

2525+2545 HYPERION AVE SILVER LAKE

FOR SALE
DEVELOPMENT or
OWNER/USER
OPPORTUNITY
39,299 SF
of C4 ZONED LAND



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INDUSTRY



CREATIVE SPACE

DETAILS

PROPERTY DETAILS

2525 HYPERION AVE	±6,500 RSF	Office
2545 HYPERION AVE	±872 RSF	Residential Structure
TOTAL LAND SF	39,299 SF	
ZONING	C4	
PARKING	2 per 1,000 Approx	
APNs	5433-022-022 & 029	

SALE TERMS

DELIVERED VACANT

INQUIRE FOR PRICING

WHAT'S DIFFERENT

Accessible: Hyperion Avenue is well-connected to major transportation routes and public transit options, making it easily accessible for employees and clients. It provides convenient access to the 101 freeway and other main roads, allowing for efficient commutes.

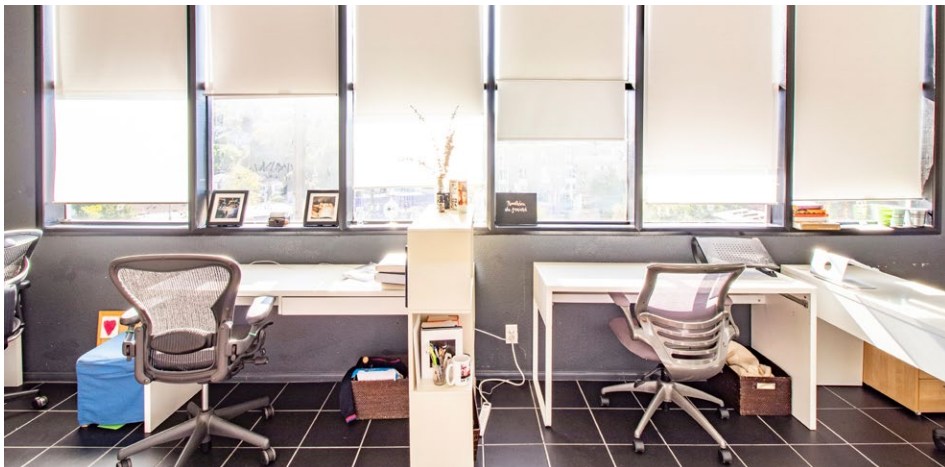
Amenities: Silver Lake is known for its vibrant and artistic atmosphere. The area is filled with a diverse mix of restaurants, cafes, bars, and boutique shops, creating a dynamic environment that can enhance the work-life balance of employees and contribute to a positive office culture.

Visible: With approximately 270 linear feet of frontage on Hyperion, the property is highly visible to both pedestrians and drivers passing by. Approximately 44,000 cars drive by each day on this stretch of Hyperion, as it's one of the main commercial corridors in Silver Lake.



EXTERIOR

PHOTOS

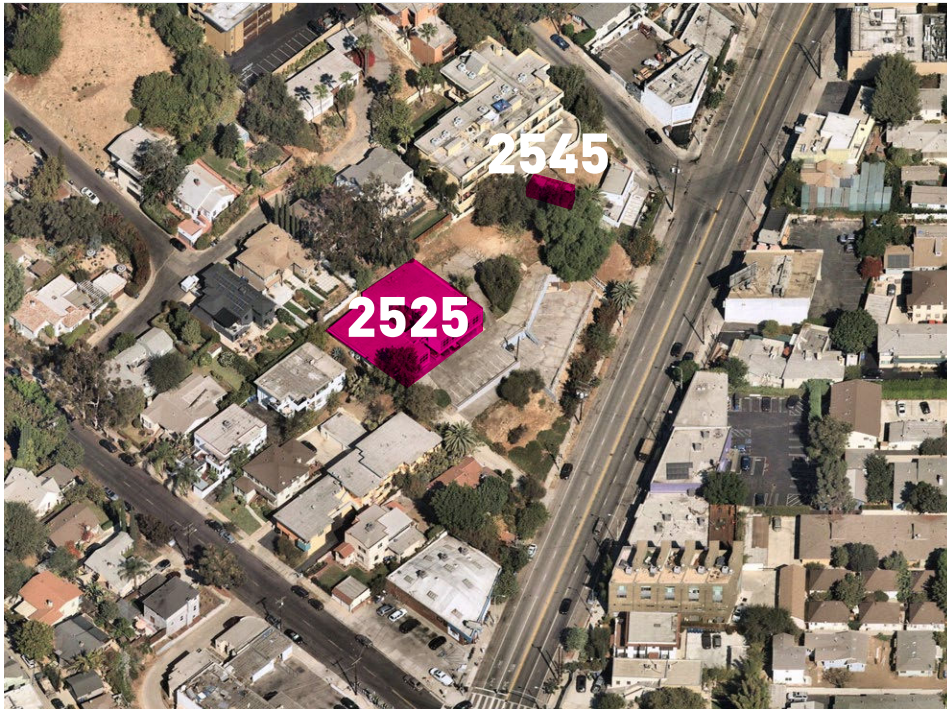


INTERIOR

PHOTOS

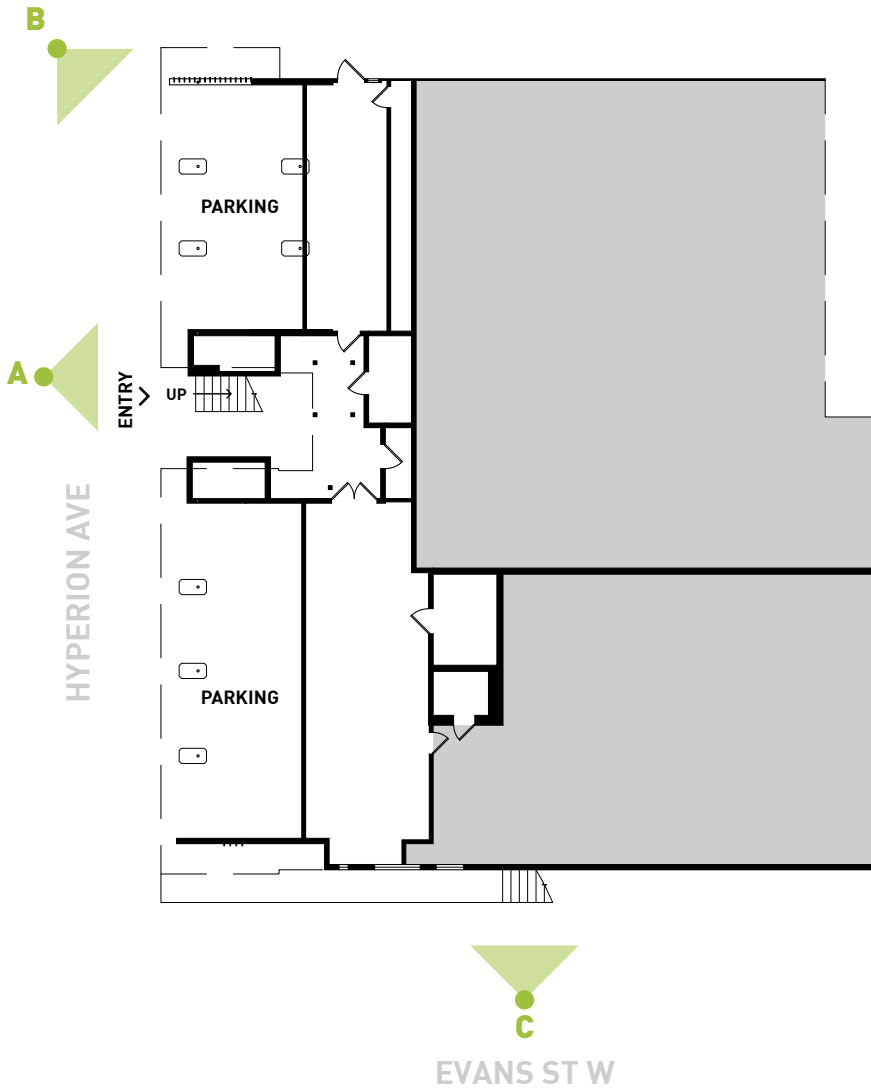


EXTERIOR



AERIAL PHOTOS

2525 Hyperion Ave | 1st Floor



A— EXTERIOR



B— ACCESS + PARKING AREA

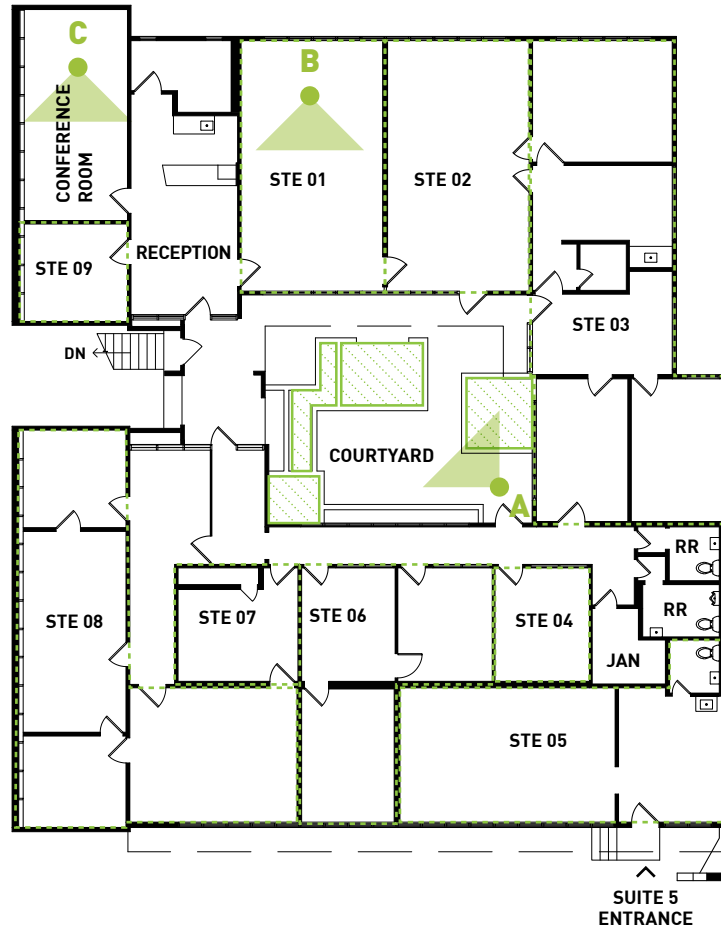


C— SUITE 05 EXTERIOR

FLOOR PLAN | 2525 1ST FL

2525 Hyperion Ave | 2nd Floor

HYPERION AVE



EVANS ST W



A— COURTYARD



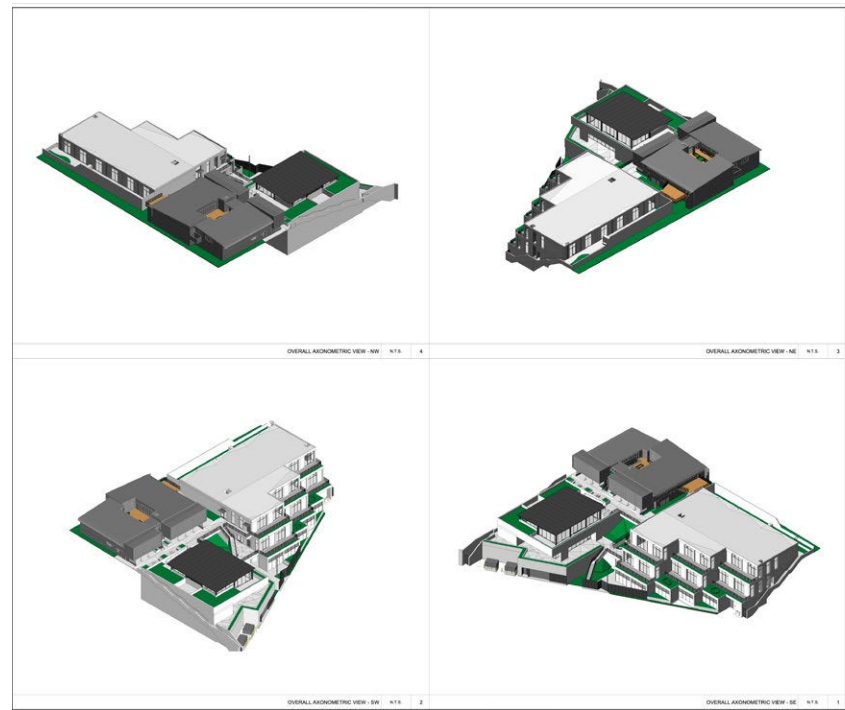
B— SUITE 01 INTERIOR



C— CONFERENCE ROOM

FLOOR PLAN | 2525 2ND FL

PLANS



OWNER
redcar
ROBERT LEE
JULIA WOODS

ARCHITECT
redcar
ROBERT LEE
JULIA WOODS

MECHANICAL ENGINEER
LA
LARRY A. RAY
LARRY A. RAY

ELECTRICAL ENGINEER
GLUTMAN SIMPSON
10000 WILSON BLVD., SUITE 100
LOS ANGELES, CA 90024
(310) 440-1100

STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
10000 WILSON BLVD., SUITE 100
LOS ANGELES, CA 90024
(310) 440-1100

MECHANICAL ENGINEER
LAM + TEA ENGINEERING
10000 WILSON BLVD., SUITE 100
LOS ANGELES, CA 90024
(310) 440-1100

ARCHITECTURAL
LA GROUP DESIGN WORKS
10000 WILSON BLVD., SUITE 100
LOS ANGELES, CA 90024
(310) 440-1100

FIRE LIFE SAFETY ENGINEER CONSULTANT
SIMPSON GUMPERTZ & HEGER, INC.
10000 WILSON BLVD., SUITE 100
LOS ANGELES, CA 90024
(310) 440-1100

PROJECT
2525 HYPERION
CREATIVE OFFICE

DATE
NOV 2022

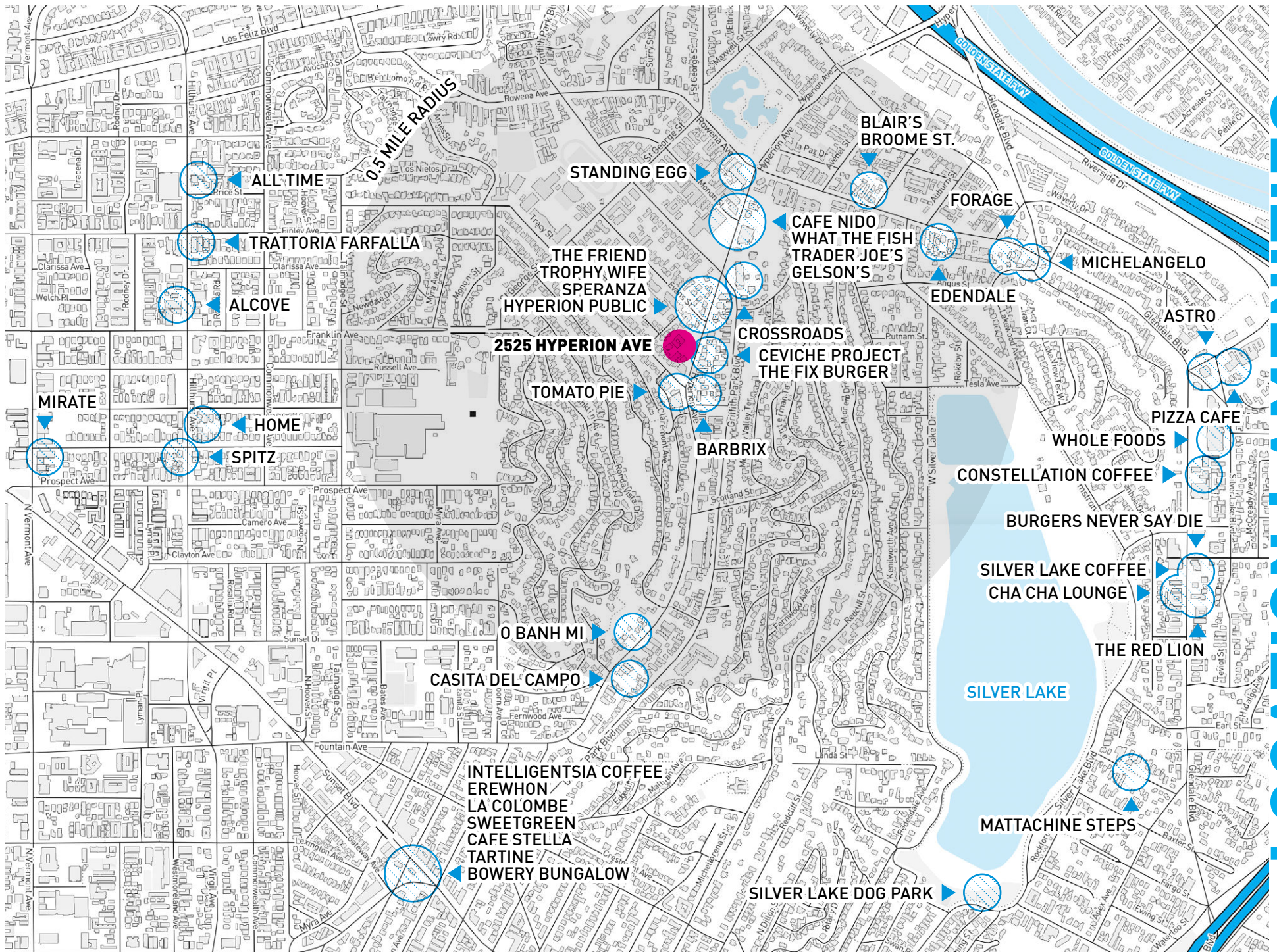
SCALE
AS SHOWN

PROJECT NO.
G4.07

FIRE DEPARTMENT ACCESS DIAGRAM

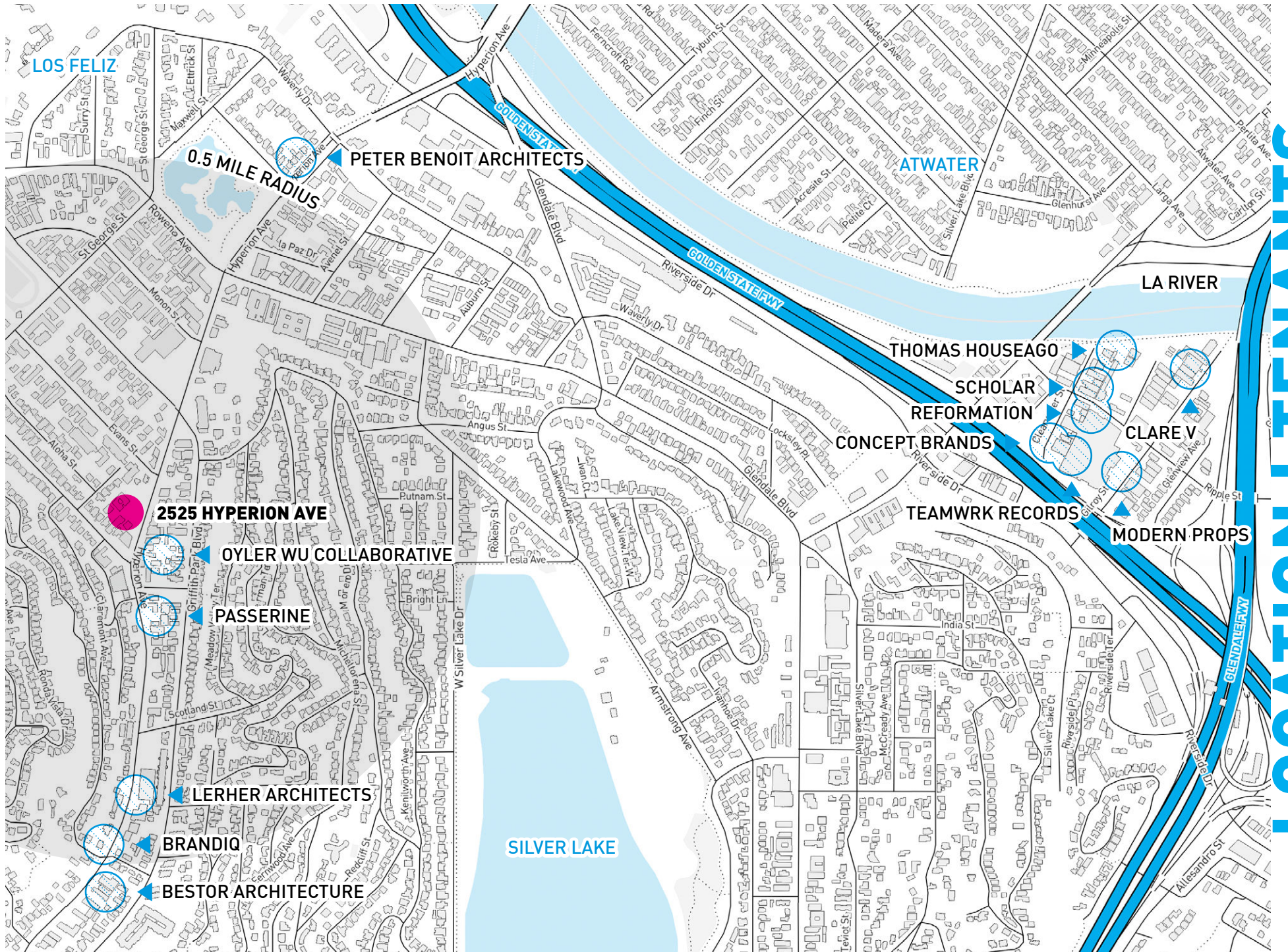
DEVELOPMENT PLANS

SANTA MONICA MEDIA DISTRICT



LOCATION | AMENITIES

SANTA MONICA MEDIA DISTRICT



LOCATION | TENANTS