

INDU
STRY

FLEX
±10,000 RSF

1989
BLAKE AVE
FROGTOWN

FOR LEASE



INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

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

FOR LEASE

FLEX

1989 BLAKE AVE FROGTOWN LOS ANGELES 90039

DETAILS

AVAILABLE AREA

±10,000 RSF

OCCUPANCY

June 2025

RATE

\$2.50/SF per Mo. NNN

TERM

2-5 Years

PARKING

10 Spaces on-site, gated lot

Versatile 10,000 RSF Flex Space in the Heart of Frogtown

FEATURES

Prime Frogtown Location – Near LA River & major freeways

10,000 RSF Open Layout – Ideal for creative, retail, or events

Industrial Aesthetic – Steel beams, polished concrete, large windows

Abundant Natural Light – Skylights & warehouse-style windows

High 16' Ceilings – Spacious, column-less, adaptable environment

Roll-Up Door Access – Easy loading & indoor/outdoor use

Multi-Use Potential – Art, retail, office, or production

400amp 3 phase power

Outdoor Access & Parking – Secure & event-friendly

Creative Hub – Surrounded by cafes, breweries, & studios



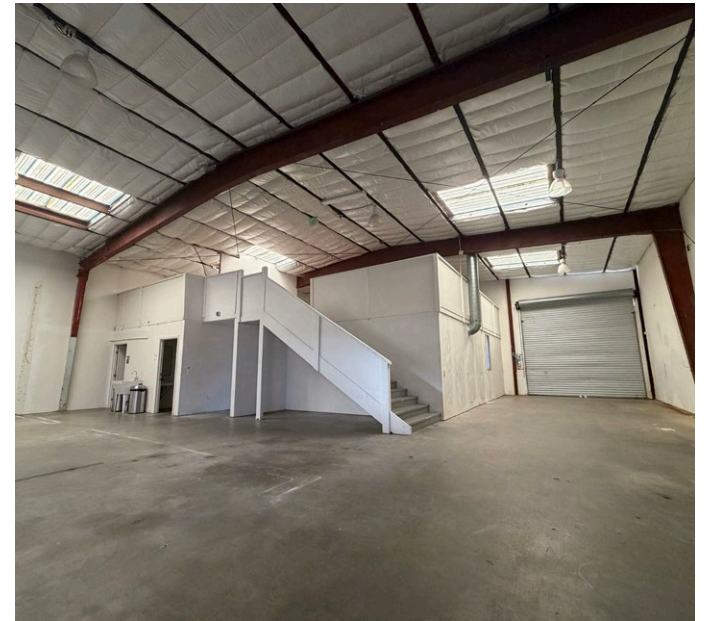
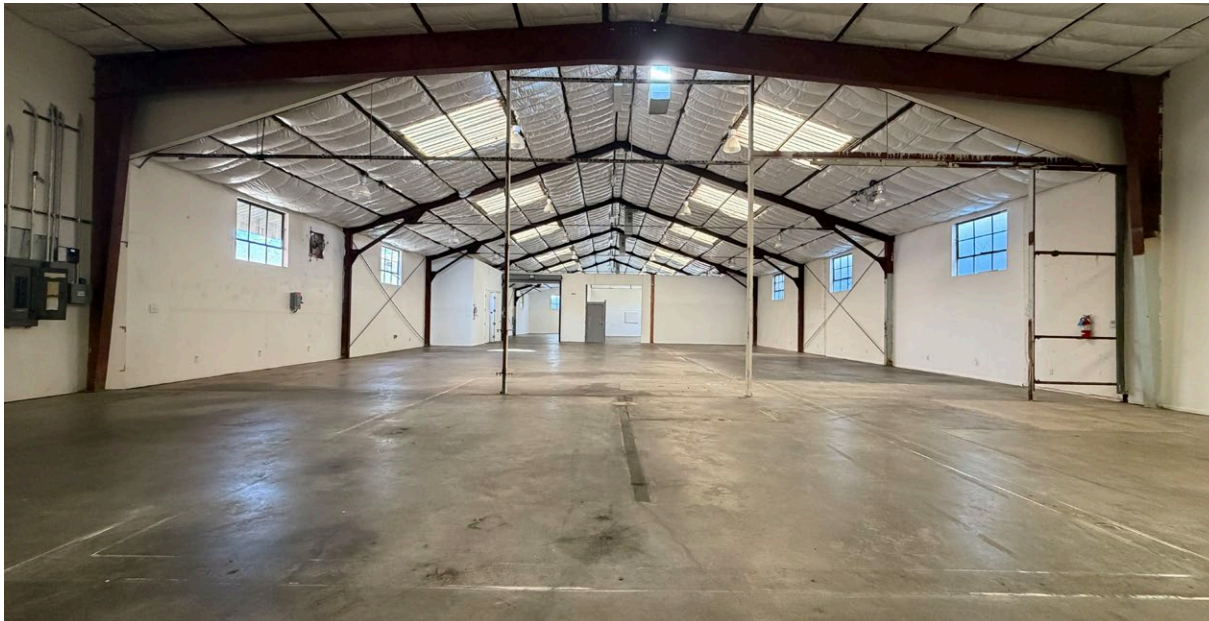
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.
©2025 INDUSTRY PARTNERS, INC.

FOR LEASE

FLEX

1989 BLAKE AVE FROGTOWN LOS ANGELES CA 90039

INTERIOR PHOTOS



FOR LEASE

FLEX

1989 BLAKE AVE FROGTOWN LOS ANGELES CA 90039

INTERIOR PHOTOS



4 min
DRIVE**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.

5 min
WALK

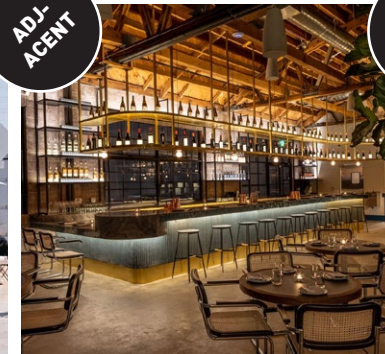
Spoke: Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.



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.