

CORE DEVELOPMENT GROUP

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W. TEMPLE



# GENERAL INFO



- 7,861 - 15,722 RSF
- \$2.55/SF NNN (\$0.35 PSF NNN Expenses)
- Build-To-Suit Opportunity with Cutting-Edge Creative Finishes
- 5-15 Year Lease Term
- 1.5/1,000 Gated and Private Parking Available

# PROPERTY INFO



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- Extensive renovation of the entire building featuring brand-new building systems (HVAC, electrical and plumbing), energy efficient light fixtures, sand blasted ceiling and walls, new windows, skylights, new roof and rear patio, and other aesthetic upgrades
- Countless cafes and eateries within walking distance
- Extremely visible building signage opportunity facing Temple St.
- Just a block away from the 101 and 110 Freeway on/off ramps
- 15-minute leisure walk to Echo Park Lake
- Experienced landlord with an extensive creative office resume

# SUITE FEATURES



- Two side-by-side bow truss clear span brick buildings
- Pet-friendly property with a backyard
- New ADA bathrooms and kitchenette
- Expansive ceilings
- Large 2nd floor perfect for private executive offices and kitchen
- Polished concrete floors and exposed HVAC spiral ducting



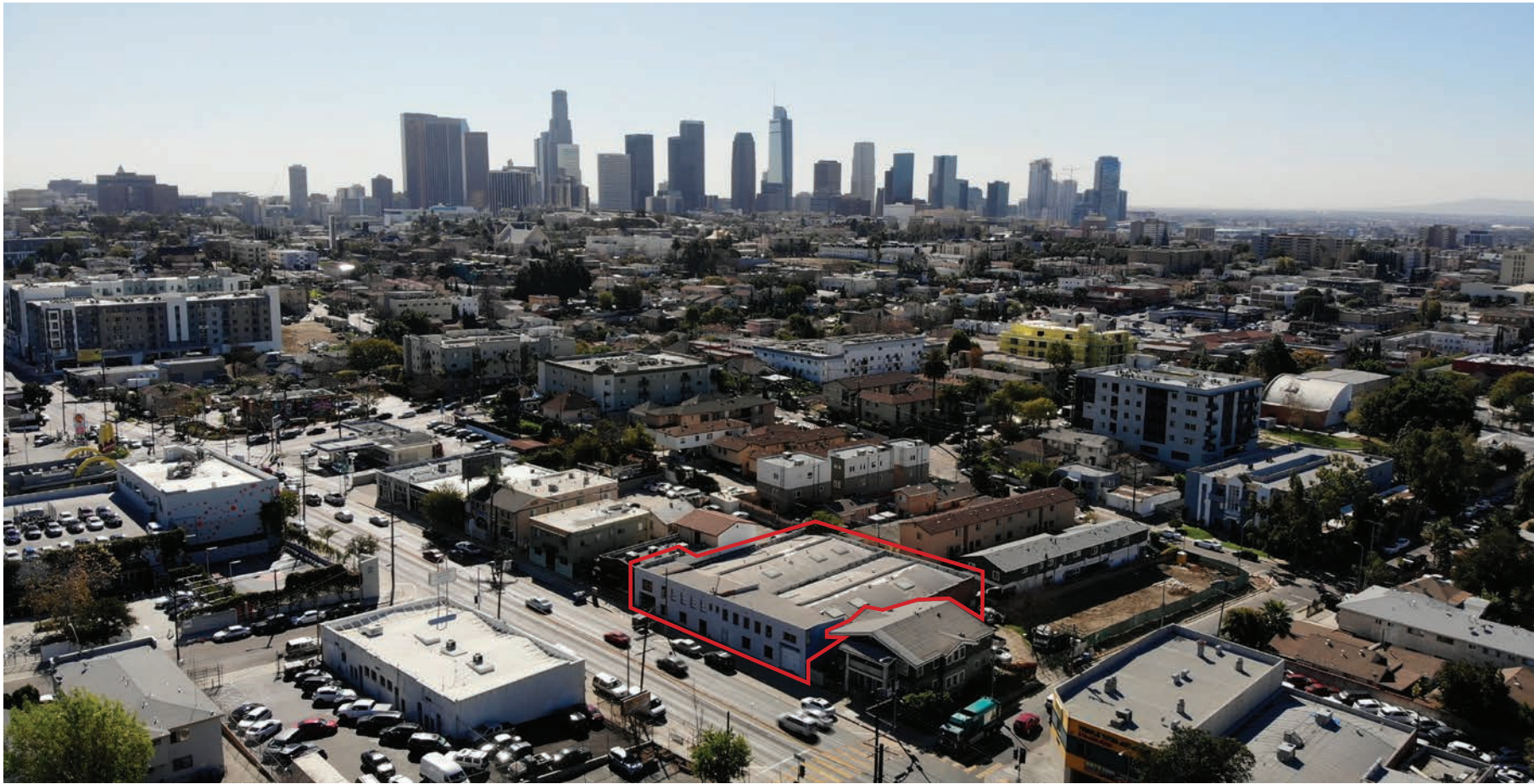
**WELCOME TO  
SILVER LAKE**



# AMENITIES

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CUSHMAN &  
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THE HIRTH  
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### View Site Specific COVID-19 Prevention Plan

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