

INDU
STRY

RETAIL/OFFICE/GALLERY
±3,600 RSF

3149
VERDUGO RD
GLASSELL PARK

FOR LEASE



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ADDRESS	AVAILABLE RSF	RATE	TERM	OCCUPANCY	PARKING
3149 Verdugo Rd.	±1,000 - ±3,600 RSF	Upon Request	3 - 10 Years	30-60 days	5 striped parking spaces

Standalone warehouse ready for creative office conversion

FEATURES

Planned renovations include: new HVAC system, restrooms, stubbed utilities, storefronts

Exposed ceilings

Large outdoor/exterior area

Potential to demise into smaller units

Located in the State Enterprise Zone (SEZ)



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3149 VERDUGO RD LOS ANGELES CA 90065

EXTERIOR PHOTOS

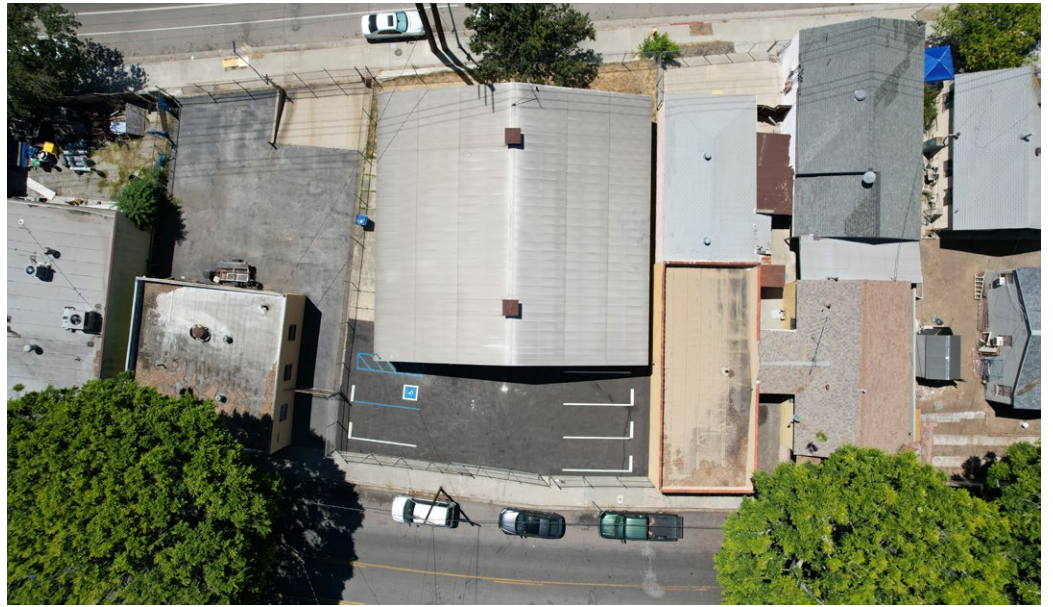


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AERIAL PHOTOS



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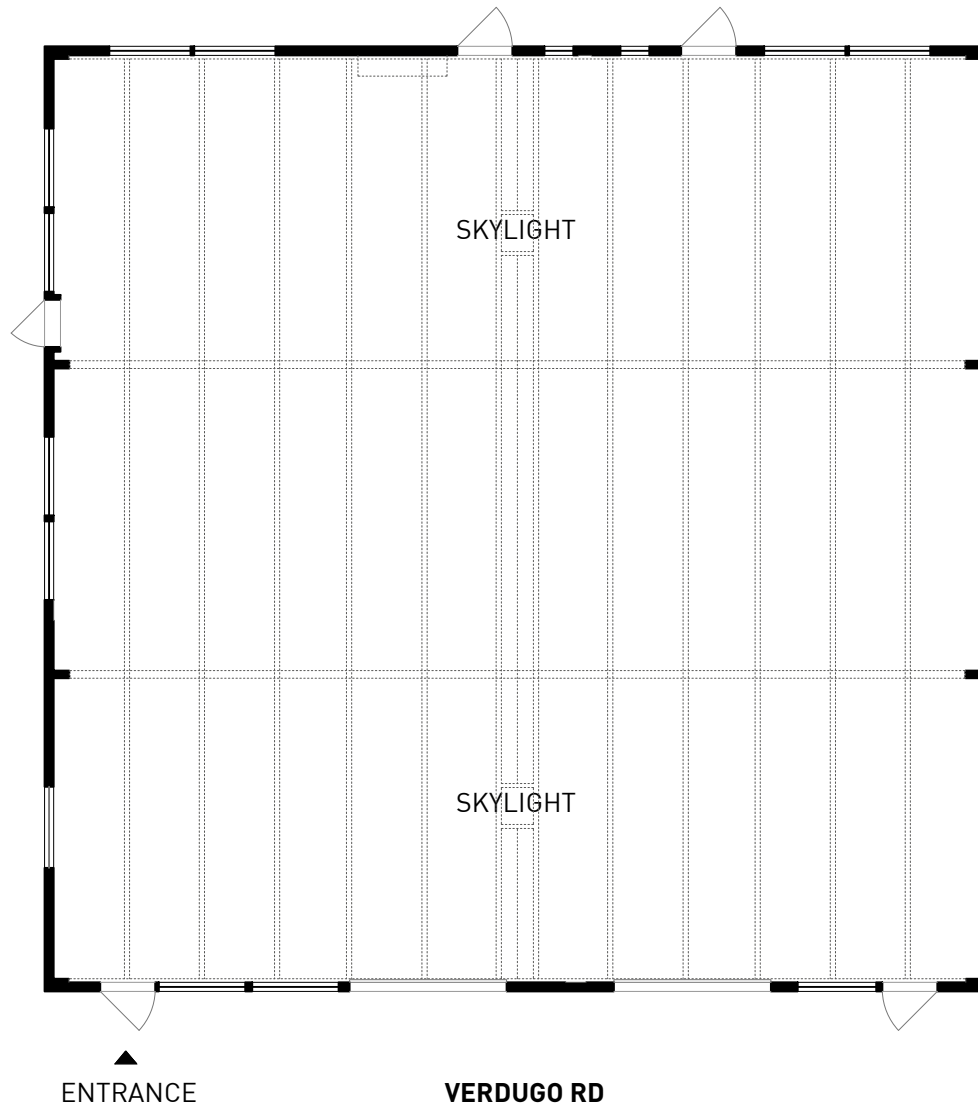
EXTERIOR RENDERINGS





EAGLE ROCK BLVD

GROUND FLOOR
±3,600 RSF



SKYLIGHT

SKYLIGHT

ENTRANCE

VERDUGO RD

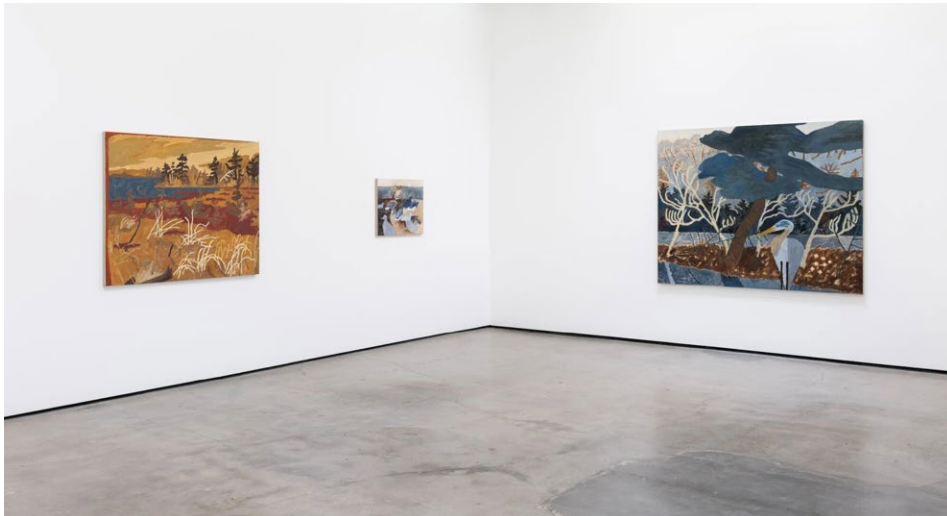
NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

The Philip Martin Gallery presents innovative, experimental, and ambitious artworks in all media at its gallery locations in LA and at art fairs, both in the United States and abroad. Joining the recent opening of Nino Mier Gallery down the block, PMG is spearheading the new wave of artists and gallerists looking to make Glassell Park their new home.

Philip Martin Gallery



Nino Mier Gallery



About the Neighborhood

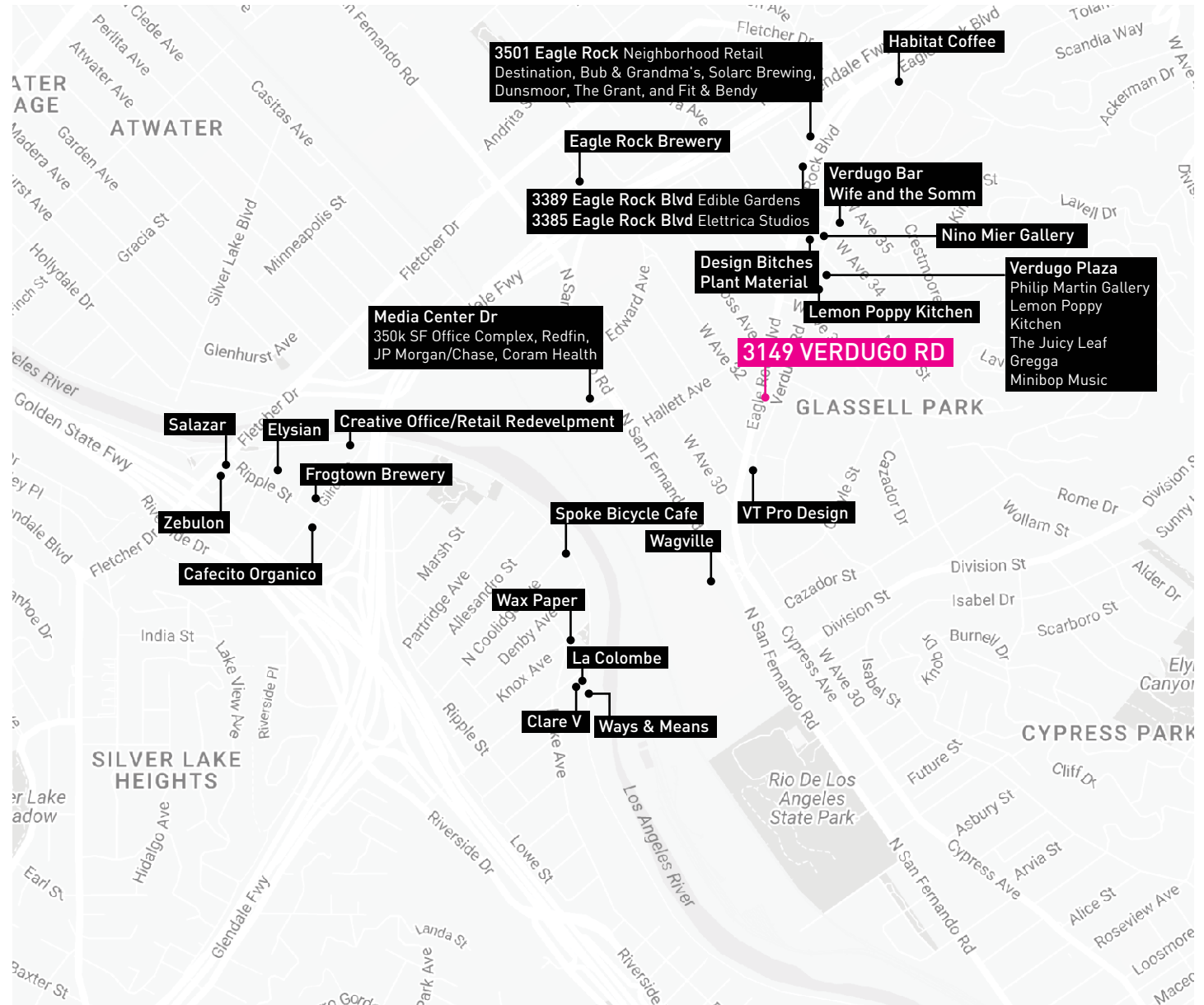
Rapidly developing neighborhood in the center of Northeast LA

Central location within short distance to Silver Lake, Echo Park, Frogtown, Atwater Village, Highland Park, and Downtown, LA

Local restaurants include acclaimed Salazar, sandwich phenomenon Wax Paper, La Colombe Coffee, Philadelphia coffee roaster La Colombe, and many others

Easy access to the 2 and 5 Freeways, connecting to Pasadena, Burbank, Downtown LA, and the rest of the LA region

3-MIN DRIVE TO 2 FREEWAY
5-MIN DRIVE TO 5 FREEWAY



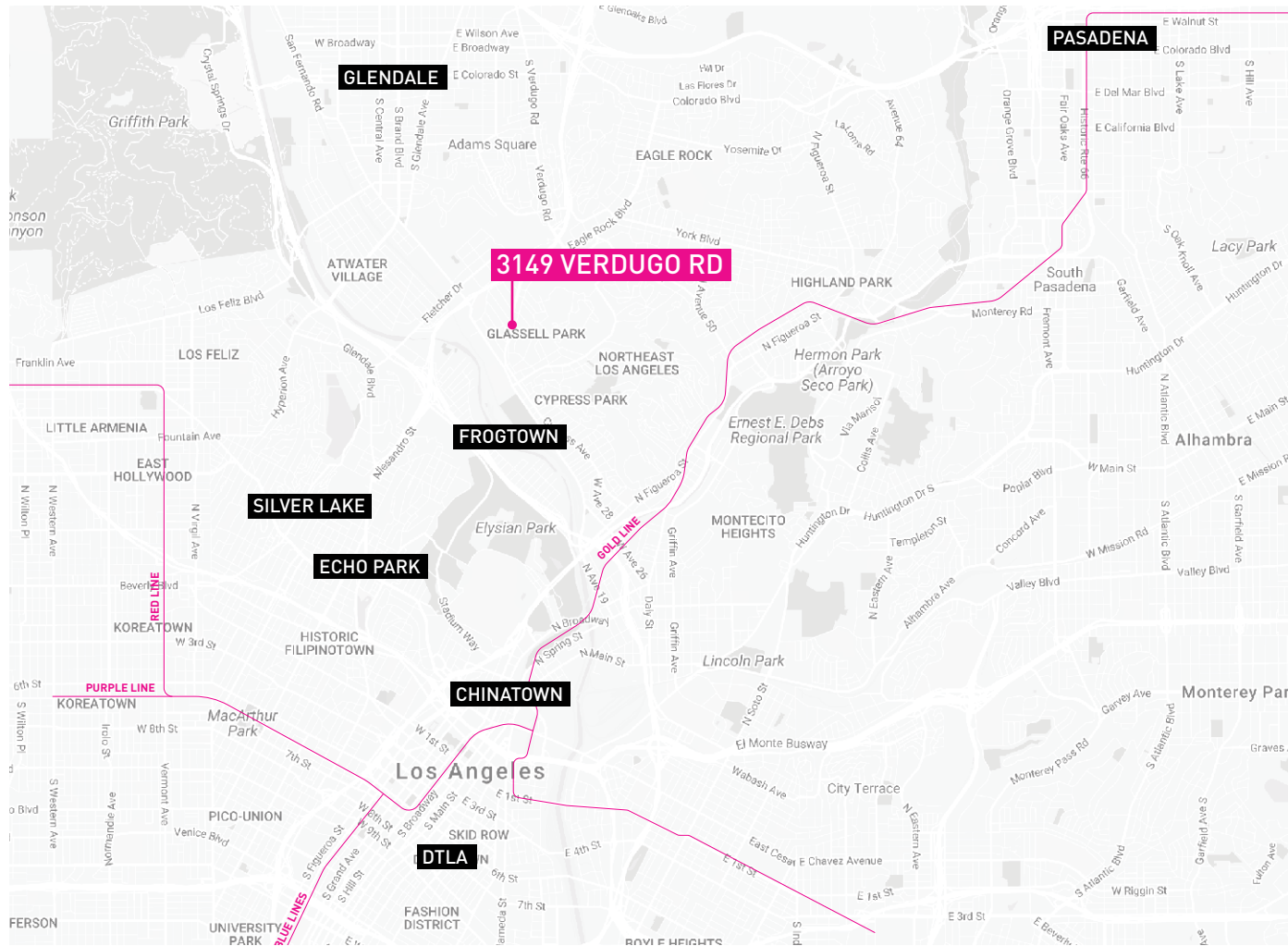
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NEIGHBORHOOD



FROGTOWN
1.5 MILES (7 MIN DRIVE)

GLENDALE
3.4 MILES (10 MIN DRIVE)

ECHO PARK
3.8 MILES (10 MIN DRIVE)

CHINATOWN
3.8 MILES (10 MIN DRIVE)

SILVER LAKE
4.0 MILES (10 MIN DRIVE)

DOWNTOWN LA
6.2 MILES (17 MIN DRIVE)

PASADENA
8.2 MILES (13 MIN DRIVE)
