

# 1825 HYPERION AVE SILVER LAKE

**FOR LEASE**

**±2,500 to ±6,095 RSF**

NEWLY RENOVATED STAND ALONE

CREATIVE OFFICE BUILDING

HIGH END FINISHES + OUTDOOR PATIOS



BRELAND — HARPER

INDUSTRY

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CREATIVE OFFICE

1825 HYPERION AVE SILVER LAKE CA 90027

DETAILS

ADDRESS	AVAILABLE RSF	RATE	TERM	OCCUPANCY	PARKING
1825 Hyperion Ave	STE A ±2,500 SF - ±6,095 RSF	Negotiable	Flexible	Immediate	2 per 1,000 SF @\$150 / Space / Mo.

Turn key brand new creative office space with outdoor landscape patio

#### FEATURES

Located along major walkable thoroughfare in Silver Lake

Located steps away from trendy eateries such as Barbrix, Hyperion Public, Speranza, Trophy Wife, and Square One.

Quick access to the 5, 101 and 2 Freeways



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**GROUND FLOOR**  
**STE A ±6,095 RSF**

**PROGRAM SUMMARY**

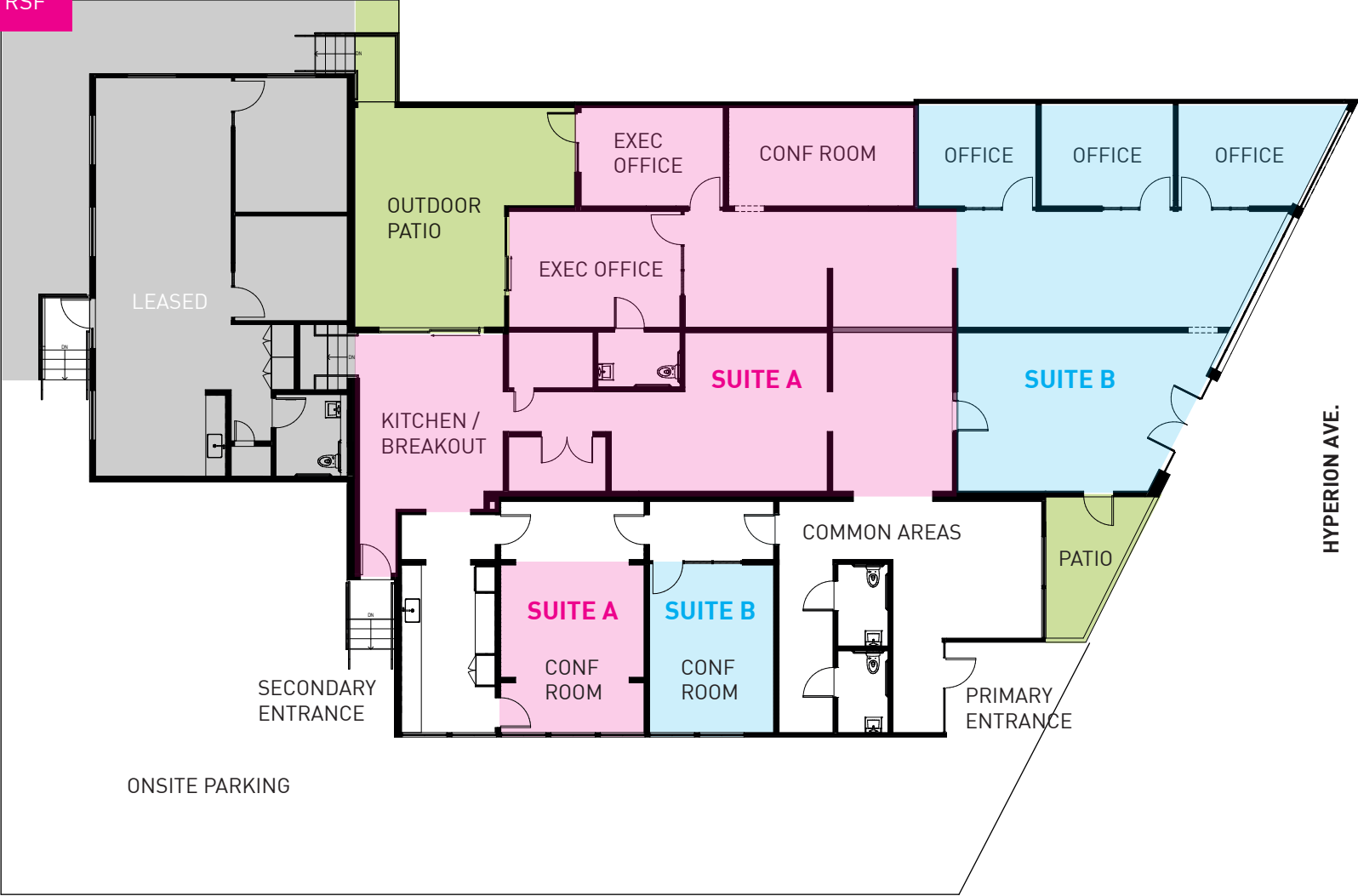
- 3 Conf Rooms
- 2 Exec Office
- 4 Private Offices
- 25+ Open Desk Seating
- 1 Kitchen
- 3 Restrooms
- 2 Outdoor Patios
- 2 Storage/IT closets



NOT TO SCALE.  
 Floor plan for information purposes only.  
 Layout and furnishings may vary



APPROXIMATE SF  
STE A ±3,595 RSF  
STE B ±2,500 RSF



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SUITE A PHOTOS





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SUITE A PHOTOS



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INTERIOR PHOTOS





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EXTERIOR PHOTOS





### About the neighborhood

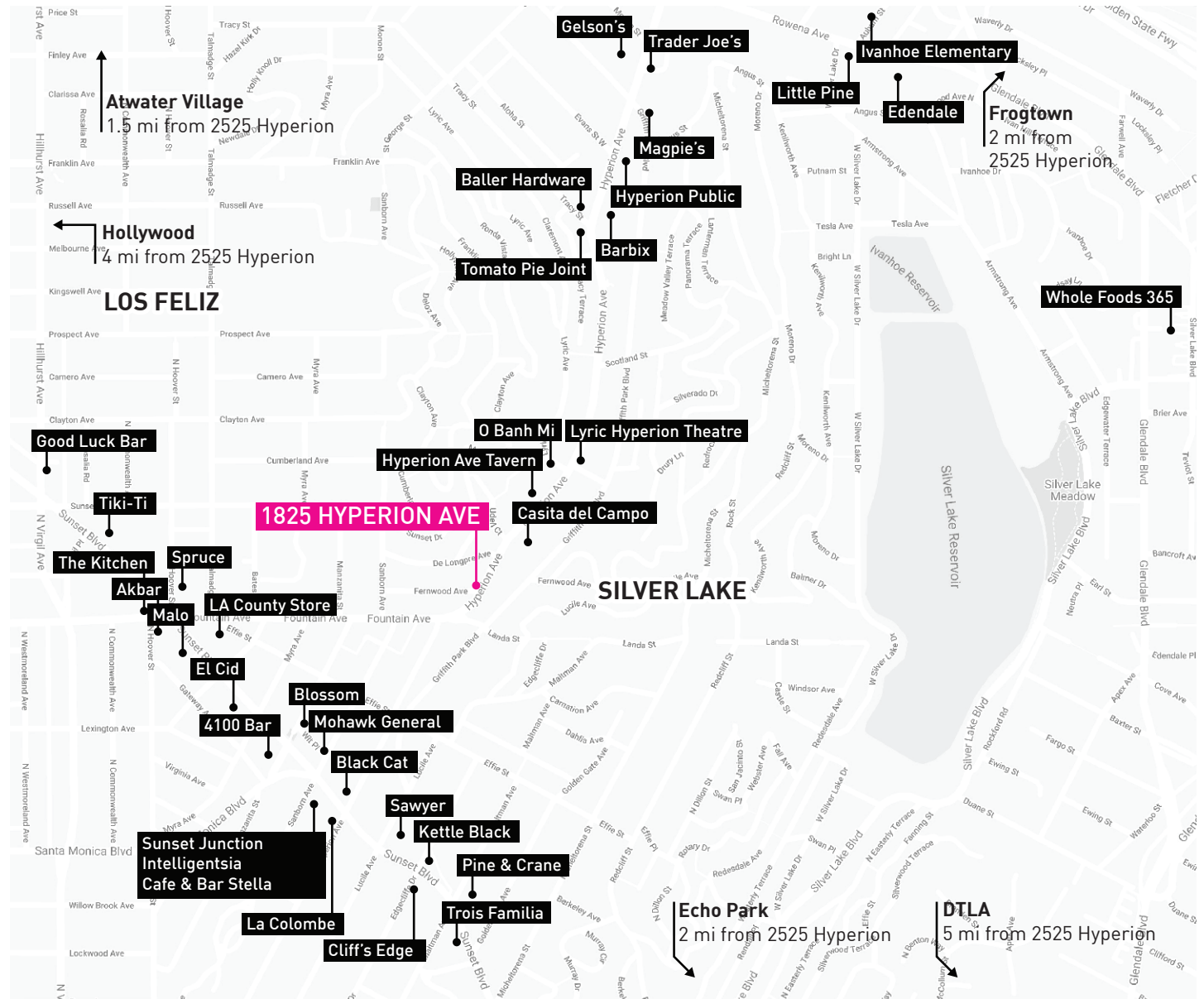
Walkable Street in one of LA's hottest neighborhoods

Some of LA's very best food, coffee, cocktails, and shops are in Silver Lake, including the iconic Sunset Junction. 2000 Hyperion is quite literally surrounded by all of it.

Very walkable neighborhood with easy access to the 101 and 5 Freeways

8-MIN DRIVE TO 5-FWY  
80/100 WALKSCORE

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BUILDING DETAIL

