

FOR LEASE

2225

BEVERLY BLVD

LOS ANGELES • CA 90057



±2,089 SQ. FT.
CREATIVE OFFICE/STUDIO UNIT

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE-ASSOCIATES.COM

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PROPERTY HIGHLIGHTS

- CREATIVE OFFICE/STUDIO UNIT
- PRIME LOCATION NEXT TO ICONIC BROOKLYN BAGEL
- JUST WEST OF ALVARADO ST / ACROSS FROM BOOTLEG THEATER
- GREAT ECHO PARK LOCATION
- QUICK ACCESS TO 101 & 10 FREEWAYS
- ±17,000 CPD ON BEVERLY BLVD
- MINUTES FROM SILVERLAKE, HOLLYWOOD, K-TOWN & DTLA

PROPERTY FEATURES

UNIT	2 nd Floor
SQ FT	±2,089 SF
RATE	\$1.95 PSF/Mo NNN
USE	Office/Studio

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

ARMEN KAZARYAN MRED

Senior Vice President | LIC NO 01291719

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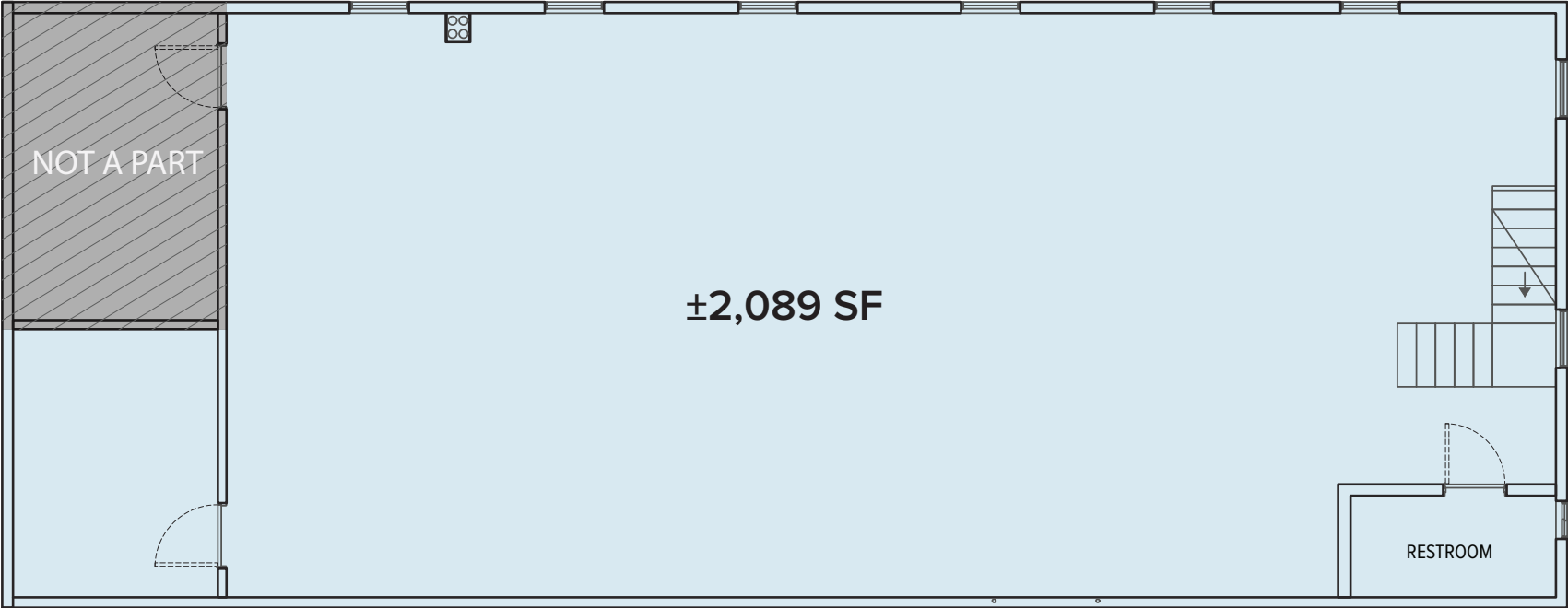
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE-ASSOCIATES.COM

CORP ID 01125429

2nd FLOOR



NOTE: Drawings not to scale. All measurements and sizes are approximate.



SITE PLAN

FOR LEASE | **±2,089 SF OF CREATIVE OFFICE/STUDIO UNIT**

2225 BEVERLY BLVD | LOS ANGELES

PROPERTY AERIAL





SILVER LAKE

ECHO PARK

ROSELAKE AVE

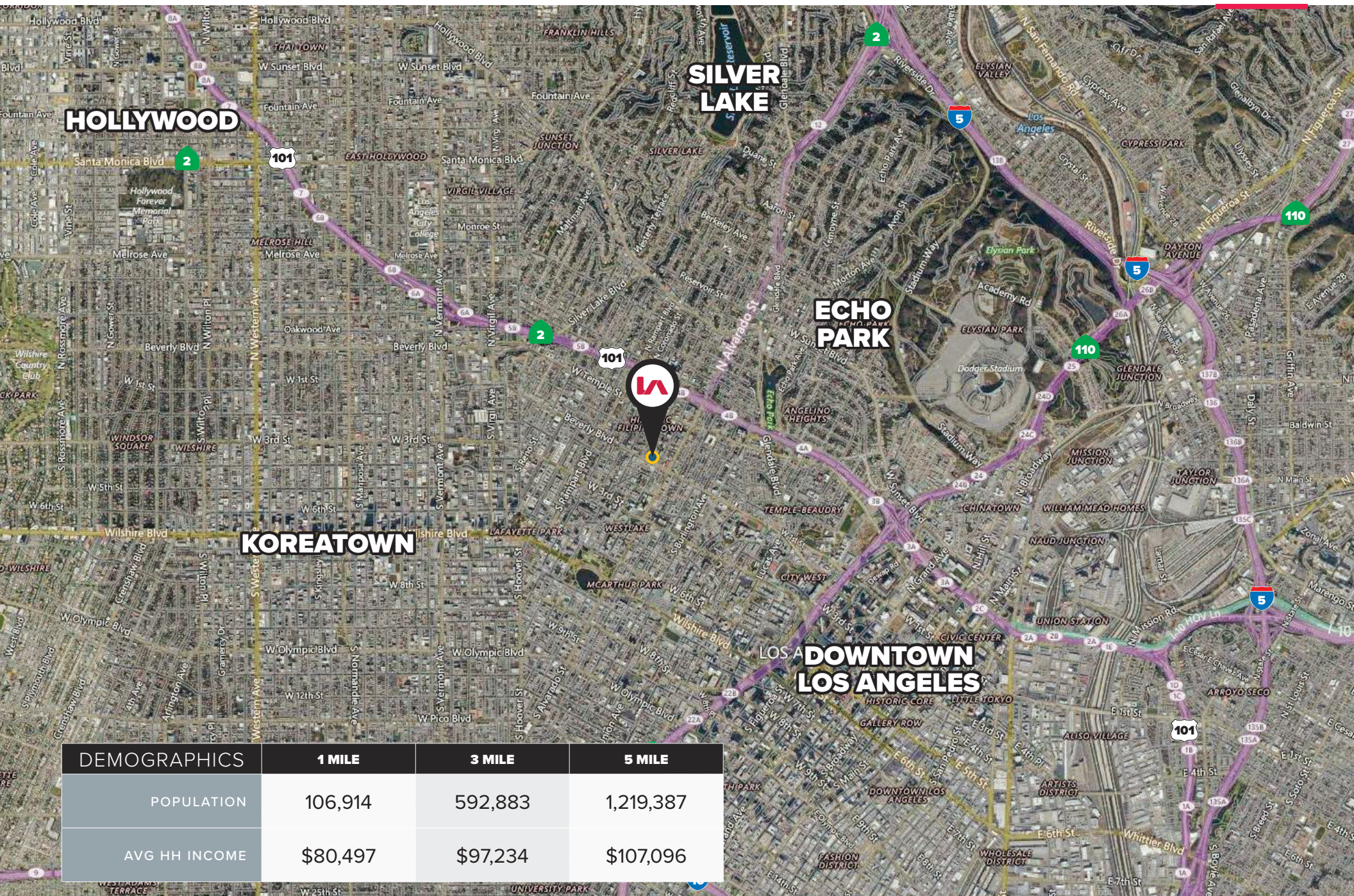
BEVERLY BLVD

BROOKLYN BAGEL









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ECHO
PARK

FOR MORE INFORMATION PLEASE CONTACT:

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