



# Creative Flex Space

2710 Media Center Drive  
35,105 SF Available | Los Angeles, CA

# Executive Summary

## Overview

JLL presents an exceptional **35,104 SF creative flex space** at 2710 Media Center Drive, strategically positioned within the prestigious seven-building LA Media Tech Center campus in trendy Glassell Park. This rare offering combines immediate availability with premium features including 24-foot clear heights, dock-high loading, and secured campus access—perfectly suited for today's evolving creative and production needs. Located directly adjacent to the Glendale Media Hub and within the \$1.3 billion Los Angeles River Revitalization corridor, this property positions tenants at the epicenter of one of LA's most dynamic and rapidly transforming neighborhoods.



### Building Size

Ground Floor: 29,473 SF

Second Floor: 5,631 SF

**Total: 35,104 SF**



### Connectivity

Adjacent Fiber & Expandable Back-Office Space



### Clear Height

24'



### Campus

Secured w/ Parking for Larger Users  
(3.5/1,000 SF)



### Space Type

Creative Flex R&D



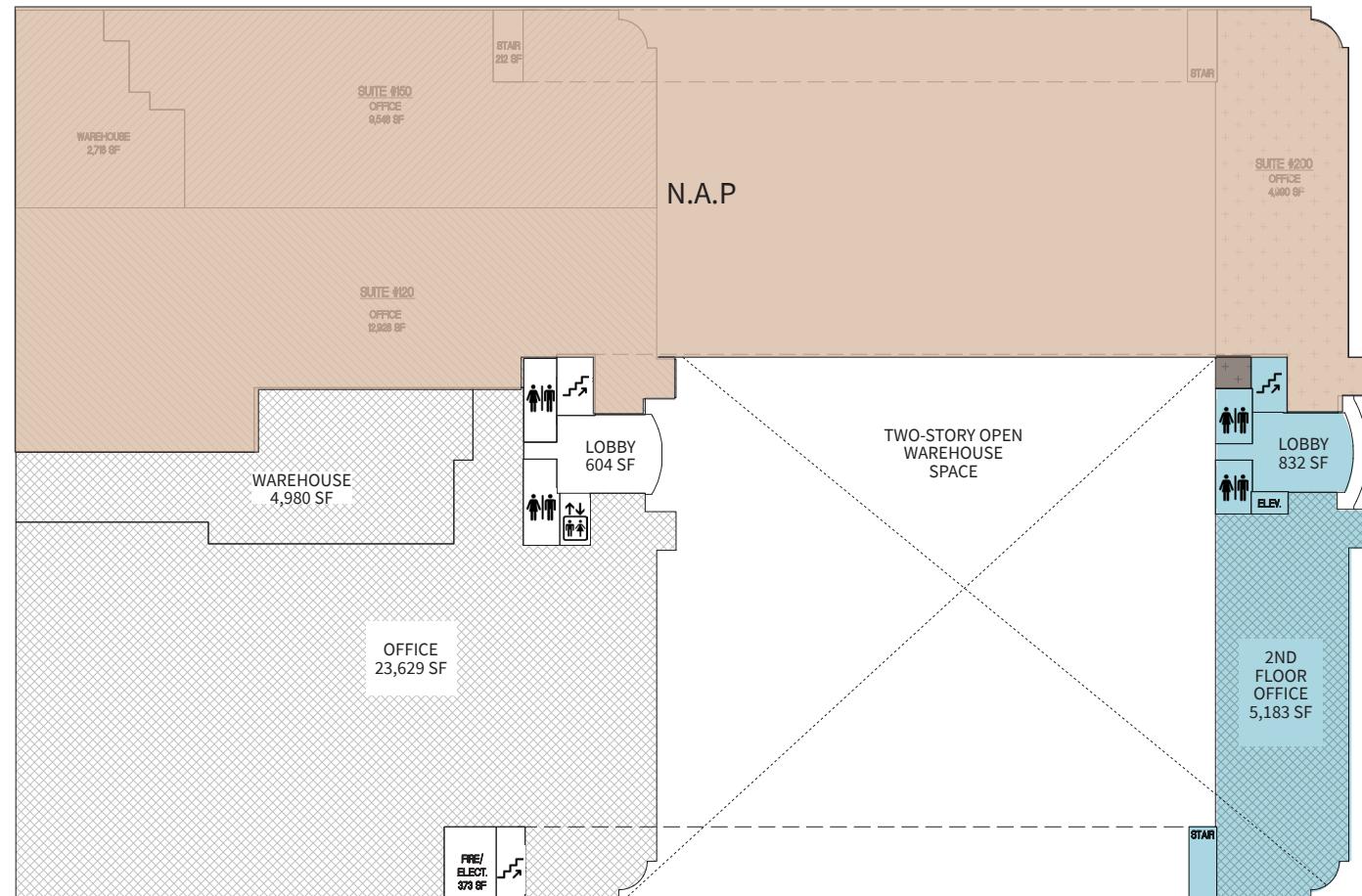
### Loading

2 Dock High Doors  
2 Ground Level Doors



## Site plan

See how this creative campus maximizes functionality with smart loading access, ample parking, and fiber-ready infrastructure designed for seamless media production operation.



# Creative Tech Corridor

## Northeast LA: The New Creative Capital

The Northeast Los Angeles corridor has emerged as the epicenter for creative professionals and tech companies, with the LA Media Tech Center leading this transformation. Anchored by major tenants like Sony, Point360, and institutional players, this 336,000 SF campus represents the evolution from traditional media to cutting-edge creative technology. The surrounding Glassell Park area sits within the \$1.3 billion Los Angeles River Revitalization project, dramatically reshaping the entire region.

## Key Regional Advantages:

- Within prestigious 7-building LA Media Tech Center campus
- 5 minutes to Downtown LA and Dodger Stadium
- Adjacent to trendy millennial neighborhoods: Los Feliz, Silver Lake, Echo Park, Highland Park
- 1 mile to CA-2, 1.5 miles to I-5 Freeway



# The Neighborhood: Glassell Park



## Creative Value Hub:

Offers accessible alternative to pricier Silver Lake and Los Feliz while maintaining proximity to Highland Park, Eagle Rock, and Atwater Village scenes



## Industrial Heritage:

Historic factory architecture provides unique brick and bow truss backdrops that appeal to creative industries and artists



## Community-Focused Development:

New projects emphasize pedestrian-friendly design, public art, and gathering spaces that build neighborhood vitality

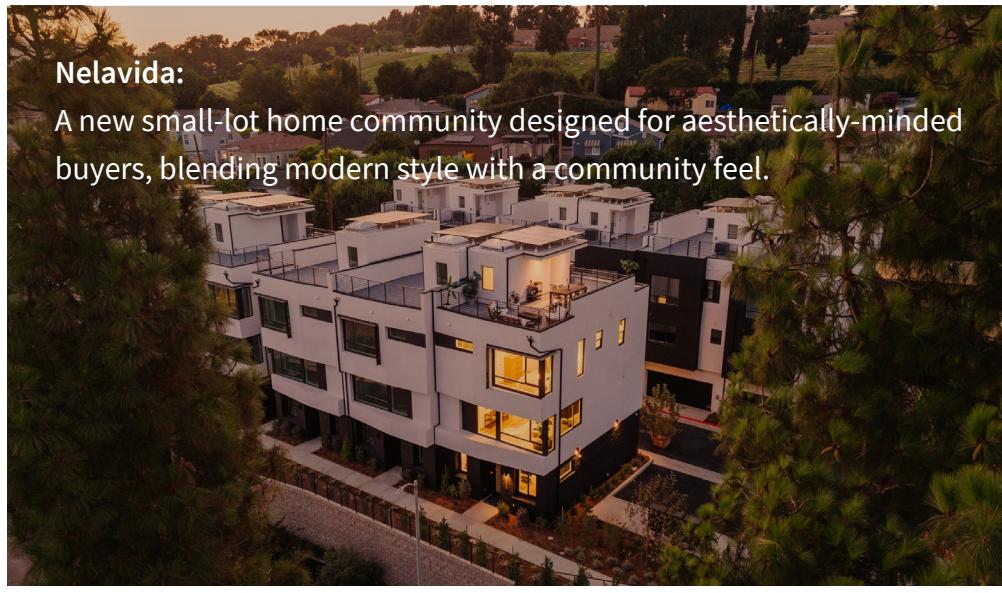
## Partake Collective:

A revitalization project converting industrial space into a food hall, coworking space, and community gathering spot, featuring local art.



## Nelavida:

A new small-lot home community designed for aesthetically-minded buyers, blending modern style with a community feel.



## Taylor Yard:

A major L.A. River adjacent project bringing 12 acres of new green space and parkland to the area.



## Property Photos & Demographics



### Demographics:

	1 mile	5 miles	10 miles
<b>Estimated population</b>	24,287	946,506	2,872,678
<b>Estimated households</b>	8,412	378,012	1,066,138
<b>Est. Average HH income</b>	\$109,184	\$90,401	\$97,156
<b>Bachelor's Deg. or Higher</b>	34%	35%	34%

# Thank you

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