

INDU  
STRY

**TURN-KEY CREATIVE OFFICE  
COMPOUND**

BUILDING SF: ±3,463 SF

LAND SF: 7,133 SF

1913-1915  
HYPERION AVE  
LOS ANGELES

**FOR SALE**

**INDUSTRYPARTNERS.COM**

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**BUILDING SF**

1913 Hyperion: ±1,100 RSF  
1915 Hyperion: ±2,363 RSF

**LAND SF**

7,133 SF

**PRICE**

Upon Request

**ZONING**

C1

**APN**

5430-013-021  
5430-013-013

**YEAR BUILT**

1922

**PARKING**

5 - 7 spaces

### Prime turnkey owner-user opportunity in Silverlake

**FEATURES**

Two (2) separate commercially-zoned buildings, perfect for owner-users looking for additional income

1920s converted residence into move-in ready offices

Newly renovated building systems (HVAC, utilities, roof, kitchens) in both buildings

Premium finishes and tasteful design touches in interior/exterior areas

ADA-compliant main office (permitted accessible ramp and parking)

On-site parking area

Existing tenancy with in-place income and short-term leases for flexibility

Commercial unit on Hyperion-level perfect for retail uses

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.

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TENANT	LEASE TYPE	UNIT SIZE (SQ FT)	LEASE END	MONTHLY RENT	PSF	MOS. REMAINING ON LEASE
<b>1915 Hyperion</b> (Main building upstairs)						
BrandIQ	MG	1,620	MTM	\$7,000		MTM
Arrows	MG	n/a	MTM	\$675		MTM
Seber Bulger LLP	MG	n/a	MTM	\$700		MTM
Anthony Anderson Architecture	MG	n/a	MTM	\$1,000		MTM
<b>sub total 1915 Hyperion (Upstairs)</b>		<b>1,620</b>		<b>\$9,375</b>	<b>\$5.79</b>	
<b>3806 Udell Ct</b> (Main Building Downstairs)						
Entertainment Executive (Personal Office)	MG	638	Sep-26	\$3,308	\$5.18	12
<b>1913 Hyperion</b> (Main Building 1st Floor)						
Therapists	MG	1,100	Apr-26	\$4,607.40	\$4.19	8
<b>Total</b>		<b>3,358</b>		<b>\$17,290</b>	<b>\$5.15</b>	

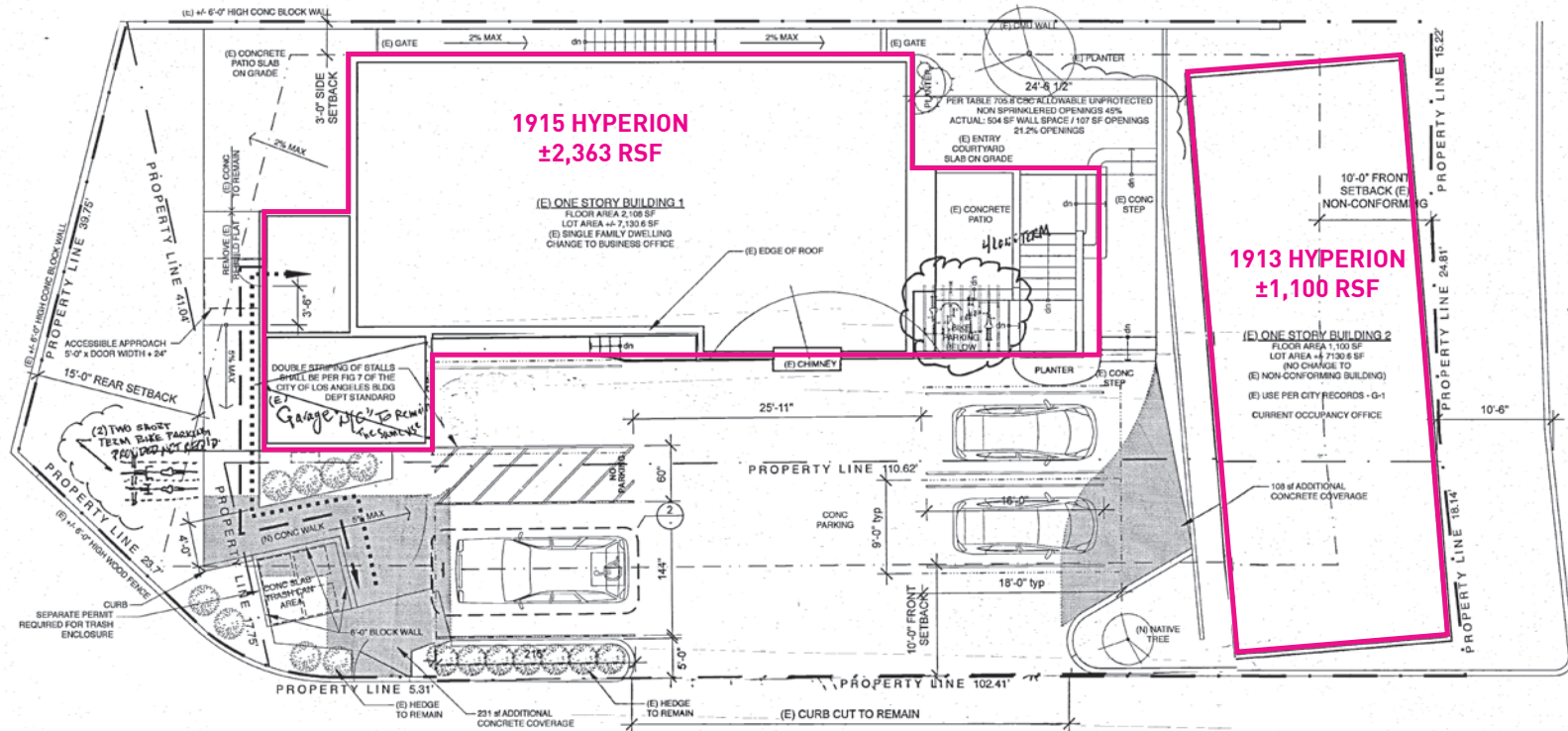
#### OPERATING EXPENSES

Insurance	\$3,844.00
Property Taxes	\$21,594.17
Repairs & Maintenance	\$1,400.00
Landscaping	\$2,200.00
Water (1913)	\$153.75
Utilities (1915)	\$4,520.00
<b>Total Expenses</b>	<b>\$33,711.92</b>

#### OPERATING DATA

Scheduled Lease Income (2026)	\$207,484.80
Expenses	\$(33,711.92)
<b>Net Operating Income</b>	<b>\$173,772.88</b>

**SITE PLAN**  
**±3,463 RSF**

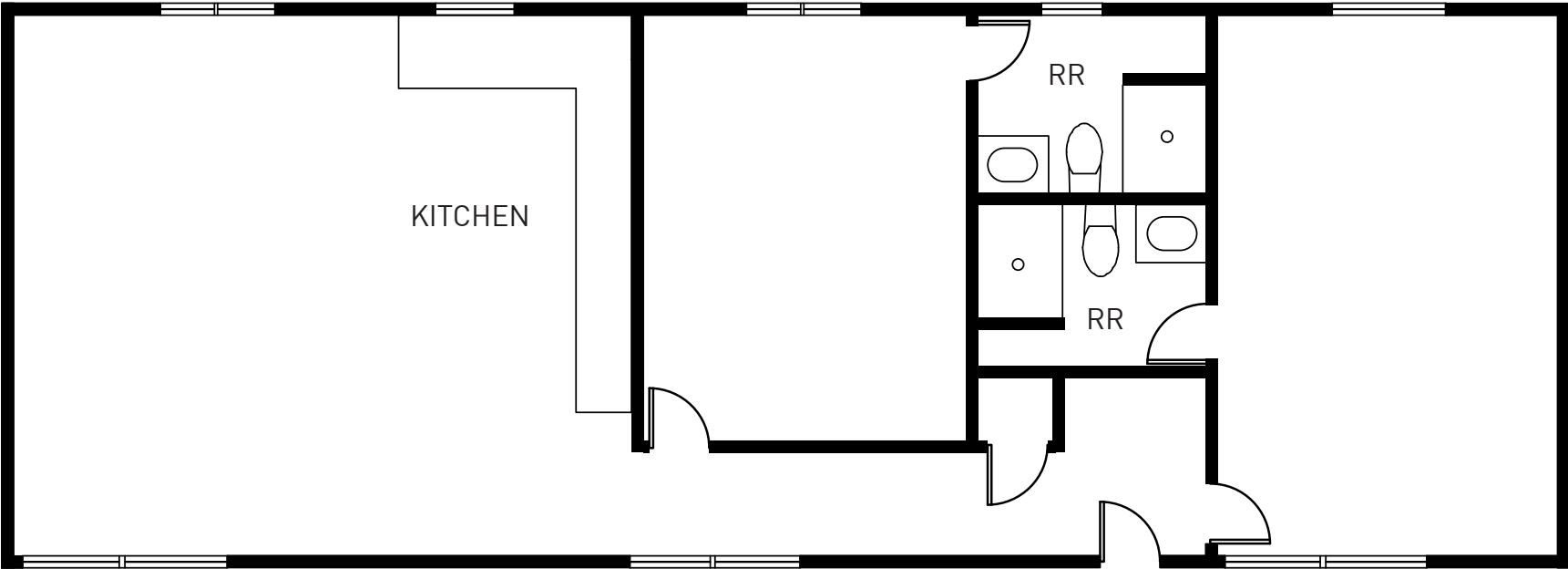


← →  
HYPERION AVE  
← →

NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

**UDELL CT**

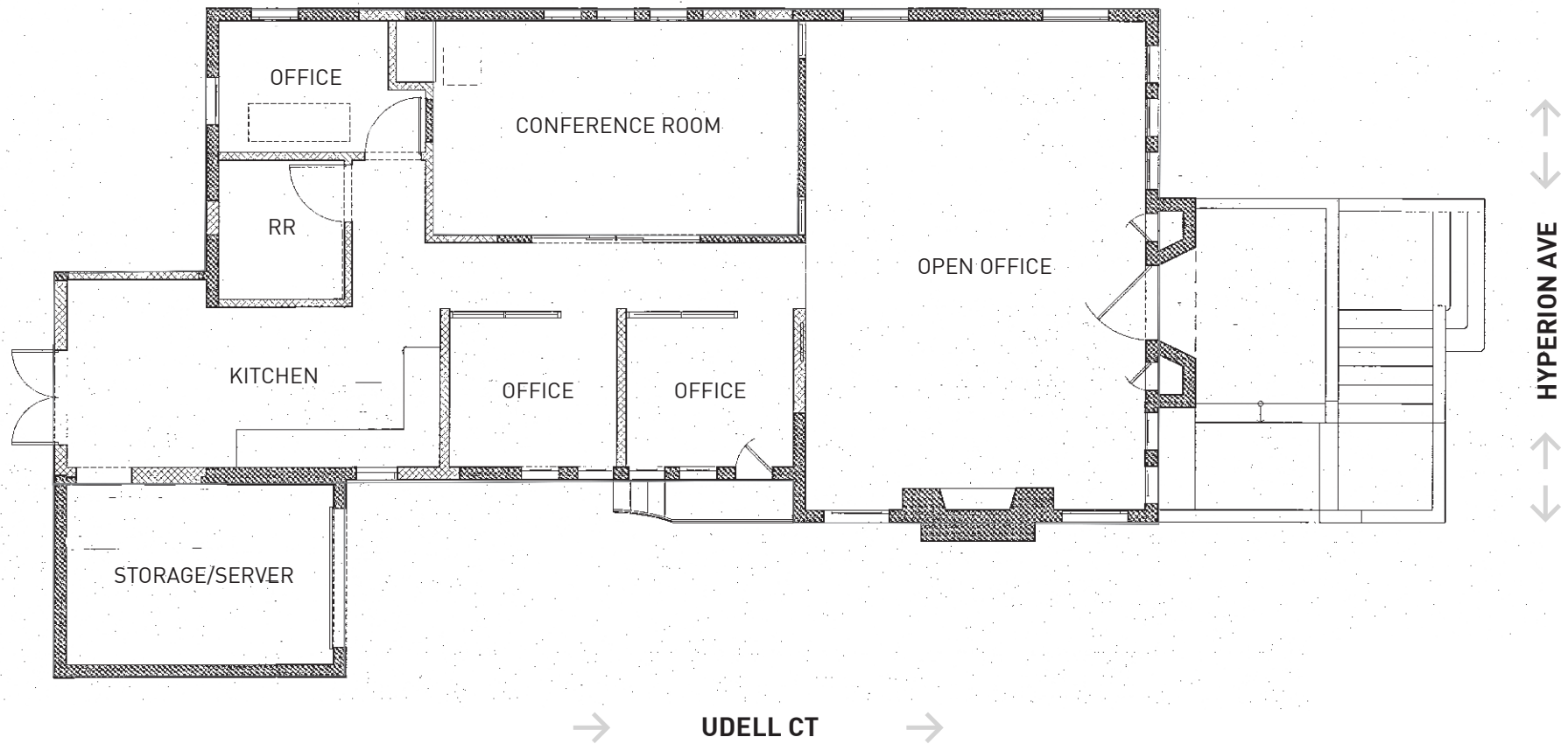
1ST FLOOR  
1913 HYPERION



HYPERION AVE

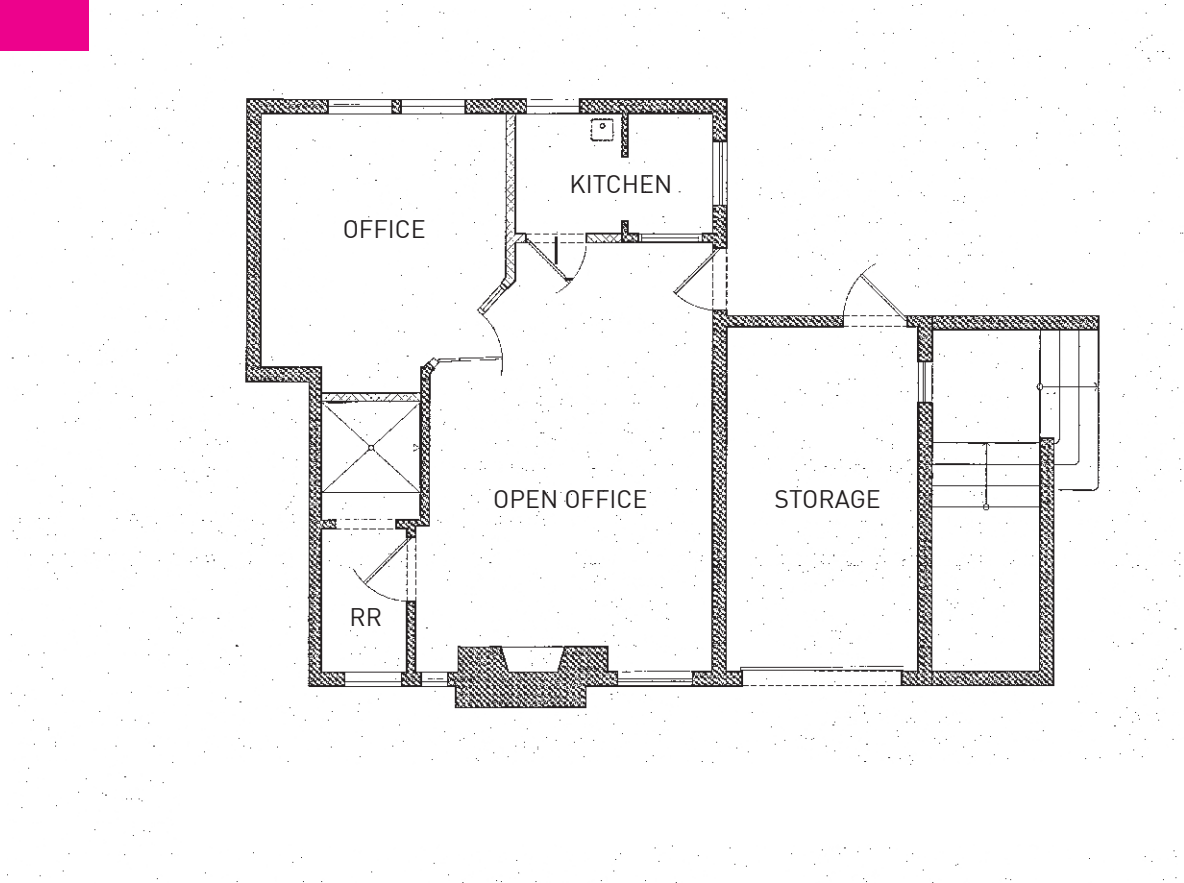
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**UPPER LEVEL  
1915 HYPERION**

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Floor plan for information purposes only.  
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LOWER LEVEL  
1915 HYPERION



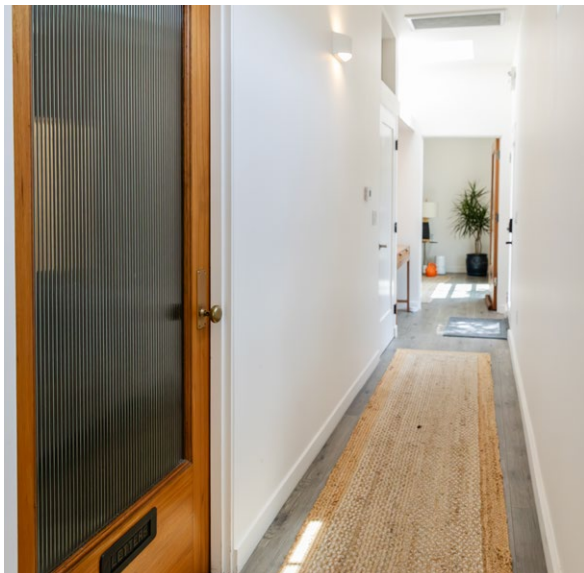
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FOR SALE

CREATIVE OFFICE | FLEX

1913-1915 HYPERION AVE LOS ANGELES CA 90027

INTERIOR PHOTOS (1913)





FOR SALE

CREATIVE OFFICE | FLEX

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INTERIOR PHOTOS (1915)





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EXTERIOR PHOTOS





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AERIAL PHOTOS





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AREA AMENITIES  
10 WITHIN 10

1 min  
WALK



**Casita del Campo:** A colorful and cozy Mexican restaurant known for its vibrant décor, classic margaritas, and hearty, homestyle dishes. The atmosphere is festive and welcoming, with a charming patio perfect for relaxing evenings and lively gatherings.

1 min  
WALK



**Reunion & Company:** A modern eatery and bar offering a thoughtful menu of seasonal fare, refreshing cocktails, and craft brews. With a stylish yet laid-back ambiance, it's perfect for brunch, dinner, or casual drinks with friends. Its focus on fresh flavors and warm hospitality makes it a local favorite.

3 min  
WALK



**Lyric Coffee:** A cozy and artistic café offering expertly brewed coffee, handcrafted espresso drinks, and a rotating selection of pastries. Known for its warm, inviting atmosphere and creative touches, it's a perfect spot to relax, work, or catch up with friends over a delicious cup.

3 min  
DRIVE



**Tartine:** A modern bakery and café offering artisan breads, elegant pastries, and a seasonal menu of sandwiches and salads. Known for its elevated ingredients and airy interiors, it's ideal for a chic brunch or midday treat.

7 min  
DRIVE



**Silverlake Reservoir:** The Silverlake Reservoir offers a scenic walking and jogging path, grassy lawns for lounging, and a tranquil neighborhood vibe. With mountain views and a dog park nearby, it's a favorite for locals looking to relax, exercise, or enjoy the laid-back charm of this urban oasis.

4 min  
DRIVE



**Gelson's:** A premium neighborhood grocery store offering high-quality produce, gourmet goods, and convenient prepared meals. Gelson's caters to foodies and families alike with friendly service, a clean atmosphere, and a curated selection of organic and specialty items perfect for quick stops or weekly shopping.

6 min  
DRIVE



**Barnsdall Art Park:** A cultural haven perched on a hill, Barnsdall Art Park features stunning views, the historic Hollyhock House, and rotating art exhibits. It's a peaceful spot for picnics, wine tastings, or creative inspiration, drawing locals and visitors alike with its unique blend of art, architecture, and green space.

2 min  
DRIVE



**Intelligentsia Coffee:** A sleek, design-forward café serving expertly brewed coffee and espresso from direct-sourced beans. Baristas focus on precision and craft, making it a popular destination for coffee enthusiasts and remote workers alike.

3 min  
DRIVE



**Erewhon:** An upscale organic market known for its stylish vibe, wellness-focused products, and iconic smoothies. Whether you're grabbing a biodynamic salad, adaptogenic latte, or artisan pantry staple, it's a go-to for health-conscious locals seeking premium quality and trend-forward groceries in a polished setting.

3 min  
DRIVE



**Dinosaur Coffee:** A bright, minimalist café with a strong community vibe and expertly made espresso drinks. With ample seating and a warm atmosphere, it's a neighborhood favorite for working, catching up, or simply enjoying a quality cup.