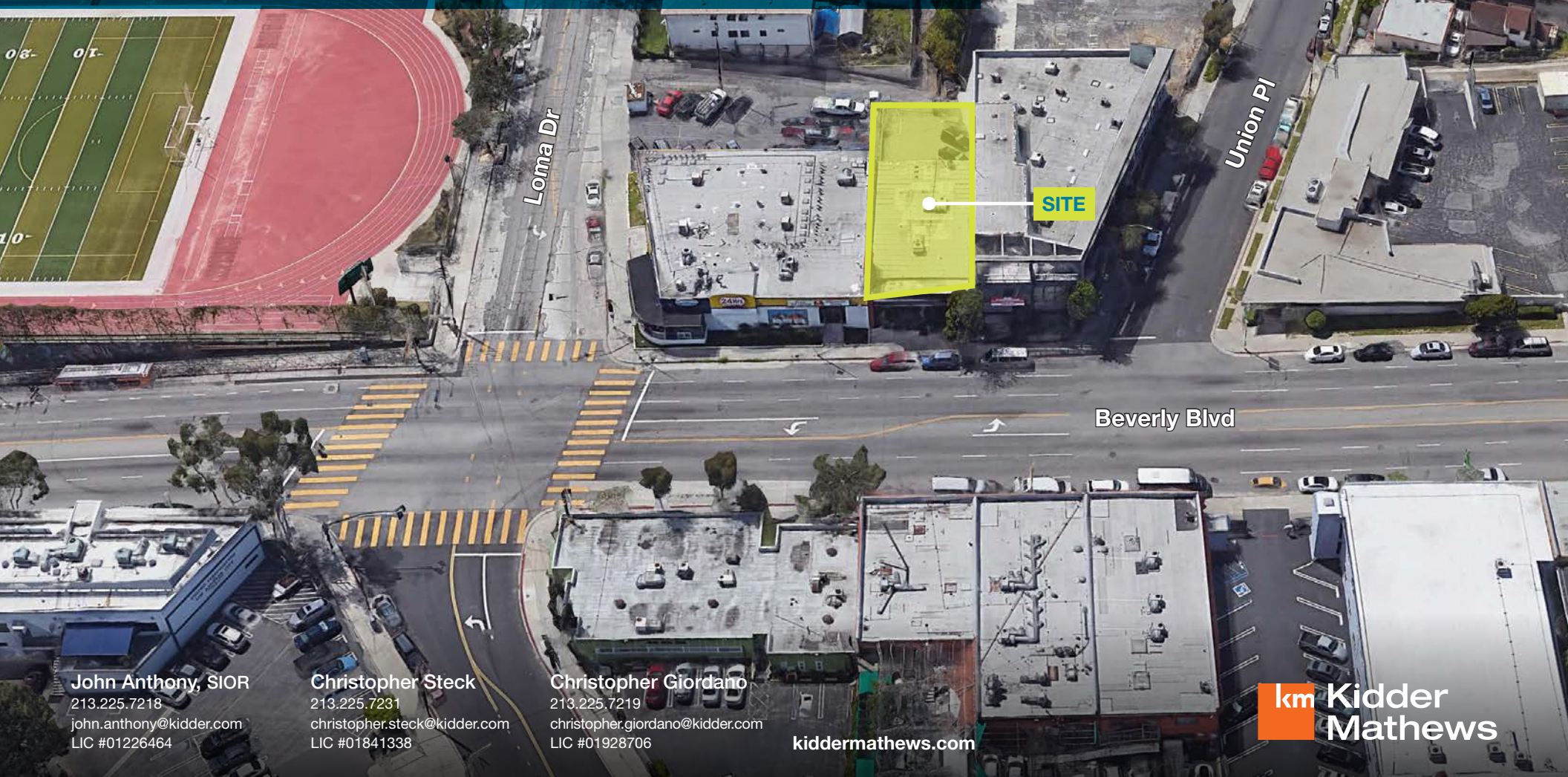


# For Lease ±5,520 SF Two Story Office Building

1610-1612 Beverly Boulevard, Los Angeles, California 90026



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[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

# 1610-1612 Beverly Boulevard

Los Angeles, CA

## Highlights

Separate entrances

Assigned secured gated parking

1st floor 10' ceiling, 2 new bathrooms, handicapped

2nd floor, 4 separate suites, 2 renovated bathrooms

Excellent visibility on Beverly Blvd, sign on building available

Available for single user or two tenants

Adjacent to Downtown LA

Interior renovations underway

Asking rate: Negotiable

Ideally located surrounded by amenities including local restaurants, housing, and retail

In close proximity to Rideback Ranch Studios



## Availabilities

GROUND

2ND FLOOR

2,760 SF

2,760 SF

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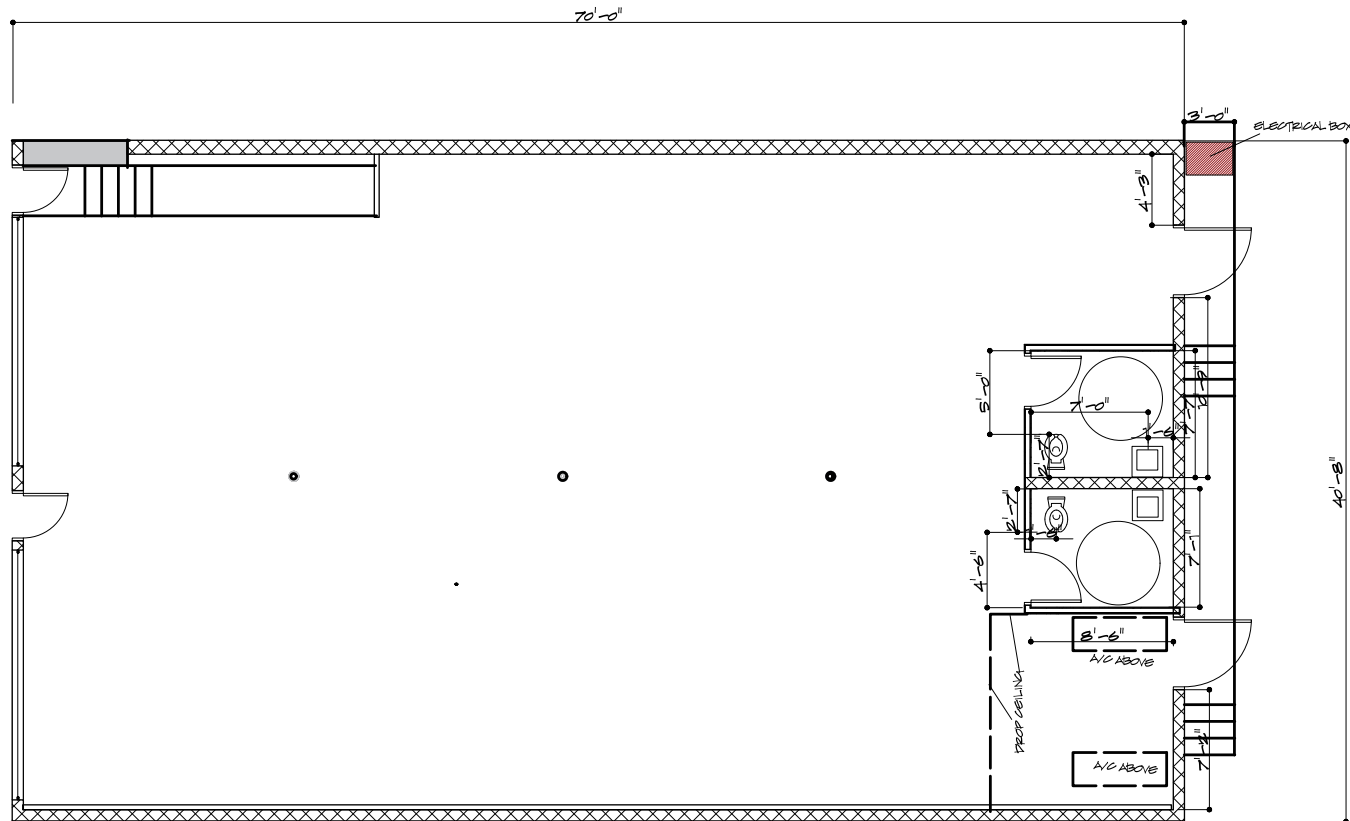
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# 1610-1612 Beverly Boulevard

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## First Floor Plan



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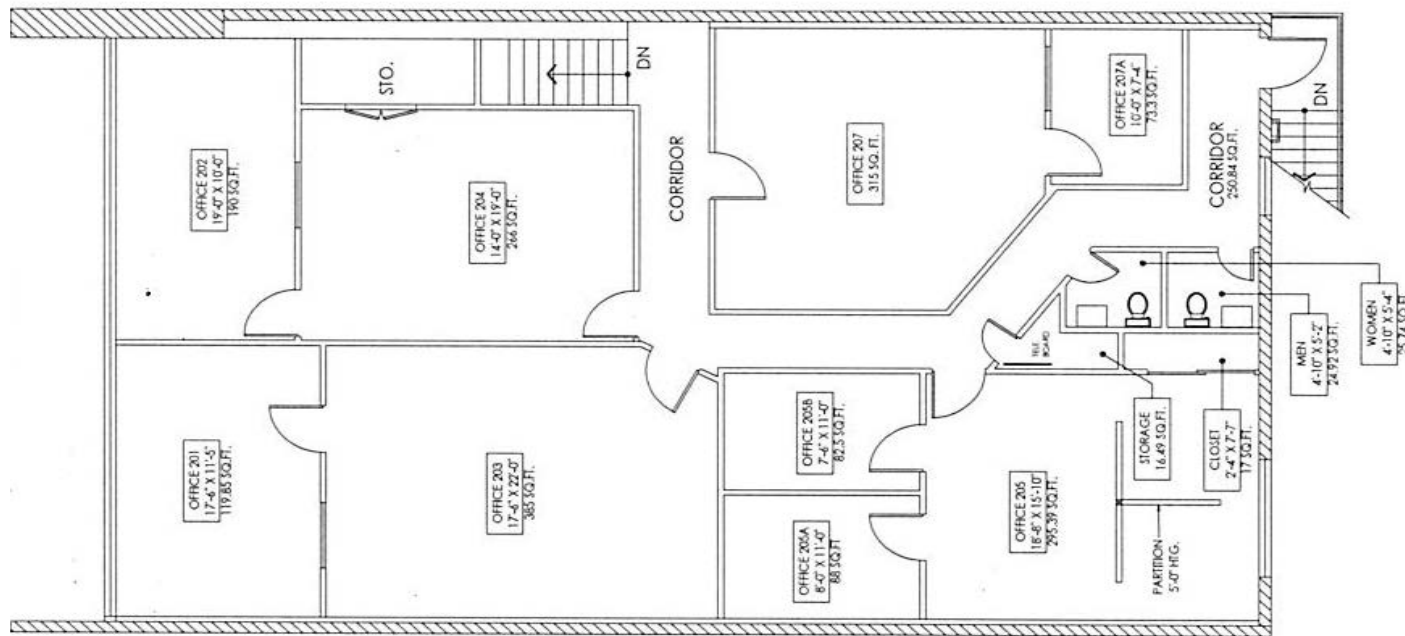
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# 1610-1612 Beverly Boulevard

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## Second Floor Plan



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# 1610-1612 Beverly Boulevard

Los Angeles, CA

## Amenities

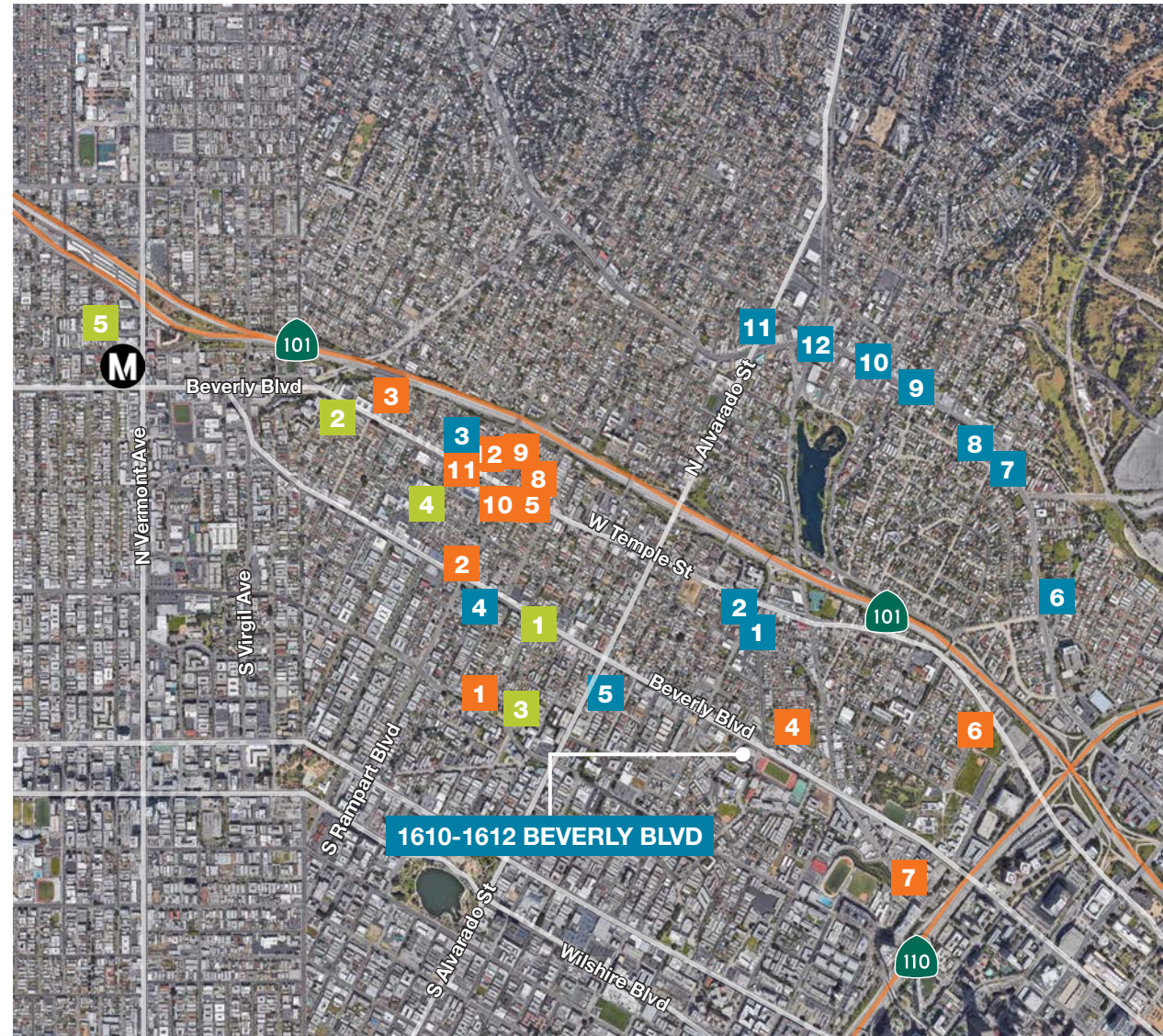
- |                            |                       |
|----------------------------|-----------------------|
| 1 1642 Bar                 | 7 Button Mash         |
| 2 Tribal Café              | 8 The Park Restaurant |
| 3 Doubting Thomas Coffee   | 9 El Compadre         |
| 4 Original Tommy's Burgers | 10 The Short Stop     |
| 5 Brooklyn Bagel Bakery    | 11 Ostrich Farm       |
| 6 Guisados                 | 12 Blue Bottle Coffee |

## Existing Residential

- |                            |                          |
|----------------------------|--------------------------|
| 1 Copper Design Lofts      | 4 Lake Street Apartments |
| 2 Cactus Apartments        | 5 HoM At Temple          |
| 3 Valley Street Apartments |                          |

## Developments

- |                      |                          |
|----------------------|--------------------------|
| 1 1800 Beverly       | 7 1000 W 1st Street      |
| 2 Hope on Alvarado   | 8 411 N Rosenell Terrace |
| 3 435 Rosenell       | 9 505 N Silver Lake Blvd |
| 4 1363 Colton Street | 10 2017 W Temple Street  |
| 5 2021 W Temple      | 11 2812 W Temple Street  |
| 6 1100 W Temple      | 12 182 S Virgil Avenue   |



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