

158 GLENDALE BLVD ECHO PARK

FOR LEASE
±5,018 RSF
CREATIVE OFFICE



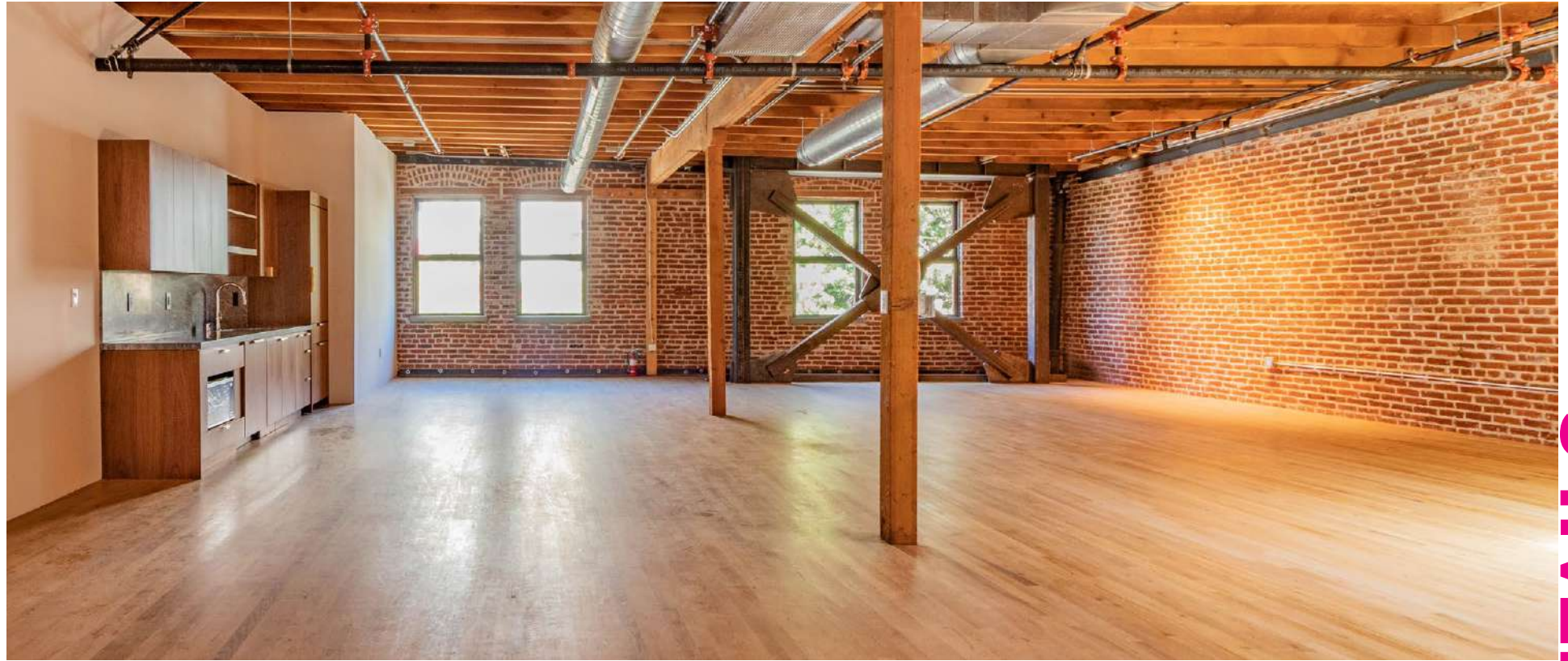
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development

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INDUSTRY



CREATIVE OFFICE

DETAILS

BUILDING DETAILS

2ND FLOOR (Suite 4) ±5,018 RSF

LEASE TERMS

RATE \$3.35/SF/mo./NNN

TERM Flexible

DELIVERY Immediate

PARKING

On-Site Secured Parking

Additional available offsite

WHAT'S DIFFERENT

Custom: Brick and timber, industrial building built in the 1920's / Recently completed core & shell, with spec TI's / 12-foot exposed ceilings

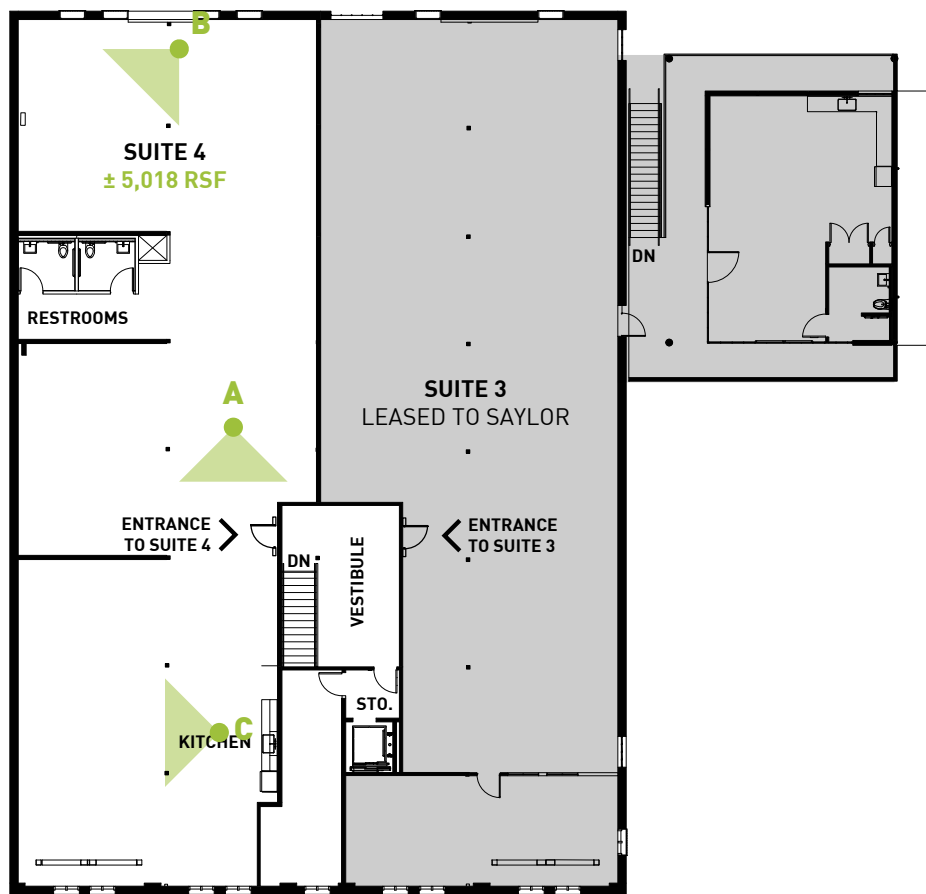
Location: Adjacent to Silver Lake, DTLA, Echo Park, Los Feliz, and Virgil Village amenities / Across from new Clark Street Bread, One Down Dog Yoga, and many other recently opened amenities / Quick access to the 110 and 101 Freeways

Security: Touch-less, smart Latch access system

Design: Built with the highest quality materials for a productive and enjoyable work space

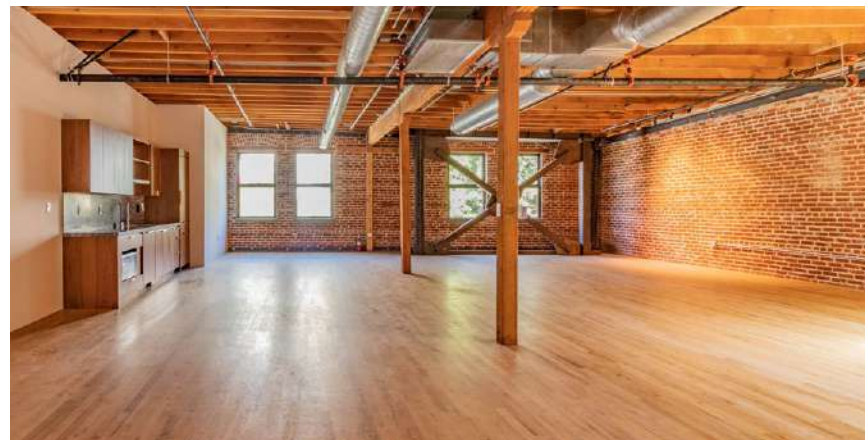
2ND FLOOR
Suite 4: ±5,018 RSF

± 5,018 RSF TOTAL



GLENDALE BLVD

2ND FLOOR



A— 2ND FLOOR / OPEN WORK SPACE



B— 2ND FLOOR / OPEN WORK SPACE

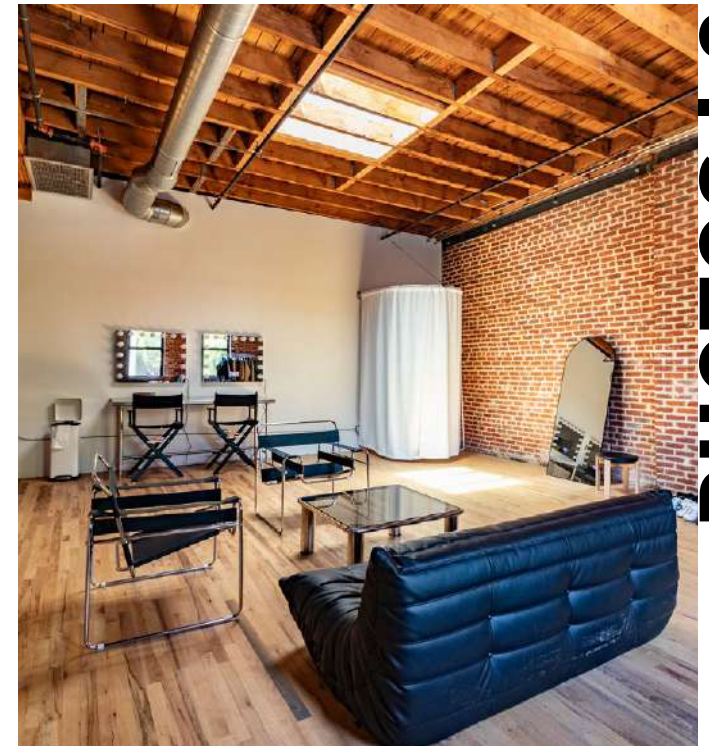
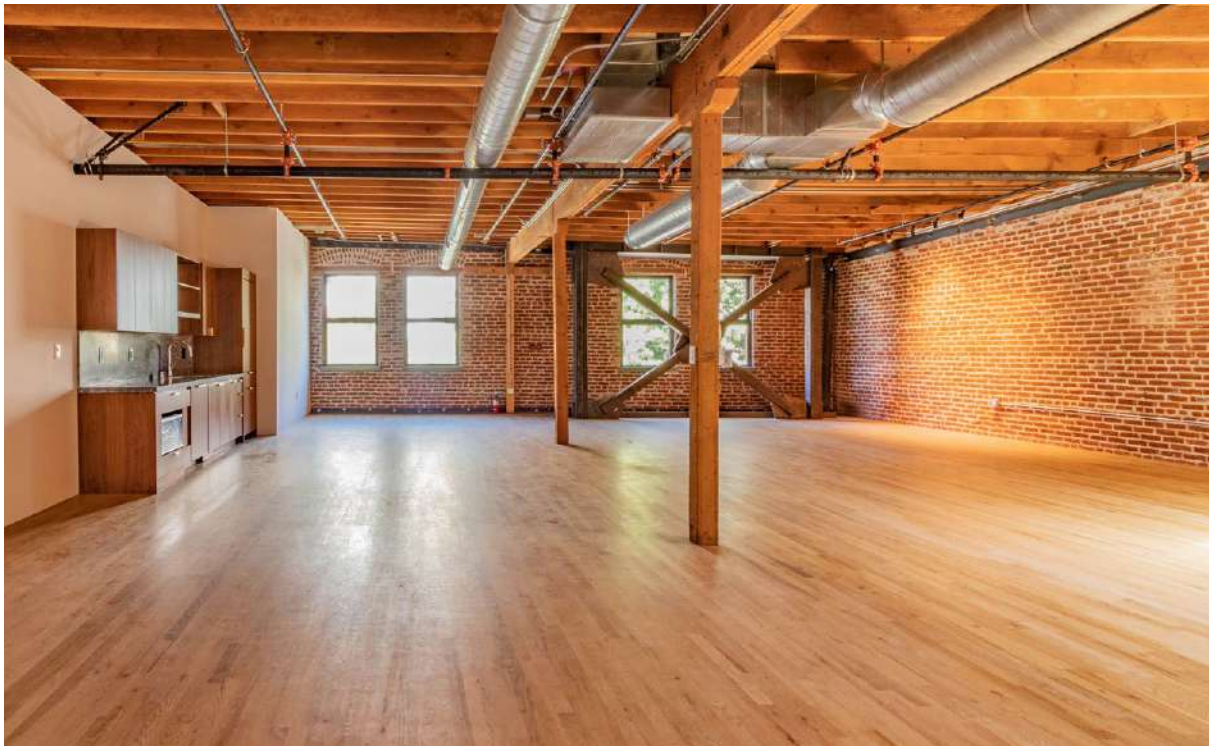


C— 2ND FLOOR / KITCHEN

FLOOR PLAN | 2ND FLOOR



INTERIOR



PHOTOS | 2ND FLOOR



EXTERIOR



PHOTOS | EXTERIOR

5 WITHIN 10

5 min
WALK

Clark Street Bread: A renowned artisanal bakery specializing in high-quality, hand-crafted bread and pastries. Clark Street Bread is beloved for its sourdough loaves, buttery croissants, and other baked delights. The bakery also offers a selection of coffee and espresso drinks, making it a perfect spot for breakfast or a quick snack while exploring the neighborhood.

5 min
WALK

GrÁ Pizza: A trendy pizzeria known for its wood-fired, Neapolitan-style pizzas, GrÁ Pizza brings fresh, locally sourced ingredients to the forefront of every dish. With a cozy, welcoming atmosphere, this spot is great for a casual meal with friends or a relaxed date night. They also offer salads, appetizers, and a selection of craft beers and wines to complement their flavorful pizzas.

5 min
WALK

Leveta Coffee Shop: A laid-back, neighborhood coffee shop offering a wide range of coffee drinks, including espresso-based beverages and drip coffee, along with teas and light snacks. Leveta Coffee Shop has a warm, inviting atmosphere, making it an ideal spot to work remotely, meet up with friends, or enjoy a leisurely morning with a book. Their pastries and small bites are also worth checking out.

5 min
DRIVE

Larchmont Bungalow Cafe: This cafe offers a wide-ranging menu that caters to all tastes, from indulgent breakfast favorites like pancakes and omelets to health-conscious options like salads and smoothies. Larchmont Bungalow Cafe is known for its all-day brunch offerings, making it a popular spot for leisurely weekend meals. The cafe's outdoor seating and warm, casual vibe make it a comfortable place to relax and enjoy a meal.

4 min
DRIVE

Eastside Italian Deli: A beloved institution in the neighborhood, Eastside Italian Deli has been serving up classic Italian-American deli fare for decades. Known for its generously sized sandwiches piled high with Italian meats, cheeses, and fresh ingredients, this spot also offers a variety of pasta dishes, salads, and sides. Its no-frills, old-school atmosphere adds to the charm, and it's a go-to spot for locals craving authentic Italian comfort food.

AMENITIES

NEARBY OFFICE TENANTS



Ground Floor Club: Ground Floor Club is a vibrant co-working space that caters to entrepreneurs, freelancers, and small businesses seeking a collaborative and innovative environment. With a focus on fostering creativity and productivity, the space offers flexible workstations, private offices, and well-equipped meeting rooms. Members enjoy modern amenities, high-speed internet, and opportunities to network with like-minded professionals. Ground Floor Club is designed to be more than just a place to work—it's a community that supports growth, connection, and success.



Ground Floor Club Cafe : Located at the ground floor of 158 Glendale Blvd, Groundfloor LA combines all the iconic Groundfloor elements into a huge, newly renovated industrial loft-style building. With abundant natural light, exposed brick and beautiful architectural detailing, our Echo Park location is special. Across more than 10k sqft there's a mix of lounge, workspace, kitchen, library, wellness and private rooms. There's also an outdoor terrace to soak up that sun.



Saylor: Is a creative agency also located at 158 Glendale Blvd, that specializes in brand development, marketing, and content creation. Known for its innovative approach, Saylor helps businesses and individuals cultivate a unique brand identity through tailored strategies, including graphic design, social media campaigns, and digital marketing. The agency works with clients across various industries, from fashion to tech, to craft engaging visual content, memorable branding, and impactful online presence.



Ava DuVernay: An acclaimed American filmmaker, producer, and screenwriter. Born in 1972 in Long Beach, California, she gained recognition with *Middle of Nowhere* (2012), becoming the first Black woman to win Best Director at Sundance. Her breakthrough came with *Selma* (2014), which earned an Academy Award nomination for Best Picture. In 2016, her documentary *13th* was Oscar-nominated for its exploration of race and mass incarceration. DuVernay also directed *A Wrinkle in Time* (2018), becoming the first Black woman to helm a \$100 million film, and created the Emmy-winning series *When They See Us*.



Partizan: Partizan is an award-winning production company with a worldwide reputation for creative excellence. Since its launch in 1991, Partizan has become one of the world's leading producers of content — from music videos and commercials to documentaries, feature films, animation, digital and branded content — with over a billion views online so far and counting. The company has offices in London, Paris, New York, Los Angeles and Berlin.

TENANTS

Redcar Properties - the developer of 158 Glendale Blvd - 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