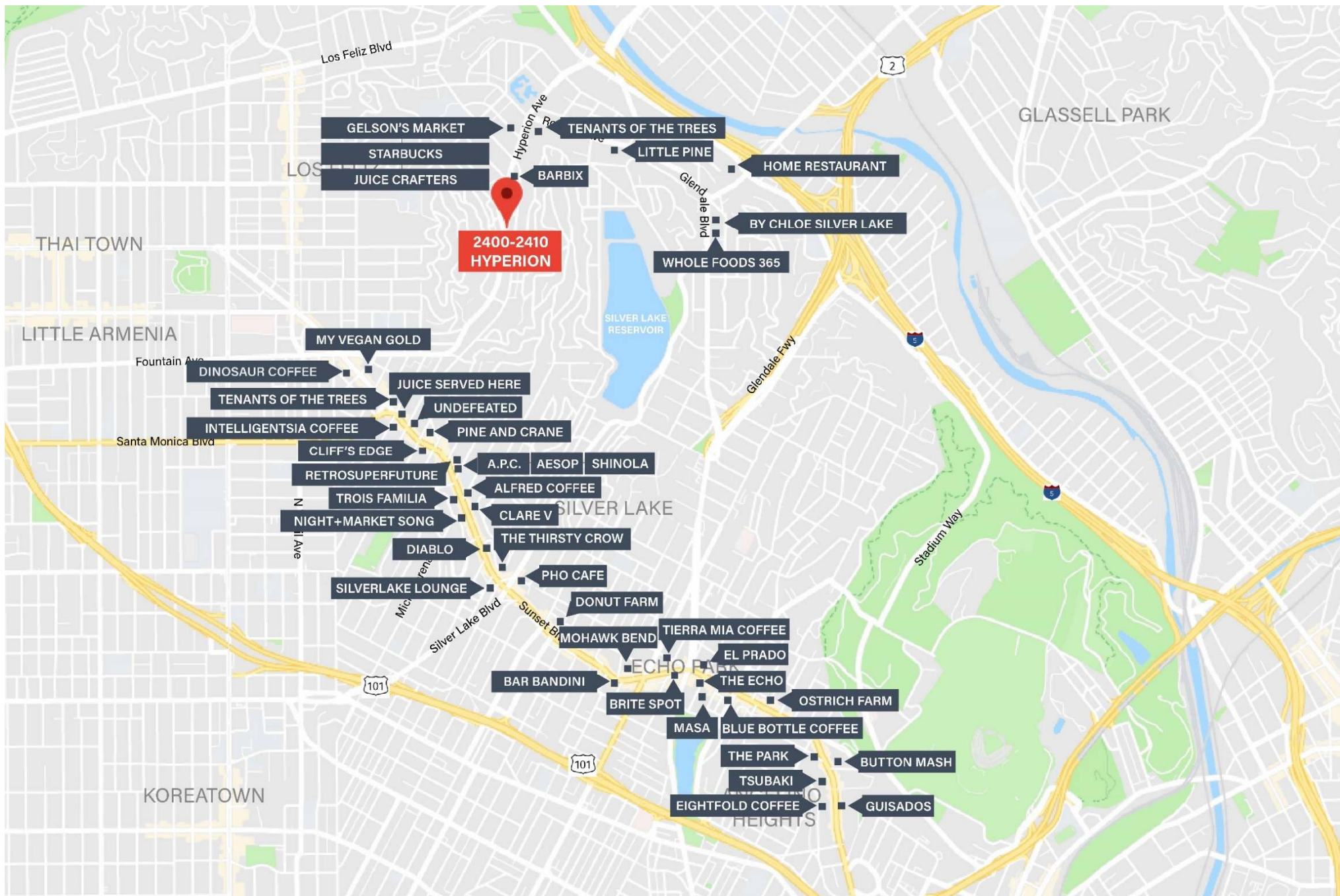
**PAUL BREHME**  
Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

**CAITLYN ROSS**  
Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260





A DIVISION OF  
**LEE &  
ASSOCIATES**

DRE# 01222000

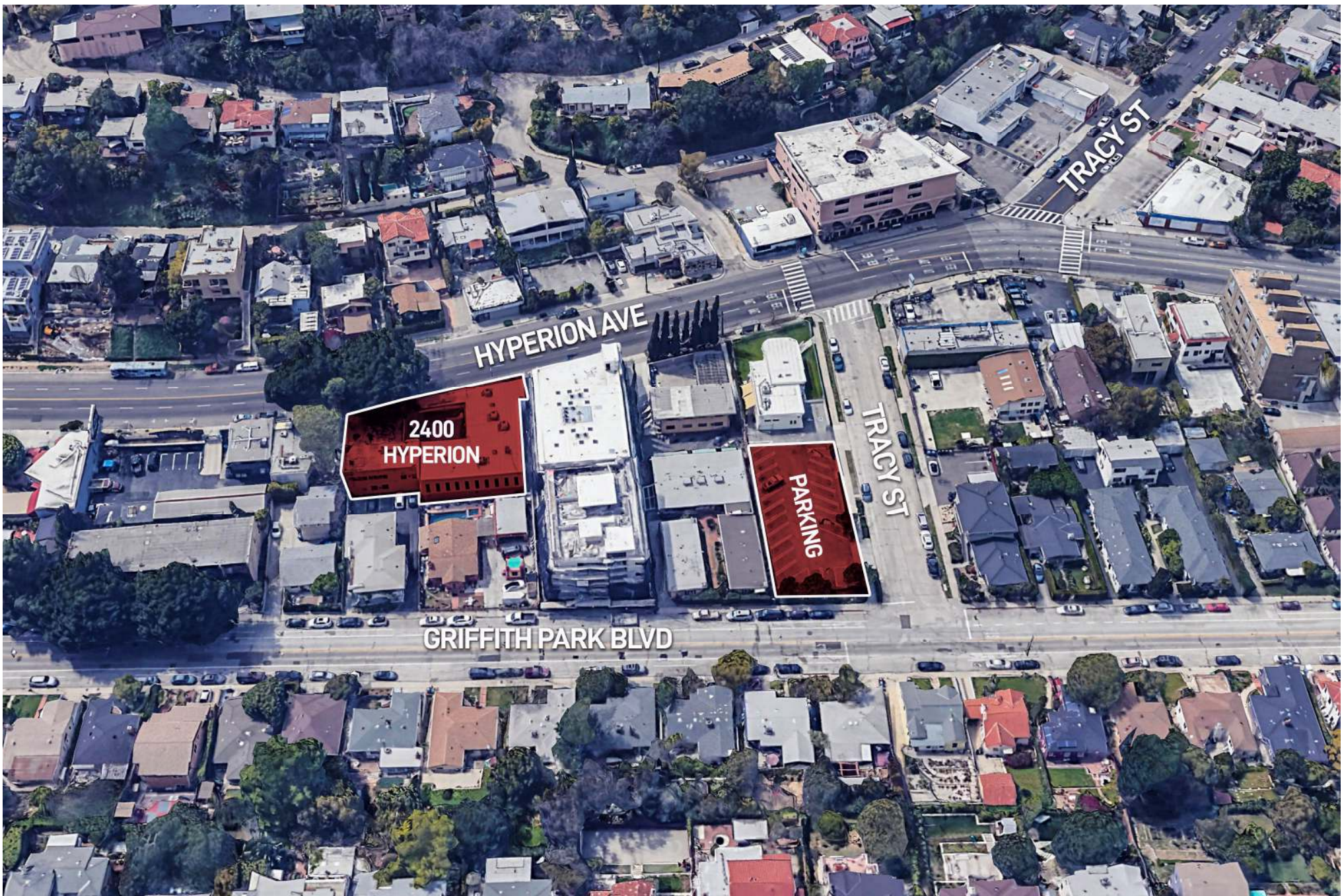
**PAUL BREHME**  
Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

**CAITLYN ROSS**  
Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260





DRE# 01222000

A DIVISION OF  
**LEE &  
ASSOCIATES**

**PAUL BREHME**  
Executive Vice President  
310-899-2755  
pbrehme@leewestla.com  
DRE# 01476686

**CAITLYN ROSS**  
Senior Associate  
213-239-6339  
caityln.ross@am.jll.com  
DRE# 01892435



DRE# 01856260