



CREATIVE FLEX SPACE

2710 Media Center Drive
35,105 SF Available | Los Angeles, CA



EXECUTIVE SUMMARY

Overview

JLL presents an exceptional **35,104 SF creative flex space** at 2710 Media Center Drive, strategically positioned within the prestigious seven-building LA Media Tech Center campus in trendy Glassell Park. This rare offering combines immediate availability with premium features including 24-foot clear heights, dock- high loading, and secured campus access— perfectly suited for today's evolving creative and production needs. Located directly adjacent to the Glendale Media Hub and within the \$1.3 billion Los Angeles River Revitalization corridor, this property positions tenants at the epicenter of one of LA's most dynamic and rapidly transforming neighborhoods.



Building Size

Ground Floor: 29,473 SF
Second Floor: 5,631 SF
Total: 35,104 SF



Conectivity

Adjacent Fiber & Expandable
Back-Office Space



Clear Height

24'



Campus

Secured w/ Parking for Larger
Users (3.5/1,000 SF)



Space Type

Creative Flex R&D

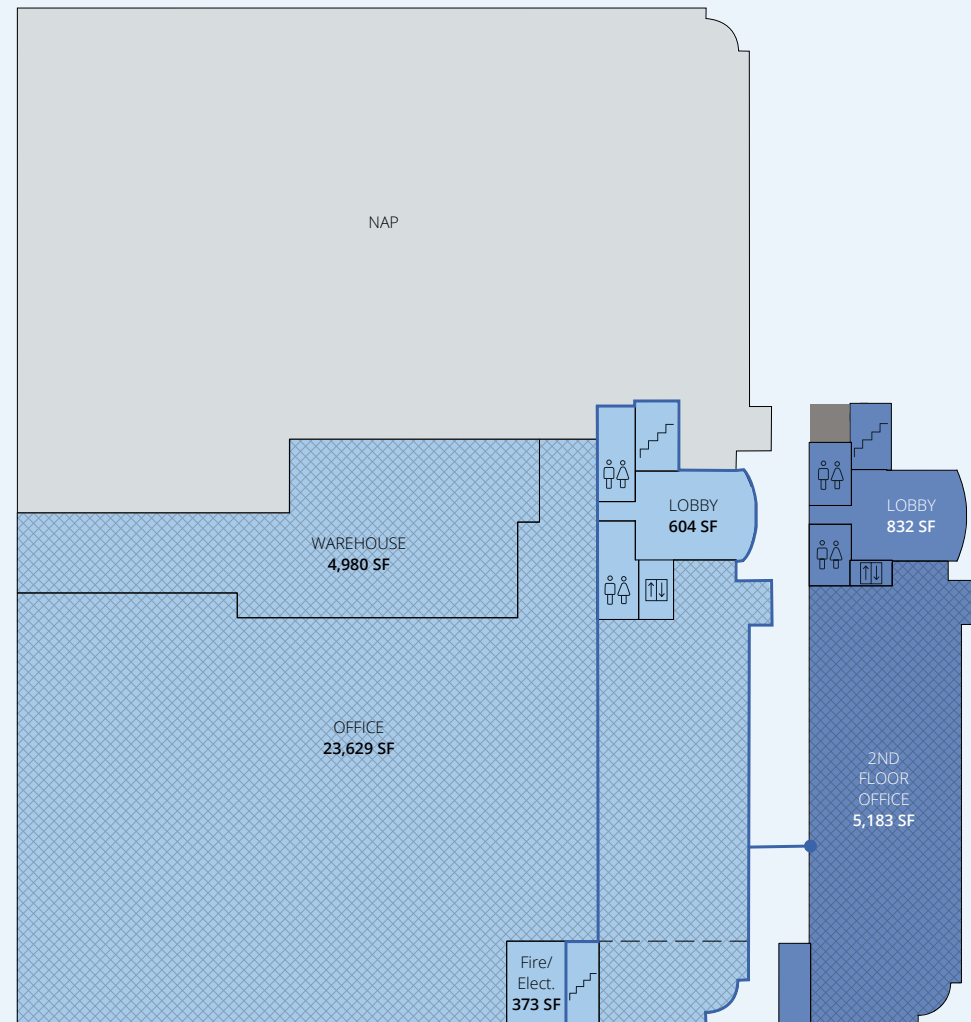


Loading

2 Dock High Doors
2 Ground Level Doors

SITE PLAN

See how this creative campus maximizes functionality with smart loading access, ample parking, and fiber-ready infrastructure designed for seamless media production operation.



CREATIVE TECH CORRIDOR

Key Regional Advantages:

- Within prestigious 7-building LA Media Tech Center campus
- 5 minutes to Downtown LA and Dodger Stadium
- Adjacent to trendy millennial neighborhoods: Los Feliz, Silver Lake, Eco Park, Highland Park
- 1 mile to CA-2, 1.5 miles to I-5 Freeway

Northeast LA: The New Creative Capital

The Northeast Los Angeles corridor has emerged as the epicenter for creative professionals and tech companies, with the LA Media Tech Center leading this transformation. Anchored by major tenants like Sony, Point360, and institutional players, this 336,000 SF campus represents the evolution from traditional media to cutting-edge creative technology. The surrounding Glassell Park area sits within the \$1.3 billion Los Angeles River Revitalization project, dramatically reshaping the entire region.



THE NEIGHBORHOOD: Glasell Park



Creative Value Hub:

Offers accessible alternative to pricier Silver Lake and Los Feliz while maintaining proximity to Highland Park, Eagle Rock, and Atwater Village scenes.



Industrial Heritage:

Historic factory architecture provides unique brick and bow truss backdrops that appeal to creative industries and artists.



Community-Focused Development:

New projects emphasize pedestrian-friendly design, public art, and gathering spaces that build neighborhood vitality.

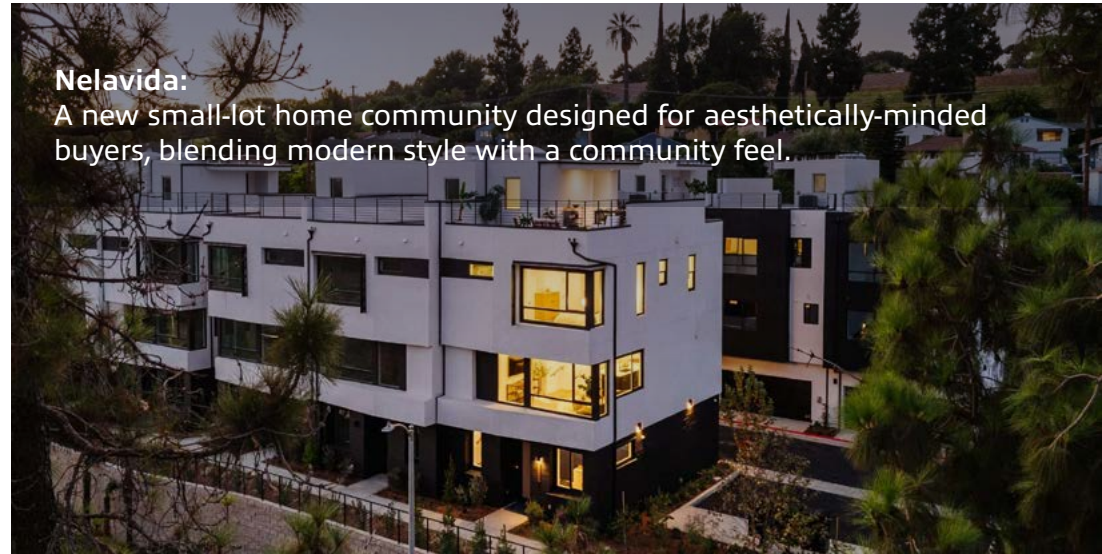
Partake Collective:

A revitalization project converting industrial space into a food hall, coworking space, and community gathering spot, featuring local art.



Nelavida:

A new small-lot home community designed for aesthetically-minded buyers, blending modern style with a community feel.



Taylor Yard:

A major L.A. River adjacent project bringing 12 acres of new green space and parkland to the area.



PROPERTY PHOTOS & DEMOGRAPHICS



Demographics	1 mile	5 miles	10 miles
Estimated population	24,287	946,506	2,872,678
Estimated households	8,412	378,012	1,066,138
Est. Average HH income	\$109,184	\$90,401	\$97,156
Bachelor's Deg. or Higher	34%	35%	34%

INTERIOR PHOTOS



THANK YOU

Richard Tovar

Vice President
richard.tovar@jll.com
+1 626 422 5819
Lic. # 02007857

Mark Vanis

Managing Director
mark.vanis@jll.com
+1 213 239 5908
Lic. # 01305617

Jon Reno, SIOR, CCIM

Managing Director
jon.reno@jll.com
+1 213 271 1508
Lic. # 001277642

Trevor Gale

Managing Director
trevor.gale@jll.com
+1 213 2239 6256
Lic. # 01452957

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