

5454 VIRGINIA AVE LOS ANGELES
CA 90029

FLEXIBLE USES: ASSEMBLY • STUDIO •
RESTAURANT • NIGHTCLUB • CREATIVE



NOW LEASING • BUILD TO SUIT

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COMMERCIAL

PROPERTY SUMMARY



LEASE RATE: \$1.80/SF/MO + NNN
ESTIMATED NNN: ~\$0.22/SF/MO
AVAILABILITY: IMMEDIATE
DELIVERY CONDITION: OPEN SHELL + SMALL KITCHEN
TENANT IMPROVEMENTS: BUILD-TO-SUIT AVAILABLE
ZONING: C4

PARKING: STREET PARKING ONLY
CEILING HEIGHT: APPROX. 27 FEET
BUILDING SIZE: ±11,200 SF
USE: CHURCH / NIGHTCLUB / ETC
LEASE TYPE: NNN
TERM: FLEXIBLE

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2

HIGH CEILINGS
LOW PRICE-POINT

LEASE HIGHLIGHTS

- Ideal for assembly, worship, studio, performance, creative, or hospitality use
- 27-foot ceilings, wide-open sanctuary/hall, multiple classrooms/offices, and kitchen
- Ownership open to tenant improvements or build-to-suit for qualified tenants
- C4 zoning supports a wide variety of commercial and entertainment uses
- Prime East Hollywood/Silverlake location close to studios, retail, and restaurants



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3

HIGH CEILINGS
LOW PRICE-POINT



INTERIOR LAYOUT



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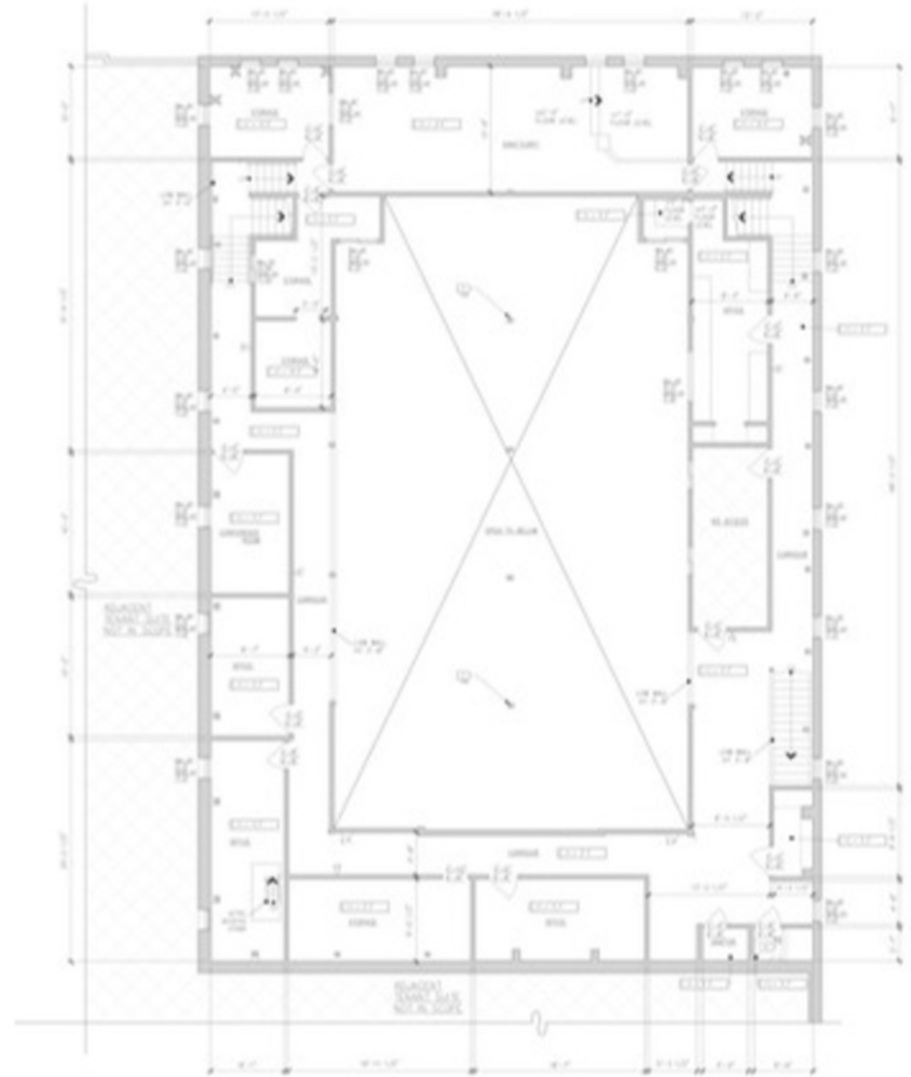
4

HIGH CEILINGS
LOW PRICE-POINT

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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5

HIGH CEILINGS
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LOCATION

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6

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7

HIGH CEILINGS
LOW PRICE-POINT

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LOS ANGELES
CA 90029

NOW LEASING – CONTACT US FOR A TOUR

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8

HIGH CEILINGS
LOW PRICE-POINT