

2352 RIPPLE ST FROGTOWN

FOR LEASE/SALE ±6,216 RSF

OFFICE | STUDIO | SHOWROOM
PERFECT OWNER / USER OPPORTUNITY

redcar
development

INDUSTRYPARTNERS.COM
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INDUSTRY



CREATIVE OFFICE

DETAILS

BUILDING DETAILS

BUILDING AREA ±6,216 RSF
 LAND AREA 4,800 SF

PARKING

RATIO Private Gated Lot
 with Valet Assist + Nearby Offsite

WHAT'S DIFFERENT

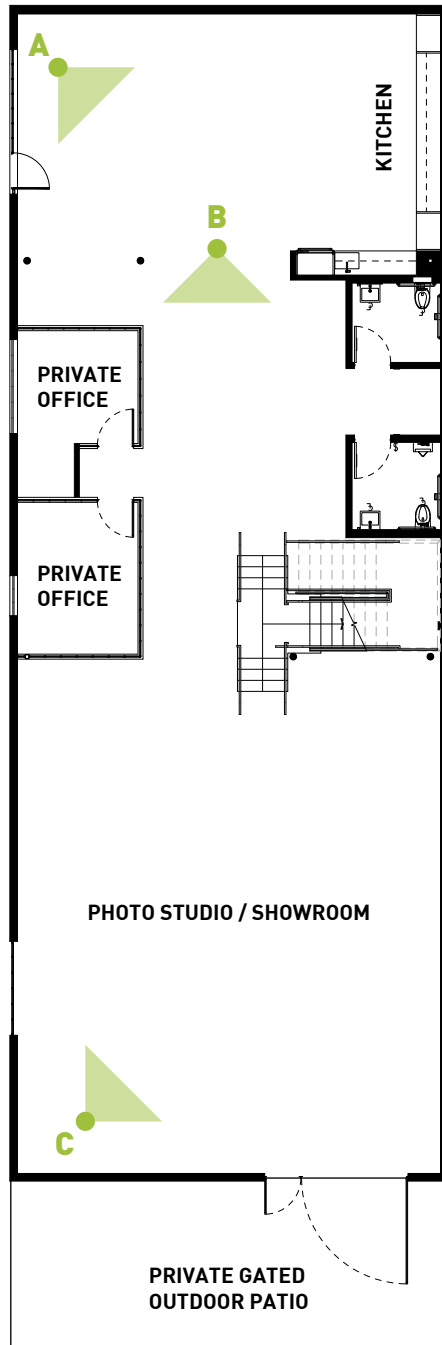
Located directly across from Salazar + Zebulon
 Easy access to 5 & 2 FWYs
 Steps away from the LA River Bike Path
 Centrally located in relation to creative Eastside submarkets - most notably Frogtown, Atwater Village, Silverlake, Los Feliz, Mt. Washington & Highland Park
 Up to 20-foot ceiling heights
 Touchless smart Latch(TM) access controls
 High quality materials and finishes
 Currently used as a photo studio

LEASE/SALE TERMS

LEASE RATE \$3.95 / SF per Mo. NNN
 TERM Flexible
 OCCUPANCY DATE September 1, 2025
 SALE PRICE Call For Pricing
 APN 5437-032-007
 ZONING M2
 USE Office / Studio / Showroom

±6,216 RSF

RIPPLE ST



CLEARWATER ST



A— KITCHEN



B— HALL

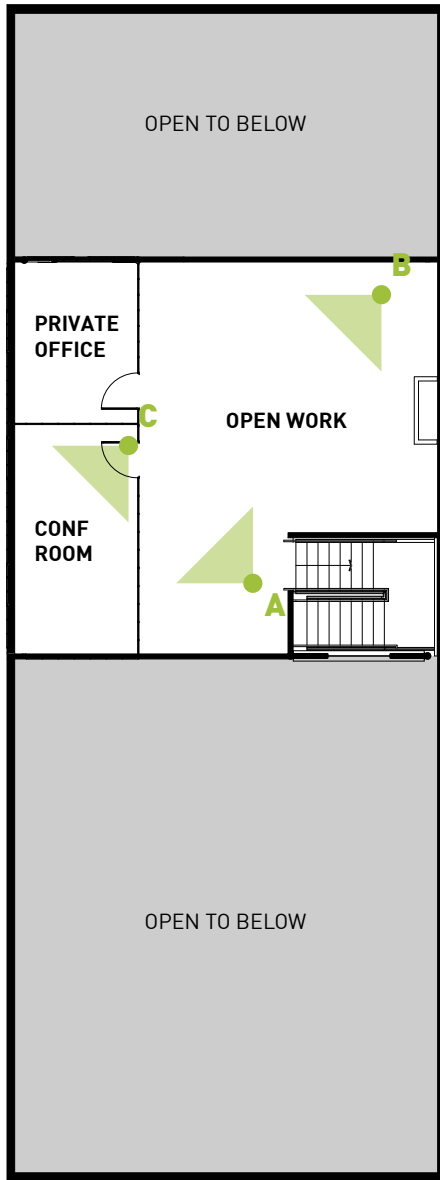


C— OPEN SPACE

FLOOR PLAN | 1ST FLOOR

±6,216 RSF

RIPPLE ST



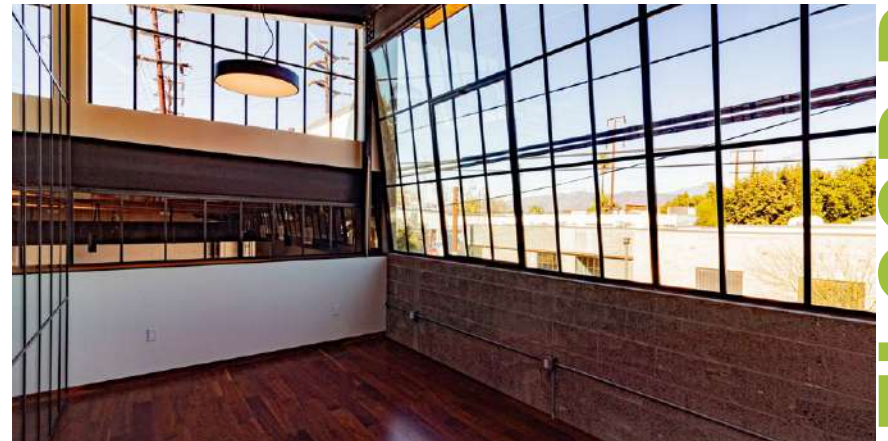
CLEARWATER ST



A— OPEN SPACE



B— OPEN SPACE

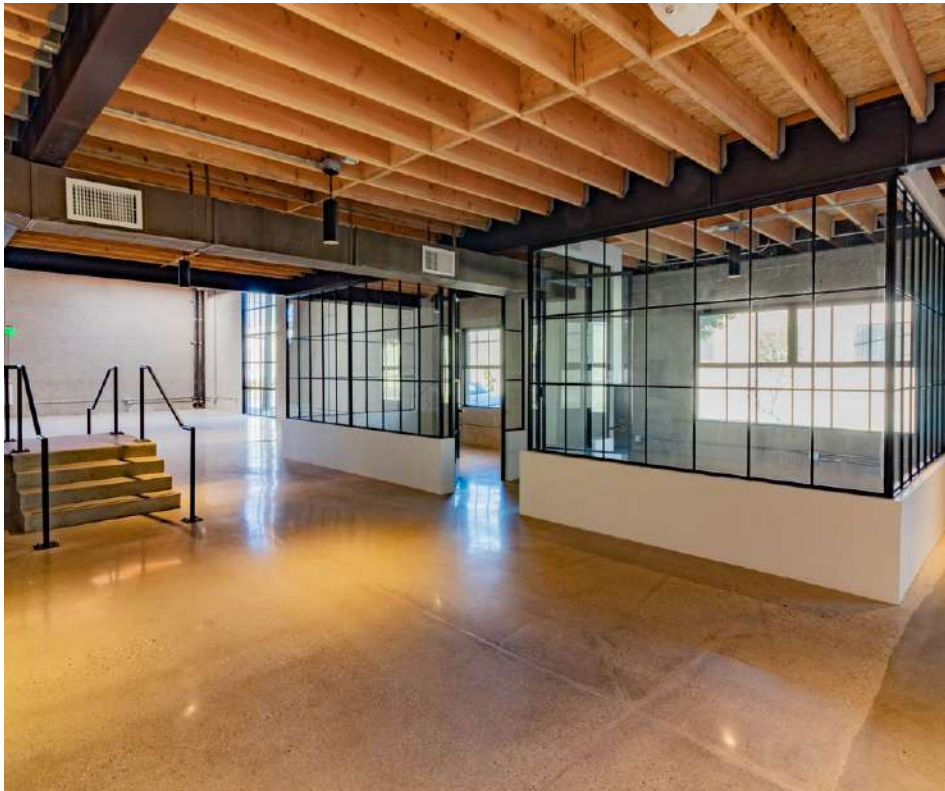


C— OFFICE SPACE

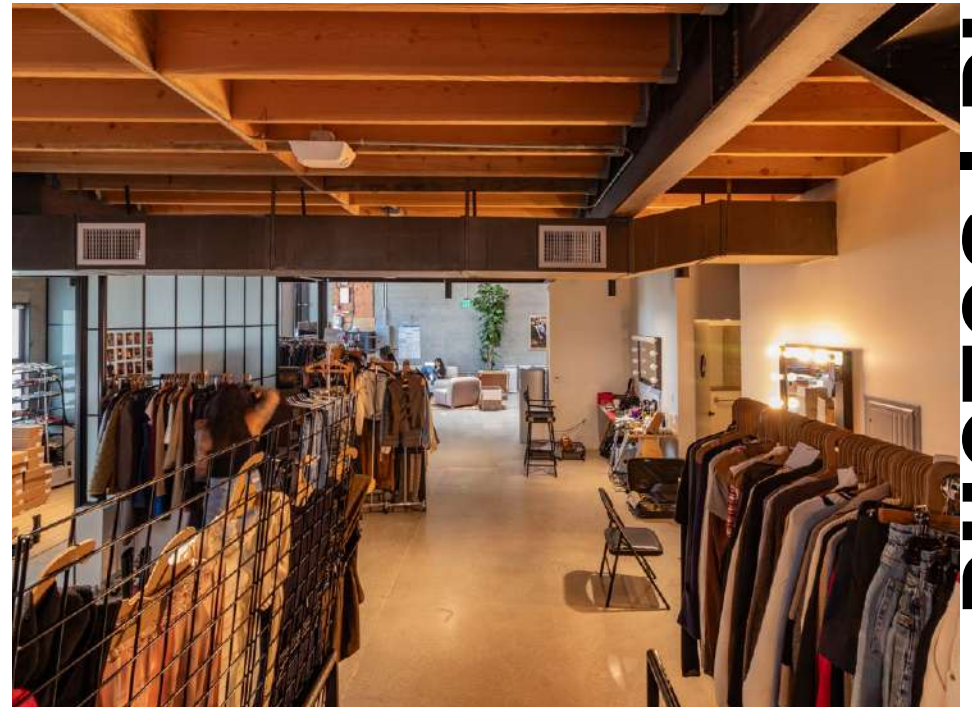
FLOOR PLAN | MEZZANINE



INTERIOR



PHOTOS | 1ST FLOOR

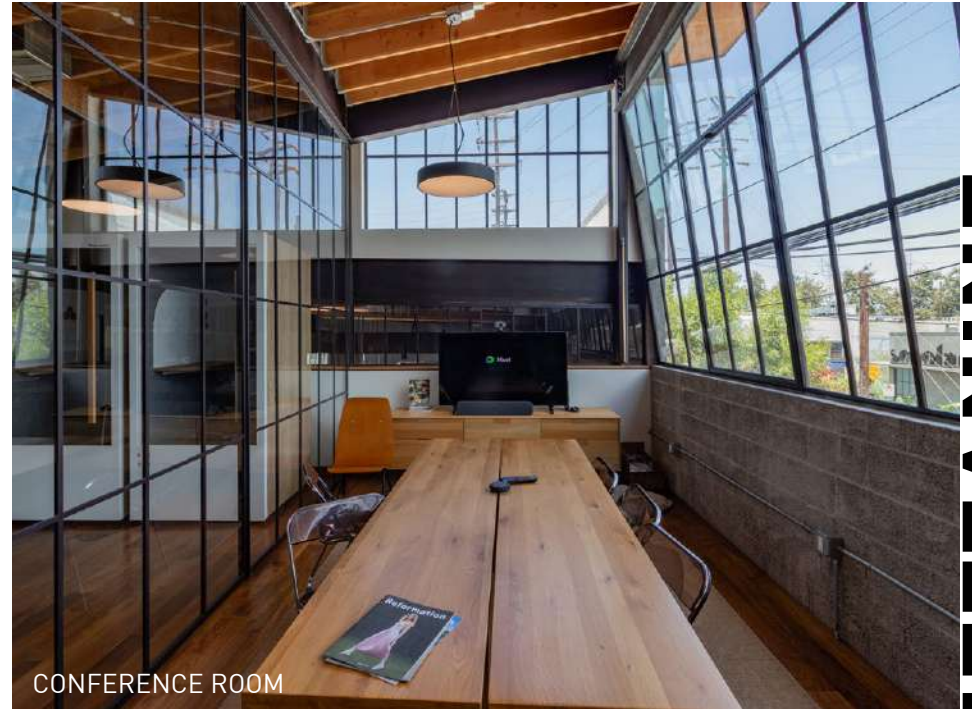


INTERIOR

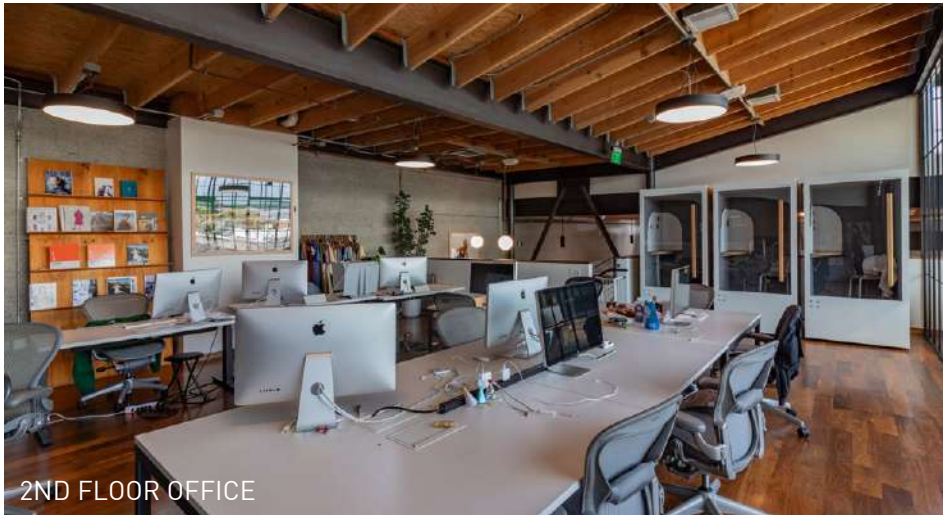
PHOTOS | PHOTO STUDIO



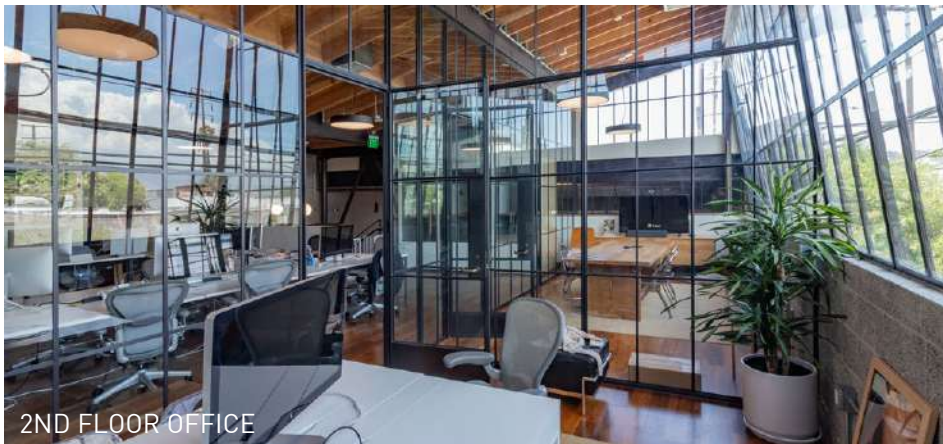
CONFERENCE ROOM



CONFERENCE ROOM



2ND FLOOR OFFICE



2ND FLOOR OFFICE



2ND FLOOR OFFICE

INTERIOR

PHOTOS | MEZZANINE



EXTERIOR

PHOTOS | EXTERIOR

10 WITHIN 10

5 min
WALK

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.

4 min
WALK

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.

2 min
WALK

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.

8 min
WALK

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.

3 min
DRIVE

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.

3 min
DRIVE

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.

3 min
DRIVE

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.

3 min
DRIVE

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.

3 min
DRIVE

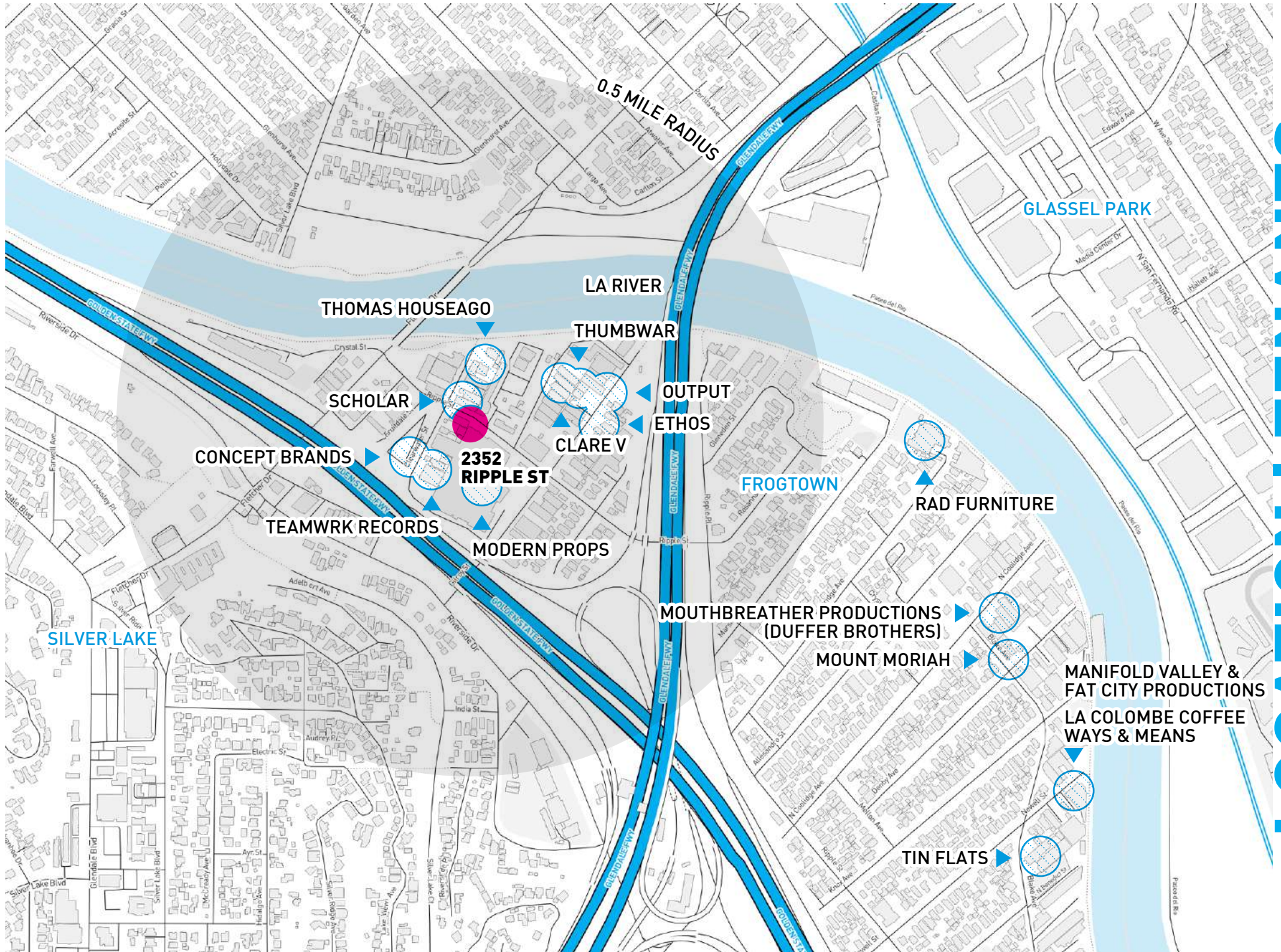
Loreto: With its seasonal menu and warm ambiance, Loreto is a beloved neighborhood spot offering elevated yet approachable cuisine. From farm-fresh salads to hearty mains, each dish reflects a commitment to quality ingredients and culinary craftsmanship.

3 min
WALK

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.

AMENITIES

FROGTOWN



LOCATION | TENANTS

Redcar Properties - the developer of 2352 Ripple St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT