

FOR LEASE | CREATIVE OFFICE OPPORTUNITY



2400-2410
HYPERION
SILVER LAKE, CALIFORNIA





PROPERTY HIGHLIGHTS

RATE: Negotiable
TERM: 5-10 years
PARKING: 1 space per 1,000 square feet
FREE parking

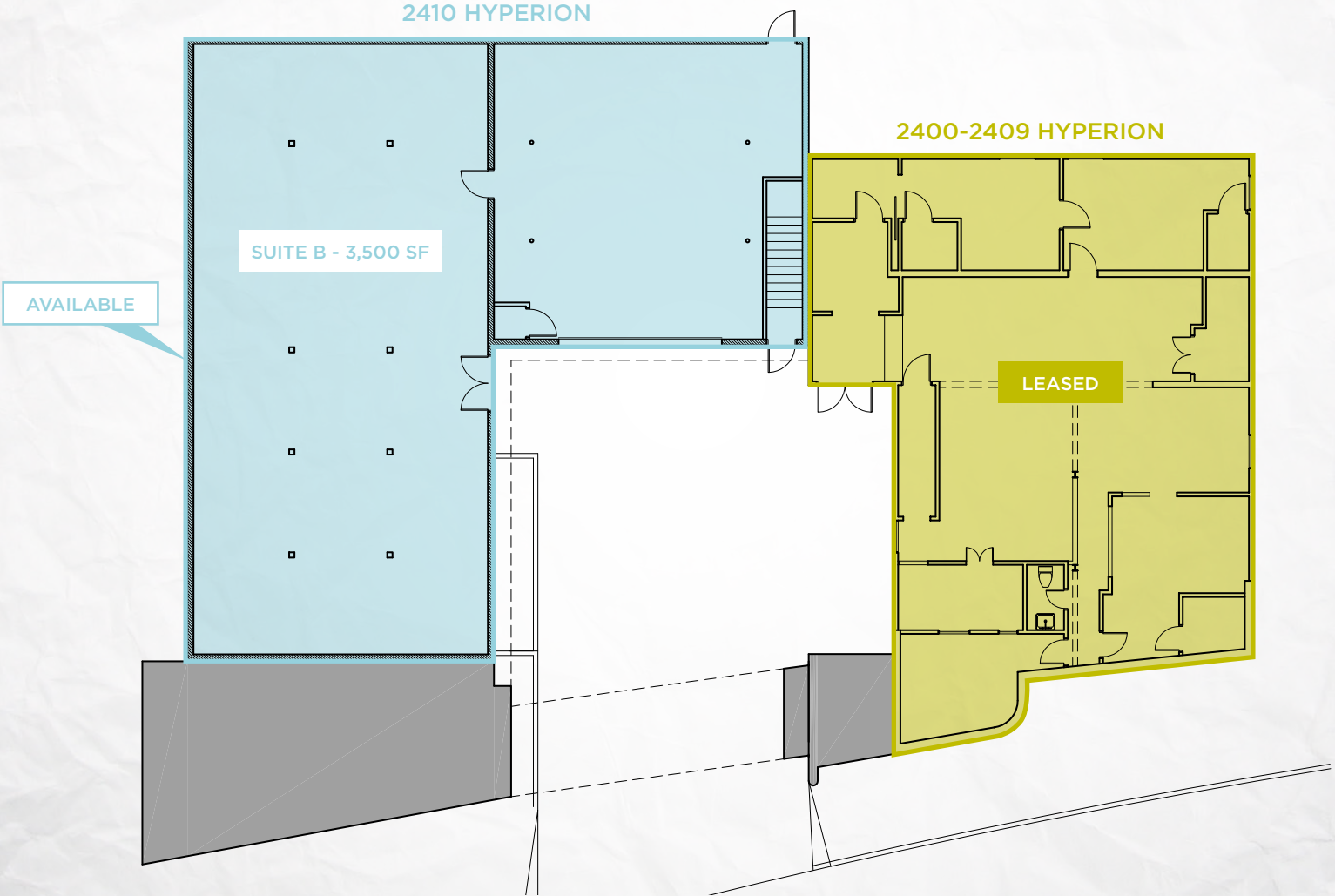
AVAILABLE SUITES: 2410 HYPERION
Suite B: 3,500 SF

2400-2409 HYPERION
Suite A: 1,113 SF
Suite B: 1,655 SF

- + Creative Office Space
- + Newly Renovated
- + Located along a major thoroughfare in the heart of Silver Lake
- + Premier Silver Lake location
- + Walking distance to many amenities including coffee shops and restaurants

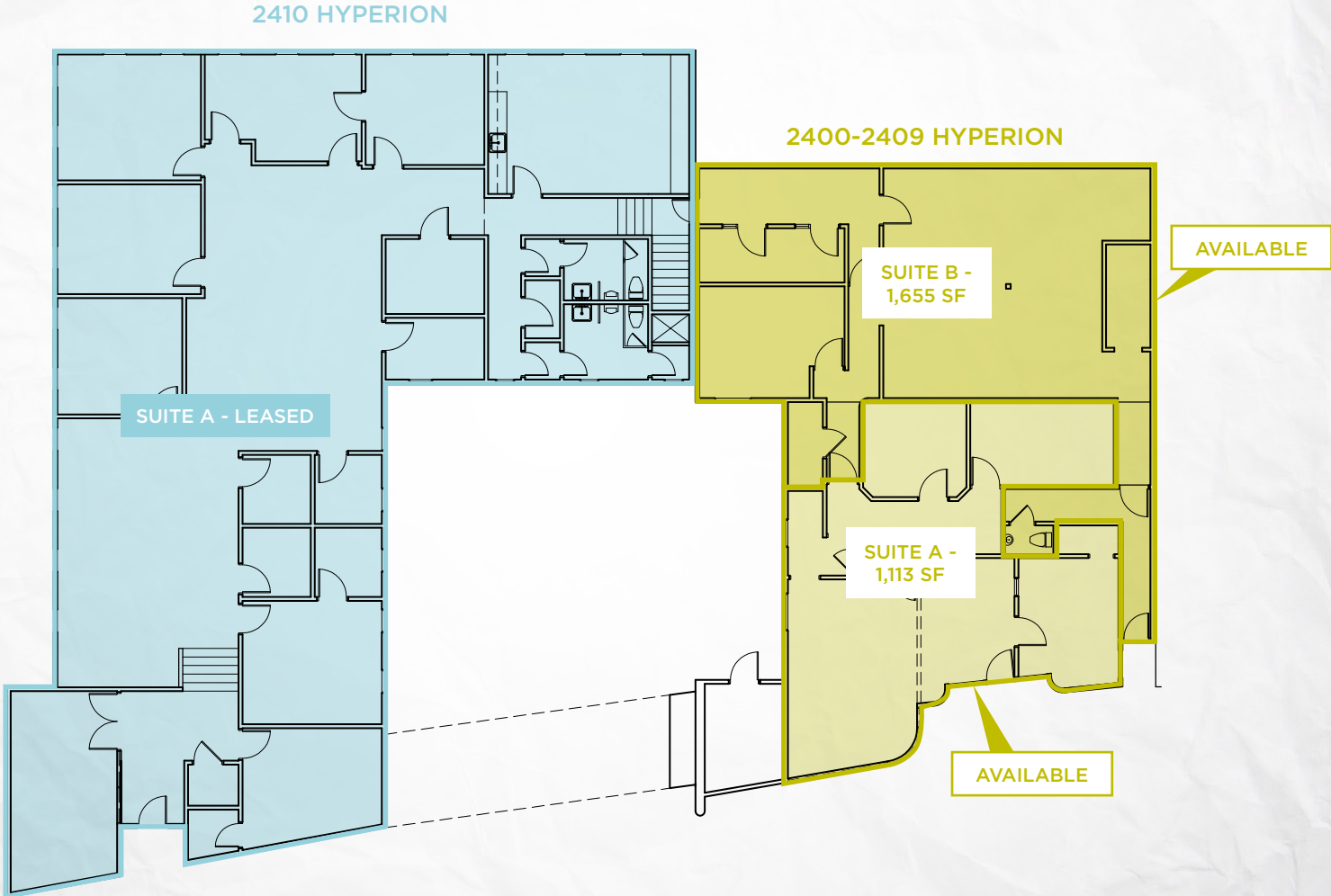
FLOOR PLAN

LOWER LEVEL



FLOOR PLAN

UPPER LEVEL





SILVER LAKE OVERVIEW

Silver Lake, known as one of “the city’s hippest neighborhoods”, is bordered by Atwater Village, Elysian Valley, Echo Park, Westlake, Los Feliz, and East Hollywood. This neighborhood was named and built around the Silver Lake Reservoir. Silver Lake is famous for the notable individuals who have lived there, its restaurants, and its nightlife (bars/clubs). The neighborhood has three public and four private schools.

Beginning in the 1970s, the Silver Lake neighborhood started to develop its own unique culture. Since 2000, gentrification has intensified in the neighborhood, including the opening of many stylish independent boutiques, coffee shops, fitness studios, and restaurants.



TOP ATTRACTIONS

- + Silver Lake Reservoir
- + The Industry
- + Akbar
- + Bar Keeper
- + Yolk
- + Broome Street General Store
- + Cliff’s Edge
- + Rockaway Records
- + The Satellite
- + Silverlake Wine

Silver Lake is a very creative neighborhood and therefore, it attracts art and film-oriented residents. The neighborhood was home to Walt Disney’s first large studio from 1925 to 1939, located at Hyperion Avenue and Griffith Park Boulevard. Since the 1990s, Silver Lake has become the center of the alternative and indie rock scene in Los Angeles. The neighborhood was home to two major street festivals each year: the Silver Lake Jubilee and the Sunset Junction Street Fair. The last festival was held in 2010. Since the indie rock music scene is particularly prominent in this neighborhood, comparisons are often drawn between Silver Lake and New York City’s Williamsburg district. As a result, it is sometimes referred to as the “Williamsburg of the West”.

AMENITIES

AREA OVERVIEW

	1-mile	2-mile	3-mile
TOTAL POPULATION	31,956	151,705	408,742
AVG. HH INCOME	\$115,269	\$83,514	\$68,933
DAYTIME POPULATION	33,663	137,442	330,380
MEDIAN AGE	39.8	38.2	36.3



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FOR MORE INFORMATION PLEASE CONTACT:

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