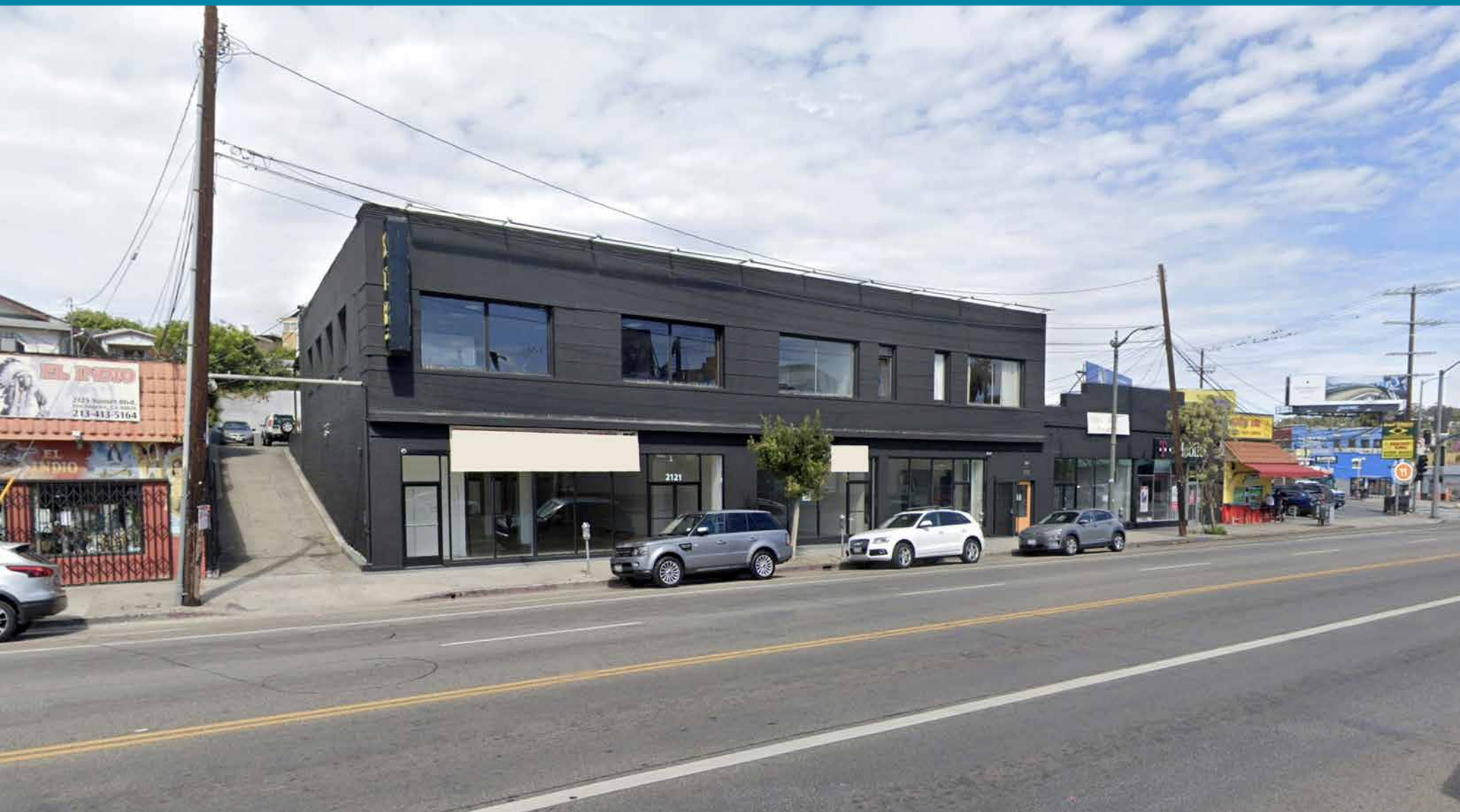


ECHO PARK CREATIVE LOFT FOR LEASE



OFFERING
MEMORANDUM

2121 W Sunset Boulevard
Los Angeles, CA 90026

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists



2121 W SUNSET BLVD, LOS ANGELES, CA 90026 (Located above 2113 Sunset Blvd)

- Stunning 2nd floor professional or creative office loft
- Ideal for professional or creative office, production, tech, design, artist, etc.
- Private and quiet with lots of natural light!
- Wood bow truss, hardwood floors, red brick
- Prime Echo Park location near the corner of Sunset Blvd and Alvarado Street
- Close to numerous dining, cafes, nightlife, and cultural hotspots
- Easy access to major freeways and public transit

UNIT SIZE

±3,400 SF

Divisible to ±2,500 SF
and ± 900 SF

LEASE RENTAL

\$3.25 Per SF NNN
(NNN = \$0.54 Per SF)

LEASE TERM

Negotiable

YEAR BUILT

1922

ZONING

LA C2

AIR CONDITIONED

Yes

KITCHEN

Yes

BATHROOMS

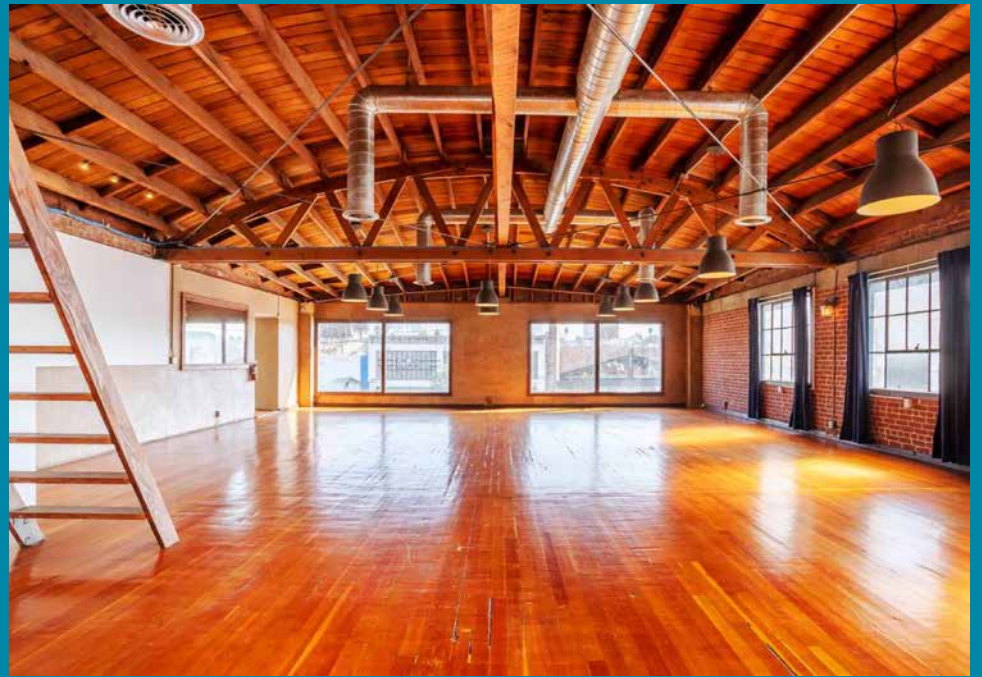
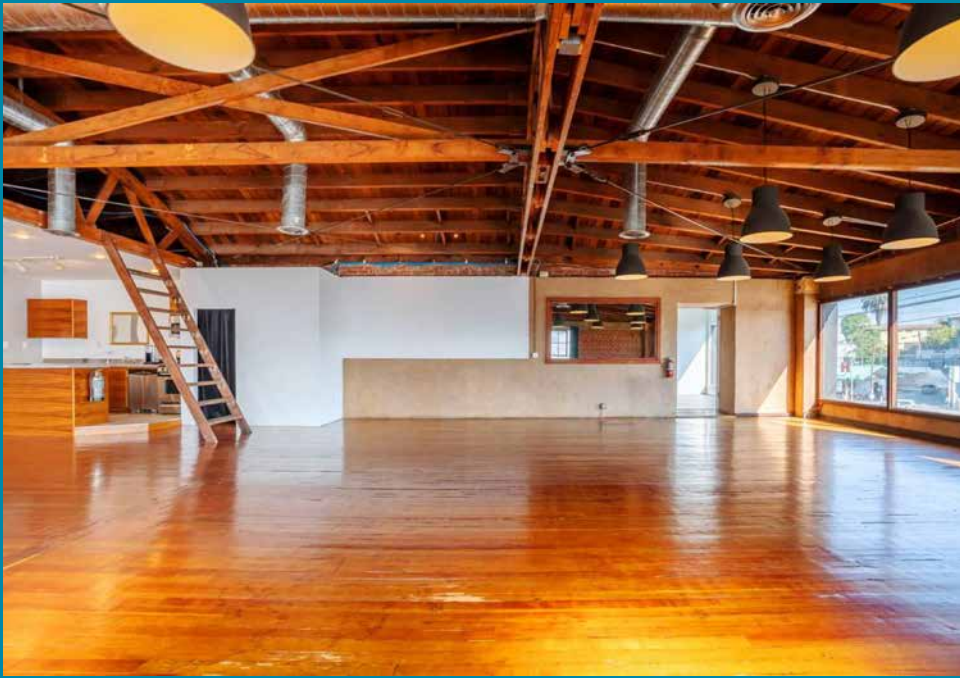
2 (One With Shower)

PARKING

2 Surface Spaces at Rear

TRAFFIC COUNT

37,761 Vehicles/Day



INTERIOR PHOTOS

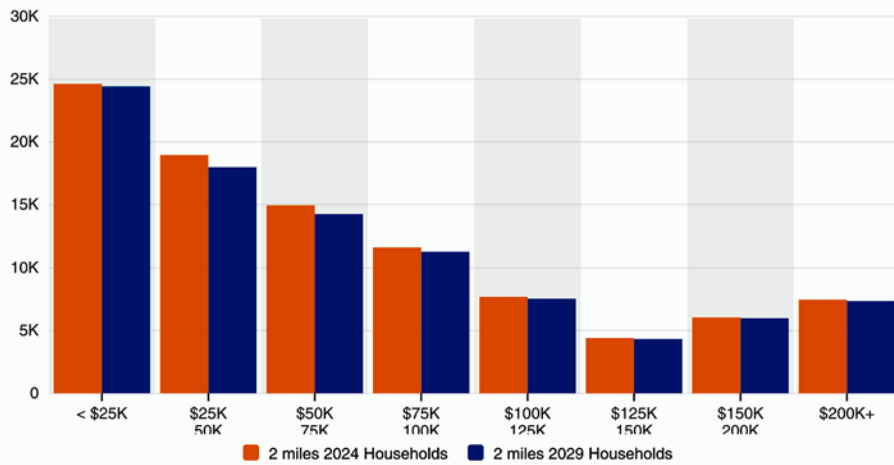


INTERIOR PHOTOS

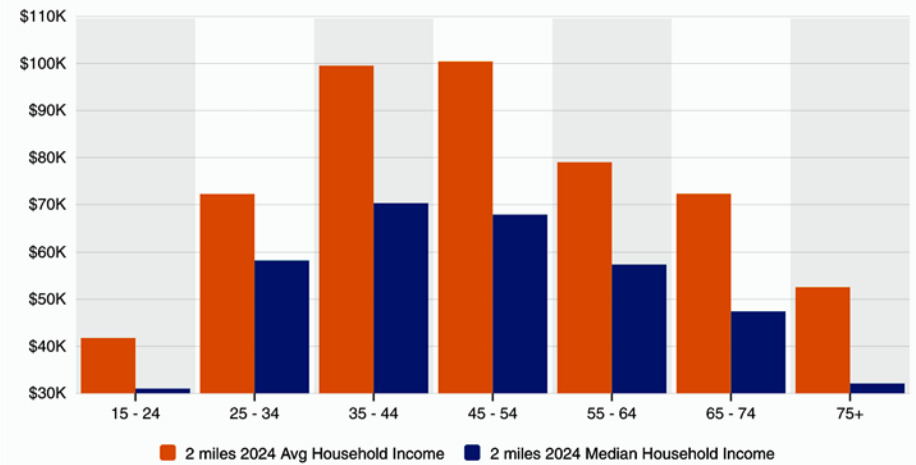


INTERIOR PHOTOS

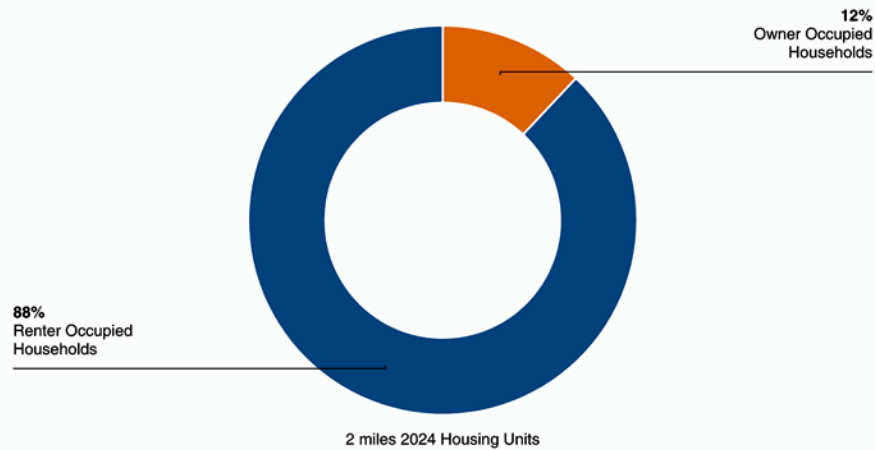
Household Income



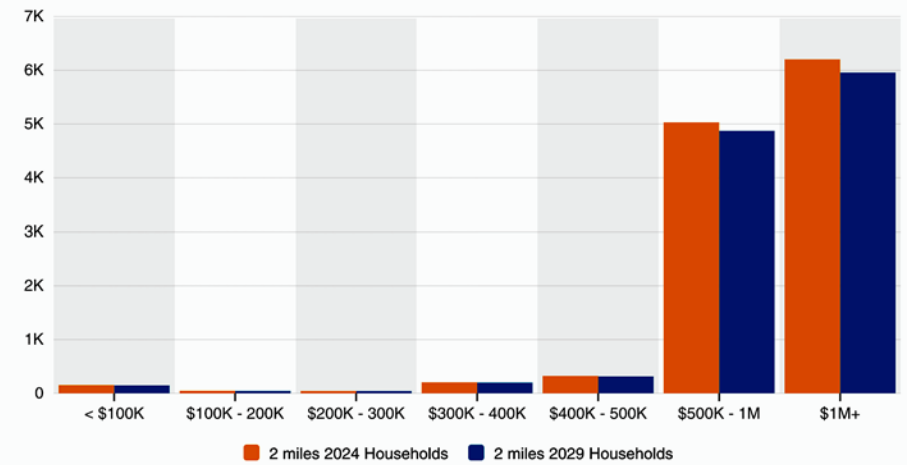
Household Income By Age



Housing Occupancy



Home Values



NEIGHBORHOOD DEMOGRAPHICS

FOR LEASE

Echo Park 2nd Floor Creative Office Loft

±3,400 SF 2nd Floor Space

Divisible to ±2,500 SF & ±900 SF

2121 W SUNSET BLVD, LOS ANGELES, CA 90026

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