

PRICE REDUCTION



962  
NORTH  
LA BREA

Retail / Creative Office For Lease

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Cushman and Wakefield + Newark Grubb Knight Frank is pleased to present **962 North La Brea Avenue**, a  $\pm$  56,250 square foot free standing creative office building situated in the heart of the Hollywood Media District. **962 North La Brea Avenue** has five stories of creative office/showroom space and private parking garage with approx. 140 stalls. The parking is leveled with the office, which allows for you to walk straight from your car into your desired floor. You also have access to a  $\pm$  6,250 sf patio that overlooks all of Los Angeles. There is an option to take an additional 10,000 sf adjacent retail space.

### PREMISES

Ground Floor	$\pm$ 12,500 SF
2nd Floor	$\pm$ 12,500 SF
3rd Floor	$\pm$ 12,500 SF
4th Floor	$\pm$ 6,250 SF + 6,250 SF patio
5th Floor	$\pm$ 6,250 SF
<b>TOTAL</b>	<b><math>\pm</math> 56,250 SF</b>

Option to have an additional 10,000 sf Retail Space.

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Highlights





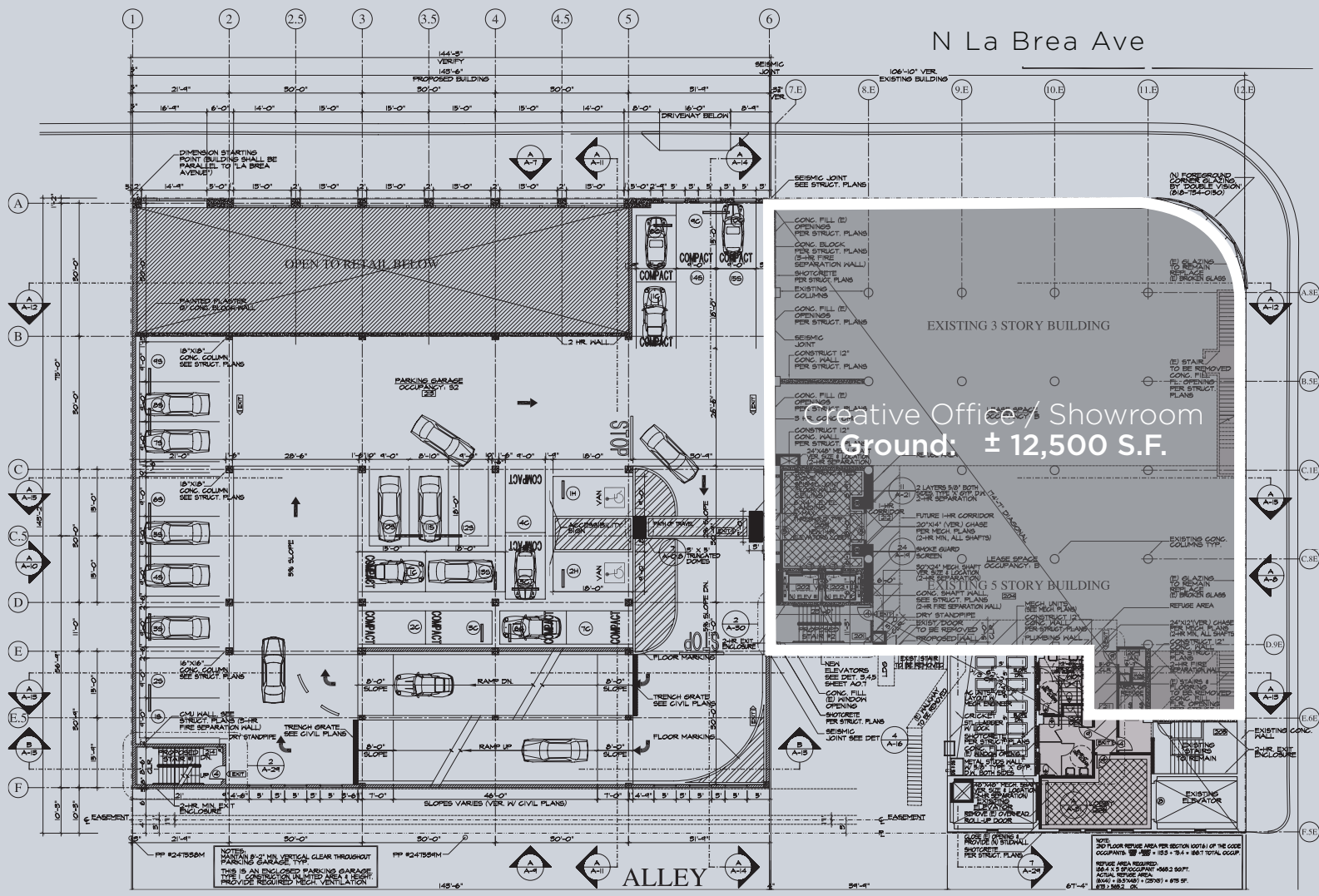


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Ground Floor



# 2ND FLOOR



**Creative Office / Showroom**  
**Ground: ± 12,500 S.F.**

Romaine Street

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 LA BREA

2nd Floor

**CUSHMAN & WAKEFIELD**





962  
NORTH  
LA BREA

2nd Floor

 CUSHMAN &  
WAKEFIELD







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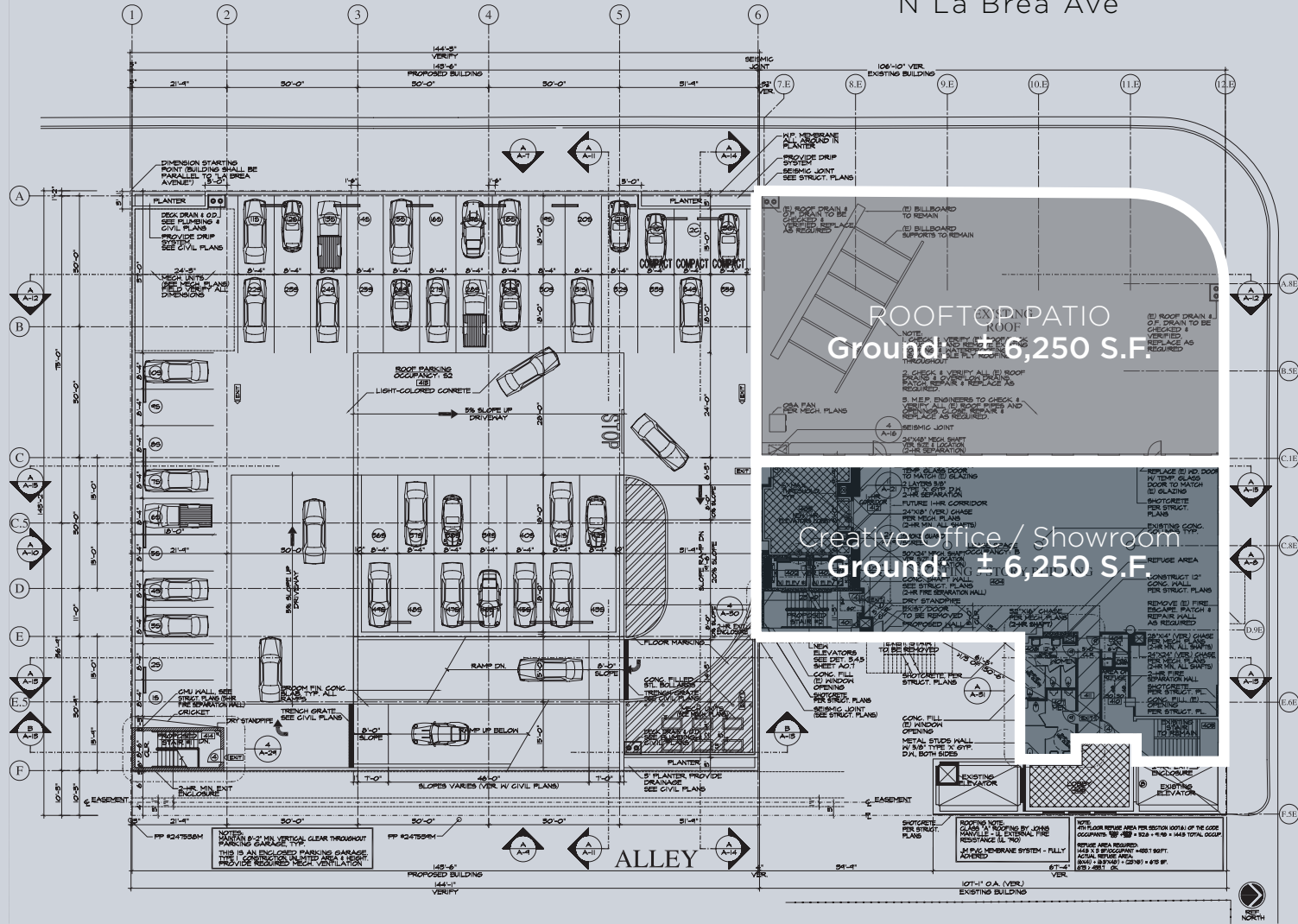
3rd Floor

 CUSHMAN &  
WAKEFIELD



# 4TH FLOOR

N La Brea Ave



**ROOFTOP PATIO**  
Ground: ± 6,250 S.F.

**Creative Office / Showroom**  
Ground: ± 6,250 S.F.

Romaine Street

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LA BREA

Floor Plan

**CUSHMAN & WAKEFIELD**



# 300 Degree Views of LA from 6,250 SF Patio



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6,250 SF Patio - 300 Degree Views







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5th Floor

