

2217

BEVERLY BOULEVARD
LOS ANGELES, CA 90057

FOR SALE OWNER/USER CREATIVE OFFICE/RETAIL BUILDING



**RENDERING DISPLAYED. PROPERTY CURRENTLY UNDERGOING RENOVATION.*

Charles Dunn



CHARLES DUNN COMPANY, INC.

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PROPERTY OVERVIEW

2217 BEVERLY BOULEVARD LOS ANGELES, CA 90057

PROPERTY FACTS

- › **Asking Price: Submit Offer**
- › 7,269 square feet
- › Owner user opportunity
- › Gated and secured parking available
- › High bow truss ceilings
- › C2 Zoning
- › First time on the market in over 50 years

PROPERTY HIGHLIGHTS

- › Iconic Brooklyn Bagel Building
- › Multi-use building
- › Excellent visibility and signage on Beverly Boulevard
- › Accessible to major freeways 101 and 110
- › Adjacent to Downtown Los Angeles, Mid-Wilshire, Koreatown, Silverlake, Echo Park and Hollywood
- › Ideal for production user or retail user



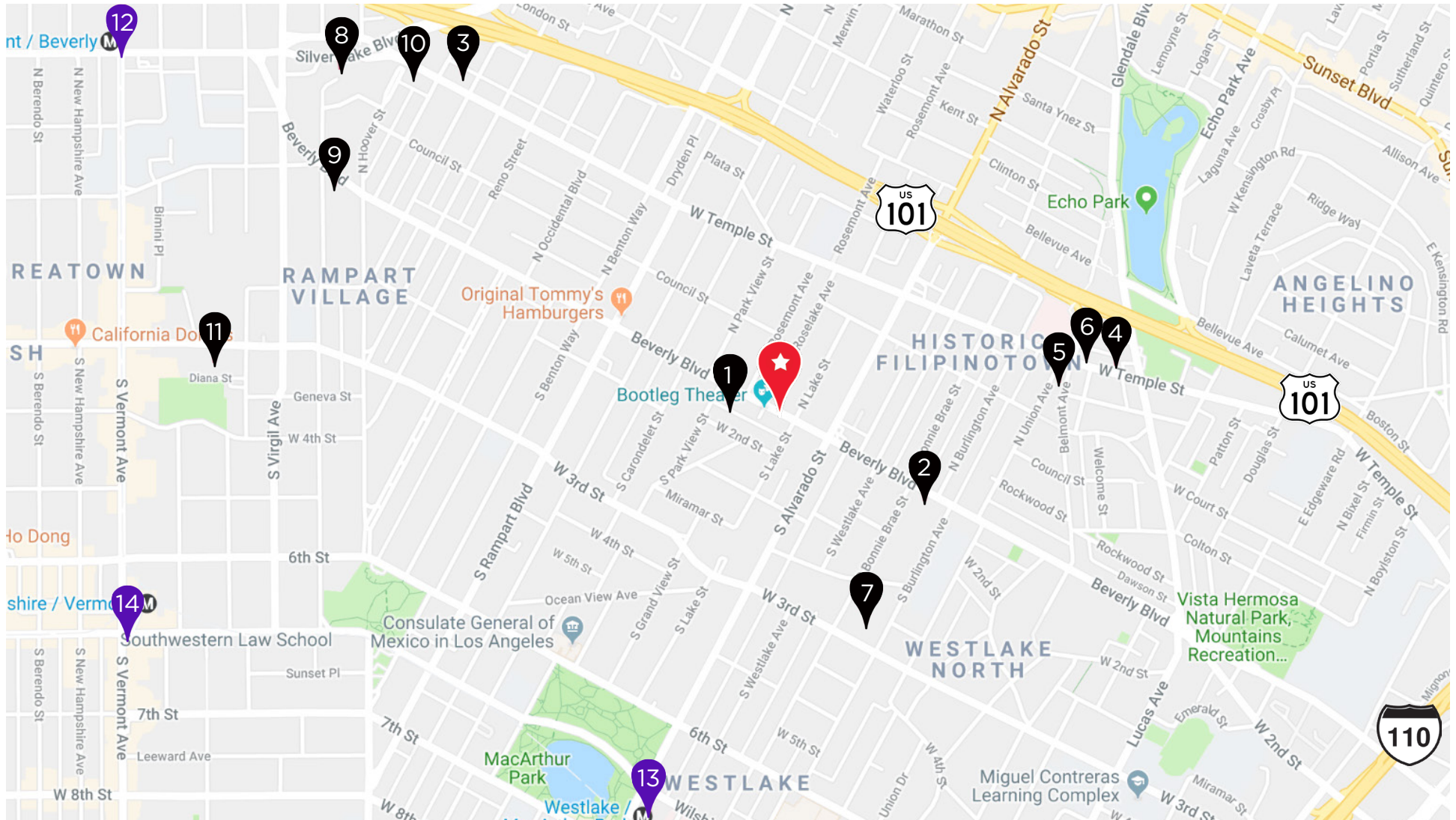
FORMERLY THE ICONIC BROOKLYN BAGEL LOCATION



PROPERTY AERIAL & RENDERINGS



NEARBY DEVELOPMENTS



DEVELOPMENT PROJECTS

1. 2300 Beverly Boulevard
2. 1800-1850 Beverly Boulevard
3. 3221 West Temple Street

4. 1619 West Temple Street

5. 330 North Union Avenue

6. 1647 West Temple Street

7. 261 South Burlington Avenue

8. 250 Silver Lake Boulevard

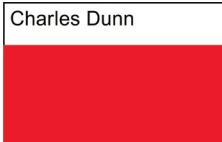
9. 3320 Beverly Boulevard

10. 252 North Hoover Street

11. 3400 West Third Street

METRO LINK STATIONS

12. Vermont/Beverly
13. Westlake/MacArthur Park
14. Wilshire/Vermont



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