



# 245 NORTH VERMONT

8,800 SF FOR LEASE BETWEEN SILVERLAKE AND EAST HOLLYWOOD

245 NORTH VERMONT AVE, LOS ANGELES, CA 90004

# OFFERING HIGHLIGHTS

**245 N Vermont Ave** is ideally located between Silver Lake, East Hollywood, and Koreatown, with easy access to the 101 freeway, and is located across the street from the Beverly/Vermont Metro Station. The high traffic volume (both foot and automotive) that passes by daily could provide excellent branding opportunities for a growing business.

## SIZE

8,800 rentable square feet

## RATE

\$1.60 per square feet + Modified Gross

## 19 FOOT CEILINGS

## 53 FEET OF STREET FRONTAGE

## GREAT NATURAL LIGHT

## 200 FEET FROM THE BEVERLY/VERMONT METRO PORTAL

## 600 FEET FROM THE ENTRANCE TO 101 FREEWAY





## AREA OVERVIEW

245 North Vermont Avenue is a centrally located property in Los Angeles, California, just south of East Hollywood, west of Silverlake and north of Koreatown. The area began its population boom due to an influx of immigrants, and has since become notable for its cuisine, entertainment and its film history.

In the early 1930's, as the film industry began to grow around the area, so did its popularity. The Ambassador Hotel, which hosted the Academy Awards in 1930, 1931, 1932 and 1934, is located just a mile away from 245 North Vermont Avenue. The area is also home to many historic buildings with art deco facades that have been preserved since they were built in the early 1900's. Once known as Prospect Park the area was renamed East Hollywood in the 1900's. It has always utilized Southern California's seemingly perpetual sunshine to its advantage as it began to play host to silent films and later other movie studios. Along Sunset Boulevard the precursor to 20th Century Fox was launched, and the film industry flocked to the area. To the North in Silverlake, there is a large restaurant and bar scene; the area is also known as a mecca of the alternative and indie rock music scene in Los Angeles. Silverlake was once home to the first large Walt Disney Company studio, at the corner of Griffith Park Boulevard and Hyperion Avenue, which was built in the 1930's. Since then other Hollywood projects have come to the area for both filming and studio locations. Because of the property's central location, all of Los Angeles' most iconic area are just a short distance away.



# CONTACT

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