



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE

2206-2210
W TEMPLE
STREET

EAST HOLLYWOOD

100% HVAC FULLY RENOVATED | WAREHOUSE | FLEX BUILDING

2206-2210 TEMPLE STREET
LOS ANGELES, CA 90028

NEWLY RENOVATED CREATIVE / FLEX SPACE

DETAILS

2206-2210 W TEMPLE STREET

LOS ANGELES, CA 90026

*One-of-a-kind renovated creative/flex
owner/user opportunity in the heart of
East Hollywood, near Silver Lake & Echo Park.*

PRICE: \$5,095,000

BUILDING SIZE: ± 15,722 SF

(2,075 SF located on the 2nd floor across both spaces)

LOT SIZE: ± 14,420 SF

AVAILABLE SPACE:

Suite 2206: ± 8,263 SF

Suite 2210: ± 7,459 SF

**Building can be delivered vacant at close of escrow*

APN: 5157-017-027

ZONING: LAC2

YEAR BUILT: 1922

YEAR RENOVATED: 2025



LISTING TEAM



JAKE ZACUTO
Managing Director
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JACKIE LUBRANO
Senior Vice President
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MATTHEW AMBROSE
Director
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TROPICAL
CUBAN CAFÉ
EST. 1975

SILVERLAKE
RAMEN

osen
IZAKAYA · SUSHI & BAR

Greekman's
2019

PULPA
PALACE

Moon
Juice

SILVERLAKE RESERVOIR

LAMILL
LOS ANGELES

Botanica

SUNSET BLVD

WHOLE
FOODS
MARKET

BURGERS
NEVER SAY DIE

TIERRA MIA
COFFEE

BAR BANDINI

P.F. CANDLE CO.

DOUBTING THOMAS

SUBJECT PROPERTY

Gigi's
BAKERY & CAFE

TEMPLE STREET

DETAILS

OWNER/USER OPPORTUNITY

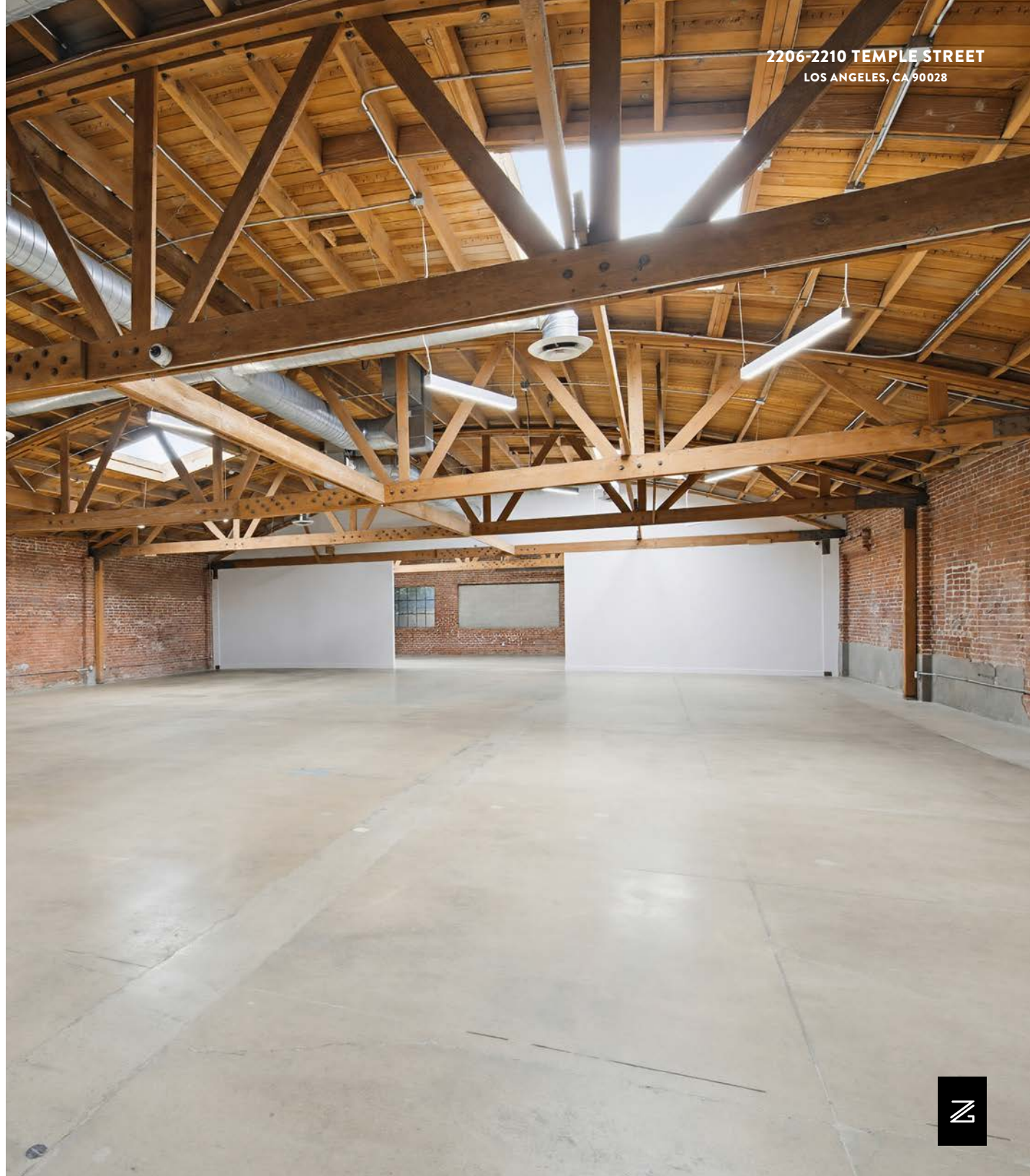
Turnkey creative office, studio, flex, wellness, showroom, or production opportunity with immediate occupancy potential in a highly central location.

MAJOR RENOVATION COMPLETED

The property has undergone extensive capital improvements including a new cool roof, HVAC, electrical, plumbing, restrooms, skylights, and polished concrete floors throughout.

BOW TRUSS CREATIVE ENVIRONMENT

Authentic bow truss architecture paired with abundant natural light creates a highly functional and inspiring creative workspace environment.



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OPEN CREATIVE STUDIO ENVIRONMENT

FLEXIBLE OPEN FLOOR PLAN

- Open creative layout
- Kitchenette included
- Abundant natural light throughout
- New skylights installed
- Polished concrete flooring
- Creative bow truss warehouse environment

100% HVAC THROUGHOUT

Fully upgraded HVAC systems provide complete climate control across the entire building.

CENTRAL EAST HOLLYWOOD LOCATION

Minutes from Silver Lake, Echo Park, Chinatown, and Downtown Los Angeles with convenient freeway access.

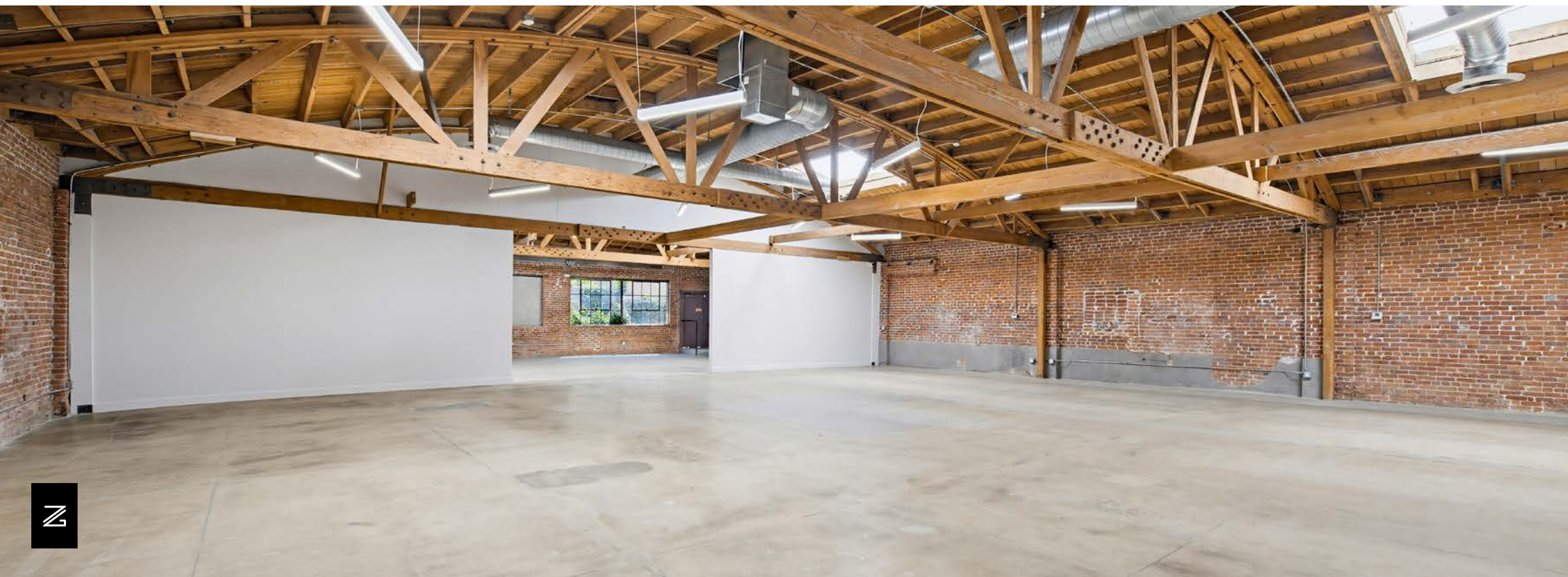


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OUTDOOR PATIO →

TURNKEY OWNER/USER OPPORTUNITY



SILVER LAKE



ECHO PARK LAKE

CHINATOWN



HENRIETTA

DOWNTOWN

CLARK STREET

SUBJECT PROPERTY

TEMPLE STREET



LOCATION

EXCEPTIONAL PROXIMITY TO NEIGHBORHOOD AMENITIES

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📍 LITTLE FISH / 1606 SUNSET BLVD



📍 PINE & CRANE / 1521 GRIFFITH PARK BLVD



📍 SUNSET JUNCTION / SUNSET & SANTA MONICA



📍 PIJJA PALACE / 2711 SUNSET BLVD



📍 HONEY HI / 1600 SUNSET BLVD



📍 WOODCAT COFFEE / 1532 SUNSET BLVD



📍 SILVERLAKE RAMEN / 2927 SUNSET BLVD



📍 TENANTS OF THE TREES / 2810 HYPERION AVE



📍 CLARK STREET BAKERY / 331 GLENDALE BLVD



📍 HENRIETTA / 343 GLENDALE BLVD

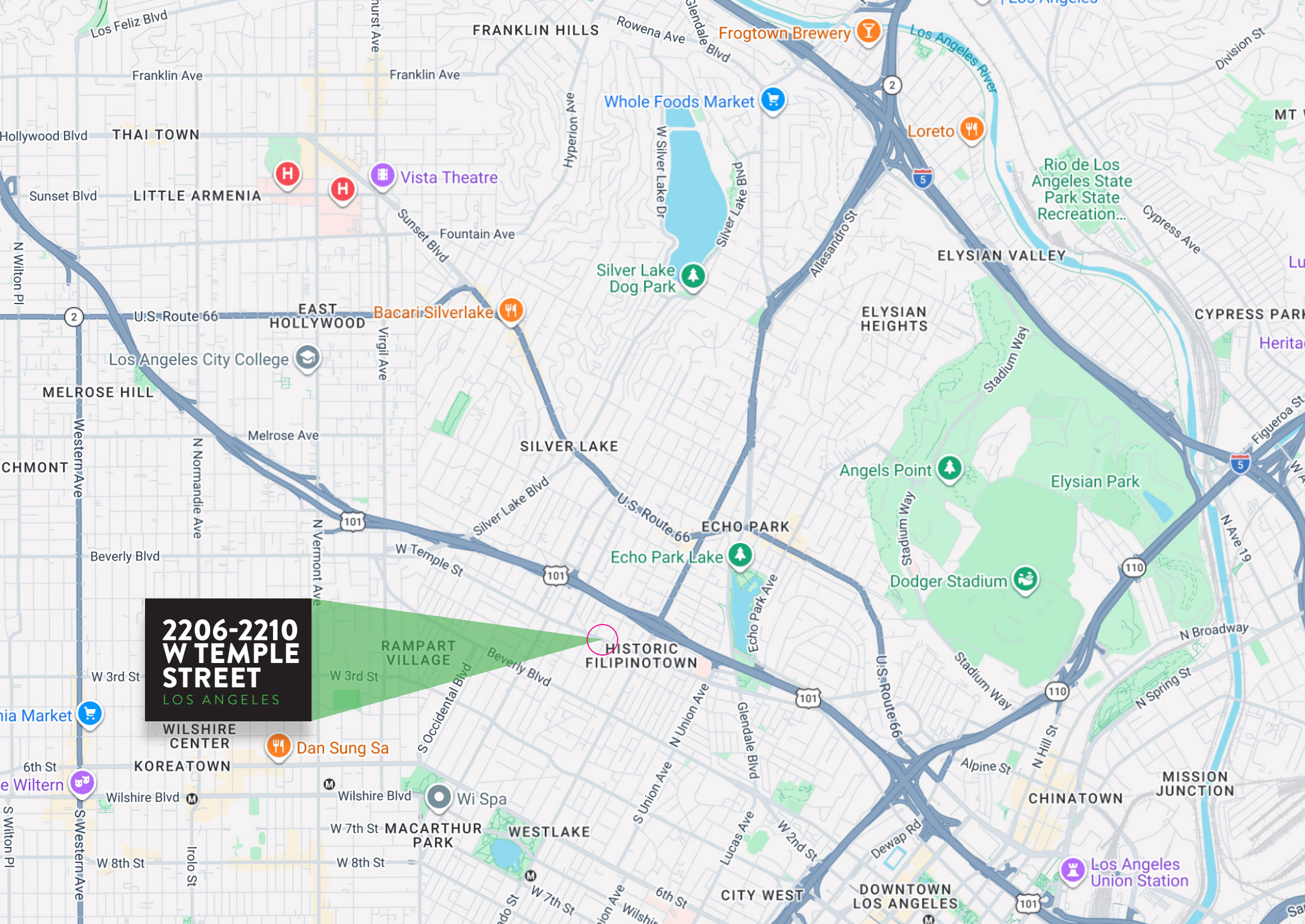


📍 COURAGE BAGELS / 777 N VIRGIL AVE



📍 GRÀ PIZZA / 1524 PIZARRO ST

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