

# 2820 NEWELL ST FROGTOWN

**FOR LEASE ±7,220 RSF**  
CREATIVE OFFICE

redcar  
development

INDUSTRY

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CREATIVE OFFICE / RETAIL

DETAILS

**BUILDING DETAILS**

SUITE 9                      ±7,220 RSF

USE                              Office

**PARKING**

RATIO                      1:1,000 SF

RATE/PASS/Mo.              \$150/Pass

**WHAT'S DIFFERENT**

- Custom steel frame operable doors and windows
- Directly adjacent to La Colombe Cafe + L.A. River Bike Path
- Outdoor Patio space adjacent to suite
- Abundance of natural light
- Gated on site secure parking
- Polished concrete floors and exposed ceilings

**LEASE TERMS**

RATE                      \$4.75/SF/mo./MG

TERM                      3-5 Years

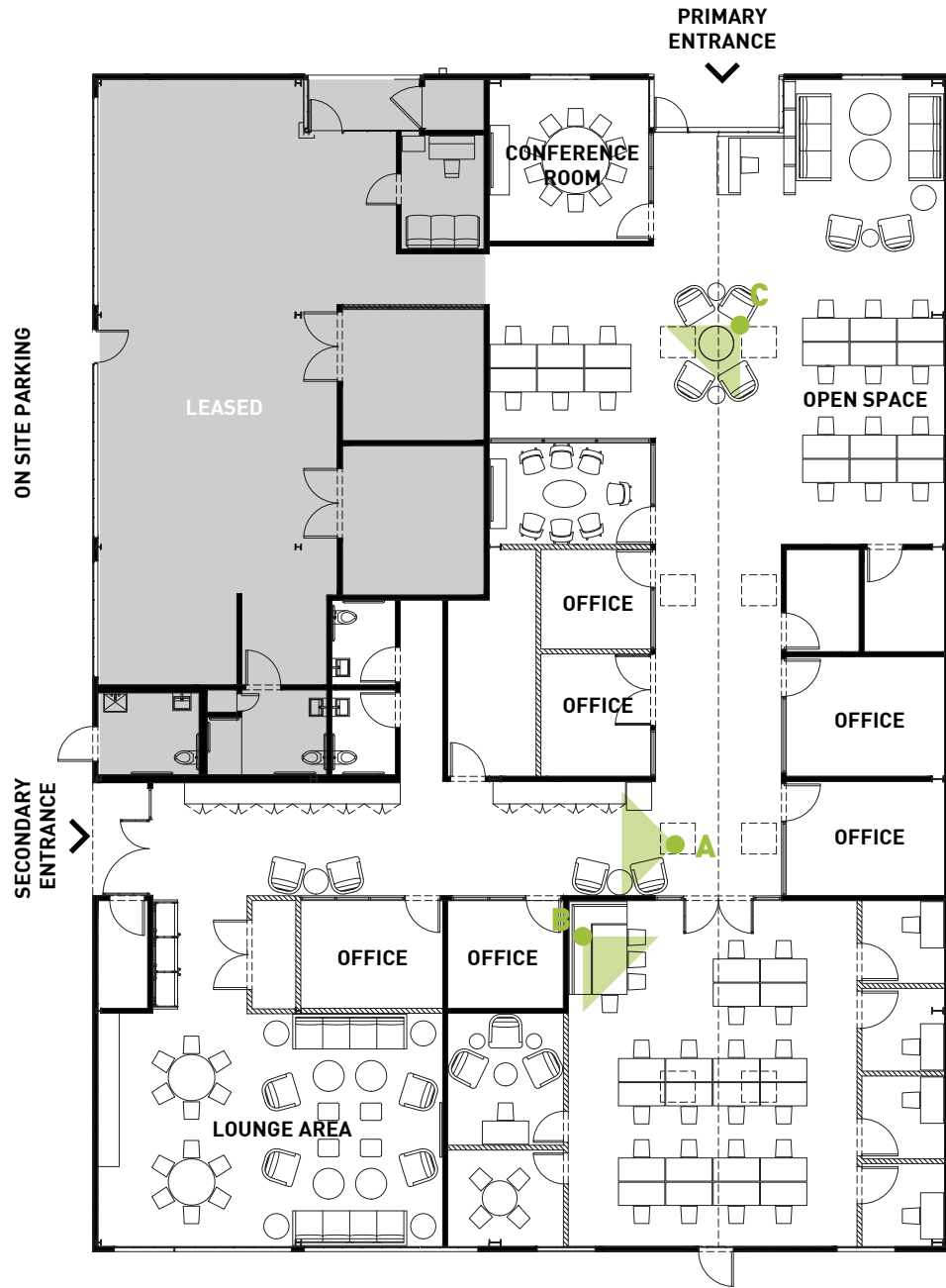
TIMING                      May 1, 2025

±7,220 RSF



**SITE PLAN**

±7,220 RSF



A— CUSTOM STEEL OPERABLE DOOR



B— WORK AREA



C— OFFICE SPACE

FLOOR PLAN | 1ST FLOOR



INTERIOR

PHOTOS | SUITE PHOTOS



INTERIOR



PHOTOS | SUITE PHOTOS



AERIAL

PHOTOS | EXTERIOR

# 10 WITHIN 10

4 min  
DRIVE

**10 Speed Coffee (coming soon):** Anticipation is high for 10 Speed Coffee's upcoming arrival in Frogtown, promising to add another gem to the neighborhood's thriving coffee scene. With its focus on quality beans and expertly brewed drinks, it's sure to become a beloved gathering spot for caffeine aficionados.

4 min  
DRIVE

**Frogtown Brewery:** Frogtown Brewery embodies the spirit of its community, offering a laid-back space where patrons can enjoy a diverse selection of craft beers brewed on-site. The brewery's industrial-chic aesthetic and relaxed atmosphere make it a welcoming spot to unwind with friends.

6 min  
DRIVE

**Salazar:** Nestled amid greenery, Salazar offers a rustic outdoor dining experience accentuated by its Mexican-inspired cuisine. Patrons can savor grilled dishes and vibrant flavors in a charming setting featuring communal tables and string lights.

4 min  
DRIVE

**Bub and Grandma's:** Bub and Grandma's is a cherished bakery known for its artisanal bread and delectable pastries. From crusty sourdough to flaky croissants, each creation is made with care and attention to detail, delighting locals and visitors alike.

Directly  
Adjacent

**La Colombe Coffee:** La Colombe Coffee is a trendy yet cozy spot known for its meticulously crafted brews. With a commitment to quality, it serves up artisanal coffee in a welcoming atmosphere, perfect for both quick caffeine fixes and leisurely sips.

6 min  
WALK

**Spoke:** Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.

8 min  
WALK

**Lingua Franca:** Tucked away in Frogtown, Lingua Franca is an intimate wine bar specializing in unique and hard-to-find varietals. Its curated selection and cozy atmosphere make it an ideal destination for wine enthusiasts seeking new discoveries.

3 min  
WALK

**Wax Paper:** Wax Paper is a neighborhood gem, celebrated for its inventive sandwiches served on freshly baked bread. Its cozy interior and friendly vibes make it a go-to spot for lunch or a casual bite, offering a menu that's both comforting and creative.

1 min  
WALK

**Loreto:** With its seasonal menu and warm ambiance, Loreto is a beloved neighborhood spot offering elevated yet approachable cuisine. From farm-fresh salads to hearty mains, each dish reflects a commitment to quality ingredients and culinary craftsmanship.

5 min  
DRIVE

**Zebulon:** Zebulon is more than just a music venue; it's a cultural hub where locals gather for live performances, craft cocktails, and an eclectic ambiance. With its retro-inspired decor and vibrant energy, it's a favorite hangout for music lovers and creatives alike.

AMENITIES

**Redcar Properties** - the developer of 2820 Newell St. - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT