

FOR LEASE: A DREAMERS DREAM INCREDIBLE CREATIVE OFFICE SPACE OPPORTUNITY



1917 BAY ST 2ND FLOOR

LOS ANGELES CA 90021

PROPERTY HIGHLIGHTS

- Large glass windows with excellent natural light.
- Freight Elevator Access
- Multiple Creative Areas
- Screening Area
- Pod Casting/Music Recording/Movie Projection Room

Ideal creative office space for any photograph,

- content creator, artist studio or any professional service

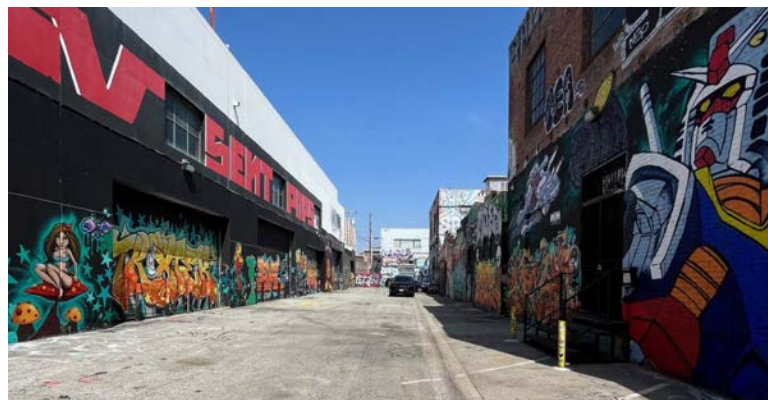
LOCATION HIGHLIGHTS

Blocks away from SoHo House, Rolling Greens,

- Warner Music Group, Bestia, Pizzanista and other numerous restaurants and amenities.

PROPERTY INFORMATION

ASKING RATE:	\$2.50; Modified Gross
TERMS:	1-5 Years
SUITE SIZE:	±6,900 SF
BUILDING SIZE:	±13,840 SF
LOT SIZE:	±7,996 SF
YEAR BUILT:	1926
ZONING:	M3
APN:	5166-018-018



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LEE & ASSOCIATES-PASADENA, INC.
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LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

OVERVIEW MAP



LOCAL POINTS OF INTEREST

RESTAURANTS

- 1 Paramount Coffee Project
- 2 Tartine Bianco
- 3 The Factory Kitchen
- 4 Officine Brera
- 5 Sixth+Mill
- 6 Blue Bottle Coffee
- 7 Little Bear
- 8 Urban Radish
- 9 Café Soci    
- 10 Church & State
- 11 Pizzanista!
- 12 Guerrilla Tacos
- 13 Bread Lounge
- 14 Bestia
- 15 Stumptown Coffee Roasters
- 16 Maru Coffee
- 17 Steven's Deli
- 18 The Porter Junction Cafe

BARS/BREWERIES/DISTILLERIES

- 1 The Spirit Guild
- 2 Iron Triangle Brewing Company
- 3 Flask & Field
- 4 Pour Haus Wine Bar
- 5 Tony's Saloon
- 6 Everson Royce Bar
- 7 Silverlake Wine
- 8 Our/Los Angeles Vodka
- 9 Greenbar Distillery

RETAIL/MISC ENTERTAINMENT

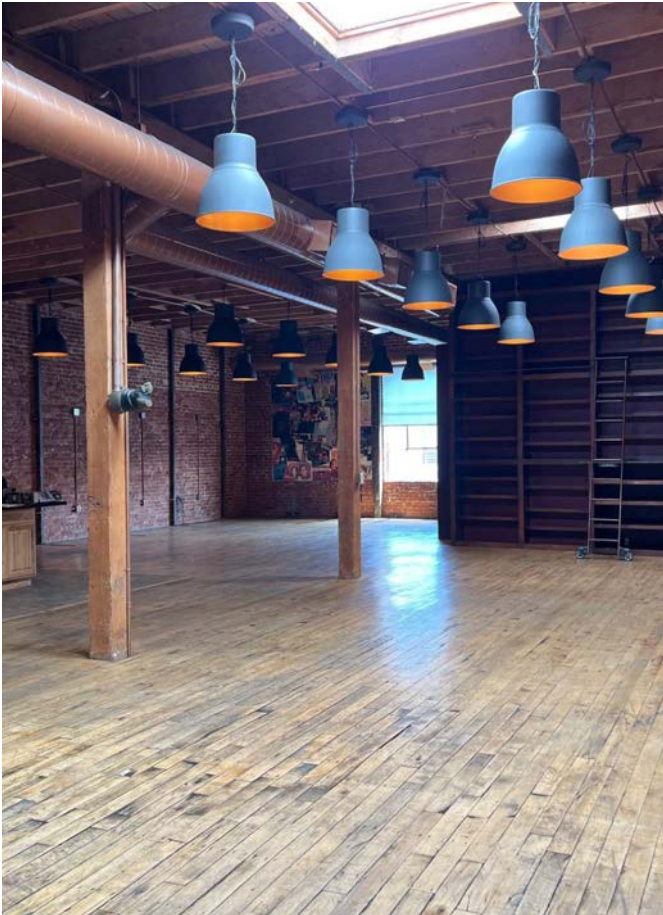
- 1 Dover Street Market
- 2 Two Bit Circus
- 3 WePlay Live
- 4 Commonwealth
- 5 The House of Machines
- 6 Arch The
- 7 Base Coat Nail Salon
- 8 Uptown Pup
- 9 Rolling Greens
- 10 ICA LA
- 11 Bodega

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INTERIOR PHOTOS

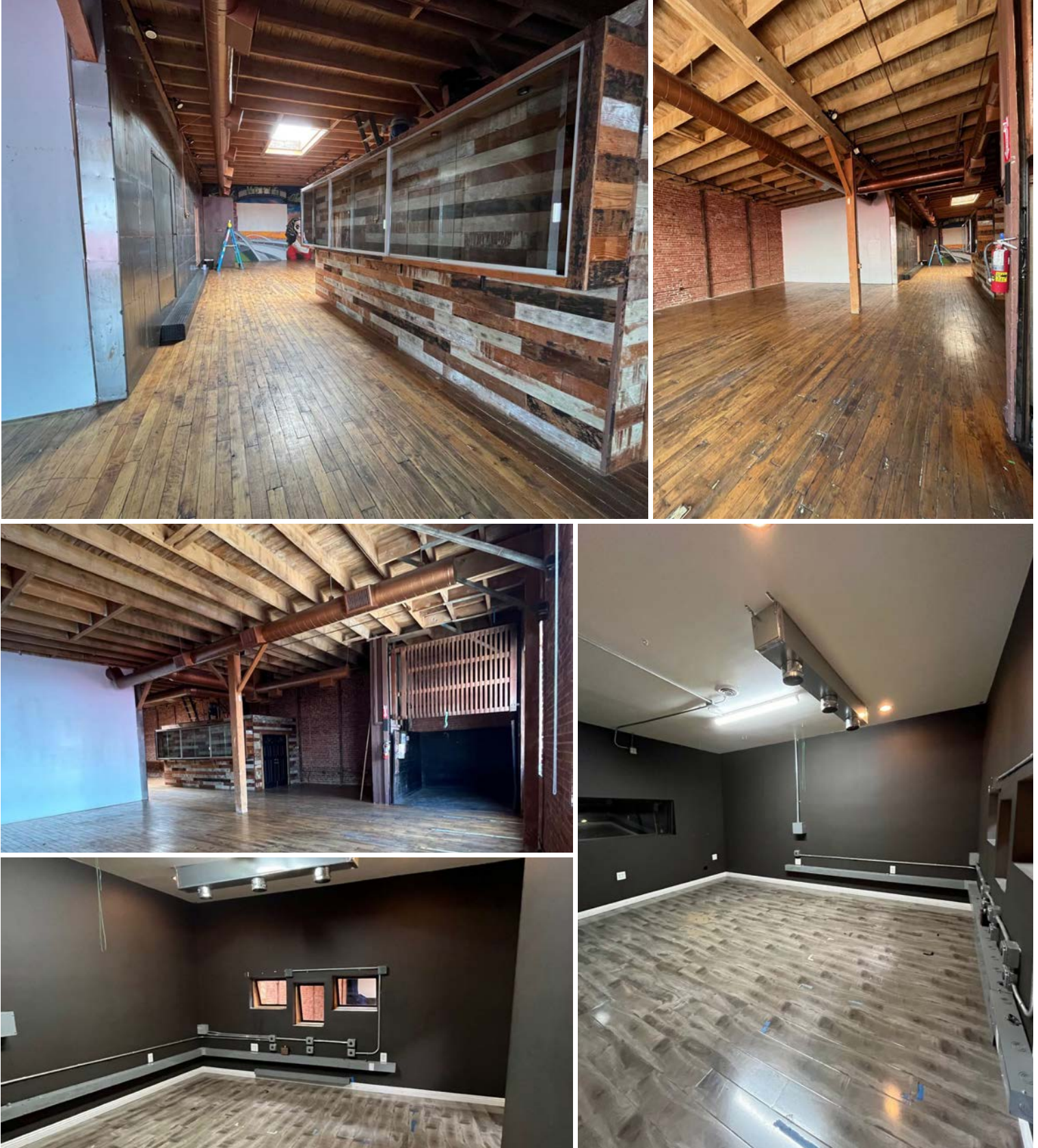


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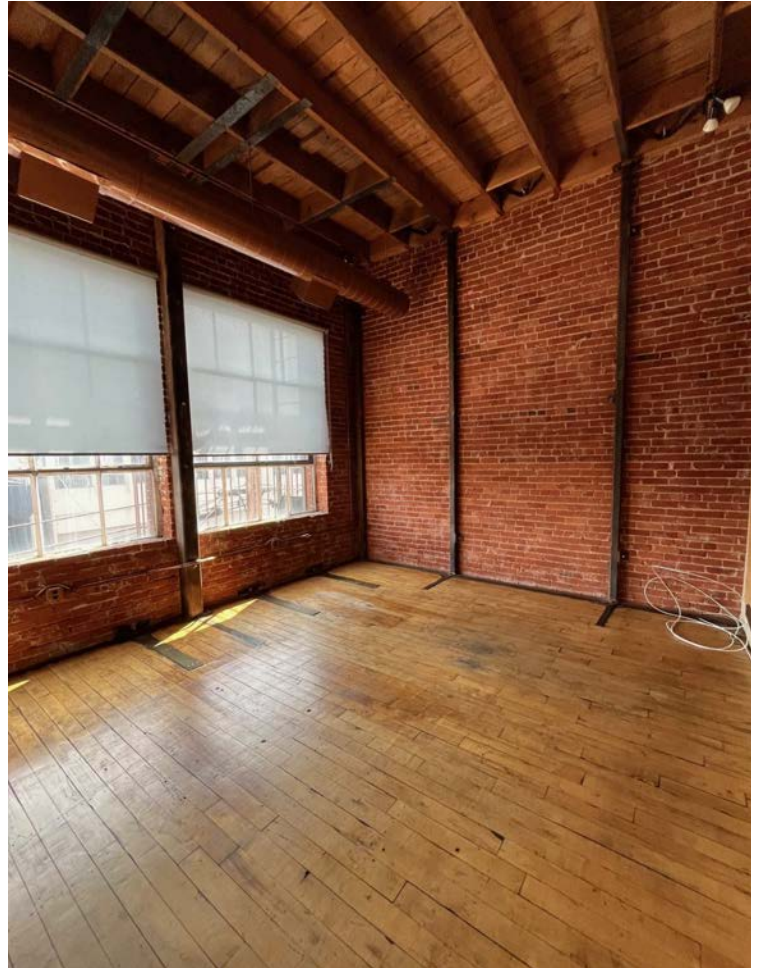
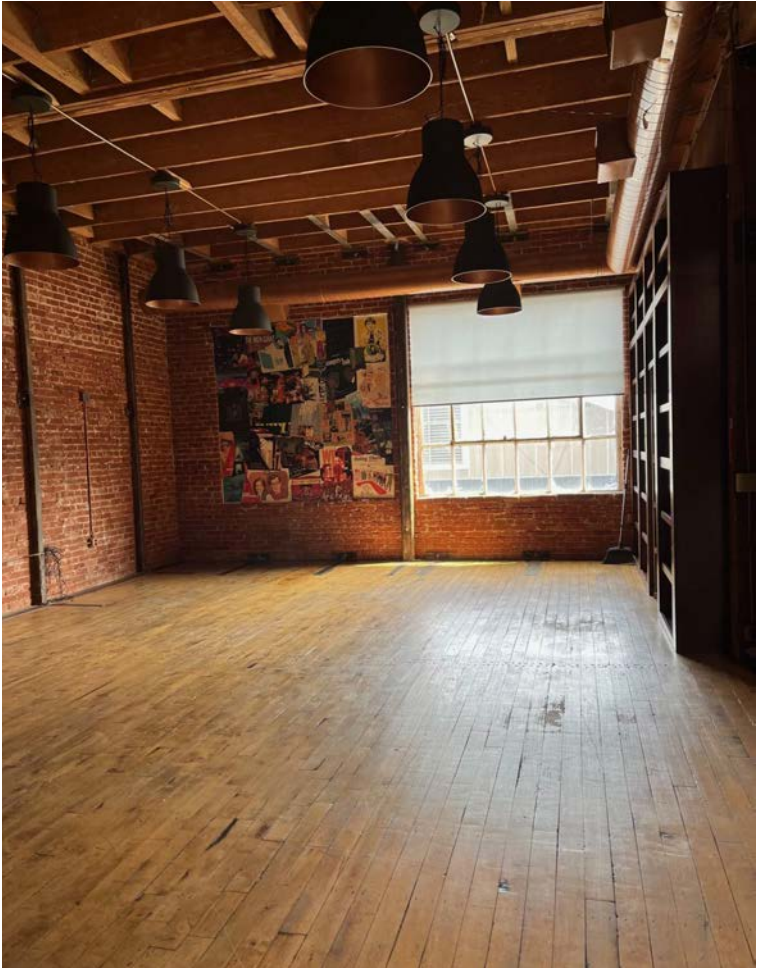


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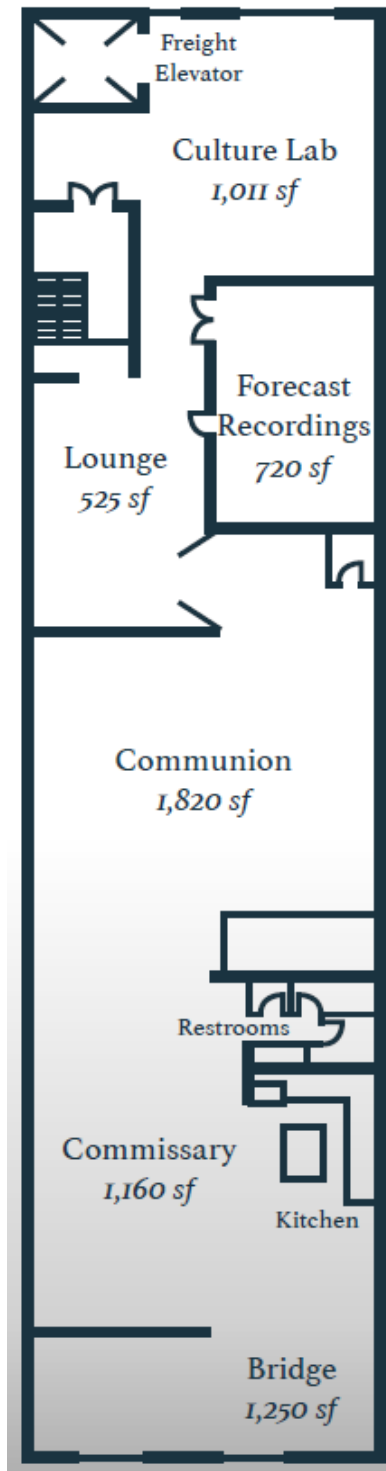


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FLOOR PLAN



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