

2471 FLETCHER DR FROGTOWN

FOR SALE ± 2,500 RSF
CREATIVE OFFICE



redcar
development

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INDUSTRY



CREATIVE OFFICE

DETAILS

BUILDING DETAILS

BUILDING SIZE ±2,500 RSF

LOT SIZE 2,500 SF

LEASE TERMS

PRICE Negotiable

APN 5437-033-005

PARKING

Parking Ample Street Parking Available

WHAT'S DIFFERENT

Fully build out sound proof recording studios with within property

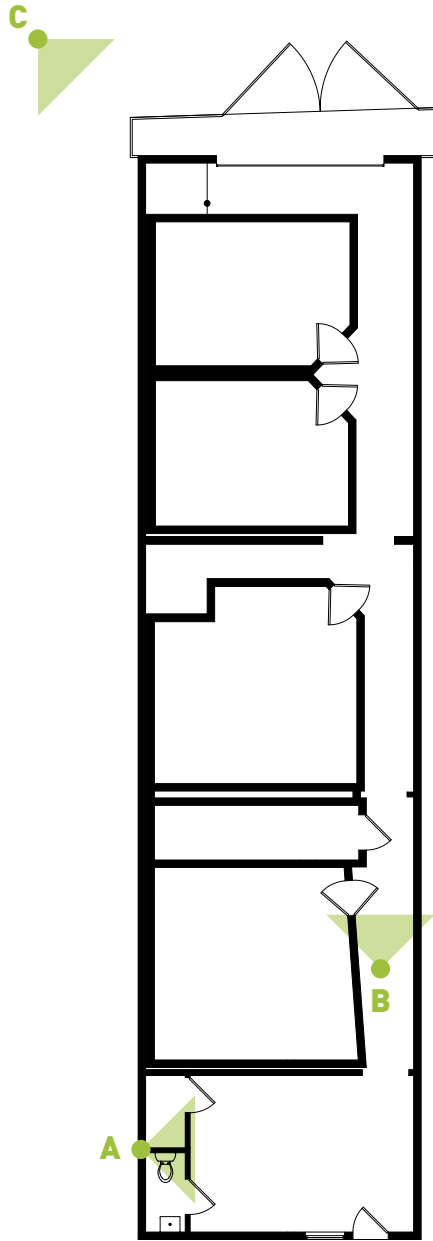
Located directly across from Salazar + Zubulon

Easy access to 5 & 2 FWys

Adjacent to LA River Bike Path

Centrally located in relation to creative Eastside submarkets - most notably Frogtown, Atwater Village, Silverlake, Los Feliz, Mt. Washington & Highland Pa

±2,500 RSF



FLETCHER DR



A— ENTRANCE / RECEPTION



B— HALL



C— BACK ENTRANCE

FLOOR PLAN



EXTERIOR



PHOTOS | EXTERIOR



INTERIOR

PHOTOS | INTERIOR

10 WITHIN 10

8 min WALK



10 Speed Coffee (coming soon): Anticipation is high for 10 Speed Coffee's upcoming arrival in Frogtown, promising to add another gem to the neighborhood's thriving coffee scene. With its focus on quality beans and expertly brewed drinks, it's sure to become a beloved gathering spot for caffeine aficionados.

7 min WALK



Frogtown Brewery: Frogtown Brewery embodies the spirit of its community, offering a laid-back space where patrons can enjoy a diverse selection of craft beers brewed on-site. The brewery's industrial-chic aesthetic and relaxed atmosphere make it a welcoming spot to unwind with friends.

2 min WALK



Salazar: Nestled amid greenery, Salazar offers a rustic outdoor dining experience accentuated by its Mexican-inspired cuisine. Patrons can savor grilled dishes and vibrant flavors in a charming setting featuring communal tables and string lights.

5 min WALK



Bub and Grandma's: Bub and Grandma's is a cherished bakery known for its artisanal bread and delectable pastries. From crusty sourdough to flaky croissants, each creation is made with care and attention to detail, delighting locals and visitors alike.

4 min DRIVE



La Colombe Coffee: La Colombe Coffee is a trendy yet cozy spot known for its meticulously crafted brews. With a commitment to quality, it serves up artisanal coffee in a welcoming atmosphere, perfect for both quick caffeine fixes and leisurely sips.

4 min DRIVE



Spoke: Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.

4 min DRIVE



Lingua Franca: Tucked away in Frogtown, Lingua Franca is an intimate wine bar specializing in unique and hard-to-find varietals. Its curated selection and cozy atmosphere make it an ideal destination for wine enthusiasts seeking new discoveries.

4 min DRIVE



Wax Paper: Wax Paper is a neighborhood gem, celebrated for its inventive sandwiches served on freshly baked bread. Its cozy interior and friendly vibes make it a go-to spot for lunch or a casual bite, offering a menu that's both comforting and creative.

4 min DRIVE



Loreto: With its seasonal menu and warm ambiance, Loreto is a beloved neighborhood spot offering elevated yet approachable cuisine. From farm-fresh salads to hearty mains, each dish reflects a commitment to quality ingredients and culinary craftsmanship.

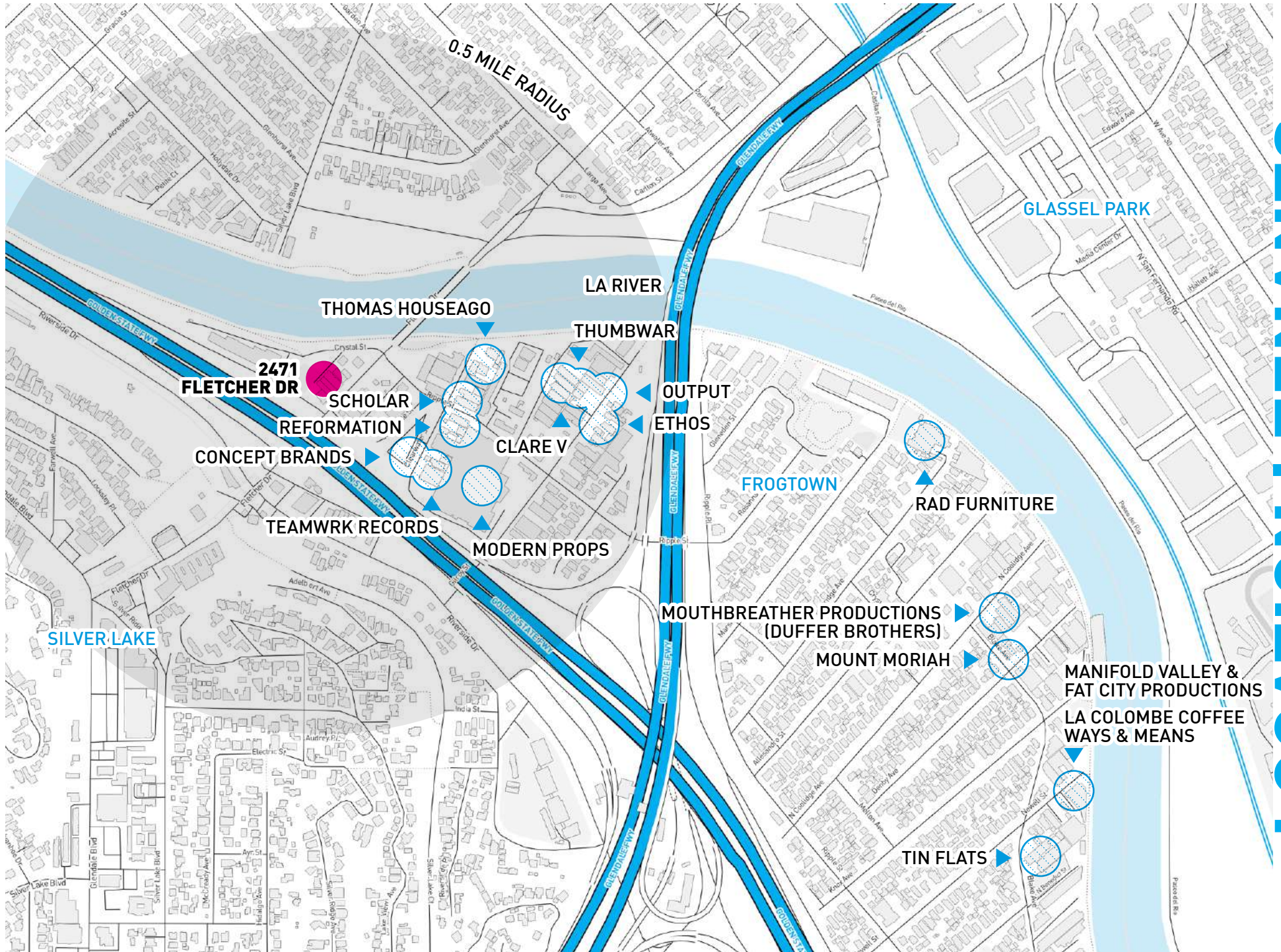
2 min WALK



Zebulon: Zebulon is more than just a music venue; it's a cultural hub where locals gather for live performances, craft cocktails, and an eclectic ambiance. With its retro-inspired decor and vibrant energy, it's a favorite hangout for music lovers and creatives alike.

AMENITIES

FROGTOWN



LOCATION | TENANTS

Redcar Properties - the developer of 2471 Fletcher Dr - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT

