

FOR LEASE

±6,450 RSF OF
RENOVATED BOW-TRUSS
WAREHOUSE / OFFICE
/ STUDIO SPACE ON
A CURATED CREATIVE
CAMPUS

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Normal Properties

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3028 DOLORES ST

ATWATER / GLASSELL PARK



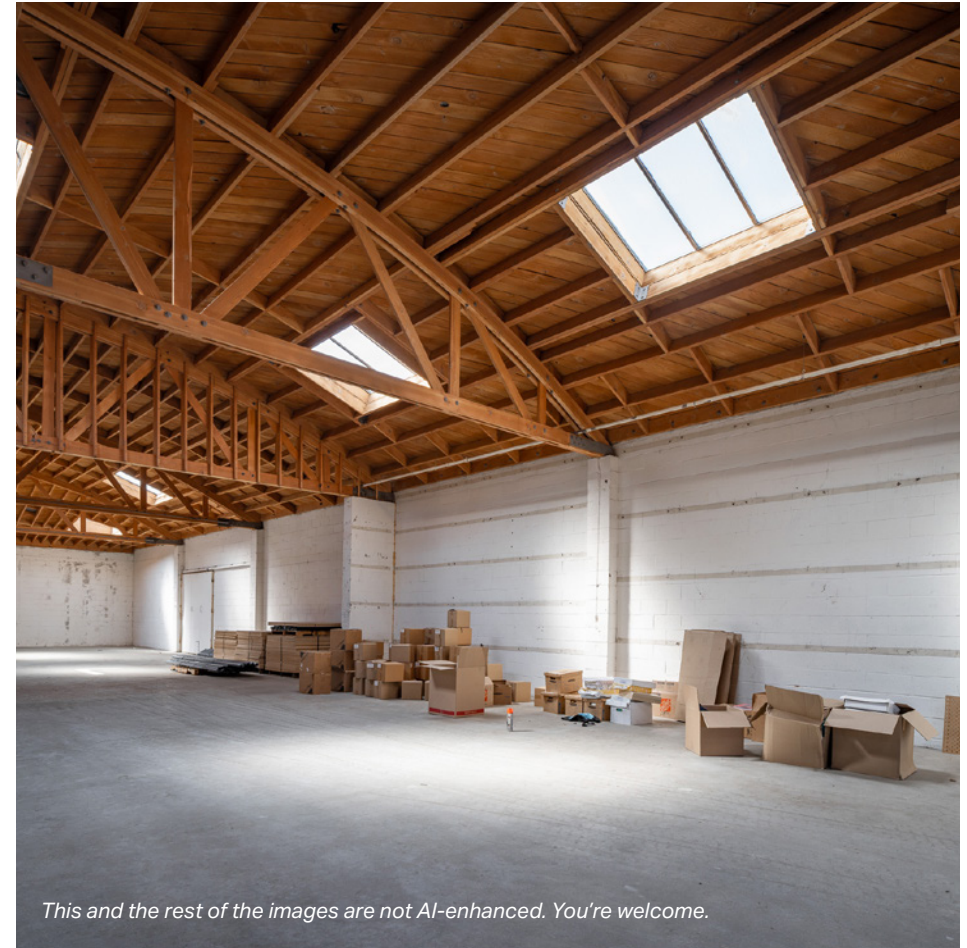
RENOVATED BOW-TRUSS WAREHOUSE ON A CURATED CREATIVE CAMPUS

AVAILABLE FOR LEASE

3028 DOLORES ST
Atwater / Glassell Park
Los Angeles 90065

3028 Dolores St is ±6,450 RSF of flex warehouse, office, and studio space available for sublease on the creative campus at Dolores & Rosslyn, shared with Quat LA, The Pit gallery, the Feminist Center for Creative Work, a working artist studio, a high-end fashion brand, The Motoring Club, and several additional art and culture uses. The campus benefits from exceptional security, with a nearby police station and Forest Lawn security providing around-the-clock coverage.

The renovated building features an exposed bow-truss ceiling with skylights, distributed HVAC, and a grade-level roll-up door, adaptable for creative, studio, production, and light industrial uses.



AVAILABLE SPACE & DETAILS

Size	±6,450 RSF
Occupancy	Immediate
Construction	Concrete Masonry
Power	3 Phase, 400A, 120/240V
Parking	Ample On-Site
Zoning	M1-1 (City of Los Angeles)

FEATURES

- Renovated Concrete Masonry Building
- Exposed Bow-Truss Ceiling with Multiple Skylights
- 12' Minimum Clear Height (18' at Peak)
- Grade-Level Roll-Up Door with 12' Height Clearance
- Distributed HVAC Throughout
- Available as a Sublease from Master Tenant
- Very Secure Area: Police Station Nearby + Forest Lawn Security

HIGHLIGHTS

±6,450 RSF Flex Warehouse /
Office / Studio



Exposed Bow-Truss Ceiling with
Skylights



Renovated Campus with Notable
Creative Co-Tenants



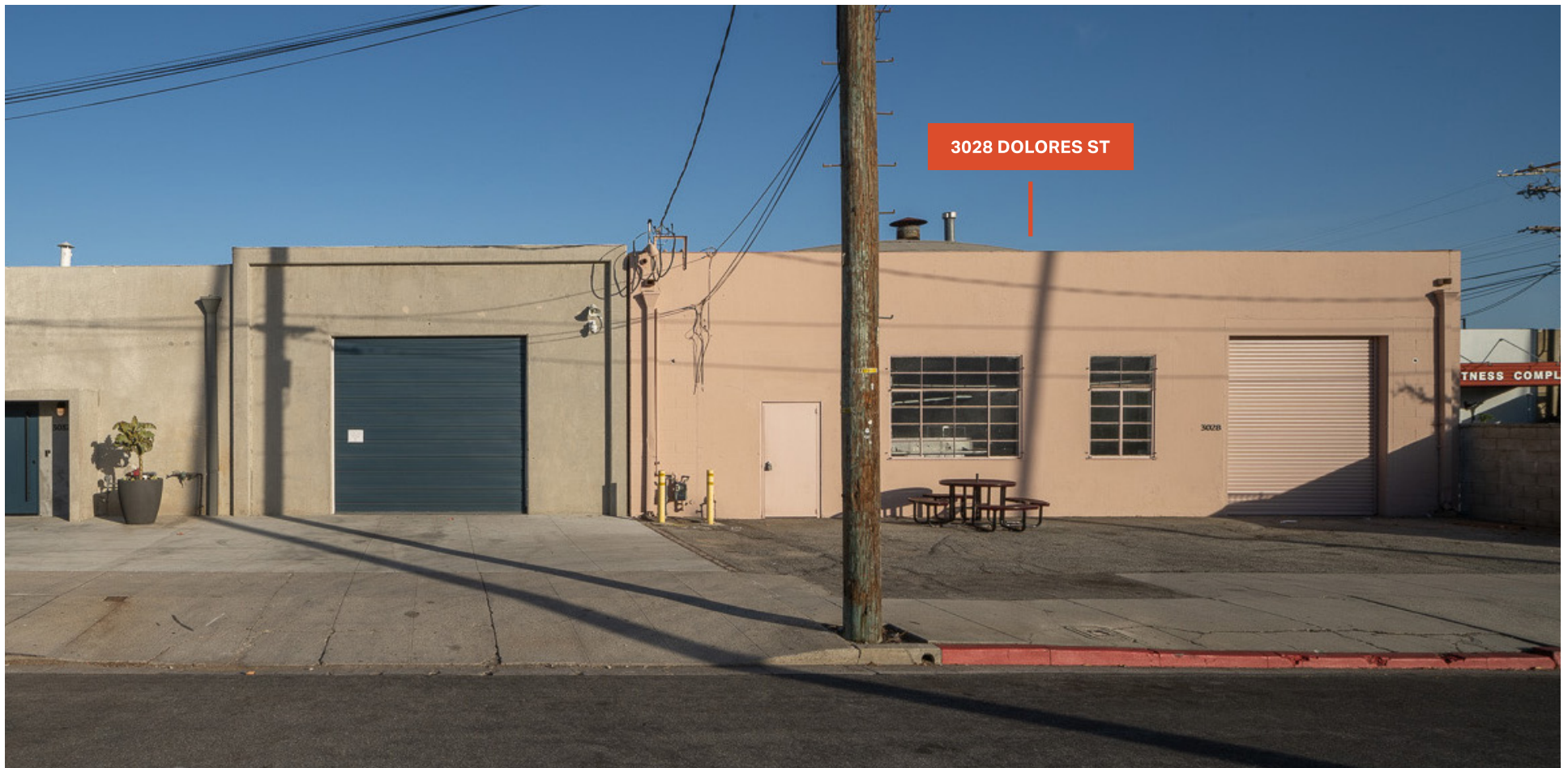
Grade-Level Loading and Distributed
HVAC



Ample On-Site Parking



Easy Access to the 2, 5, and
134 Freeways





- Open warehouse floor with exposed bow-truss ceiling and skylights



● ±6,450 RSF of open floor space filled with natural light from multiple skylights



- The shared courtyard of the Dolores & Rosslyn campus at dusk, photographed as-is. The 20,000 SF green space is an existing shared amenity, available to all tenants.



● Main warehouse floor



● Shared outdoor gathering space outside with Quat LA to the right

NEIGHBORHOOD HIGHLIGHTS

A Curated Campus Surrounded by Culture and Amenities

3028 Dolores St is part of a thoughtfully assembled collection of studios, galleries, cafés, and independent businesses at the Atwater Village / Glassell Park border. The campus includes Quat LA café and roastery, The Pit contemporary art gallery, the Feminist Center for Creative Work, working artist studios, and The Motoring Club art and event space.

The location puts tenants at the center of LA's most active Eastside corridor. Atwater Village, Frogtown, Glassell Park, Eagle Rock, and Highland Park are all within minutes, with some of the city's best independent restaurants, coffee, and culture—from Dunsmoor and Holy Basil to Wine + Eggs, Bar Sinizki, and Proof Bakery along Glendale Blvd. Silver Lake, Los Feliz, and Echo Park are a short drive west. Just to the north, Forest Lawn is actively programming a series of buildings for arts and culture uses, adding to an already strong pull for creative tenants in this pocket of the city.

Easy access to the 2, 5, and 134 freeways connects the campus to Glendale, Burbank, Downtown LA, and beyond.



● Coffee at Quat LA



● Art and more at The Pit



● Wine + Eggs in nearby Atwater Village



● Holy Basil in Atwater Village

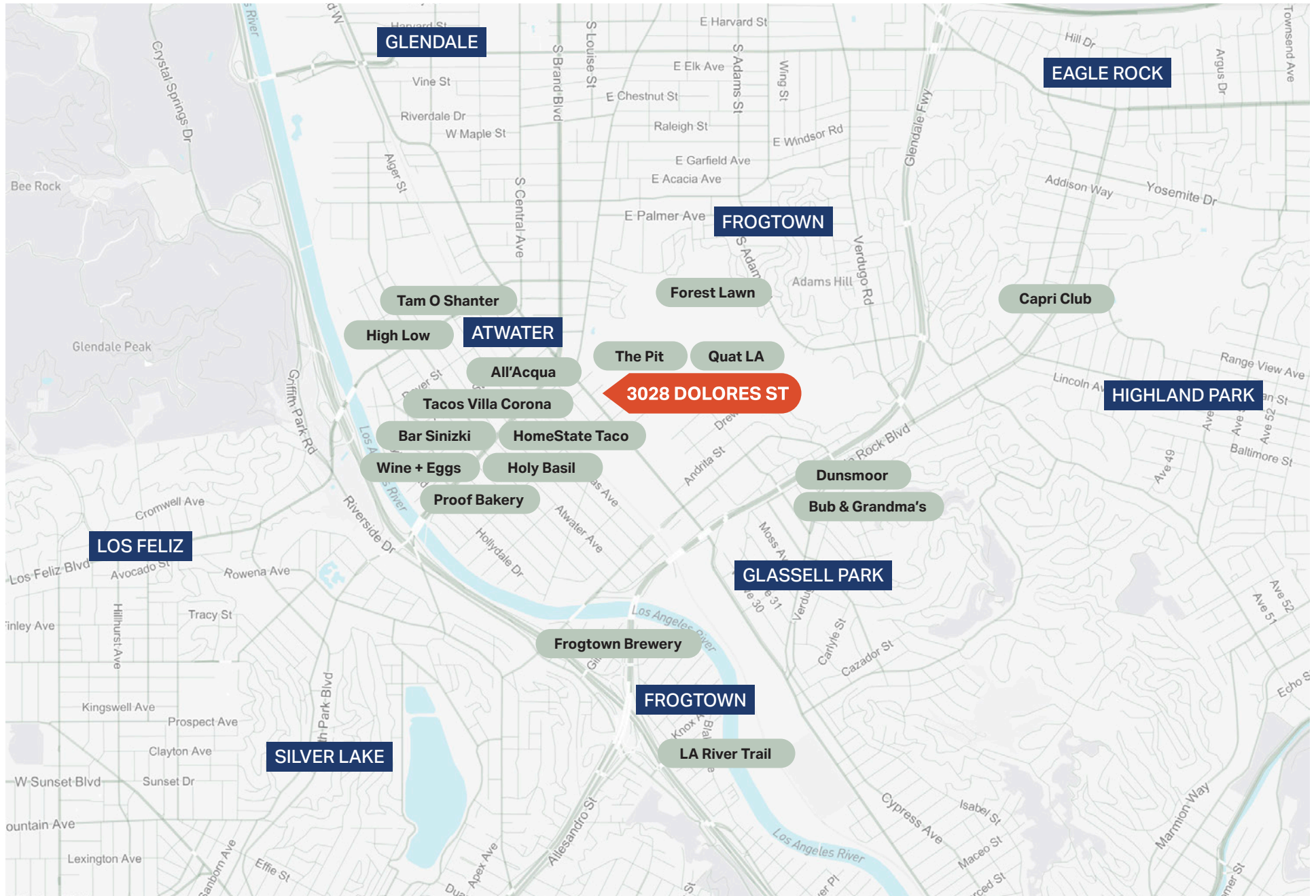


● Dunsmoor in Glassell Park



● Capri Club in Eagle Rock

AREA CONTEXT



For More Information Contact

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