

# 1910

## W. SUNSET BOULEVARD

*Echo Park*



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE



**PREMIER FULL-SERVICE OFFICE  
FROM ECHO PARK TO EAST HOLLYWOOD**



# THE OFFICE ANCHOR OF ECHO PARK

*A prime large-scale office & retail opportunity in the heart of Echo Park's ongoing creative revitalization.*

- **99,761 SF MIXED-USE BUILDING**

A substantial office and retail presence in a market with limited large-scale office product.

- **FLEXIBLE OPPORTUNITIES**

2nd & 4th-floor suites with the ability to combine Suites 440 + 460 — up to 3,129 SF contiguous.

- **TURNKEY BUILDOUT TO THE SPEC STANDARD**

Landlord will spec suites to a similar standard as Suite 660, with tenant improvement contributions or landlord-managed improvements available.

- **EXCELLENT PARKING**

Onsite: 2:1,000 | Offsite (across the street) 1:1,000

*\$125/stall/month Unreserved | \$150/stall/month Reserved*

- **GROUND-FLOOR JETTY COFFEE SHOP**

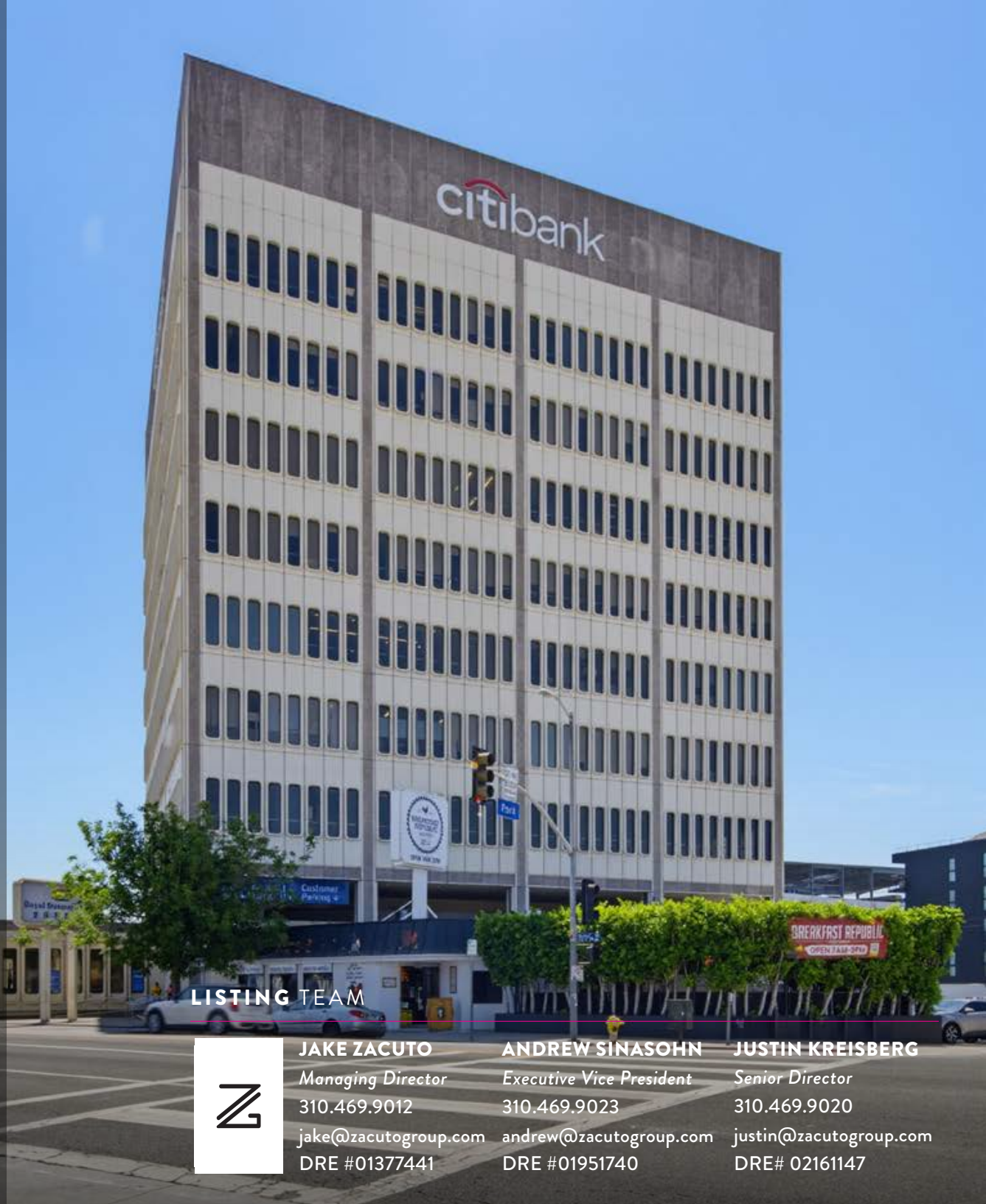
*Coming Soon!*

- **EXCEPTIONAL VIEWS**

Office suites offer views across Echo Park, the surrounding neighborhoods, & DTLA.

## WHAT FULL SERVICE MEANS HERE

- ATTENDED LOBBY & ON-SITE SECURITY
- DAILY JANITORIAL
- ON-SITE MANAGEMENT & ENGINEERING
- SECURED PARKING



## LISTING TEAM



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### *Echo Park*

Located at the corner of Sunset Boulevard and Alvarado Street, Echo Park is a vibrant, high-traffic neighborhood just minutes from Downtown LA. The area is anchored by Echo Park Lake and Dodger Stadium, drawing steady local and regional visitors, while Sunset Blvd delivers strong vehicular flow and consistent foot traffic from surrounding dining, retail, and neighborhood amenities.



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## Prime Location



**98 WALKSCORE WITH 39,900  
VEHICLES PER DAY**



**PRIME LOCATION STEPS TO RETAIL,  
RESTAURANTS AND ABUNDANT  
NEIGHBORHOOD AMENITIES**



**CENTRAL ACCESSIBILITY TO THE  
101 FREEWAY, THE 2 FREEWAY,  
DOWNTOWN LA & SILVER LAKE**



**BUS STOP CONVENTIENTLY LOCATED  
STEPS FROM THE RETAIL CENTER**







HOLLYWOOD

1910  
W. SUNSET  
BOULEVARD  
*Echo Park*

SUNSET LAKE  
ELIO'S WOOD FIRE PIZZA

NIGHT-MARKET  
*song*

OSEN

CAFE TROPICAL  
EPITAPH RECORDS

P.F. CANDLE CO.

*Lisa Says Suh*

LEVANTBISTRO

verizon

7  
ELEVEN

BAR BANDINI

Habit

FLAMIN'  
1960

ROCK PAPER SALON

BREAKFAST  
REPUBLIC  
OPENING

Starbucks

SPROUTS

ECHO PARK LAKE

DTLA

SUNSET BLVD

ECHO

DODGER STADIUM

STICKY RICE

EL MORO  
DESDE 1935



## AVAILABILITIES

| UNIT             | SIZE     | RATE      | SUITE NOTES                                                                                                                                                                                                                                                                                                                |
|------------------|----------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUITE 210</b> | 2,181 SF | \$4.65/SF | Shell space offering a blank canvas for a new office concept. The landlord is willing to provide tenant improvements, with the potential to deliver a finished space similar in quality and finish to Suite 660. The space offers flexibility to accommodate a variety of layouts and tenant requirements.                 |
| <b>SUITE 440</b> | 2,070 SF | \$4.65/SF | Bright and well-proportioned office space featuring windows throughout and a layout with five private rooms/offices and additional open workspace. Suite 440 can be combined with Suite 460 to create a larger office footprint. The landlord is also willing to provide upgrades similar to those completed in Suite 660. |
| <b>SUITE 460</b> | 1,059 SF | \$4.65/SF | Efficient office space with windows throughout, featuring four private rooms/offices and additional open workspace. The suite can be combined with Suite 440 to create a larger, more expansive office footprint. The landlord is willing to provide upgrades similar to those completed in Suite 660.                     |



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# THE SPEC STANDARD

Example Suite 660 | Landlord will build out additional suites to this standard.





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# THE SPEC STANDARD

Example Suite 660 | Most units have exceptional views of Echo Park, Silver Lake and DTLA.











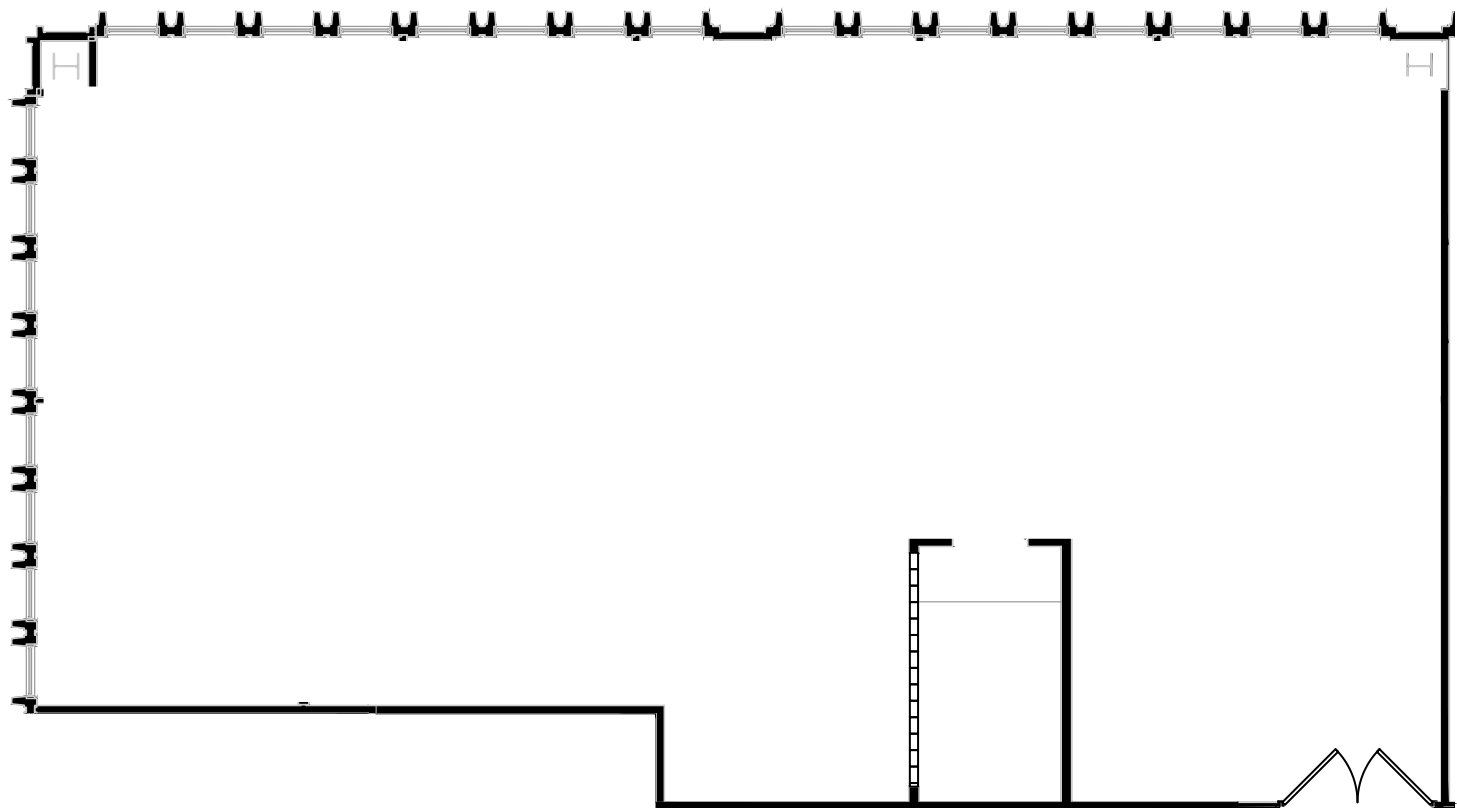
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FLOOR PLANS



STE 210  
FLOOR  
PLAN



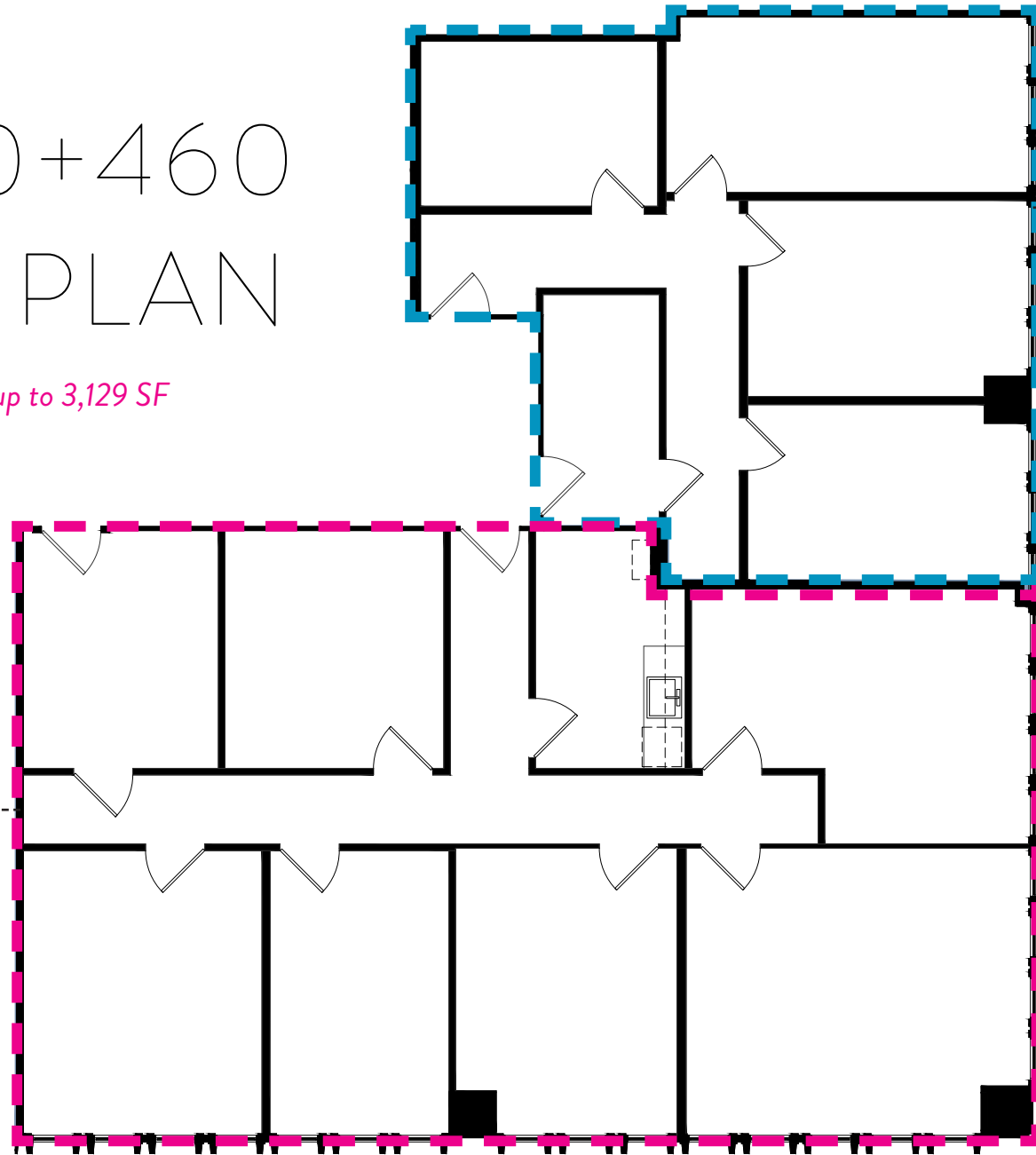


# STE 440+460 FLOOR PLAN

*Suites 440 + 460 contiguous up to 3,129 SF*

Suite 440 - 1,059 SF

Suite 460 - 2,070 SF





## LOCAL RETAIL & RESTAURANTS



📍 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



📍 LAMILL / 1636 SILVERLAKE BLVD



📍 GRÁ / 1524 PIZARRO ST



📍 COURAGE BAGELS / 777 N VIRGIL AVE



📍 CHURRERIA EL MORO / 1524 SUNSET BLVD





CHINATOWN

DTLA

ECHO PARK LAKE

SILVER LAKE

SUNSET BLVD

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COMING SOON!  
*Jetty*

*Bella*  
CAMPERO

Honey Di  
LITTLE  
FISH

canyon  
coffee

lowboy  
BROOK PARK

STEREO  
SCOPE

HEY HEY

Donna's

Chorizo  
EL MORO  
DESDE 1935

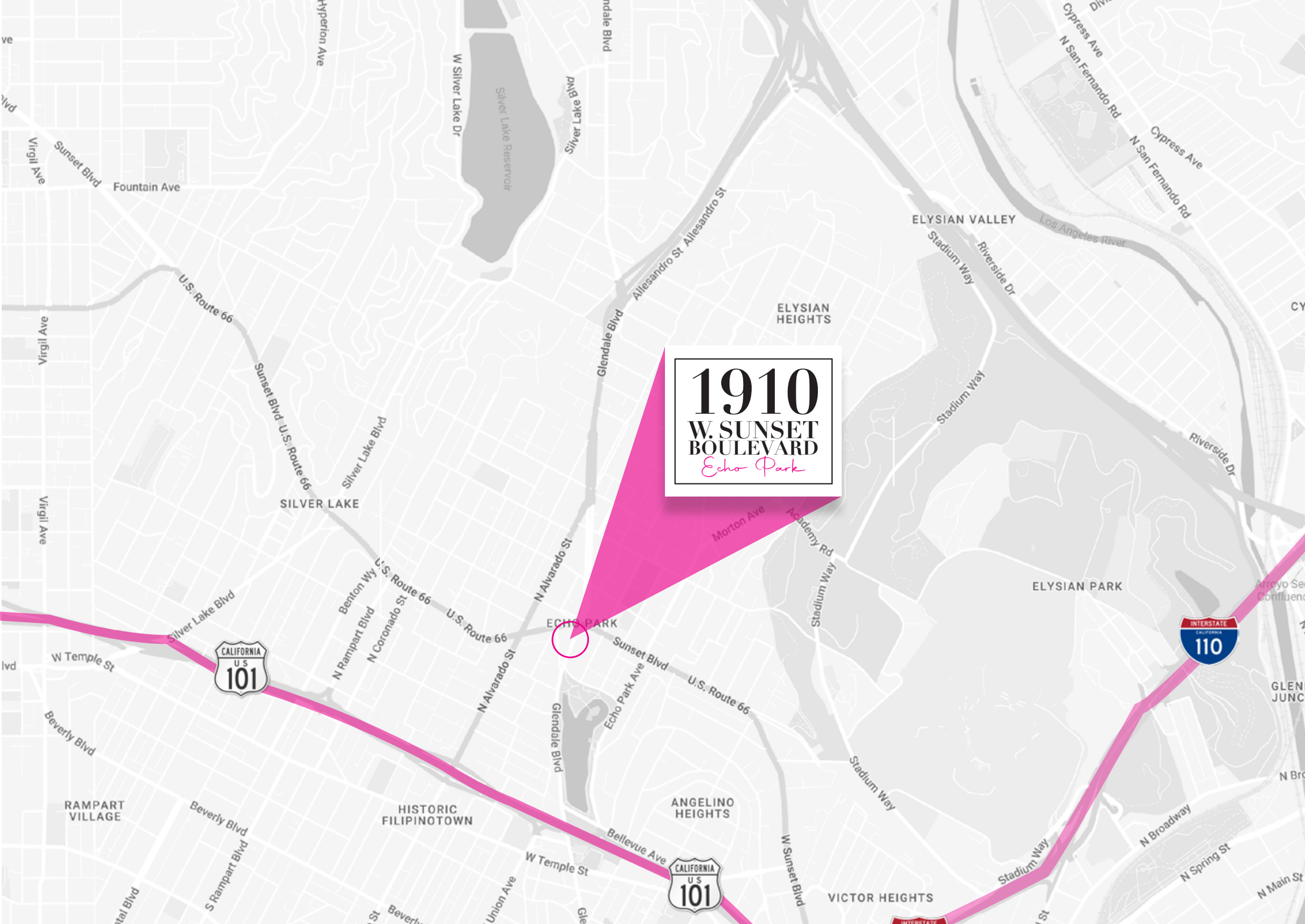
THE ECHO

Chorizo  
EL MORO  
DESDE 1935

Chorizo  
EL MORO  
DESDE 1935

DODGER STADIUM





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