



JLL

COMPASS



1820 HYPERION Avenue

LOS ANGELES

FOR SALE / LEASE

High Design Office & Artist Loft

1820 Hyperion Avenue
Los Angeles, CA 90068



Silver Lake Office and Artist Loft

The Property is located on a desirable block in Silver Lake, destination for art, design, dining and nightlife. Situated on Hyperion Avenue with incredible street frontage and a Walkscore of 85, neighbors include Erewhon, Gelson's, Trader Joe's and Dinosaur Coffee.

Features Include:

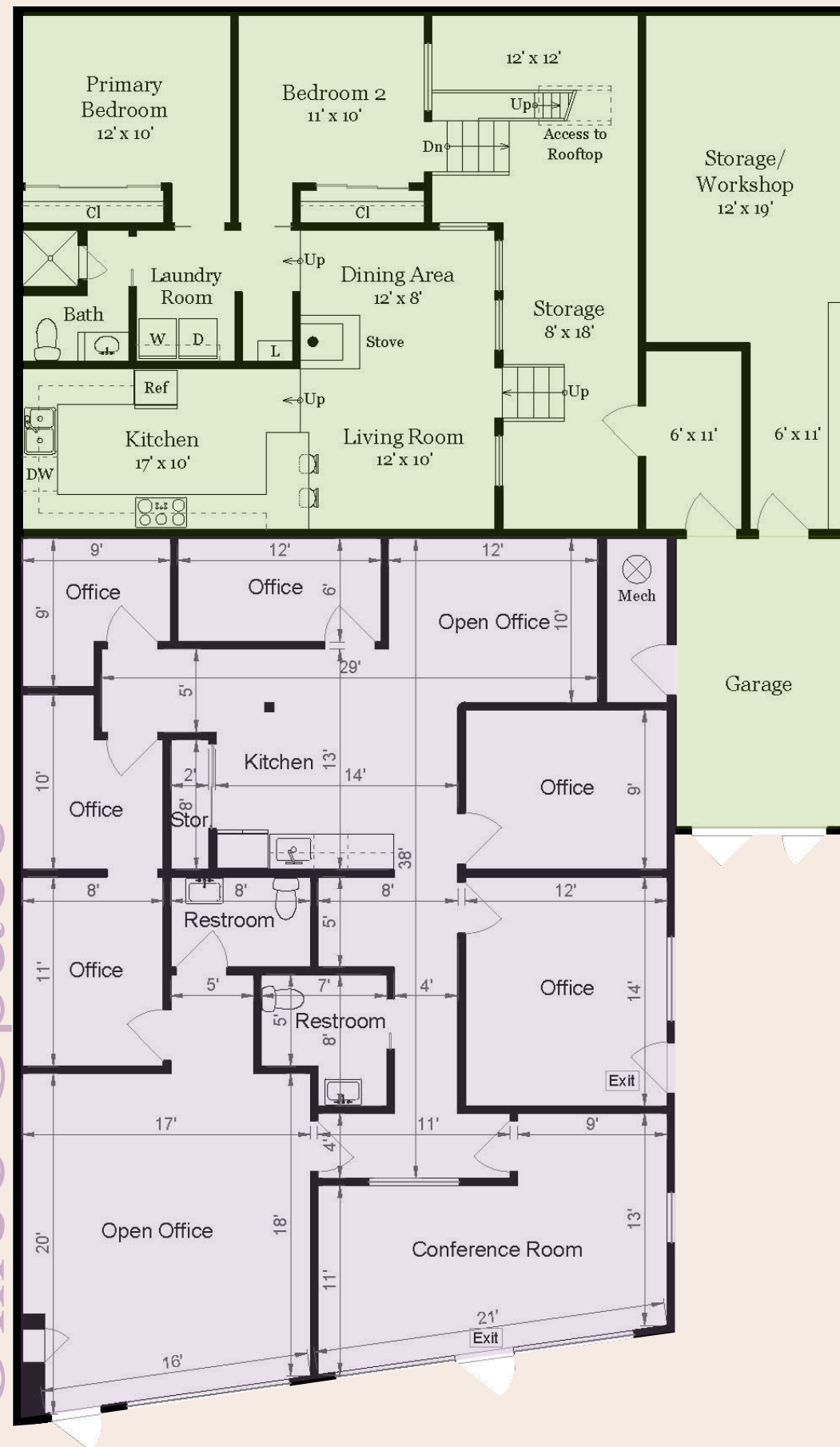
- Rare freestanding building
- 3,674 SF building on 4,021 SF lot
- Office suite delivered vacant
- Turn-key, high end design
- Monthly income from live / work space
- Newly landscaped by [OrCa](#)

PROPERTY OVERVIEW

1820 Hyperion Avenue
Los Angeles, CA 90068



ADDRESS:	1820 HYPERION AVENUE, LOS ANGELES CA 900027	ZONING:	[Q]C2-1VL
BUILDING SIZE:	3,674 SF (1,895 SF OFFICE + 1,779 SF LIVE / WORK)	ASKING PRICE:	\$2,550,000 (\$694/SF)
LAND SIZE:	4,021 SF	OFFICE SPACE AVAILABLE FOR LEASE:	1,274 - 1,895/SF
YEAR BUILT / RENOVATED	1937/2022	ASKING PRICE FOR LEASE:	\$4.00/SF NNN (\$0.74/sf nets)



Artist Loft

1,779 SF
 Rent: \$2,513/Month
 Current Lease
 Expires 2/28/26

Office Space

1,274 -
 1,895 SF
 Delivered Vacant







Office Space

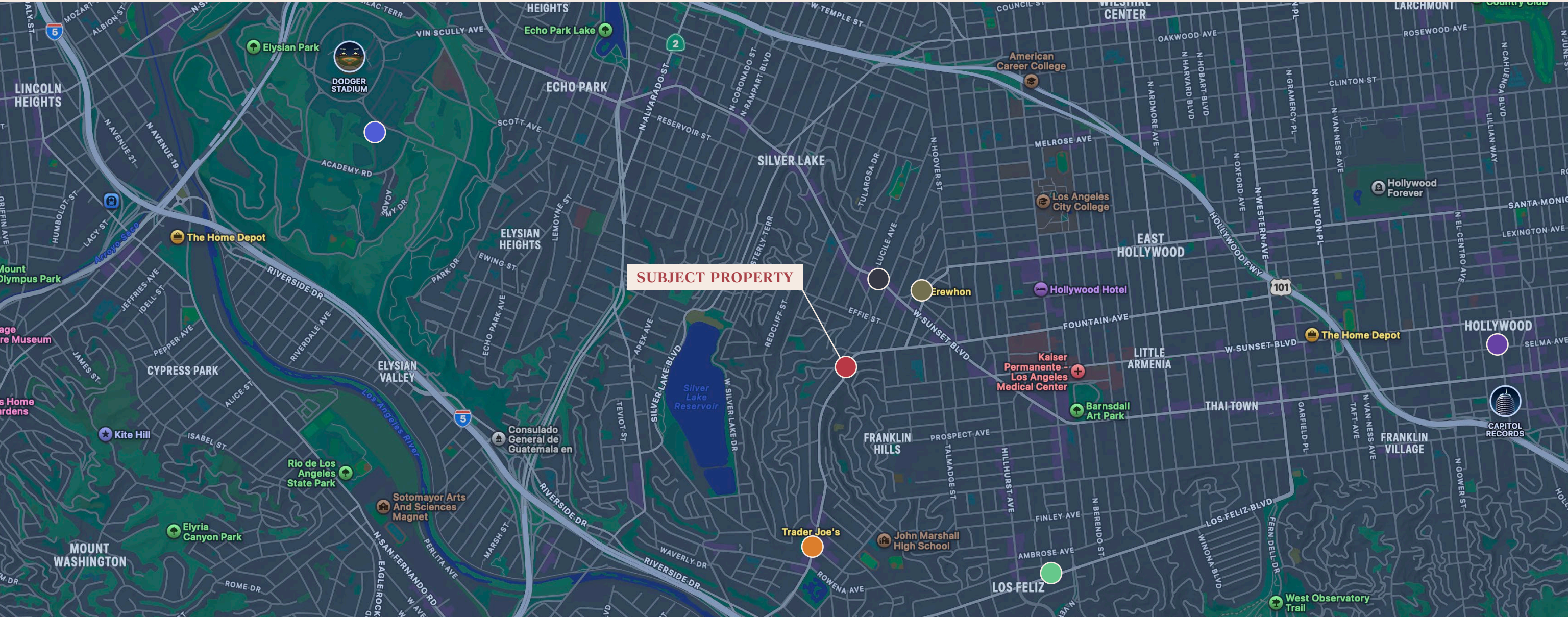






LOCATION OVERVIEW

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1820 HYPERION AVENUE, LOS ANGELES CA 900027

EREWHON <.5m

SUNSET JUNCTION <.5m

TRADER JOE'S <1m

TRADER JOE'S <1m

LOS FELIZ 1.5m

HOLLYWOOD <3m

DODGER STADIUM <3m



COMPASS



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