

FOR SALE

1622 N GOWER ST

LOS ANGELES, CA 90028

RE-DEVELOPMENT/
CREATIVE STUDIO





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LOS ANGELES, CA 90028

FOR SALE
RE-DEVELOPMENT/
CREATIVE STUDIO

\$9,500,000
ASKING PRICE



Daniel Stratton

Vice President of Sales - DRE #01986597

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Daniel@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





OFFERING SUMMARY

1622 N GOWER ST

RE-DEVELOPMENT / CREATIVE STUDIO

Stratton Commercial Real Estate, Inc. is proud to present 1622 N Gower St, a remarkable two-story 10,200 sq.ft. re-development/creative studio in the heart of Los Angeles. Nestled on the corner of Gower St and Carlton Way, this office property boasts an impressive street presence with great access. Step out the front door and enjoy views of the Hollywood Sign right from your doorstep. The interior features versatile office units, easily configurable as one contiguous area for a single tenant, or sectioned off for multi-tenant use, catering to a range of business needs. Amenities include private restrooms, a kitchenette, HVAC, two private entrances, and an electric gate that secures the entire 10,000 sq.ft. lot. This property is an ideal choice for businesses seeking a centrally located, adaptable creative/office space in Los Angeles. Contact Daniel Stratton for more details.

BUILDING SQ.FT	10,200±
LOT SIZE SQ.FT	10,000±
YEAR BUILT	1963
FLOORS	2
APN(S)	5545-006-075
LOT DIMENSIONS	1X 10'X12'
COUNTY USE	COMMERCIAL / RESIDENTIAL
ZONING	C2/R4
POWER	TBD





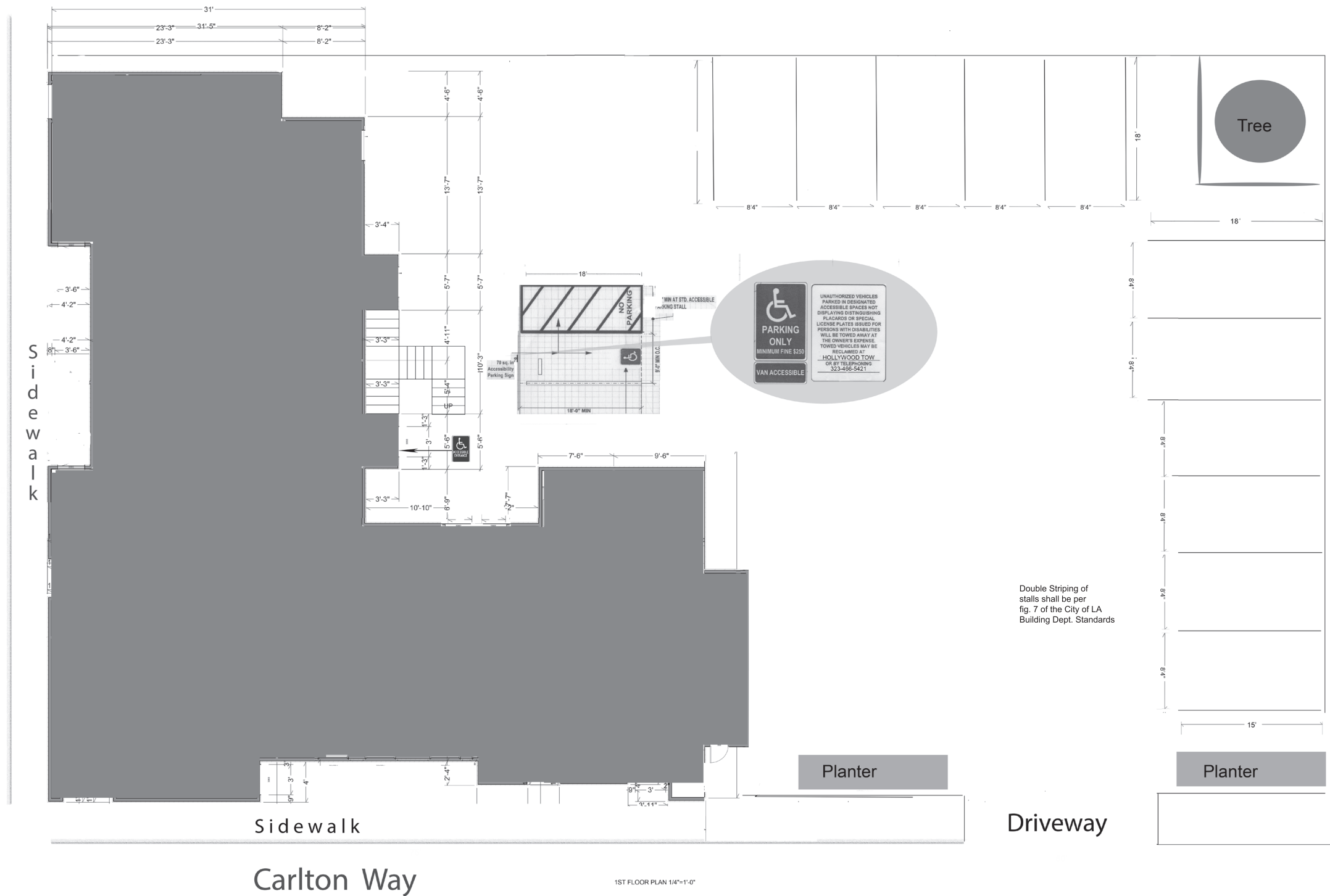


1622 N GOWER ST

LOS ANGELES, CA 90028
SITE PLAN

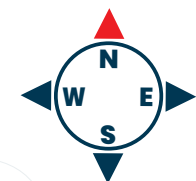
cap)

Gower Street



Double Striping of stalls shall be per fig. 7 of the City of LA Building Dept. Standards

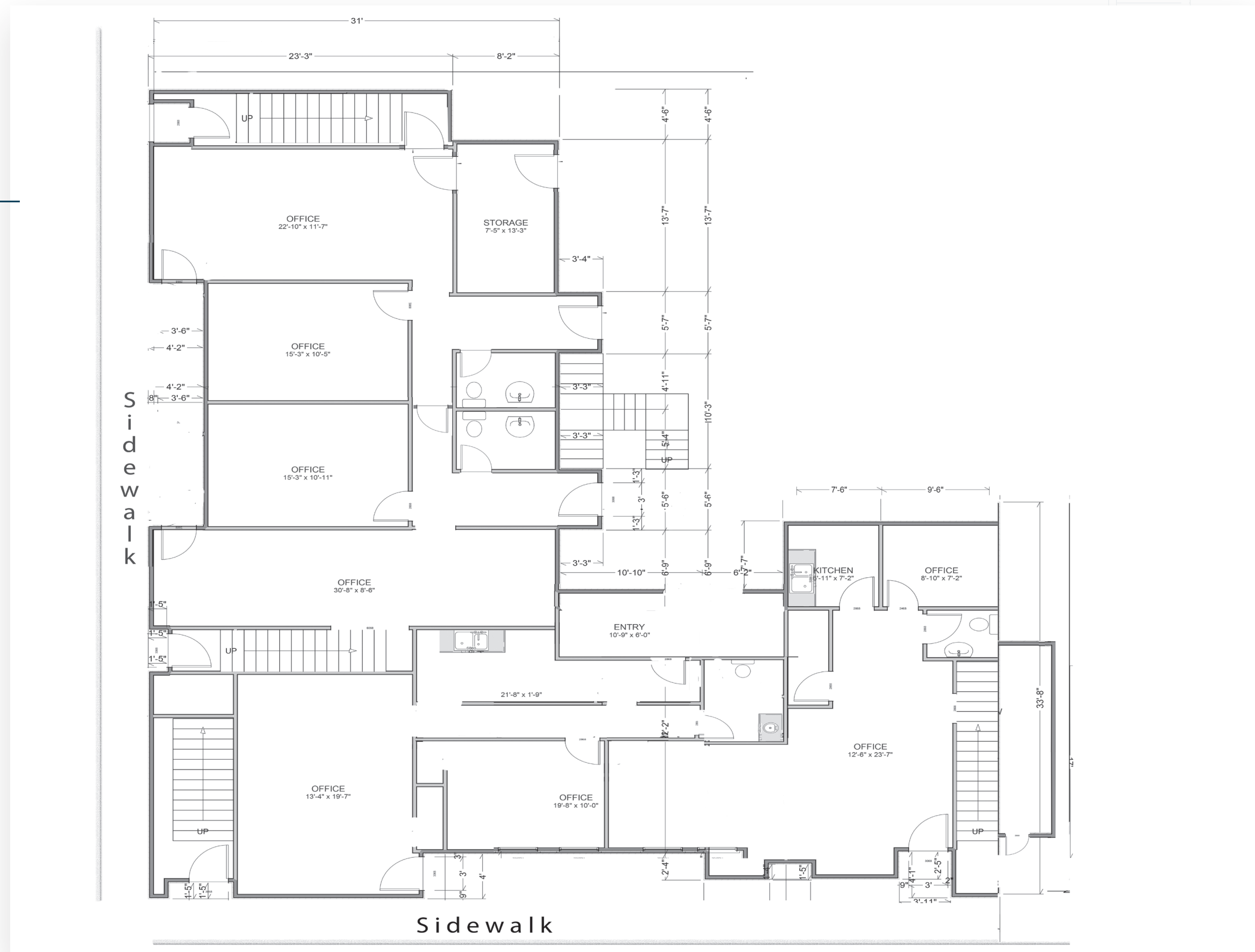
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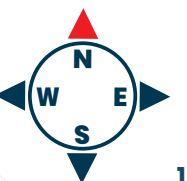
LOS ANGELES, CA 90028
FLOOR PLAN

1ST FLOOR



ROOM
17'-11" x 60'-0"

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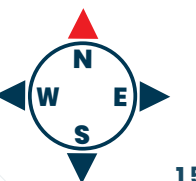
LOS ANGELES, CA 90028
SITE PLAN

2ND FLOOR



ROOM
17'11" x 60'0"

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FOR MORE INFORMATION:



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