

FIGURE 8

COMMERCIAL



MADISON LOFTS

Virgil Village

1005 MADISON AVENUE UNITS 1013 & 1015

SQUARE FOOTAGE

2 Adjacent Units Available
896 SF each

PRICE

\$2.95 PPSF for First 6
Months (Both Units)
\$4 PPSF after 6 Months

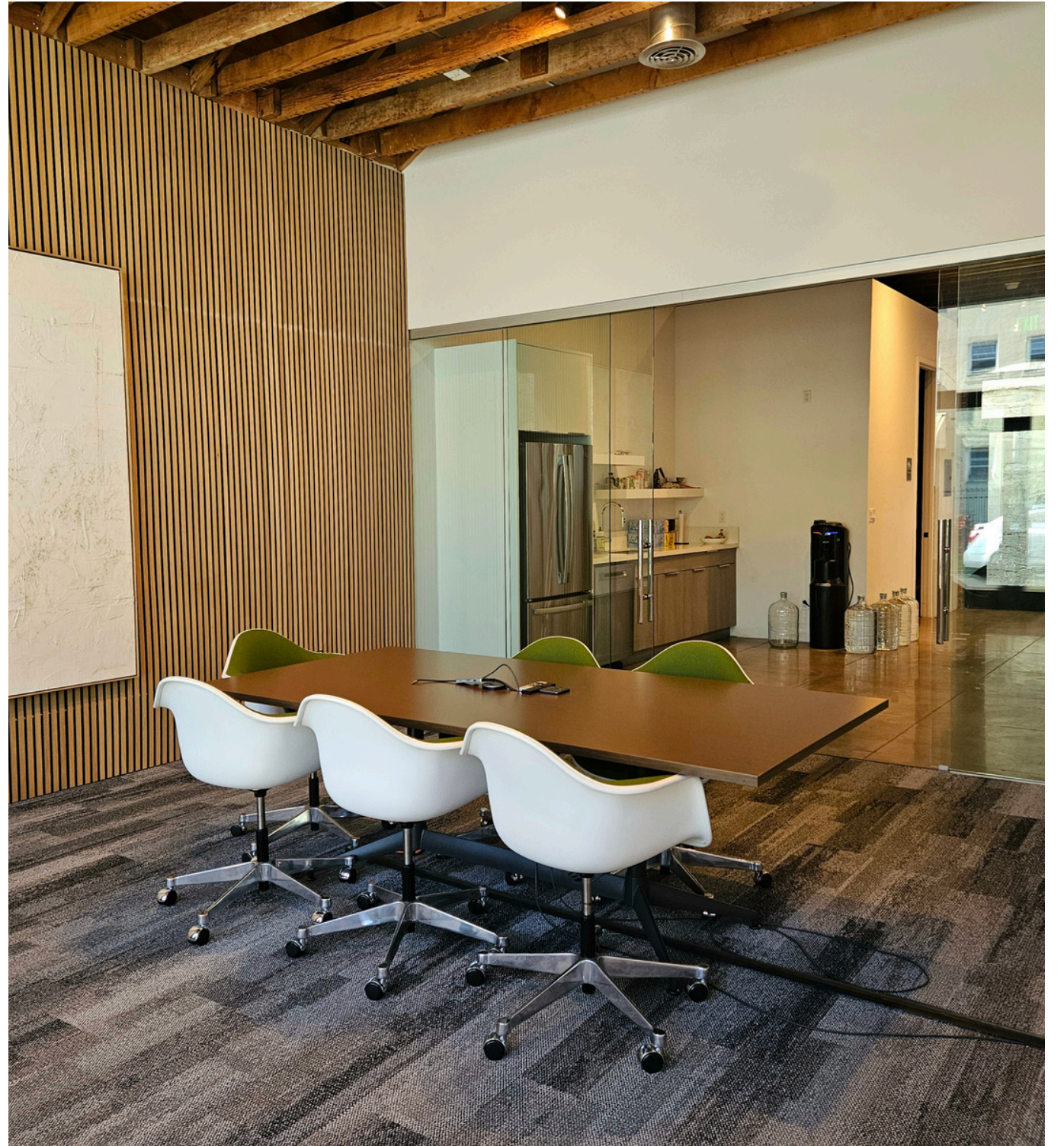
HIGHLIGHTS

Prime Location in Virgil Village

Creative Office Space

Newly Renovated

Curated Mix of Creative
Tenants











NEIGHBORHOOD OVERVIEW

Steps away from Santa Monica Blvd in Virgil Village and on the edge of Silver Lake, Madison Lofts is a creative entrepreneur's paradise that offers easy access to several popular local amenities. As a tenant, you will enjoy daily lunch strolls to local coffee bars, restaurants, and shops. The Madison Lofts have been impeccably renovated with modern finishes, complementing the historic charm of the building.

The unit comes with bathroom, custom amenities, and private entrance. Visible corner building on North Madison Ave, near Sqirl, Melody, Virgil Normal, Butter Cake Shoppe, Flounce Vintage, ROAM, Jewel, Vinovore, Cafecito Organico, and many other high-quality restaurant concepts and shops. Walkable neighborhood just steps from Sunset Junction. Close to Red Line's Santa Monica/Vermont Station and located in a State Enterprise Zone.



1005
MADISON
AVENUE
UNITS 1013 & 1015

NEARBY

- Silver Lake
- Echo Park
- Erewhon
- Sqrl
- Courage Bagels
- Melody
- The Virgil
- Equal Parts
- Found Oyster
- Saffy's
- LA Metro Stop

TENANT & LANDLORD BROKERAGE

Figure 8 Realty is a full-service brokerage with Residential, Income Property, Commercial, Property Management and Design/Construction Services. Based in Echo Park with offices in Highland Park and East Hollywood (coming soon), we are local, Eastside experts focused on the creative hotspots throughout LA.

The Commercial team Specializes in Creative-Use Buildings and Clientele. Our Agents come from various backgrounds ranging from music and film to development and finance. Through our diverse referral network within the creative industry, we cater to artists, musicians, fashion designers, production companies, studios, local shop owners, bars & restaurants. We understand the need for inspiring space.

Our goal is to make Buying, Selling or Leasing as stress-free as possible. Let us take care of your real estate needs while you pursue your passions and build your business.

**\$1.1+
BN**

IN SALES
& LEASES
Figure 8 Realty

**\$600+
MM**

UNDER
MANAGEMENT
8PM Property Management

300+

RENOVATION
PROJECTS
The Fix Construction

FIGURE 8 COMMERCIAL

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The logo for Figure 8 Realty, featuring a large white '8' shape on a black background. Inside the top loop of the '8' is a solid black circle, and inside the bottom loop is another solid black circle. The word 'FIGURE' is written in a bold, black, sans-serif font, centered between the two black circles.

FIGURE