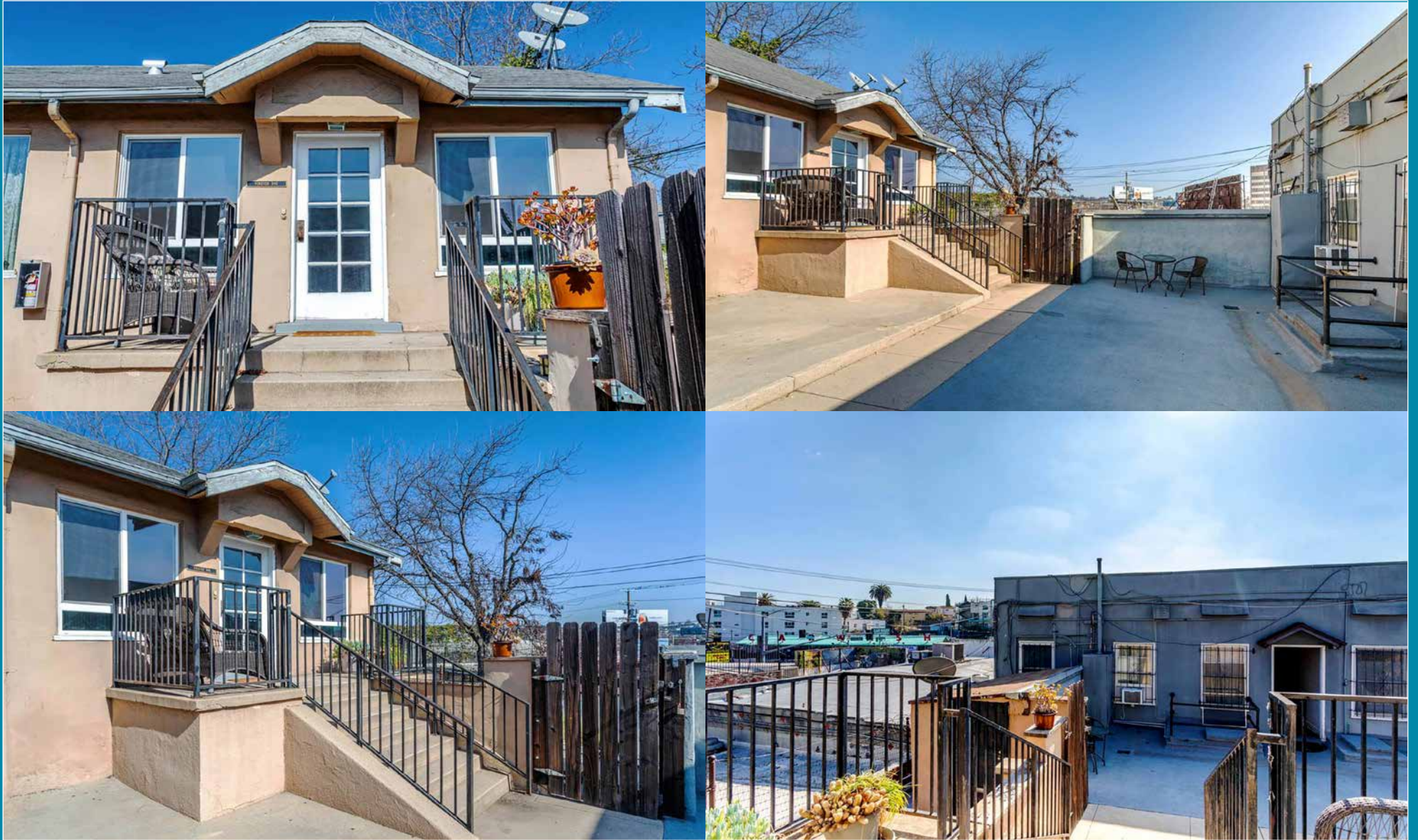


ECHO PARK CREATIVE OFFICE FOR LEASE



OFFERING
MEMORANDUM

2113½ W Sunset Boulevard
Los Angeles, CA 90029

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists



FOR LEASE

2113½ W SUNSET BLVD, LOS ANGELES, CA 90029

- Creative office nestled behind retail building at the northwest corner of Sunset Blvd & Alvarado Street
- Ideal for professional or creative office, production, tech, design, artist, etc.
- Private and quiet with great views!
- Includes small patio courtyard
- Secured with smart locks
- Water paid by Lessor

LEASE RENTAL

\$3,000 Per Month
(\$2.40 PER SF NNN)

LEASE TERM

Negotiable

BUILDING SIZE

1,250± SF

YEAR BUILT

1922

LAND SIZE

P.O.L.

ZONING

LA C2

PARKING

Abundant Street Parking

AIR CONDITIONED

Yes

BATHROOM

Includes Shower

TRAFFIC COUNT

37,761 Vehicles/Day (2025)

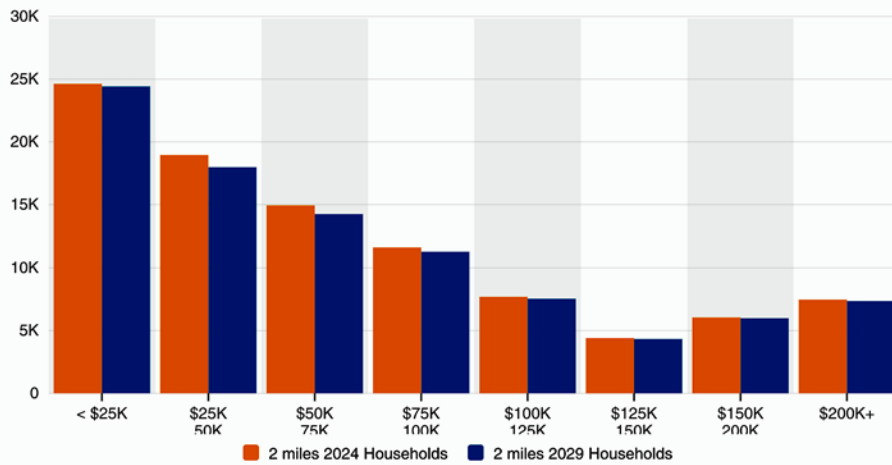


INTERIOR PHOTOS

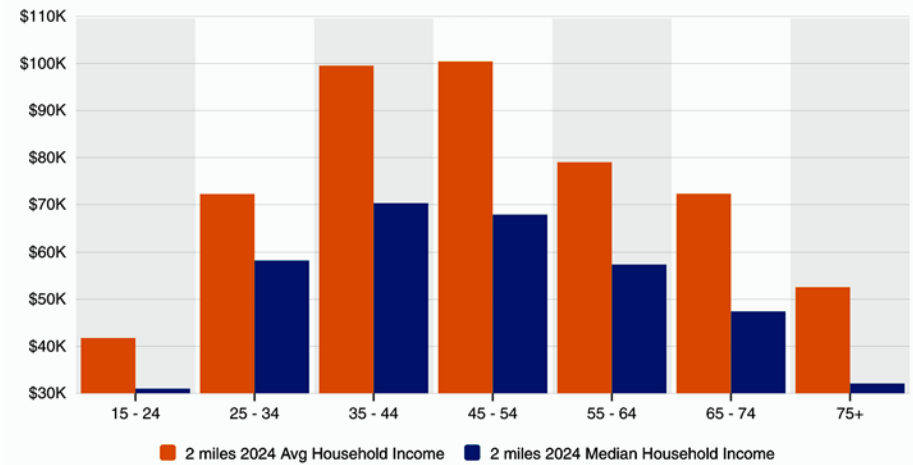


INTERIOR PHOTOS

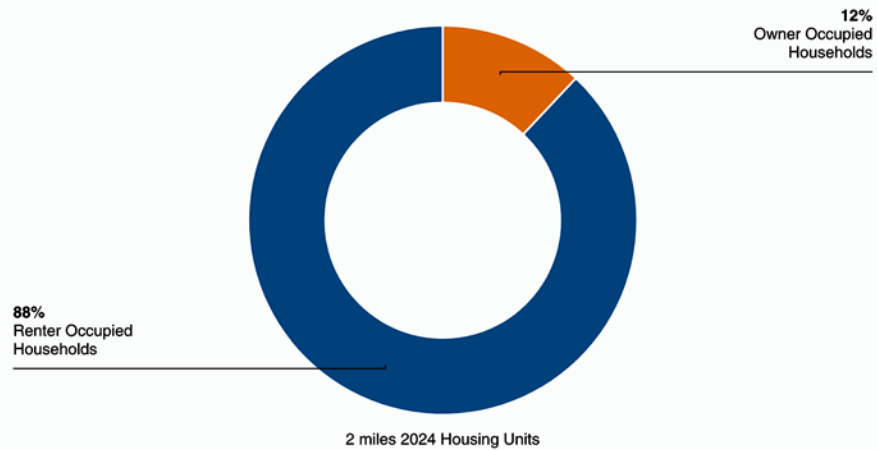
Household Income



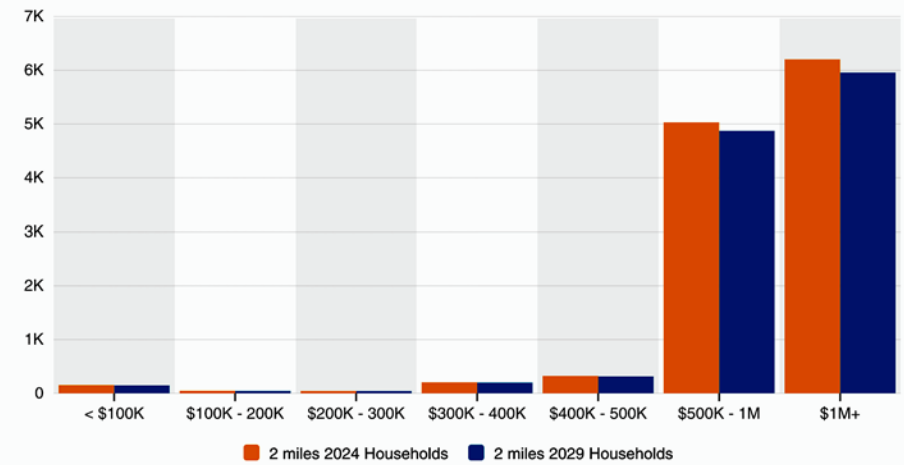
Household Income By Age



Housing Occupancy



Home Values



NEIGHBORHOOD DEMOGRAPHICS

FOR LEASE

Echo Park Creative/Production Office

1,250± SF Office Building

2113½ W SUNSET BLVD, LOS ANGELES, CA 90029

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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