

# GILROY CAMPUS

## BLDG A FROGTOWN

FOR LEASE

±5,500 to ±11,750 RSF

CREATIVE OFFICE CAMPUS

LA RIVER ADJACENT

redcar  
development

# INDUSTRY

INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

CARLE PIEROSE  
cp@industrypartners.com  
CA BRE No. 01464318

RICH MALOOF  
rm@industrypartners.com  
CA BRE No. 02009527



CREATIVE OFFICE / RETAIL CONVERSION | LA RIVER ADJACENT

DETAILS

**BUILDING DETAILS**

BUILDING	AVAIL. AREA	DELIVERY	USE
A	±5,500 to 11,750 RSF	Q1 2025	Office

**LEASE TERMS**

RATE	\$3.95/SF/mo./NNN
TERM	3-10 YEARS

**PARKING**

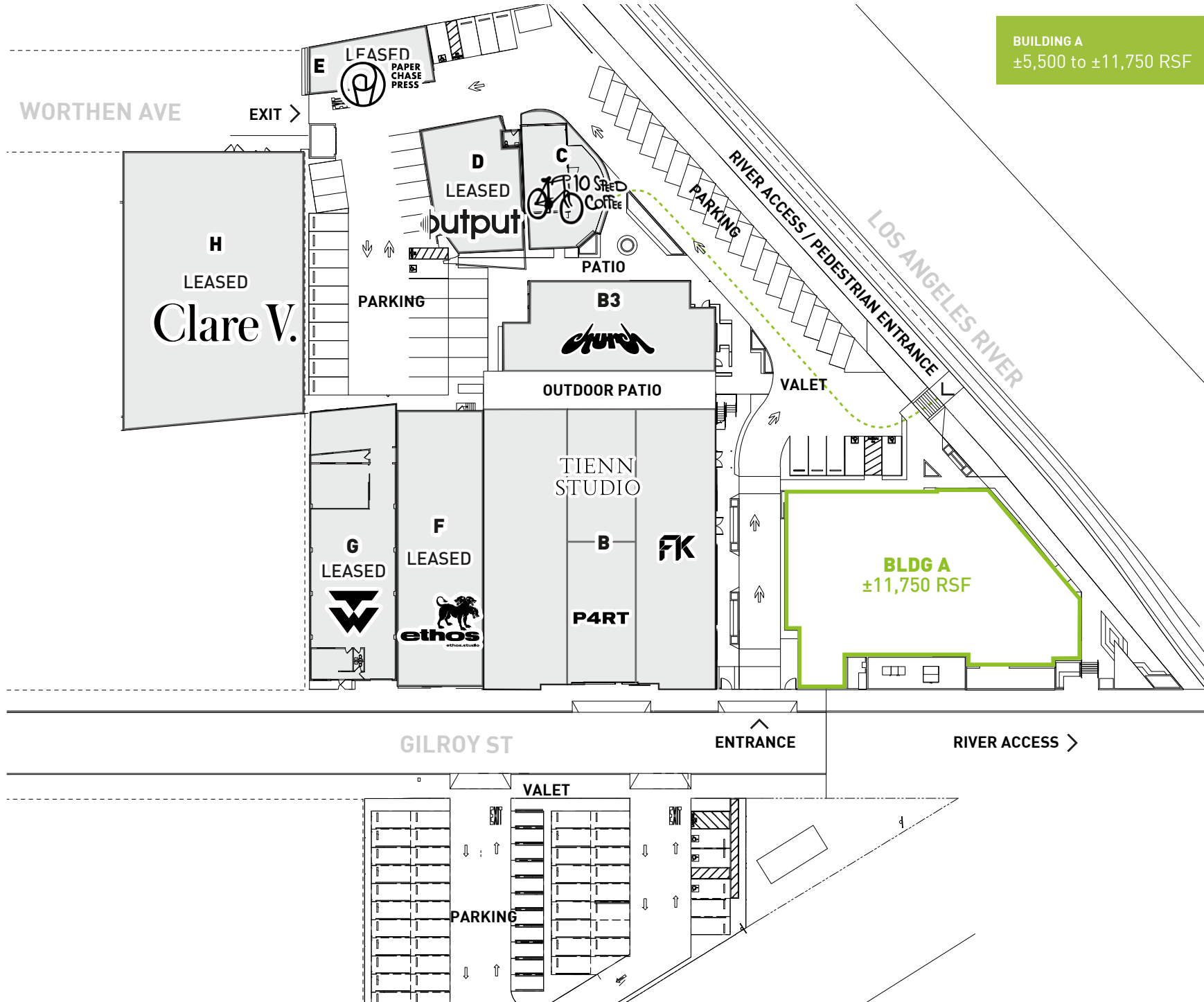
RATIO	2:1,000 SF
RATE/PASS/Mo.	\$175/Pass

**WHAT'S DIFFERENT**

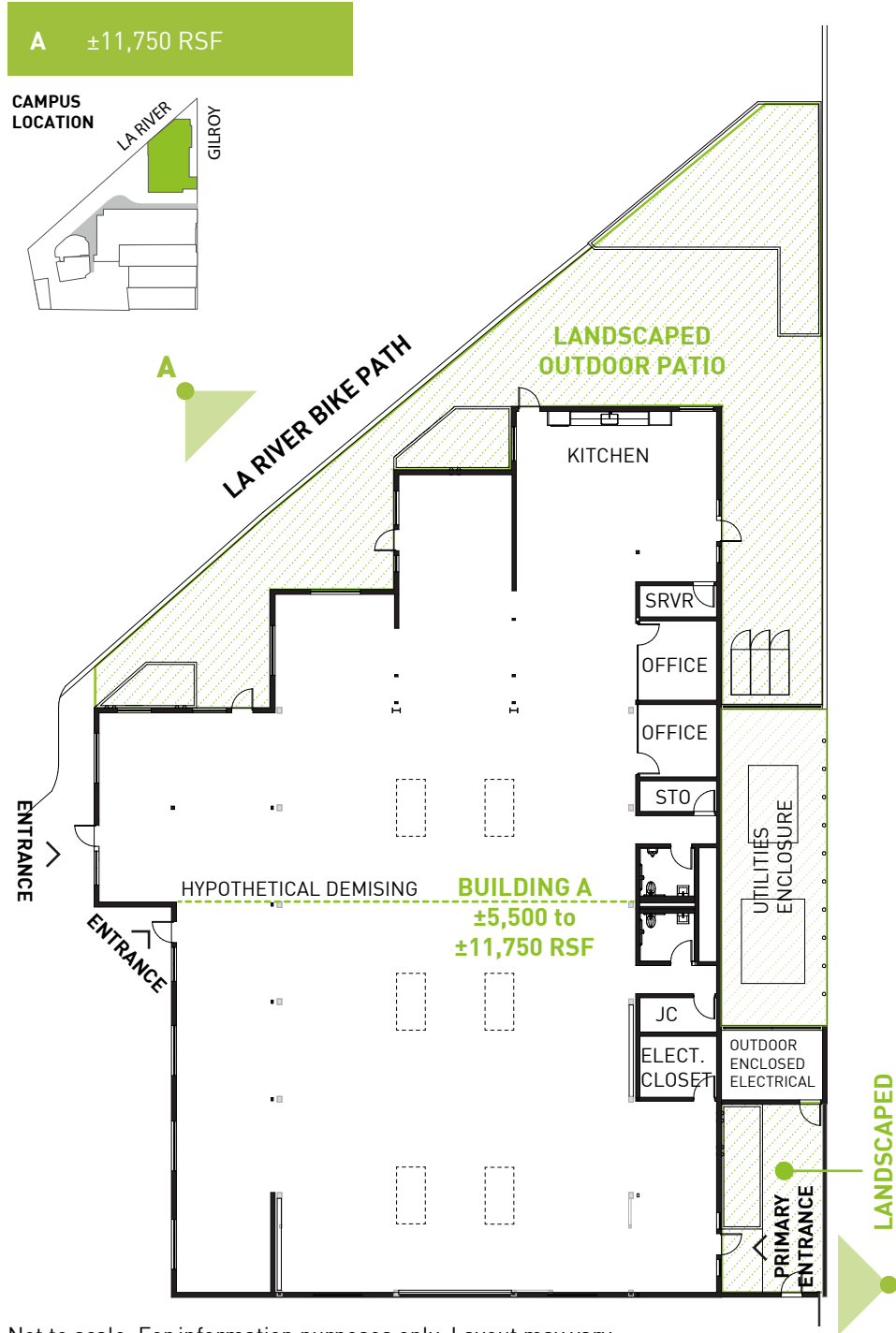
- Best in class creative office renovation
- Touchless smart Latch access system
- Landscaped exteriors with common area patios
- Operable custom steel windows and doors for fresh air
- Secure gated parking with onsite parking attendant
- Bright interiors, exposed ceilings and polished concrete floors
- 3-min drive to the 2 and 5 freeways
- Close proximity to all FrogTown, Silver Lake and Atwater Village amenities
- Imported marble countertops in kitchens and restrooms
- Campus is located on the LA River with direct points of access to the bike path

**BUILDING A**  
±5,500 to ±11,750 RSF

±11,750 RSF AVAILABLE



**SITE PLAN**



Not to scale. For information purposes only. Layout may vary



A— EXTERIOR RENDERING



B— ENTRANCE TO CAMPUS

GILROY ST

LANDSCAPED OUTDOOR COURTYARD

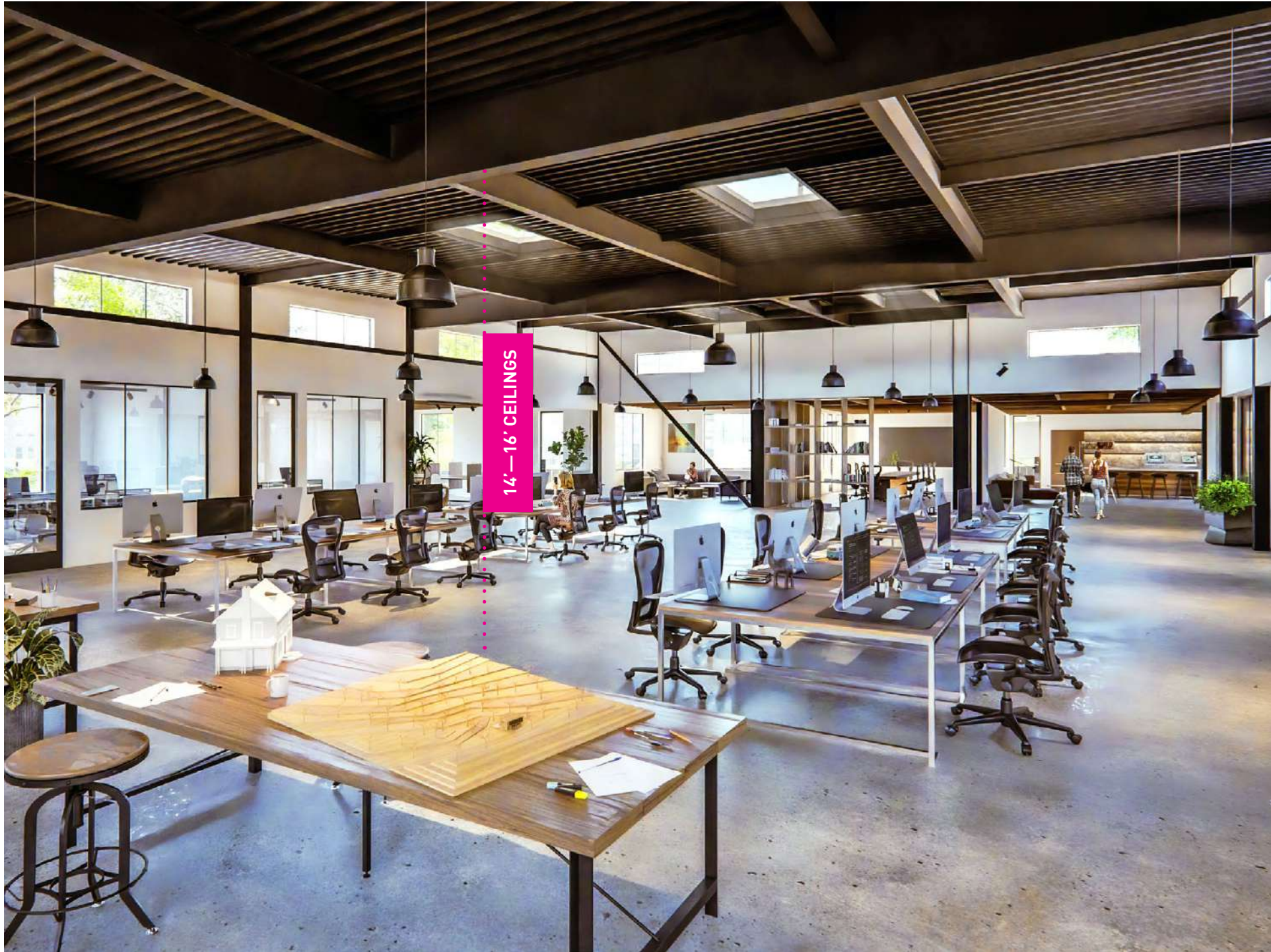
FLOOR PLAN A

FOR INFORMATION PURPOSES ONLY | LAYOUT AND FINISHES MAY VARY



EXTERIOR RENDERING

FOR INFORMATION PURPOSES ONLY | LAYOUT AND FINISHES MAY VARY



14'—16' CEILINGS

INTERIOR RENDERING

FOR INFORMATION PURPOSES ONLY | LAYOUT AND FINISHES MAY VARY



RENDERINGS | BLD A

# 10 WITHIN 10

AT  
GILROY  
CAMPUS



**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.



**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.



**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.



**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.



**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.

9 min  
WALK



**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.



**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.



**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.



**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.



**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



# GILROY TENANTS



#### 10 Speed Coffee (coming soon):

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#### TIENN Studios:

A creative production studio specializing in innovative media content, Tienn Studios collaborates with brands and artists to produce visually stunning and impactful projects across various platforms.



**Clare V:** A fashion and accessories brand known for its chic and timeless designs, Clare V offers a range of handbags, clothing, and accessories that combine Parisian influence with laid-back LA style.



#### Output:

Output develops cutting-edge software and hardware tools designed to inspire creativity among musicians and producers, providing innovative solutions for music creation and sound design.



#### Church Edit:

Church Edit is a post-production company offering top-tier editing, color grading, and visual effects services for film, television, and digital content, known for its meticulous attention to detail and artistic approach.



#### Part4:

An award-winning creative agency that specializes in crafting strategic solutions for social, digital, and beyond, offering innovative approaches to branding and marketing to drive impactful results.



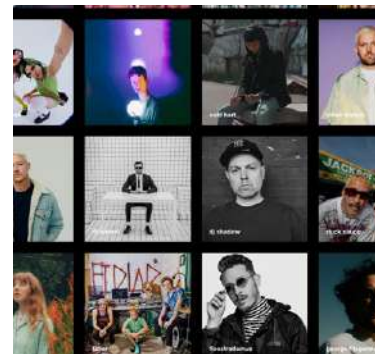
#### Ethos.Studio:

Ethos is an adaptive post-production studio specializing in color, finish, and VFX, which integrates deep experience with newer, better ways of doing things. With fully integrated remote systems, the award-winning team of young artists collaborates with clients worldwide.



#### Ferrante Koberling:

An architecture and design firm, Ferrante Koberling delivers bespoke solutions for residential and commercial projects, blending modern aesthetics with functional design elements.



#### TMWRK:

A full-service artist management company, TMWRK represents a diverse roster of talent in the music industry, providing comprehensive management and strategic guidance to help artists achieve their career goals.

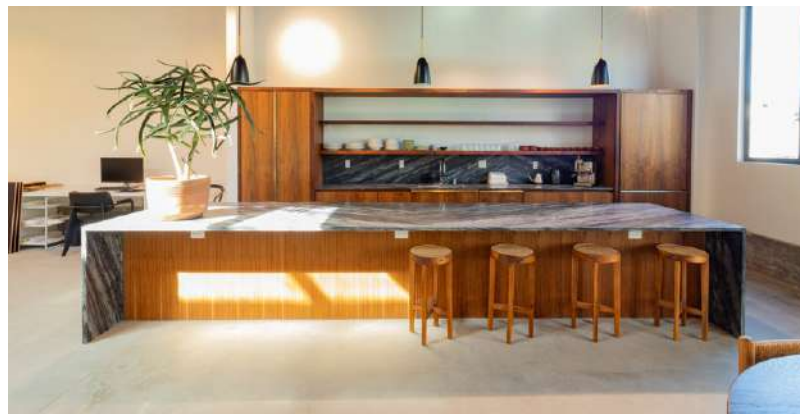


#### Paper Chase Press:

A family-run printing and design studio, Paper Chase Press provides high-quality, eco-friendly printing services for artists, designers, and businesses, specializing in custom projects with a focus on craftsmanship and sustainability.

AMENITIES

**Redcar Properties** - the developer of Gilroy Campus. - 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