

2000-2012 HYPERION AVE SILVER LAKE

FOR LEASE

CREATIVE OFFICE/
CONTENT CREATION
CAMPUS
± 15,810 RSF



INDUSTRYPARTNERS.COM

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AVAILABLE AREAS

2000A
 2000B
 2000C
 2008
 2012
TOTAL COMBINABLE

AVAILABLE RSF

±4,061 RSF
 ±1,258 RSF
 ±1,996 RSF
 ±2,511 RSF
 ±5,984 RSF
±15,810 RSF

RATE

\$4.00/SF per Mo / MG

TERM

2-5 Years

OCCUPANCY

Immediate

PARKING

Approx. 3 per 1,000 SF
 (Private gated parking lot)

Rare creative office/content creation campus located in the heart of Silver Lake

FEATURES

Currently the home of Dropout (formerly College Humour)

Self-contained content creation campus featuring:

- 2 Stages (1 Cyc wall)
- Post-production space
- Offices

Lots of natural light with floor-to-ceiling windows

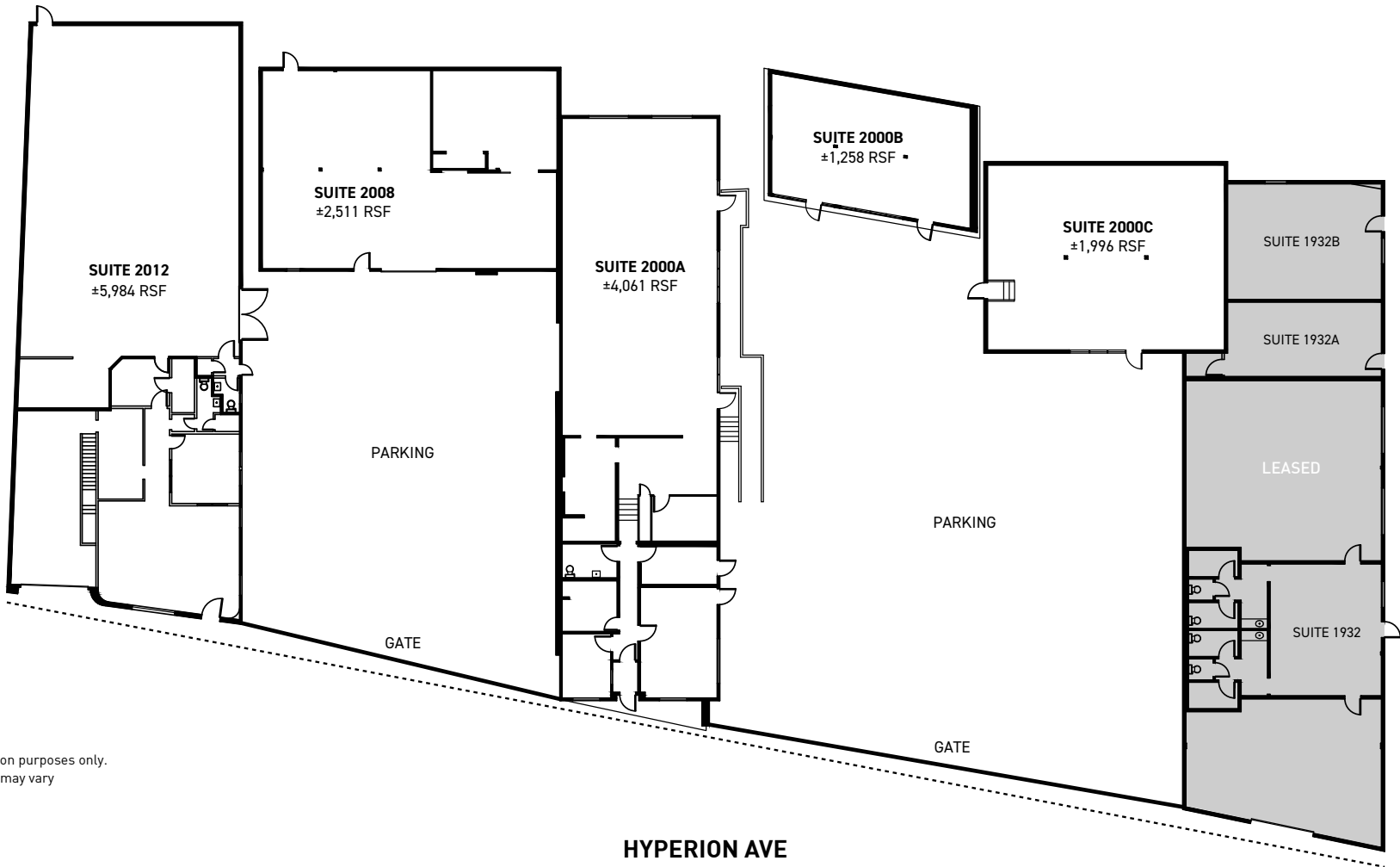
Oversized skylights provide abundant natural light and bright interiors

Ample on-site parking with direct access to all available buildings



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TOTAL	±15,810 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

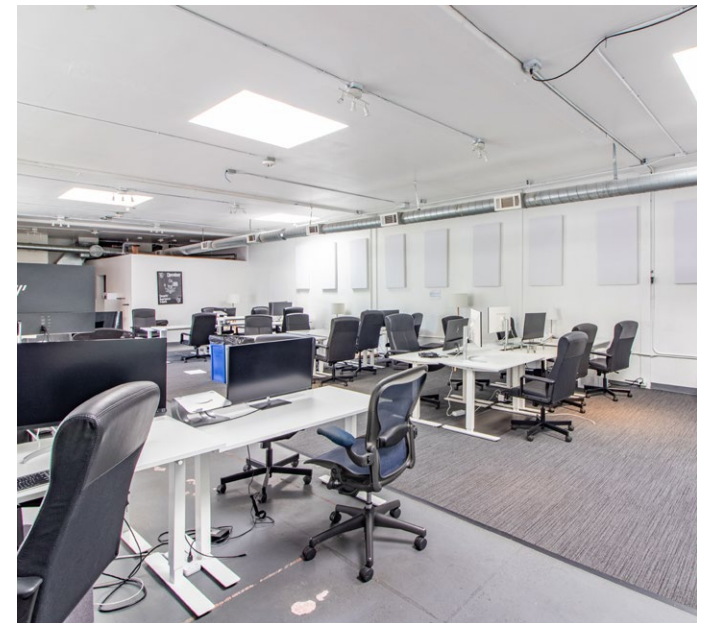
HYPERION AVE

FOR LEASE

CREATIVE OFFICE

2000-2012 HYPERION AVE SILVER LAKE CA 90027

2000 A PHOTOS







FOR LEASE

CREATIVE OFFICE

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2012 PHOTOS



About the neighborhood

Walkable Street in one of LA's hottest neighborhoods

Some of LA's very best food, coffee, cocktails, and shops are in Silver Lake, including the iconic Sunset Junction. 2000 Hyperion is quite literally surrounded by all of it.

Very walkable neighborhood with easy access to the 101 and 5 Freeways

8-MIN DRIVE TO 5-FWY
80/100 WALKSCORE

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