

# 202 NORTH AVENUE 64

(aka 6405 GARVANZA AVENUE) HIGHLAND PARK



FOR LEASE | ± 2,250 SF 2ND FLOOR CREATIVE OFFICE SPACE

AVISON  
YOUNG

## PROPERTY DETAILS

202 NORTH AVENUE 64 (aka 6405 GARVANZA AVENUE)  
HIGHLAND PARK



This iconic, character rich, historic red brick building in the Garvanza neighborhood of Highland Park, and adjacent to South Pasadena, is a recognized landmark in the community. Originally used as a Masonic Lodge, the “Original Towner Hall of Garvanza” building built in 1909, now has 2nd floor walkup space that is an artistic and creative oasis lending itself perfectly for any company looking for out of the traditional vanilla box office space. Office features an in-suite lounge area and kitchenette and a large shared kitchen, common areas, a decked out cave room and private bar, and restrooms.

**PREMISES:** ±2,250 RSF located on the 2nd Floor

**TERM:** Negotiable

**RENT:** \$2.15 per RSF, Modified Gross

**YEAR BUILT:** 1909



Hip, Vibrant Location



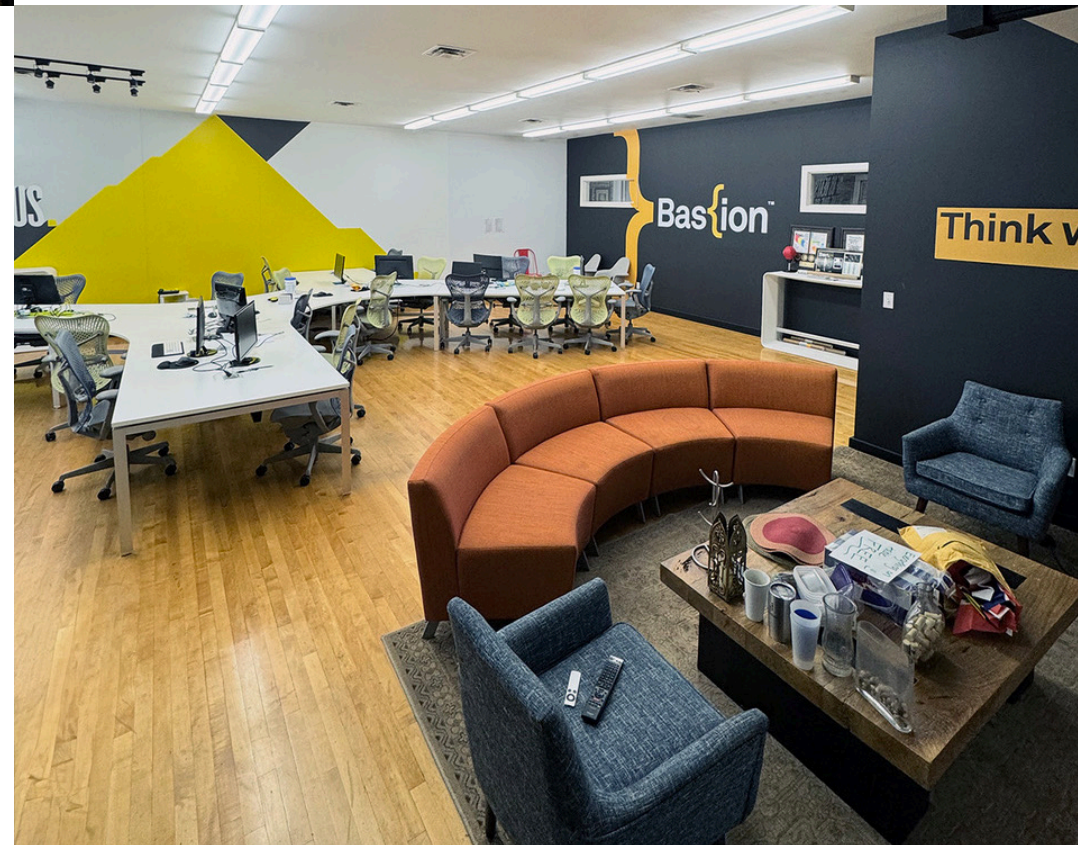
Versatile,  
Open Floor Plan



Highly Trafficked  
Intersection



“Very Walkable”, with  
a Walk Score of 89



PROPERTY PHOTOS

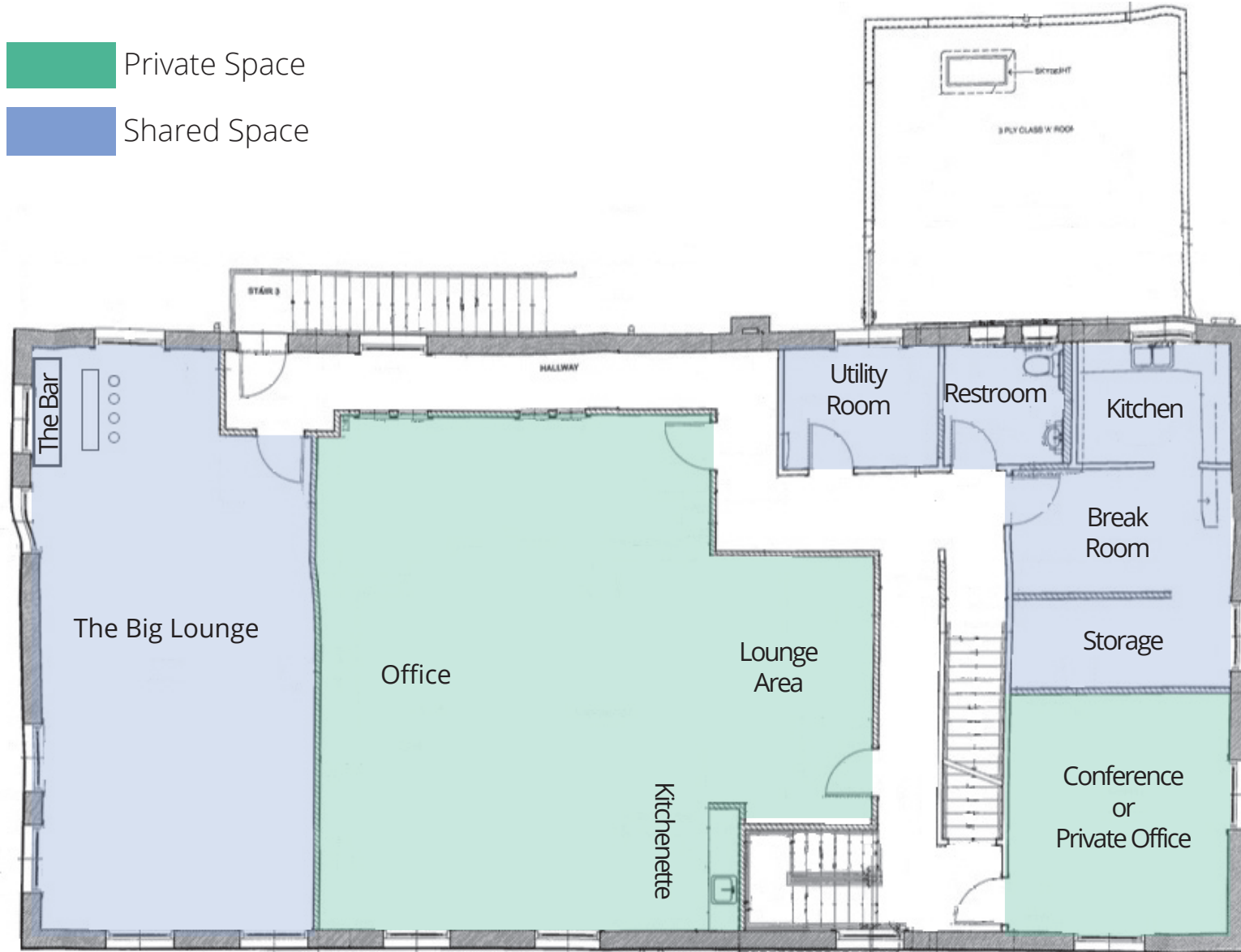
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HIGHLAND PARK



# FLOOR PLAN

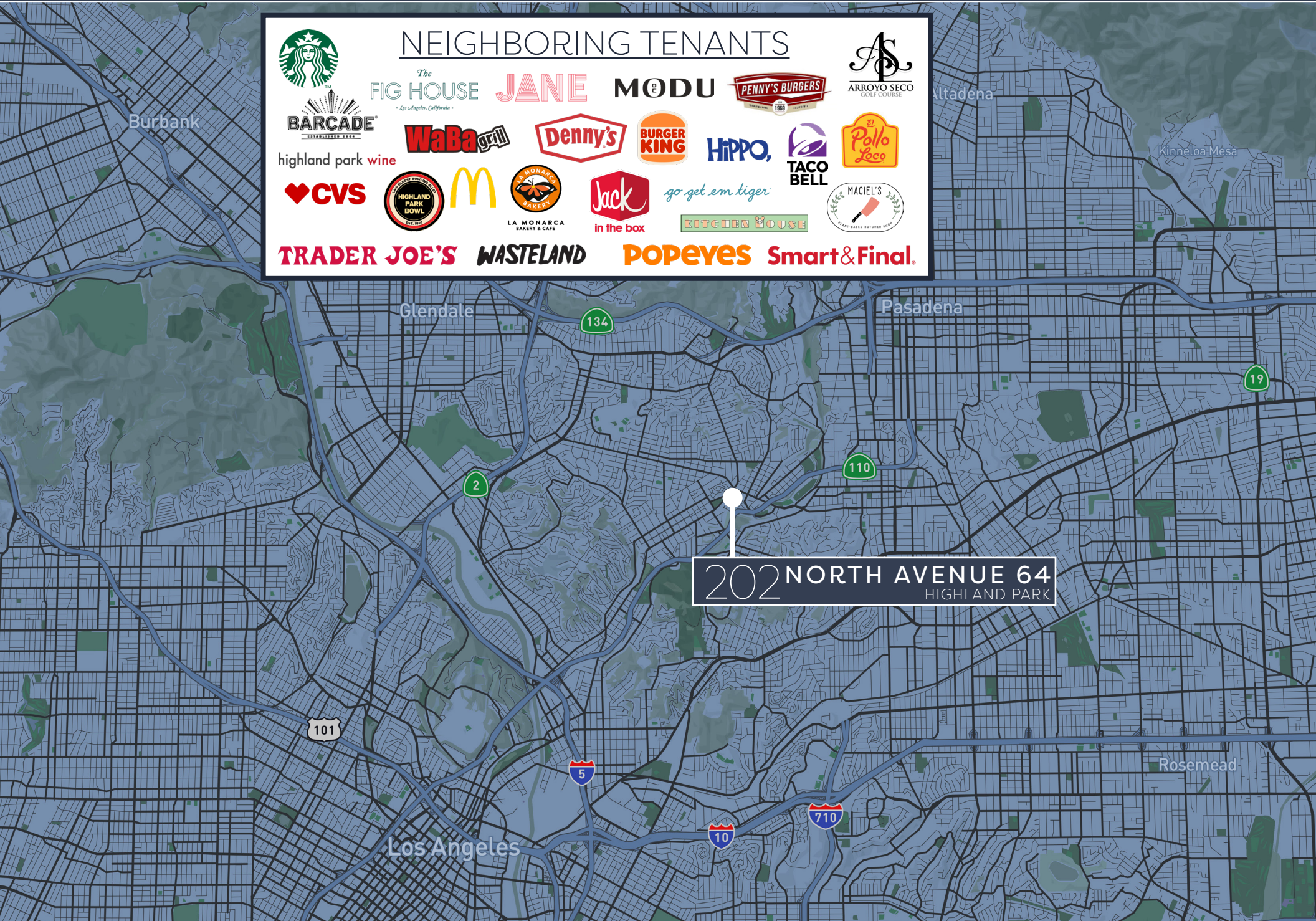
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HIGHLAND PARK

- Private Space
- Shared Space



# LOCATION

# 202 NORTH AVENUE 64 (aka 6405 GARVANZA AVENUE) HIGHLAND PARK



### NEIGHBORING TENANTS


## LOCATION

# 202 NORTH AVENUE 64 (aka 6405 GARVANZA AVENUE) HIGHLAND PARK

Highland Park is a historic neighborhood located in Northeast Los Angeles, California. Known for its vibrant arts scene, eclectic architecture, and rich cultural heritage, Highland Park offers a unique blend of old and new.

The area is characterized by charming Craftsman-style homes, vintage shops, and a variety of trendy cafes and restaurants. The neighborhood has undergone significant revitalization in recent years, attracting artists, young professionals, and families who are drawn to its creative energy and community spirit.

Figueroa Street, the main thoroughfare, is lined with an array of local businesses, galleries, and eateries, reflecting the diverse and dynamic nature of the community. Highland Park is also home to several notable landmarks, such as the Highland Park Bowl, one of the oldest bowling alleys in Los Angeles, and the Southwest Museum, which showcases Native American art and culture.

Additionally, the neighborhood boasts a number of parks and green spaces, including the scenic Debs Park, which offers hiking trails and panoramic views of the city. Highland Park's proximity to downtown Los Angeles and its strong sense of community make it a desirable place to live and visit.



**222K**  
TOTAL POPULATION (3 mile)



**\$125K**  
AVG. HH INCOME (3 mile)



**\$915K**  
MEDIAN HOME VALUE (3 mile)





# 202

## NORTH AVENUE 26

(aka 6405 GARVANZA AVENUE)

### HIGHLAND PARK

FOR MORE INFORMATION:

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**AVISON  
YOUNG**

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**ANDREW BERK**

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