



**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 leased through 10/31/2030 @ \$16,901/month MG*

**APN:** 5157-017-027

**ZONING:** LAC2

**YEAR BUILT:** 1922

**YEAR RENOVATED:** 2025



LISTING TEAM



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**JACKIE LUBRANO**  
Senior Vice President  
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**MATTHEW AMBROSE**  
Director  
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SILVERLAKE RESERVOIR



BAR BANDINI

SUNSET BLVD

P.F. CANDLE CO.

SUBJECT PROPERTY

DOUBTING THOMAS



TEMPLE STREET

# DETAILS

## OWNER/USER OPPORTUNITY

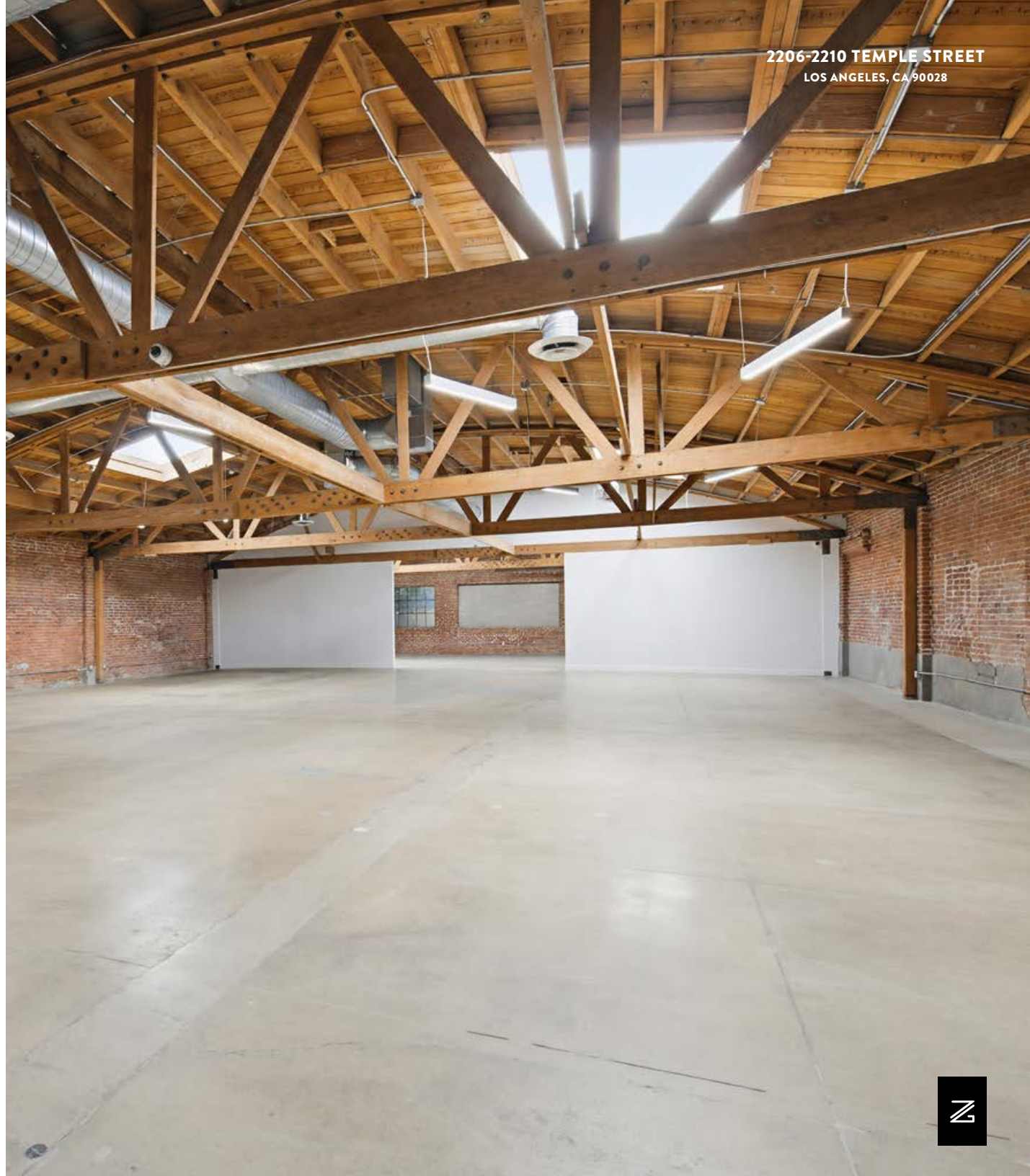
Turnkey creative office, studio, flex, wellness, showroom, or production opportunity with immediate occupancy potential in a highly central location.

## 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



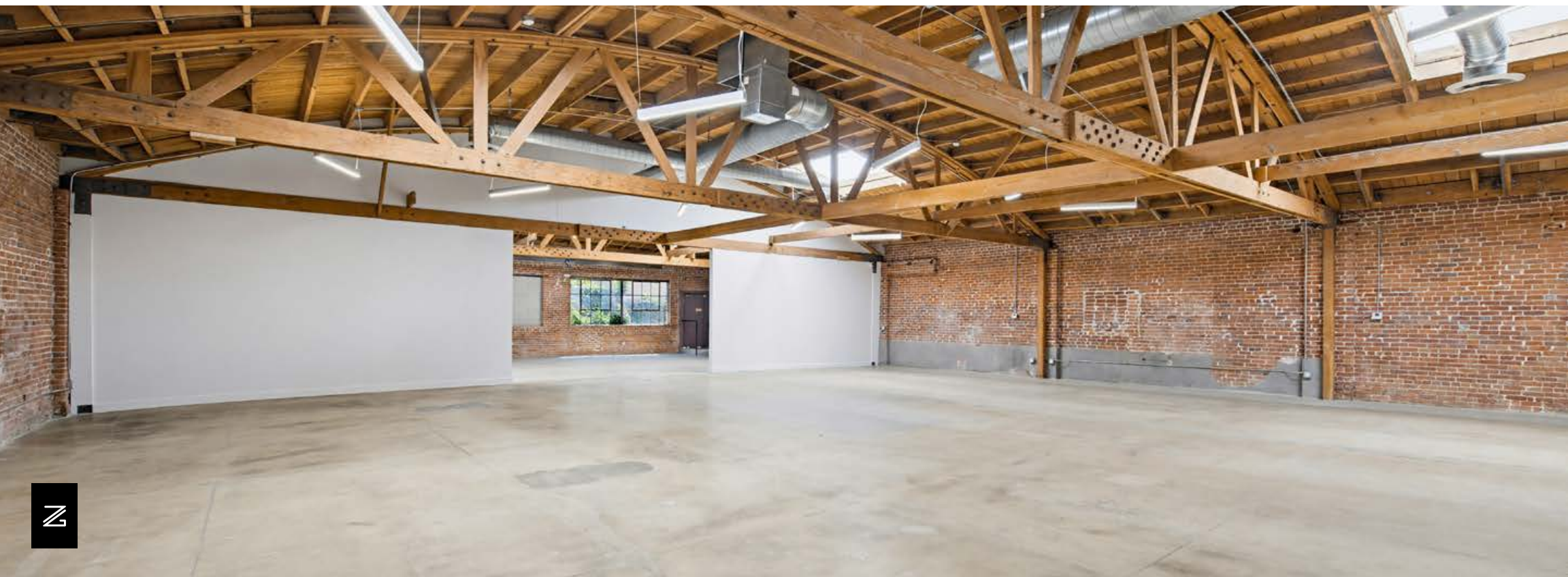
## 100% HVAC THROUGHOUT

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

## IN PLACE TENANT INCOME

Approx. 48% of the building is rented for \$16,901/month until 10/2030 providing income and future expansion opportunity.





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OUTDOOR PATIO →

TURNKEY OWNER/USER OPPORTUNITY

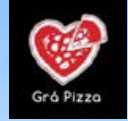


SILVER LAKE



ECHO PARK LAKE

CHINATOWN



DOWNTOWN



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

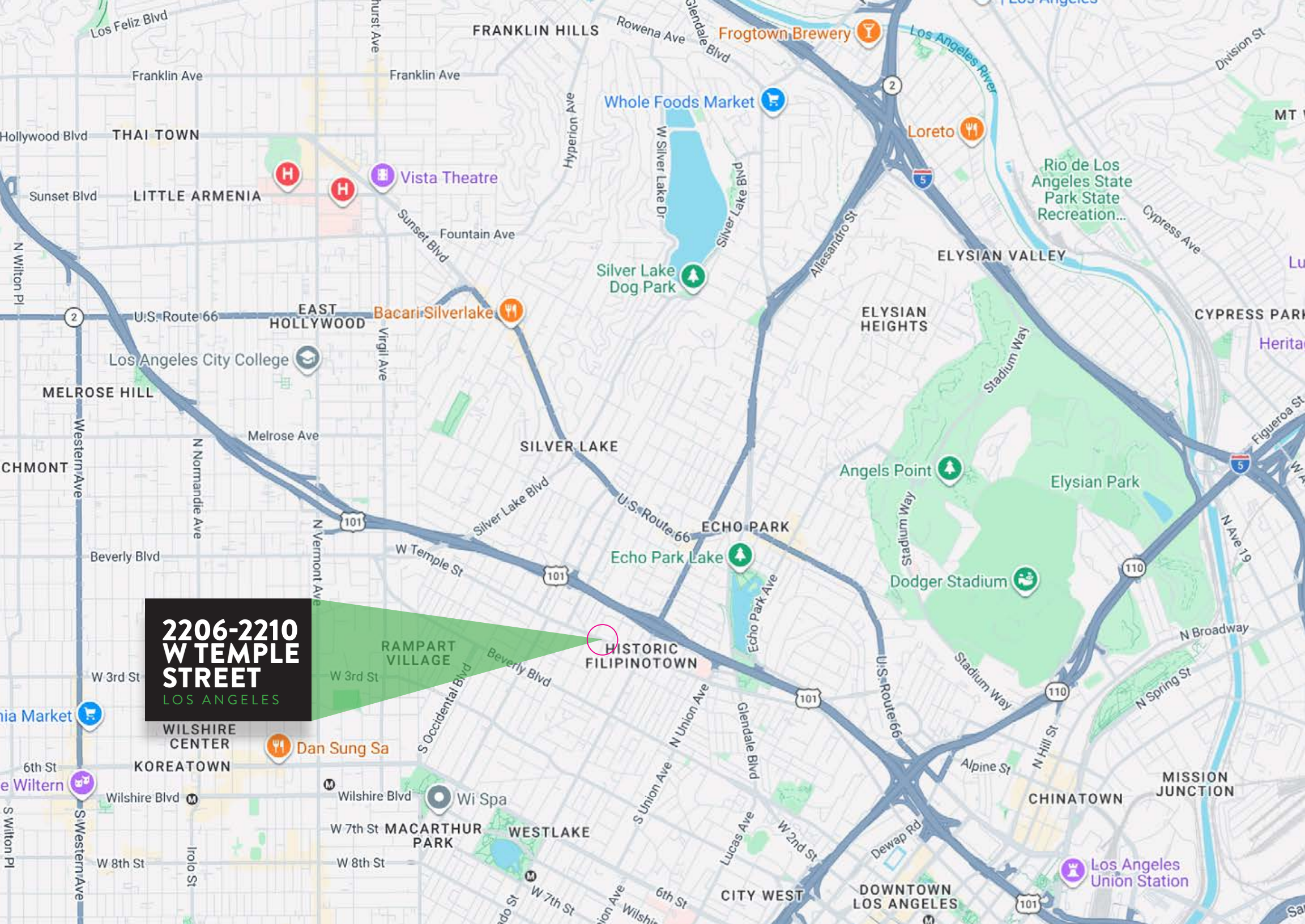


📍 GRÁ PIZZA / 1524 PIZARRO ST



**2206-2210  
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LOS ANGELES

**HISTORIC  
FILIPINOTOWN**



# 2206-2210 W TEMPLE STREET

EAST HOLLYWOOD

## LISTING TEAM

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