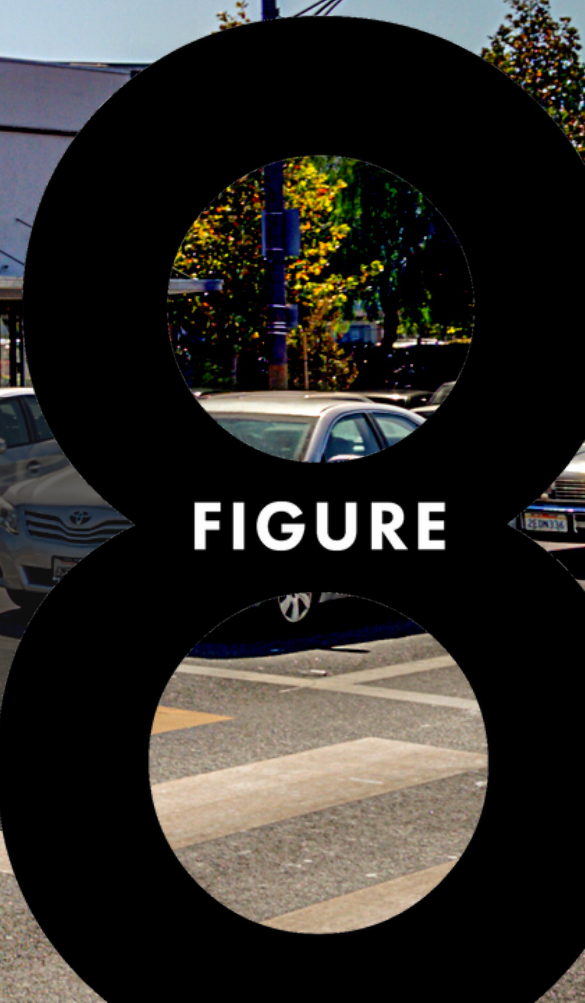


PLANNING



GROUND FLOOR RETAIL/OFFICES  
in the historic Seeley Building



**FIGURE**

# UNIT 101

±3,414 SQ FT  
FLAGSHIP  
RETAIL / OFFICE

## Units 107-108

±2,924 sq ft  
divisible  
cafe / retail

## Unit 106

±1,289 sq ft  
retail / office

## Unit 103

±1,271 sq ft  
retail / office

# SEELEY'S



# PROPERTY OVERVIEW

Figure 8 is excited to present The Seeley Building, a retail & creative compound located at the junction of Atwater Village and Glendale at 1800 S Brand Blvd. The 3,400+ sq ft flagship creative office or retail space at the intersection of San Fernando and Brand offers an open plan and natural light, as well as high traffic count and visibility. Retail spaces on San Fernando include a turn-key café space with a modern industrial vibe. The property is meticulously maintained and features exposed wood beams & original brick, polished concrete floors, mature landscaping, and art installations. Parking is available including valet service at an additional cost. The Seeley Building offers an opportunity to be walking distance to all the amazing restaurants and cafés in Atwater Village, while also just minutes away from the Americana and all of the incredible retail in Glendale.



1800 S. Brand Blvd, Unit 101 LOS ANGELES, CA 91204



NICK FICHERA 630.460.0820  
DRE# 01932217 nick@figure8re.com

ROGER MERIANS 310.210.4531  
DRE #01990318 roger@figure8re.com

CAEL KIRKLAND 323.842.2536  
DRE #02003728 cael@figure8re.com

# 101

## AVAILABLE SPACE

±3,414 sq ft

## ASKING RENT

\$3/sf - Negotiable

## HIGHLIGHTS

PARTIALLY EXPOSED  
SWEEPING CEILING AT ENTRY

---

BUILT-OUT OFFICES,  
RESTROOMS & KITCHEN

---

SUPERB HIGH-VISIBILITY  
LOCATION

# Unit 101



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ROGER MERIANS 310.210.4531  
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CAEL KIRKLAND 323.842.2536  
DRE #02003728 cael@figure8re.com

# 1800 S. Brand Blvd, Unit 107/108 LOS ANGELES, CA 91204



NICK FICHERA 630.460.0820  
DRE# 01932217 nick@figure8re.com

ROGER MERIANS 310.210.4531  
DRE #01990318 roger@figure8re.com

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DRE #02003728 cael@figure8re.com

107

108

**AVAILABLE SPACE**

±2,924 sf - Divisible

**ASKING RENT**

\$3/sf - Negotiable

**HIGHLIGHTS**

TURN-KEY CAFE FACILITY

---

POLISHED CONCRETE FLOORS

---

EXPOSED WOOD BEAMS



# Units 107 & 108



NICK FICHERA 630.460.0820  
DRE# 01932217 nick@figure8re.com

ROGER MERIANS 310.210.4531  
DRE #01990318 roger@figure8re.com

CAEL KIRKLAND 323.842.2536  
DRE #02003728 cael@figure8re.com

1800 S. Brand Blvd, Units 103 & 106 LOS ANGELES, CA 91204



NICK FICHERA 630.460.0820  
DRE# 01932217 nick@figure8re.com

ROGER MERIANS 310.210.4531  
DRE #01990318 roger@figure8re.com

CAEL KIRKLAND 323.842.2536  
DRE #02003728 cael@figure8re.com

# 103

# 106

## AVAILABLE SPACE

103: ±1271 sf, 106: ±1,289 sf

## ASKING RENT

\$3/sf - Negotiable

## HIGHLIGHTS

RETAIL OR OFFICE USE

---

POLISHED CONCRETE FLOORS

---

VALET PARKING (add. fee)



# Units 103 & 106

(spaces mirror one another)

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DRE #01990318 roger@figure8re.com

CAEL KIRKLAND 323.842.2536  
DRE #02003728 cael@figure8re.com



**1800 S. BRAND BLVD.  
GLENDALE, CA 91204**

## **NEARBY**

- BON VIVANT MARKET
- DUNE
- WINE & EGGS
- BLACK ELEPHANT COFFEE
- HAIL MARY PIZZA

Los Angeles

## TENANT AND 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.

2020 to present:

over 250 MILLION IN  
SALES & LEASES

550 UNITS MANAGED

85 RENOVATION PROJECTS

FIGURE 8 COMMERCIAL

NICK FIGHERA  
COMMERCIAL DIRECTOR  
(630) 460 0820  
nick@figure8re.com  
DRE: 01932217

ROGER MERIANS  
SALES AGENT  
(310) 210-4531  
roger@figure8re.com  
BRE: 01990318

CAEL KIRKLAND  
LEASING MANAGER  
(323) 842-2536  
cael@figure8re.com  
BRE: 02003728

OFFICE  
1509 W. Sunset Blvd, Los Angeles, CA 90026  
www.figure8re.com

**FIGURE**