

202 NORTH AVENUE 64

(aka 6405 GARVANZA AVENUE) HIGHLAND PARK

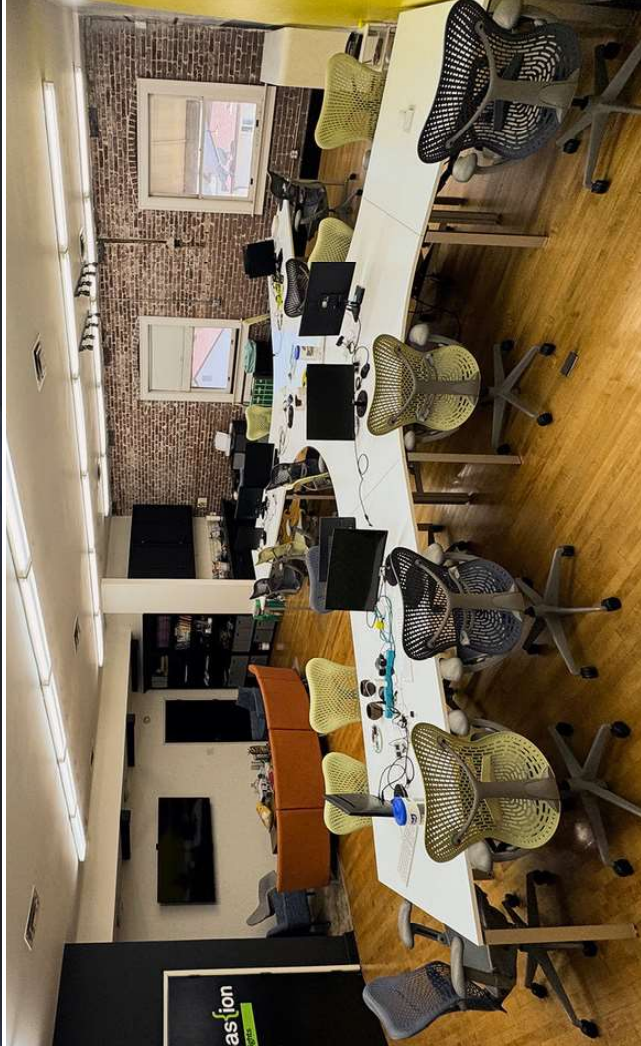


FOR LEASE | ± 2,250 SF 2ND FLOOR CREATIVE OFFICE SPACE

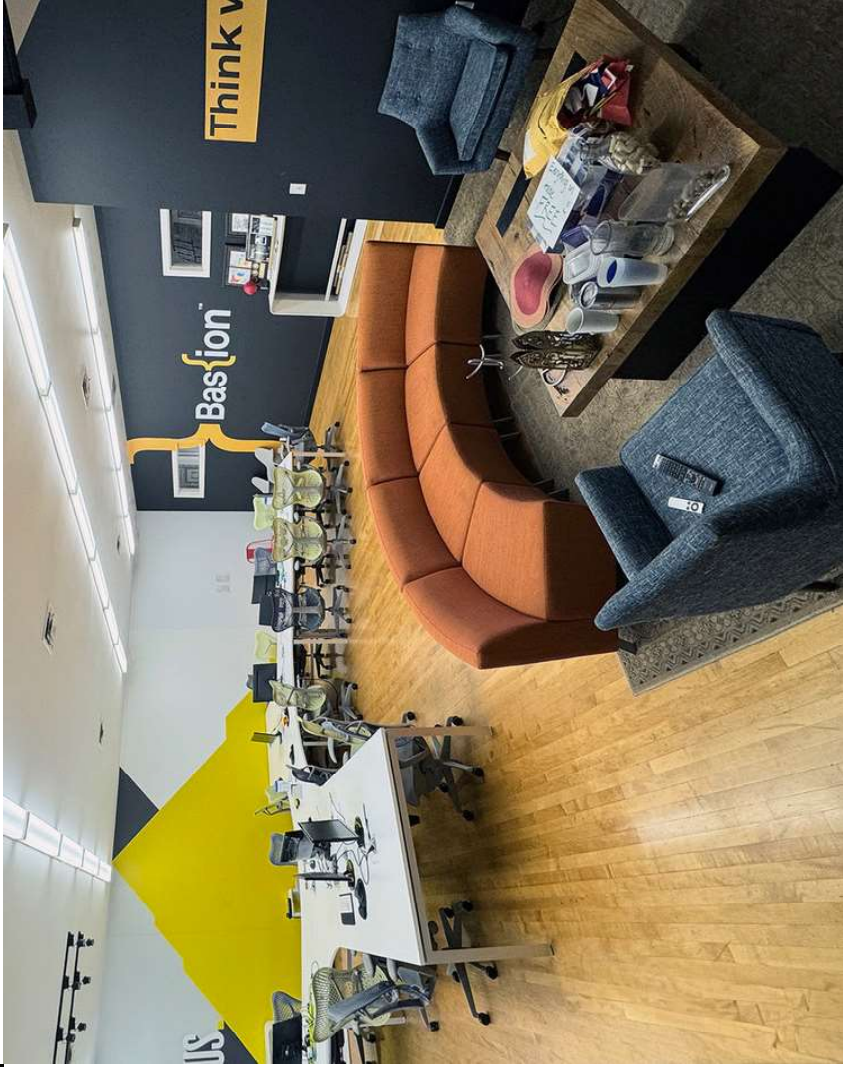
AVISON
YOUNG

PROPERTY DETAILS

202 NORTH AVENUE 64 (aka 6405 GARVANZA AVENUE)
HIGHLAND PARK



This iconic, character rich, historic red brick building in the Garvanza neighborhood of Highland Park, and adjacent to South Pasadena, is a recognized landmark in the community. Originally used as a Masonic Lodge, the “Original Tower Hall of Garvanza” building built in 1909, now has 2nd floor walkup space that is an artistic and creative oasis lending itself perfectly for any company looking for out of the traditional vanilla box office space. Office features an in-suite lounge area and kitchenette and a large shared kitchen, common areas, a decked out cave room and private bar, and restrooms.



PREMISES: ±2,250 RSF located on the 2nd Floor

TERM: Negotiable

RENT: \$1.75 per RSF, Modified Gross

YEAR BUILT: 1909



Hip, Vibrant Location



Versatile,
Open Floor Plan



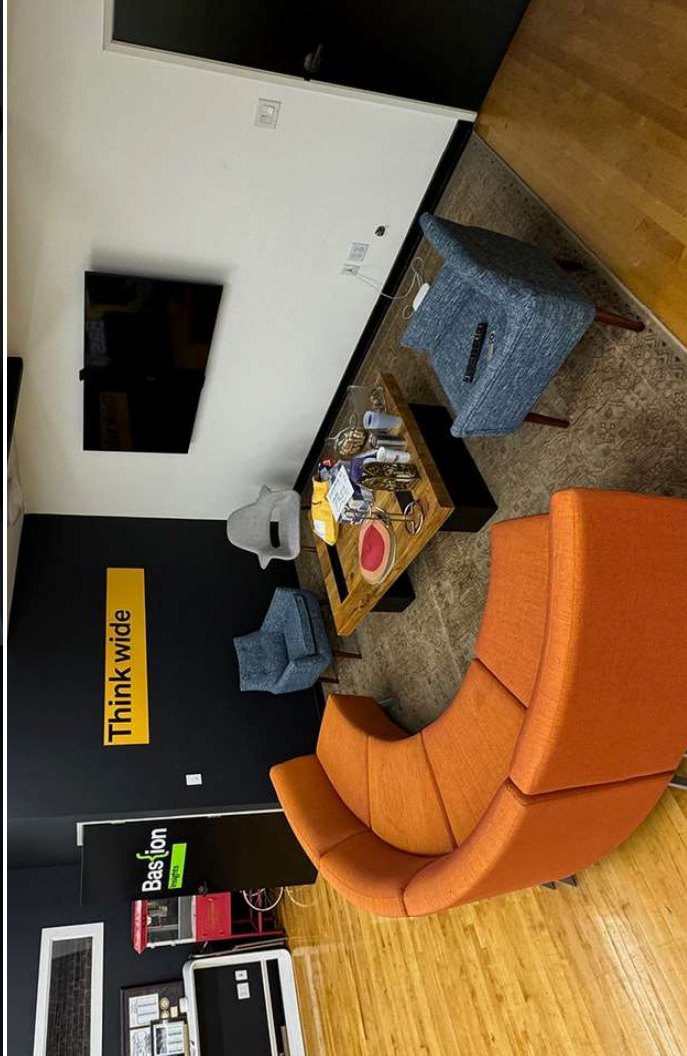
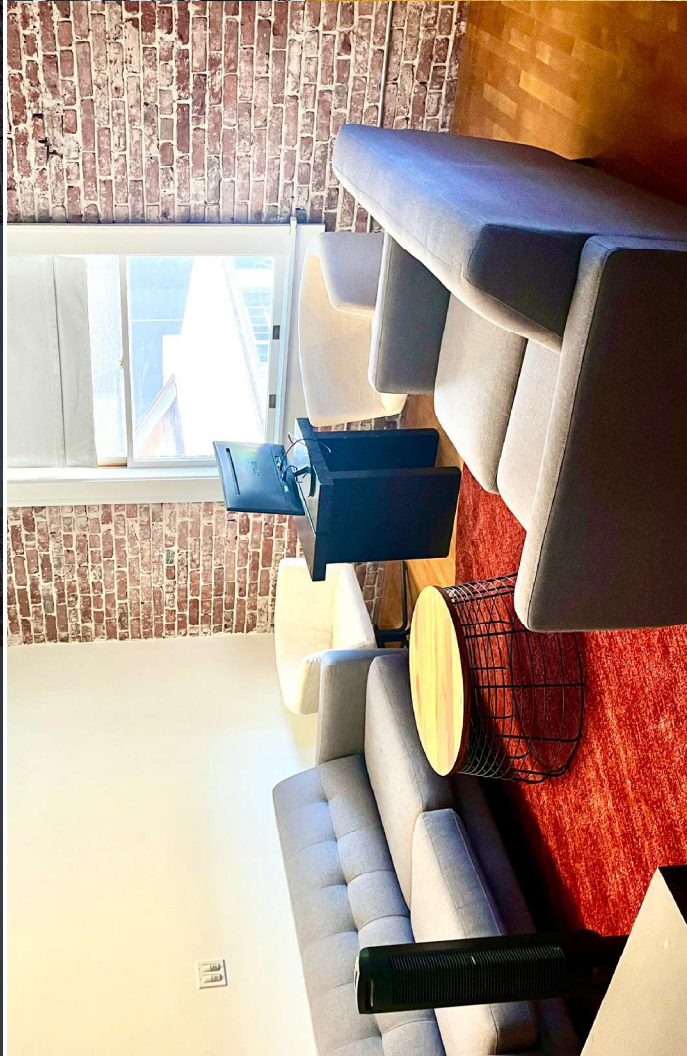
Highly Trafficked
Intersection



“Very Walkable”, with
a Walk Score of 89

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PROPERTY PHOTOS



FLOOR PLAN

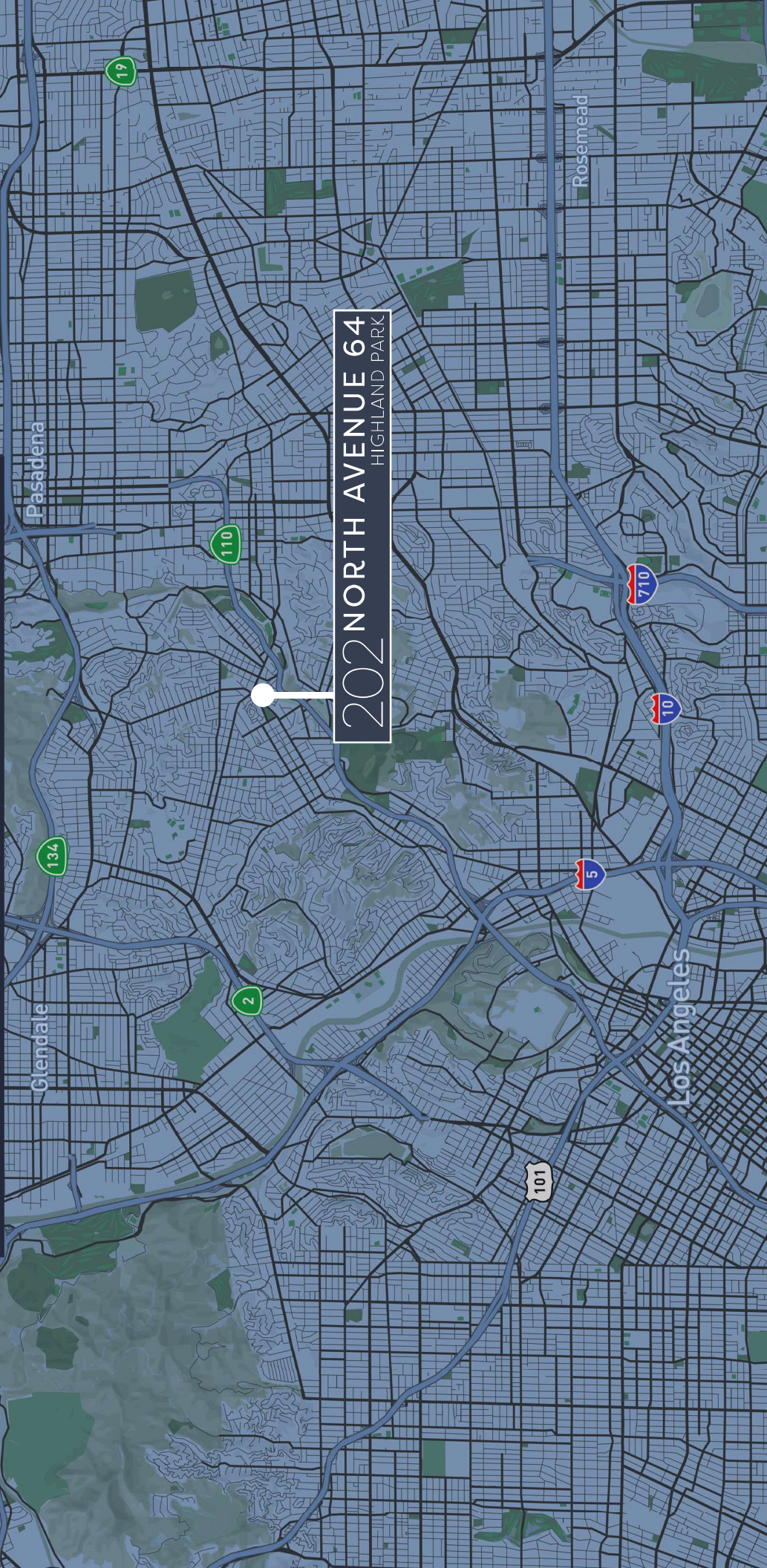

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LOCATION

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NEIGHBORING TENANTS



LOCATION

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HIGHLAND PARK

Highland Park is a historic neighborhood located in Northeast Los Angeles, California. Known for its vibrant arts scene, eclectic architecture, and rich cultural heritage, Highland Park offers a unique blend of old and new.

The area is characterized by charming Craftsman-style homes, vintage shops, and a variety of trendy cafes and restaurants. The neighborhood has undergone significant revitalization in recent years, attracting artists, young professionals, and families who are drawn to its creative energy and community spirit.

Figueroa Street, the main thoroughfare, is lined with an array of local businesses, galleries, and eateries, reflecting the diverse and dynamic nature of the community. Highland Park is also home to several notable landmarks, such as the Highland Park Bowl, one of the oldest bowling alleys in Los Angeles, and the Southwest Museum, which showcases Native American art and culture.

Additionally, the neighborhood boasts a number of parks and green spaces, including the scenic Debs Park, which offers hiking trails and panoramic views of the city. Highland Park's proximity to downtown Los Angeles and its strong sense of community make it a desirable place to live and visit.



222K

TOTAL POPULATION (3 mile)



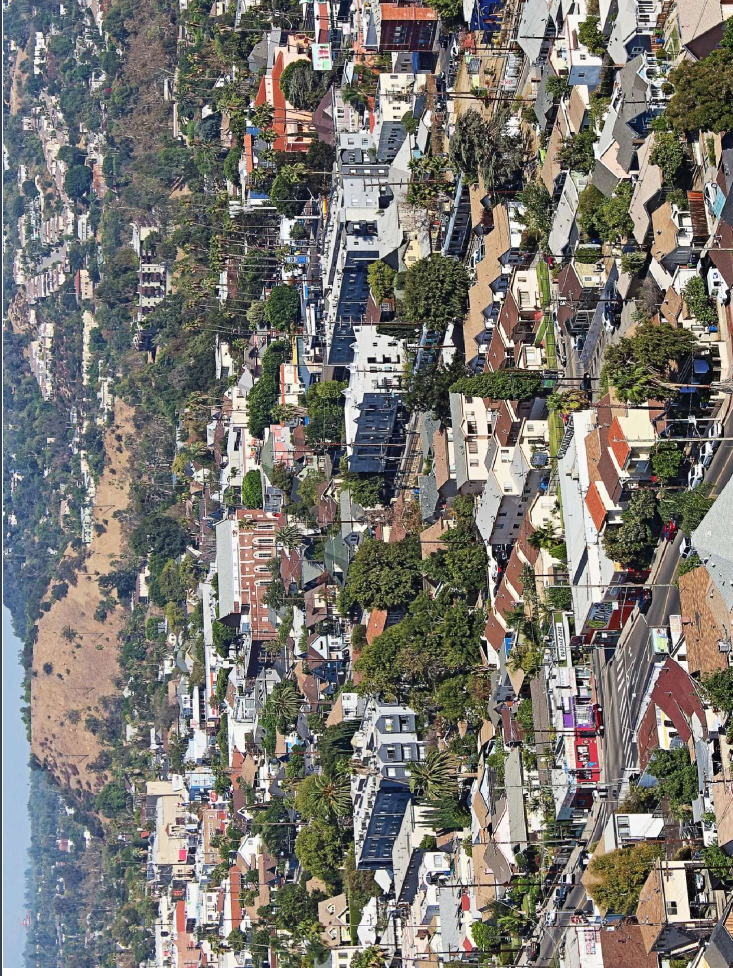
\$125K

AVG. HH INCOME (3 mile)



\$915K

MEDIAN HOME VALUE (3 mile)



202 NORTH AVENUE 26

(aka 6405 GARVANZA AVENUE)
HIGHLAND PARK

FOR MORE INFORMATION:

**AVISON
YOUNG**

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