

GILROY CAMPUS FROGTOWN

FOR LEASE

±1,056 - 23,595 RSF

CREATIVE OFFICE CAMPUS
L.A. RIVERFRONT

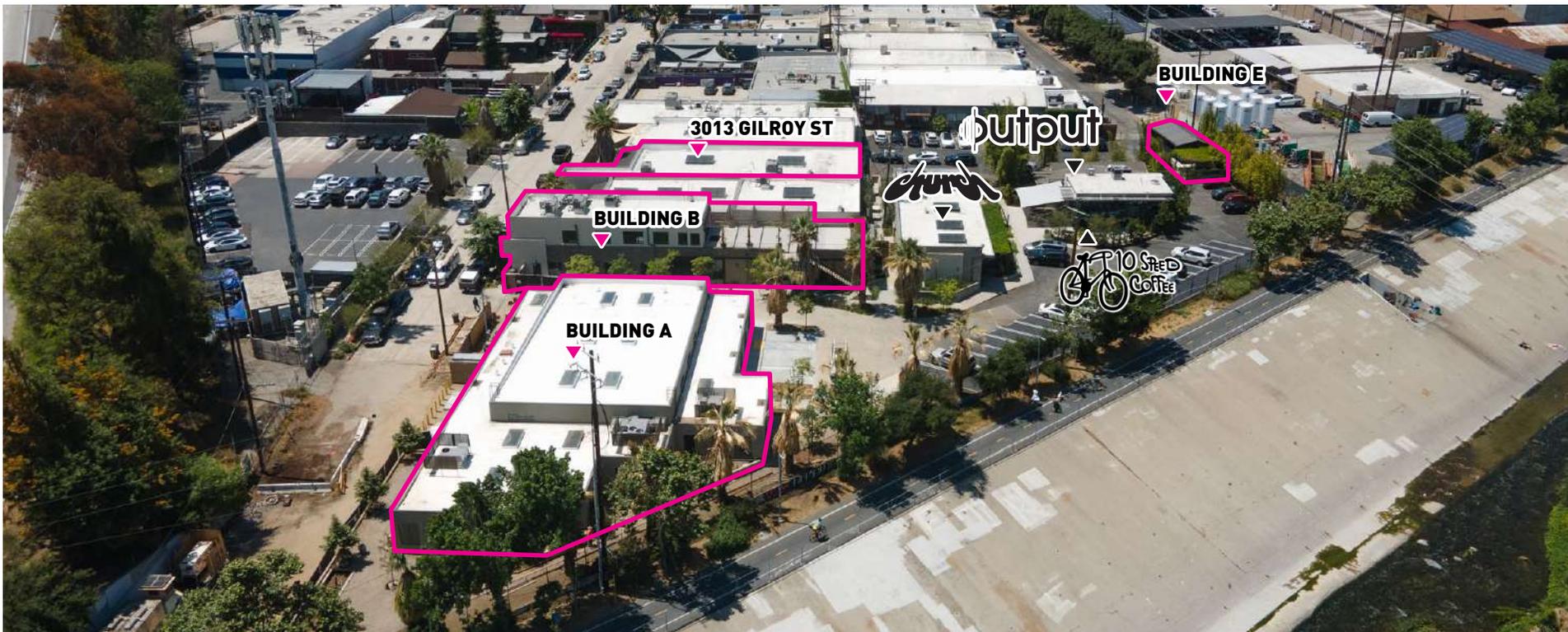
redcar
development

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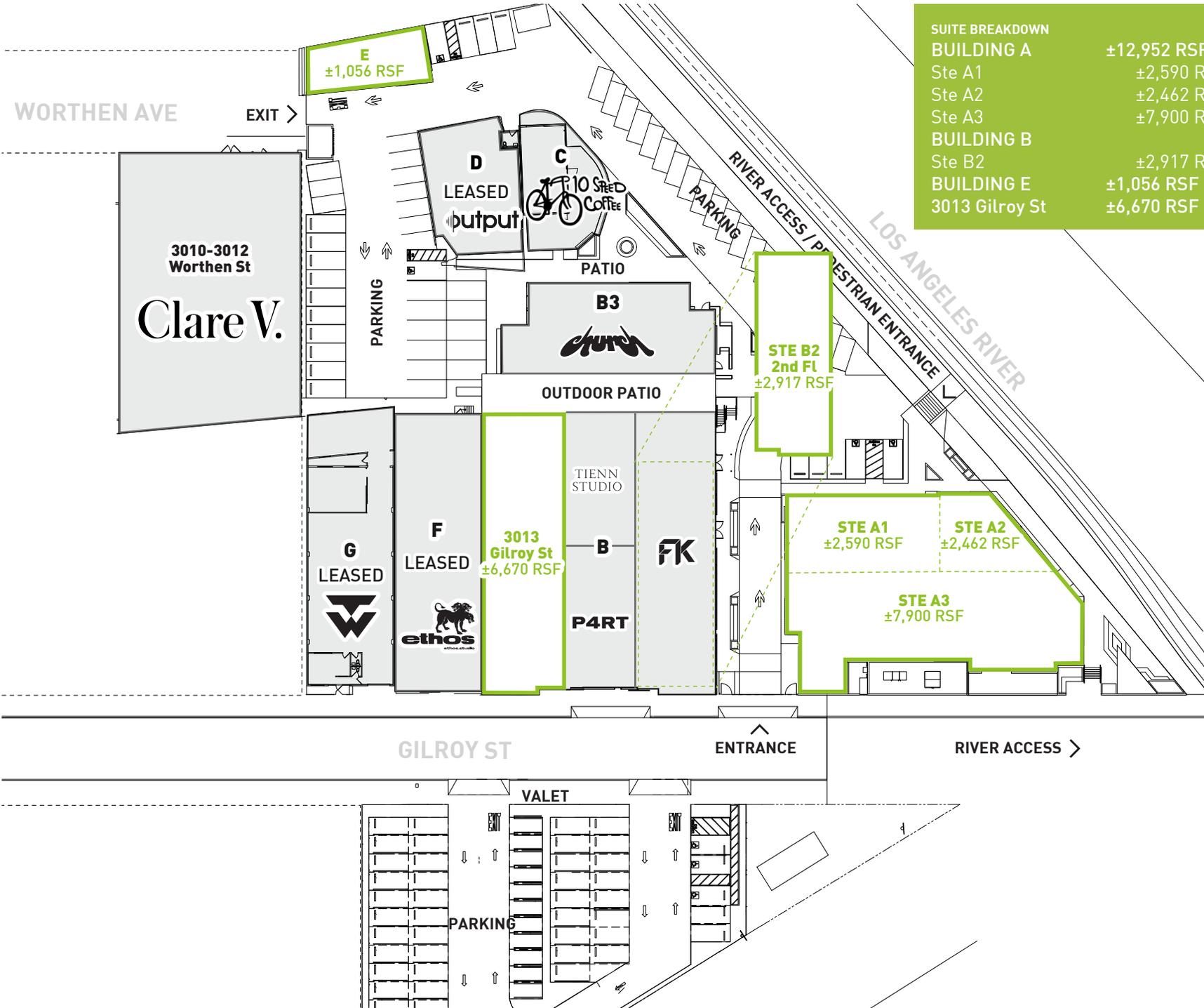


CREATIVE OFFICE / RETAIL CONVERSION | LA RIVER ADJACENT

DETAILS

BUILDING DETAILS				LEASE TERMS		WHAT'S DIFFERENT	
BUILDING	AVAIL. AREA	RATE	DELIVERY	TERM			
A	TOTAL: ±12,952 RSF	\$3.85 NNN	Immediate		3-10 YEARS		Best in class creative office/ retail renovation
Suite A1	±2,590 RSF						Touchless smart Latch access system
Suite A2	± 2,462 RSF						Landscaped exteriors with common area patios
Suite A3	± 7,900 RSF						Operable custom steel windows and doors for fresh air
B Suite B2 2nd Fl	± 2,917 RSF	\$3.85 NNN	Immediate				Secure gated parking with onsite parking attendant
E	± 1,056 RSF	\$3.85 NNN	Oct. 2025				Bright interiors, exposed ceilings and polished concrete floors
3013 Gilroy St	± 6,670 RSF	\$3.85 NNN	Immediate				3-min drive to the 2 and 5 freeways
CAMPUS TOTAL	±23,595 RSF						Close proximity to all Frogtown, Silver Lake and Atwater Village amenities
							Imported marble countertops in kitchens and restrooms
							Campus is located on the LA River with direct points of access to the bike path

±23,595 RSF TOTAL AVAILABLE



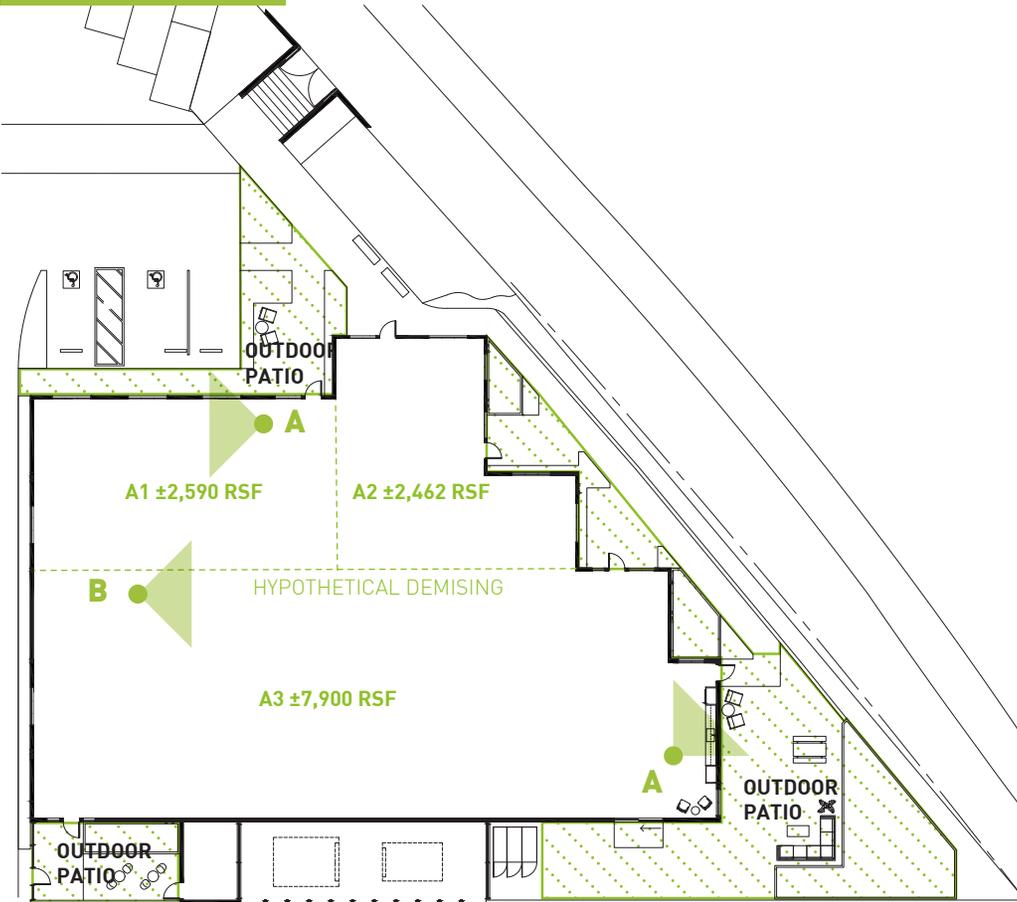
SUITE BREAKDOWN	
BUILDING A	±12,952 RSF
Ste A1	±2,590 RSF
Ste A2	±2,462 RSF
Ste A3	±7,900 RSF
BUILDING B	±2,917 RSF
Ste B2	±2,917 RSF
BUILDING E	±1,056 RSF
3013 Gilroy St	±6,670 RSF

SITE PLAN

BUILDING A

A1	±2,590 RSF
A2	±2,462 RSF
A3	±7,900 RSF
Total	±12,952 RSF

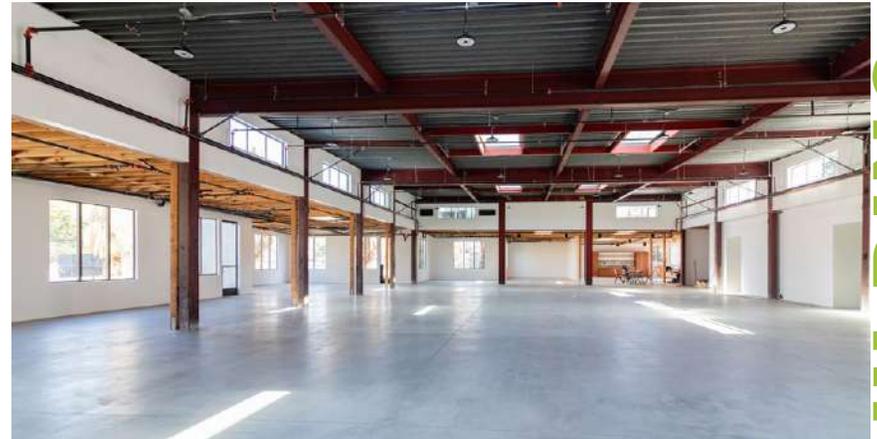
STE A1 ±2,590 RSF | STE A2 ±2,462 RSF | STE A3 ±7,900 RSF



CAMPUS LOCATION



A— OPEN WORK AREA



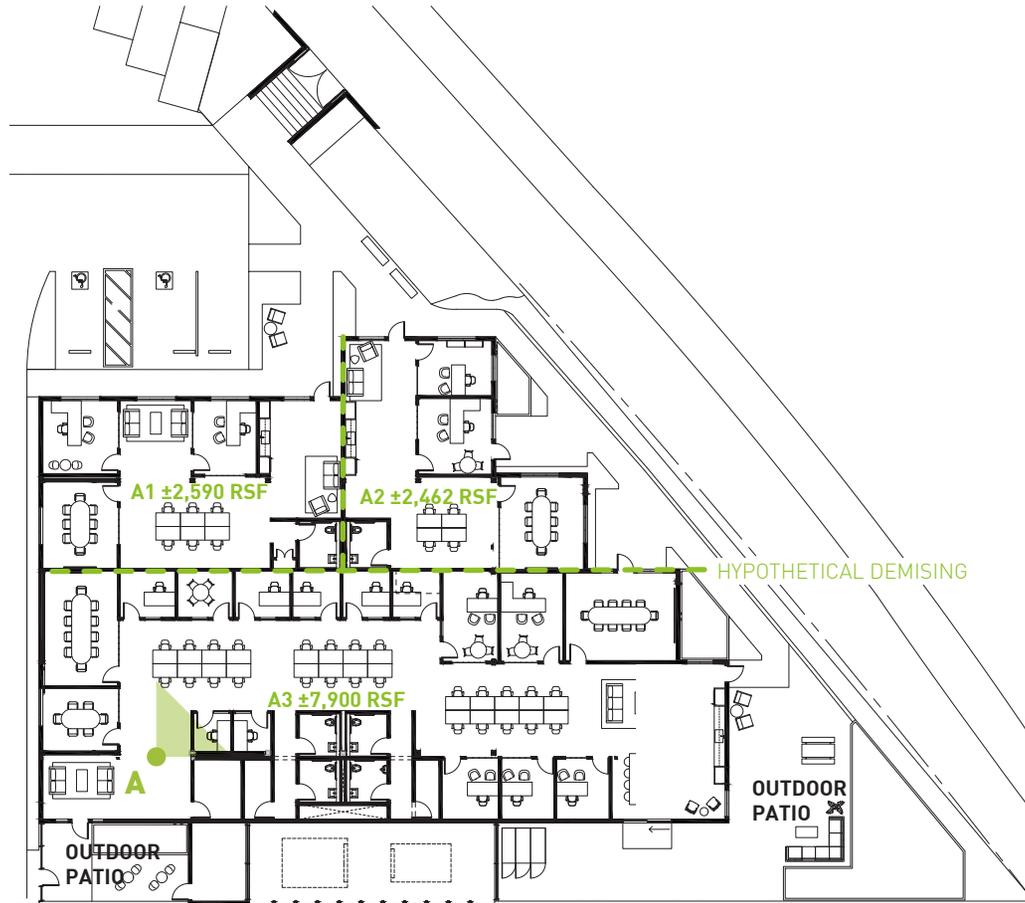
B— OPEN WORK AREA



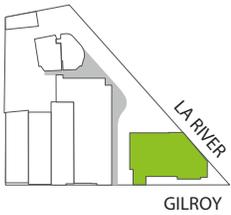
C— KITCHEN

BUILDING A

HYPOTHETICAL DEMISING



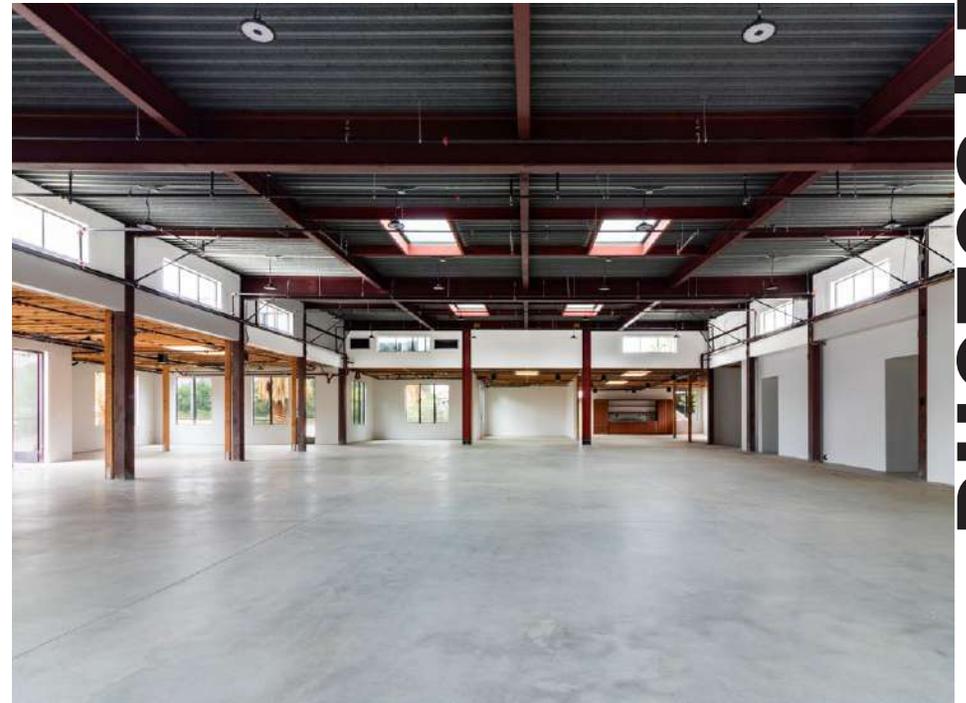
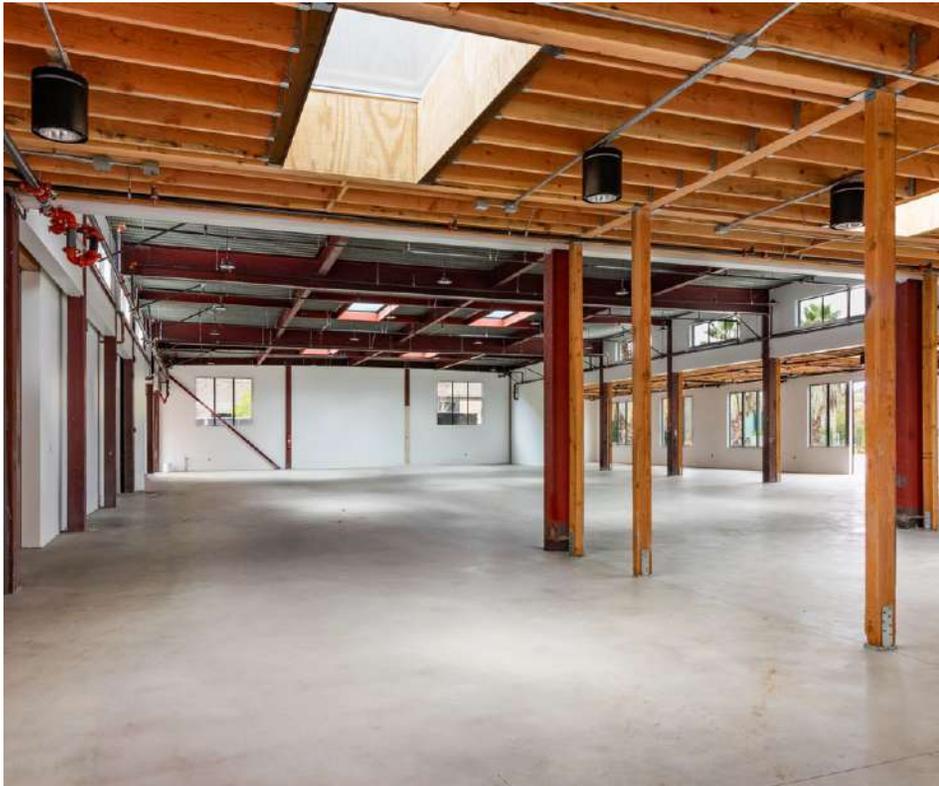
CAMPUS LOCATION



BUILDING A | TEST FIT



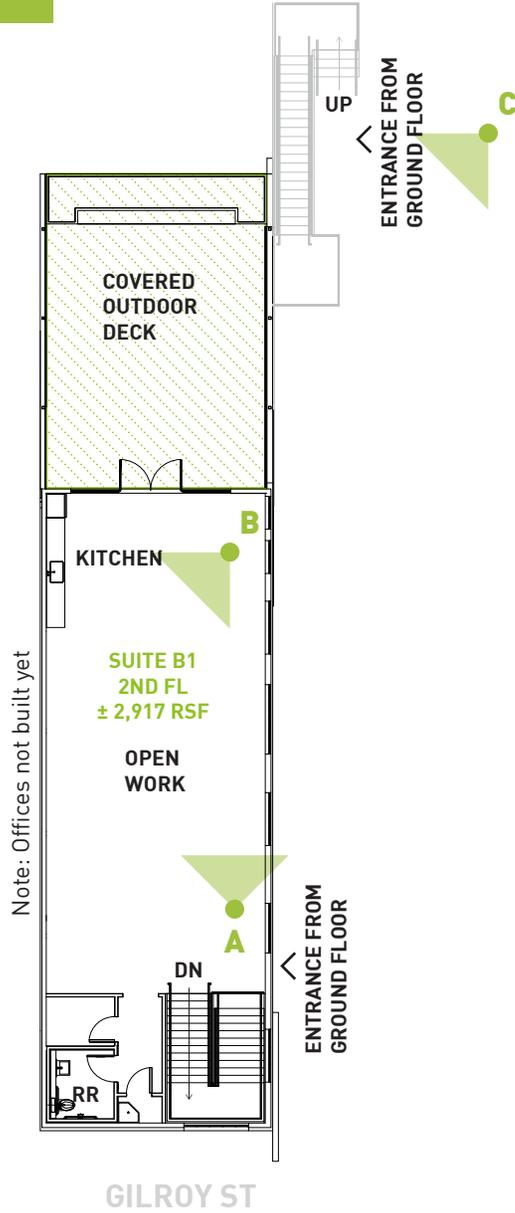
INTERIOR/AERIAL



PHOTOS | BUILDING A

B2 2ND FL ±2,917 RSF

±2,917 RSF



CAMPUS LOCATION



Not to scale. For information purposes only. Layout may vary



A— BUILDING B1 2ND FLOOR WORKSPACE



B— BUILDING B1 KITCHEN AREA



C— BUILDING B1 OUTDOOR ROOF DECK

FLOOR PLAN | B2 2ND FL



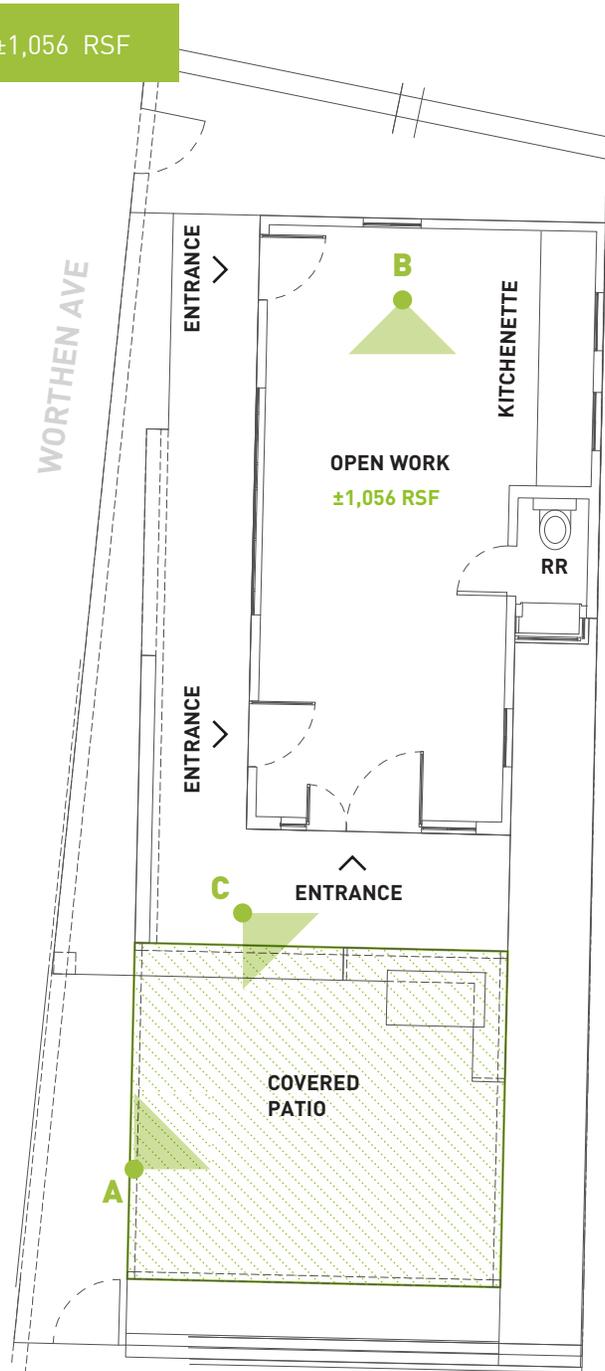
INTERIOR / EXTERIOR



PHOTOS | B2 2ND FL

BUILDING E ±1,056 RSF

±1,056 RSF



A— BUILDING E COVERED PATIO / ENTRANCE



B— BUILDING E OPEN SPACE / KITCHENETTE



C— BUILDING E COVERED PATIO

FLOOR PLAN | BUILDING E

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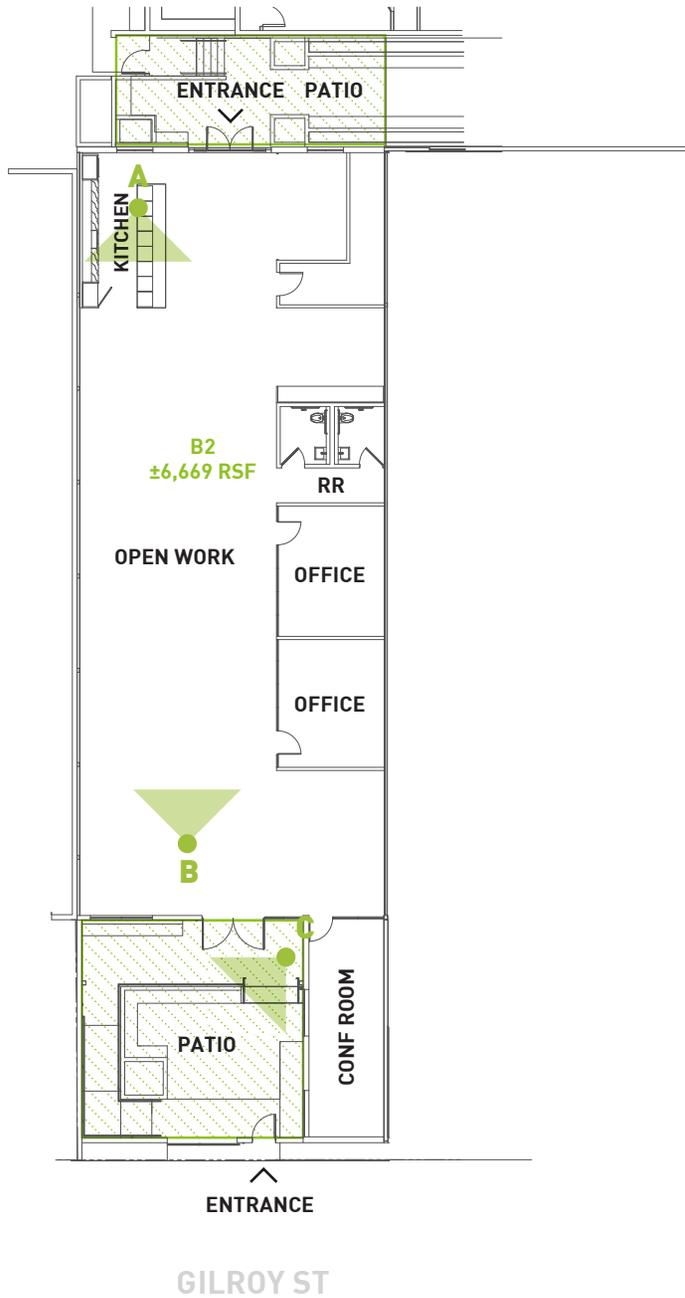
INTERIOR / EXTERIOR



PHOTOS | BUILDING E

3013 GILROY ±6,607 RSF

±6,607 RSF



A— BUILDING B2 KITCHEN AND OPEN WORK AREA



B— BUILDING B2 OPEN WORK AREA



C— BUILDING B2 PRIVATE OUTDOOR PATIO

3013 GILROY

CAMPUS LOCATION



Not to scale. For information purposes only. Layout may vary



INTERIOR / EXTERIOR

PHOTOS | 3013 GILROY

10 WITHIN 10

AT
GILROY
CAMPUS



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.



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.



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.



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.



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.

9 min
WALK



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.

8 min
WALK



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.

4 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.

4 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.

5 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

NEIGHBORS



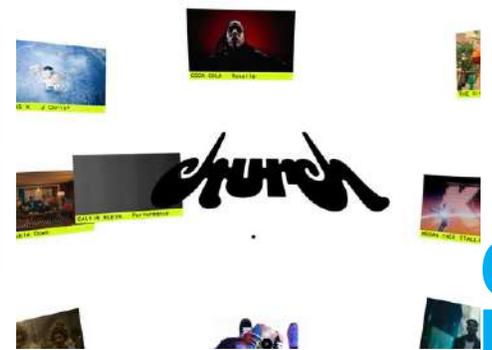
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TIENN Studios: A creative production studio specializing in innovative media content, Tienn Studios collaborates with brands and artists to produce visually stunning and impactful projects across various platforms.



Output: Output develops cutting-edge software and hardware tools designed to inspire creativity among musicians and producers, providing innovative solutions for music creation and sound design.



Church Edit: Church Edit is a post-production company offering top-tier editing, color grading, and visual effects services for film, television, and digital content, known for its meticulous attention to detail and artistic approach.



Part4: An award-winning creative agency that specializes in crafting strategic solutions for social, digital, and beyond, offering innovative approaches to branding and marketing to drive impactful results.



Ethos.Studio: Ethos is an adaptive post-production studio specializing in color, finish, and VFX, which integrates deep experience with newer, better ways of doing things. With fully integrated remote systems, the award-winning team of young artists collaborates with clients worldwide.



TMWRK: A full-service artist management company, TMWRK represents a diverse roster of talent in the music industry, providing comprehensive management and strategic guidance to help artists achieve their career goals.



Paper Chase Press: A family-run printing and design studio, Paper Chase Press provides high-quality, eco-friendly printing services for artists, designers, and businesses, specializing in custom projects with a focus on craftsmanship and sustainability.

AMENITIES

Redcar Properties - the developer of Gilroy Campus. - 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