

Comments

Location:

Silver Lake
Downtown, Los Angeles
Main commercial street
Near the 5 & 2 freeways

Approx. Sq. Ft.:

4,875 SF Split level building
50' frontage,

7,405 SF lot size

MLS#: 06-143263

MAP: 594-E4

APN#: 5439-006-007

Zoning: C2-1VL Q-condition

CUP: 2 Story, Office and
Residential, C-1 and R-1
Occupancies.

General Plan Land Use:

Neighborhood Commercial

Features:

- 2 residential income units in the rear on month-to-month potential \$30,000/yr.
- 3 car parking in rear (2 are tandem).
- 2 conference rooms.
- 2 partitioned reception rooms.
- Prominent signage.
- Original built-ins and interior detailing designed by the architect's office: 1950's custom designed strip light support, acoustic tiles, exposed ductwork, operable louvers, blue Aklo glass, color scheme and detailing by Neutra office.
- Open floor plan office.

Condition of Sale:

- Acceptance of a Conservation Easement to be recorded on Title at close of escrow and remain in effect in perpetuity.

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FOR SALE: A Richard Neutra Icon

The Neutra Office Building, a pristine example of the work of one of the seminal architects of the Modernist movement in Los Angeles, has come on the market. It is where Dion Neutra, the present owner, has presided over this creative epicenter for the past 40 years and where the Chavez Ravine housing, US Embassy in Karachi, Los Angeles Hall of Records, Gettysburg Memorial, Orange County Courthouse, Huntington Beach Library and many other masterpieces were designed. It is a City of Los Angeles Monument, listed on the National Register of Historic Places and is a focus of pride for Silver Lake where so many Neutra buildings have defined the area. Dion Neutra, son and partner of Richard Neutra served as Project Architect supervising Red March, the Neutras' favorite contractor.

The incomparable value of this property derives from the fact that it is literally the *only* remaining example of Neutra commercial design, still with its original look. This is a Trophy property for an owner/collector who will carry the Neutra legacy proudly into the future, co-branding their own ventures and mission with the power of this icon.

\$3,500,000

2379 Glendale Boulevard, Los Angeles, CA 90039-3245



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