

SYCAMORE



925 N LA BREA

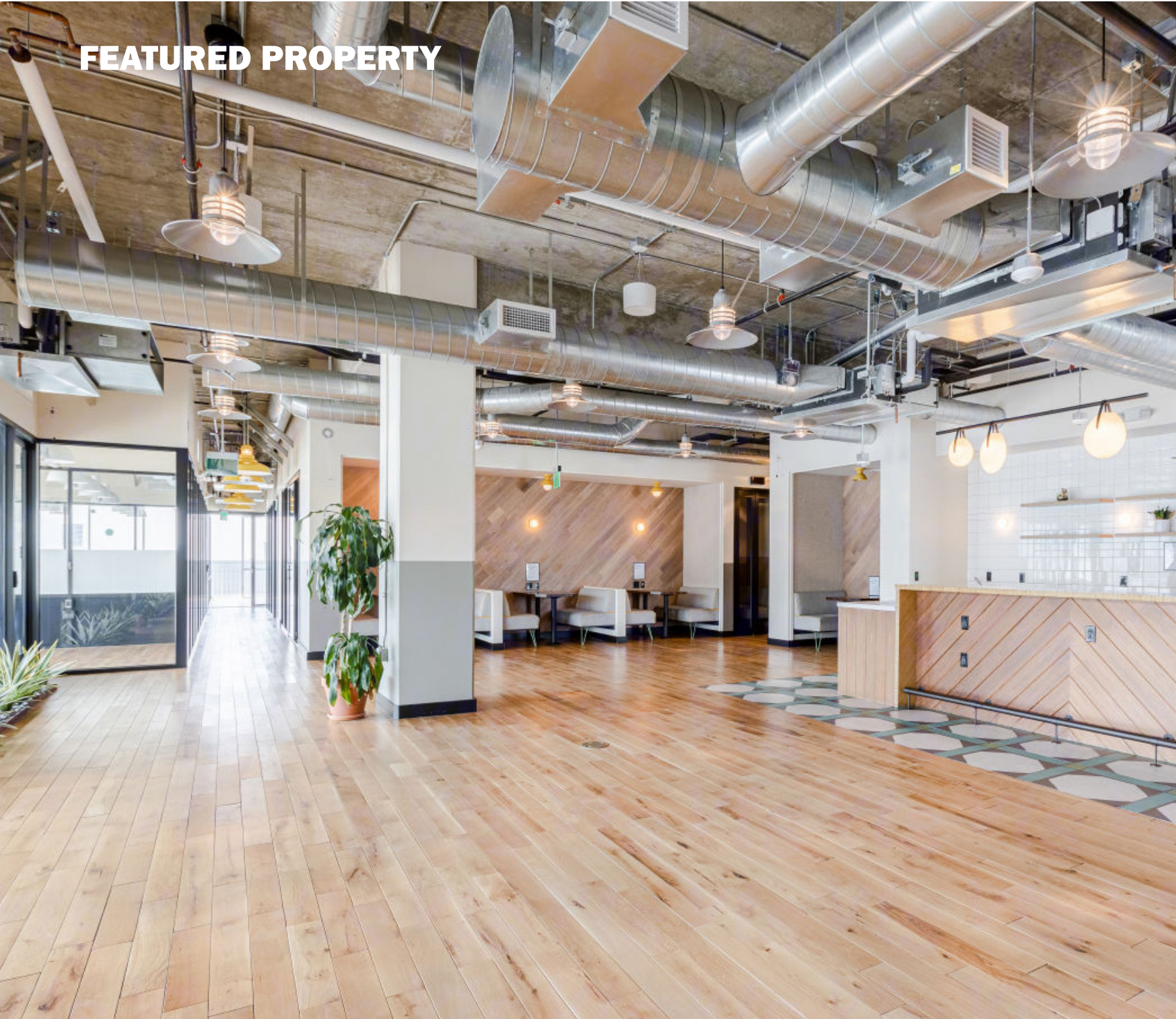
Creative Office
Space for Lease

Now Available

Fourth Floor: $\pm 2,000$ – $\pm 15,861$ SF



FEATURED PROPERTY



925 N LA BREA

A six-story, mixed-used development designed by Shubin & Donaldson Architects with 47,581 square feet of creative office space.

PROPERTY HIGHLIGHTS

925 N LA BREA exhibits a modern façade with vertical steel louvers, concrete slab infills and color-glazed glass accent walls.

13’ floor-to-ceiling height with exposed ductwork

—

Two levels of on-site parking

—

Secured bike parking

—

±10,000 SF outdoor terrace on fourth floor with stunning views of the city

—

Fully furnished communal lounge with booth seating

“Sycamore is now a fashion, foodie and art hot spot with Jay-Z and Beyoncé as frequent visitors.”

- wwd.com

Outdoor balconies on each floor

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24/7 key-card access

—

Prominent branding opportunity on La Brea Avenue

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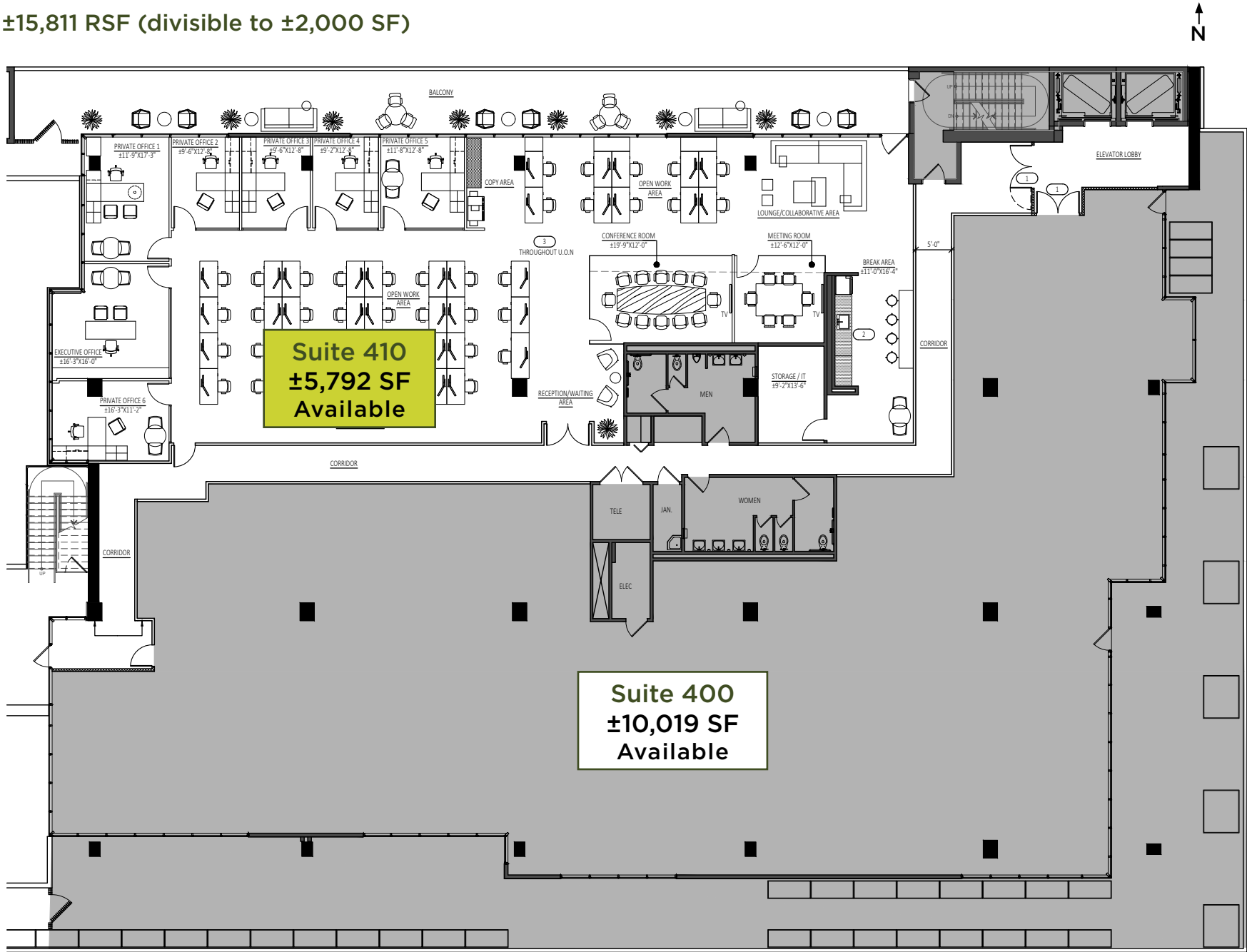
Neighborhood tenants include Sprouts, Burke Williams, and Tartine

—

High-profile location perfect for media, entertainment, technology and other businesses



FOURTH FLOOR
±15,811 RSF (divisible to ±2,000 SF)



Private outdoor space along the south, north and east sides

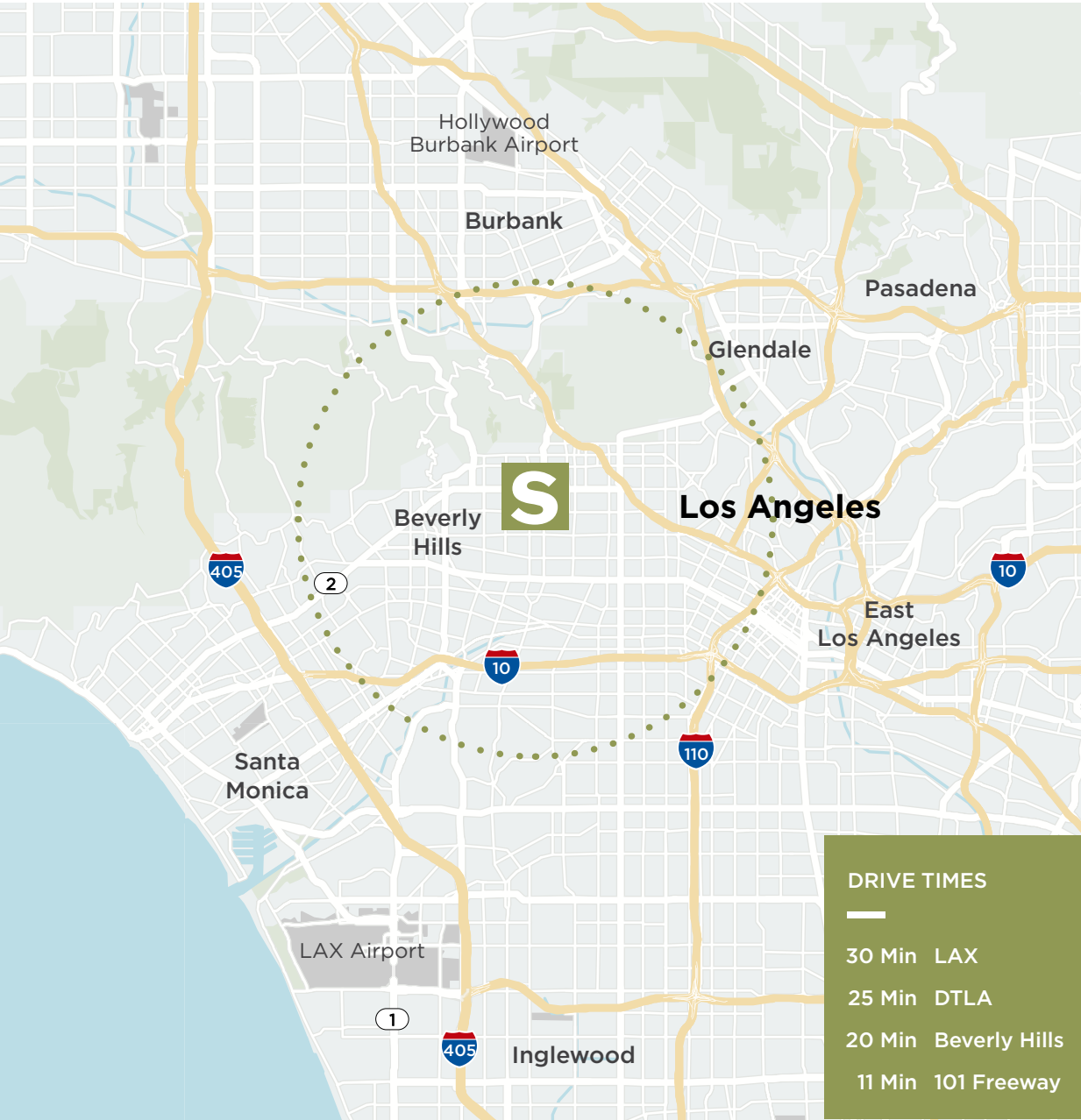
±10,000 SF landscaped balcony with seating on the west side

37 Dedicated parking spaces exclusively for 4th-floor tenants

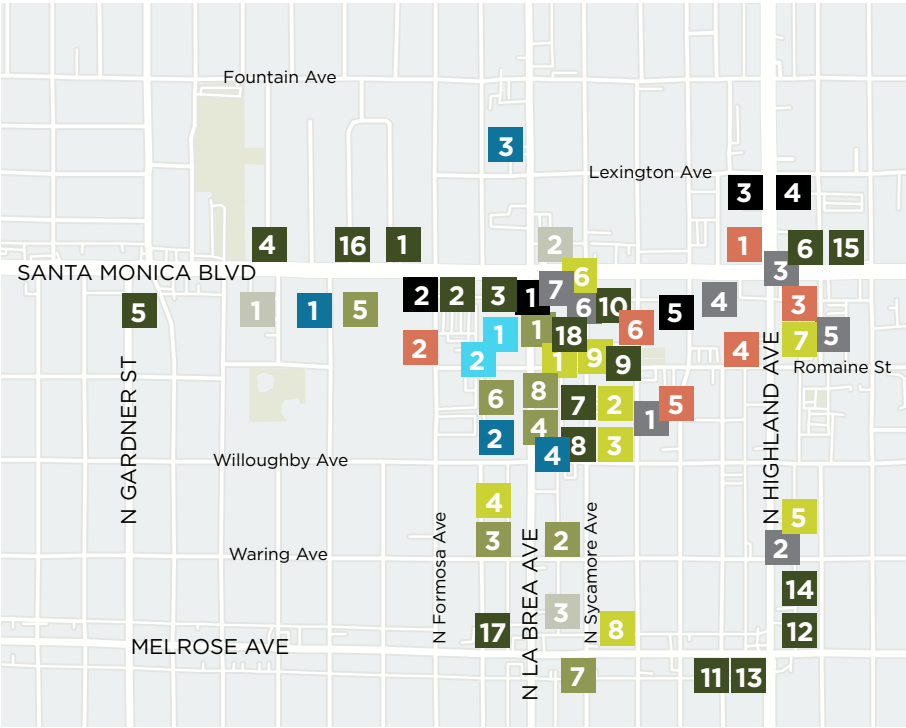
Asking rate:
\$4.85/SF modified gross



LOCATION



AMENITIES/NEARBY OFFICES



CORPORATE

- 1 BuzzFeed
- 2 Ticketmaster
- 3 AETHER Apparel
- 4 John Varvatos LA Office
- 5 Chrome Hearts
- 6 Kaiser Permanente

PRODUCTION/MUSIC

- 1 SiriusXM/Pandora
- 2 The Lot Studios
- 3 Vertigo Entertainment
- 4 Siren Studios
- 5 Occidental Entertainment

GROCERY

- 1 Trader Joe's
- 2 Sprouts Farmers Market
- 3 Ralph's
- 4 Sightglass Market

SPECIALTY RETAIL

- 1 Just One Eye
- 2 SUPERVINYL
- 3 RetroSpecs & Co
- 4 Rick Owens
- 5 Blackman Cruz
- 6 Tropics
- 7 JF Chen
- 8 Galerie Half
- 9 Ex Nihilo

BIG BOX RETAIL

- 1 Target
- 2 Best Buy

RESTAURANTS

- 1 Jones
- 2 Formosa Cafe
- 3 Mendocino Farms
- 4 Harlowe
- 5 Breakfast by Salt's Cure
- 6 Crown of India
- 7 Tartine
- 8 Sightglass
- 9 Gigi's
- 10 Mizlala
- 11 Chi Spacca
- 12 Petit Trois
- 13 Osteria Mozza
- 14 The Cat & Fiddle
- 15 Liberation Coffee House
- 16 Le Pho WeHo
- 17 Pink's Hot Dogs
- 18 Mr. T

ART

- 1 Jeffrey Deitch
- 2 Various Small Fires
- 3 Regen Projects
- 4 Bridge Projects
- 5 Tanya Bonakdar
- 6 Lisson Gallery
- 7 Carpetner's Workshop Gallery

FITNESS/WELLNESS

- 1 Pause West Hollywood
- 2 Ultra Body Fitness
- 3 Pylo Fitness
- 4 TruFusion West Hollywood
- 5 Club Pilates
- 6 Burke Williams
- 7 Orangetheory Fitness
- 8 HEIMAT

BANKS

- 1 Wells Fargo Bank
- 2 Chase Bank
- 3 U.S. Bank



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