



PROPERTY OVERVIEW

185,555 SF

12 FLOORS

16,015 SF AVERAGE FLOOR PLATE

> 2023 RENOVATED

\$3.80 - \$3.95 FSG

3/1,000 \$135 unreserved \$185 reserved

PARKING

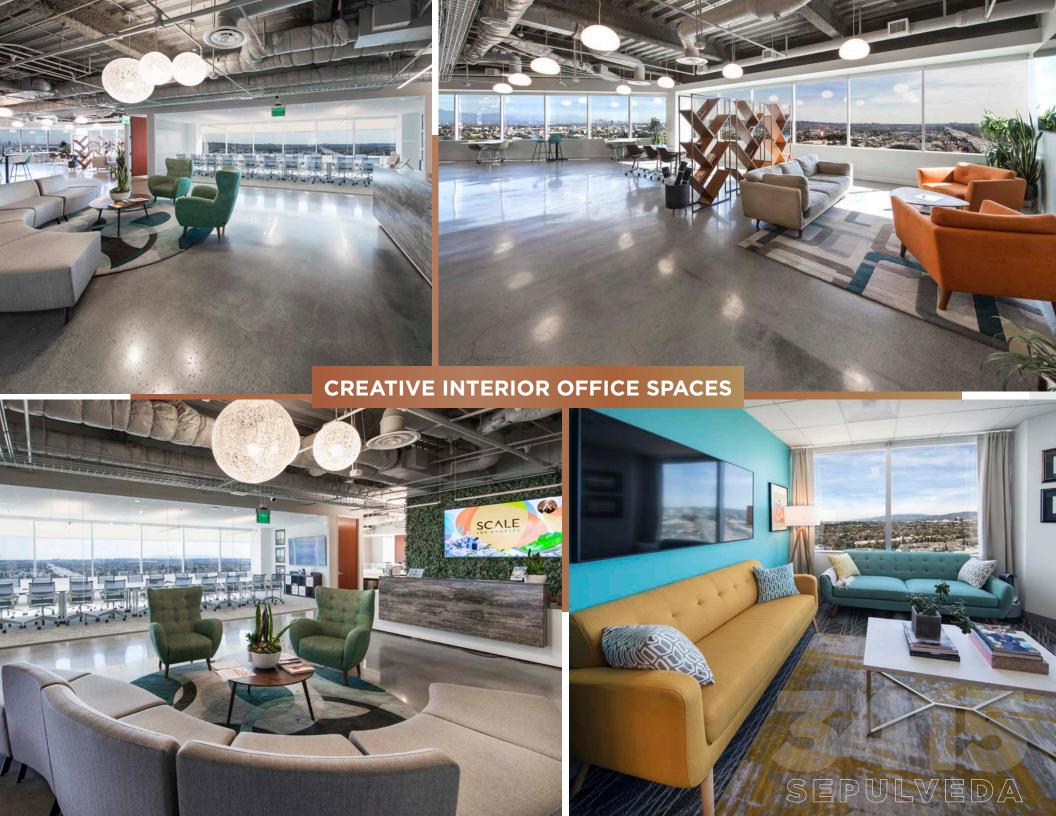
Prominent Building Signage with 405 Freeway Visibility Available

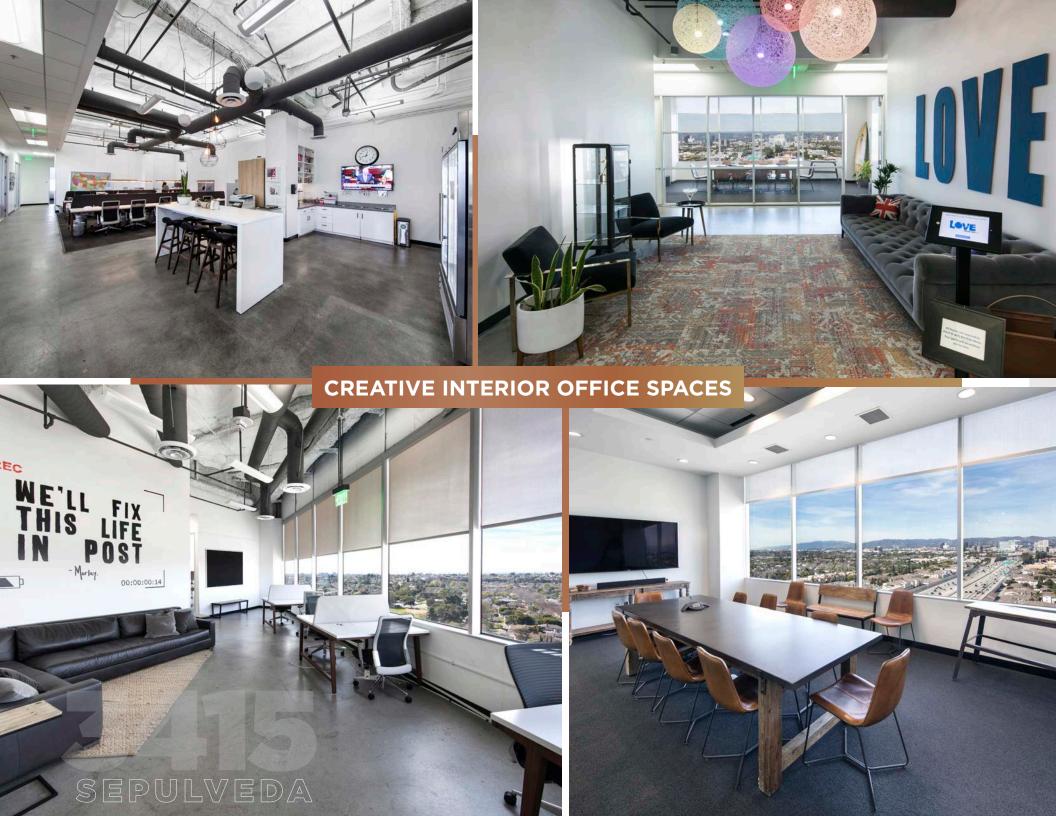


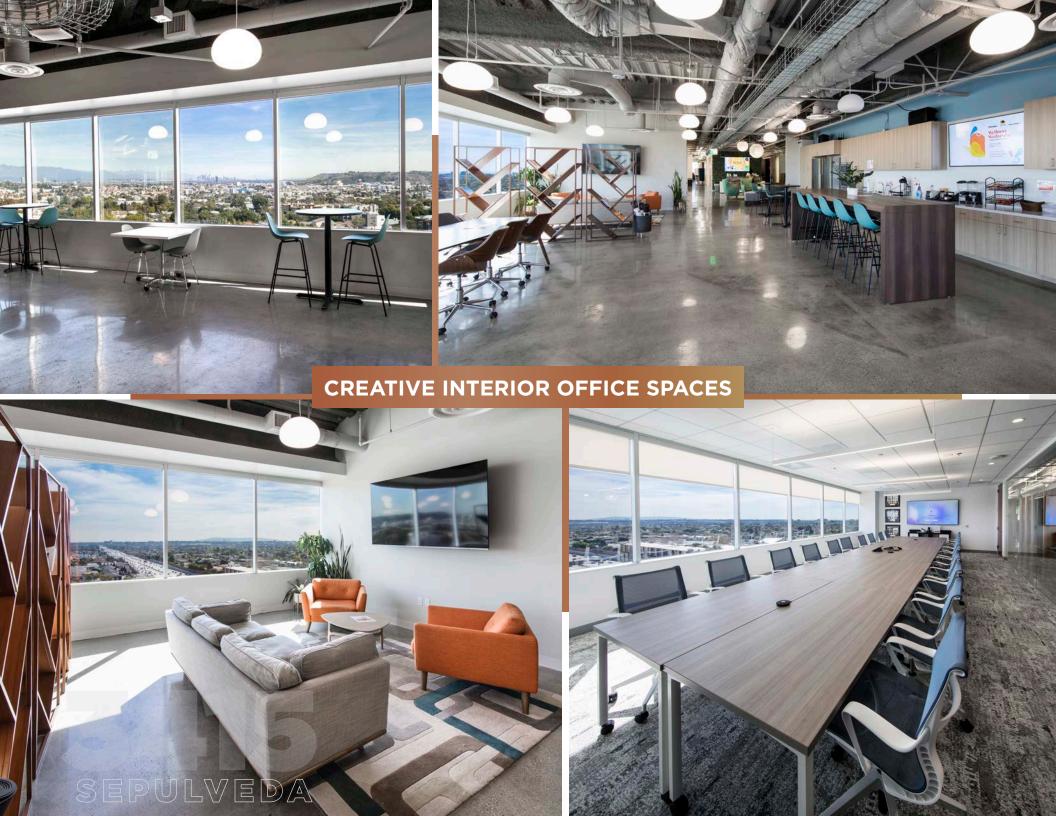












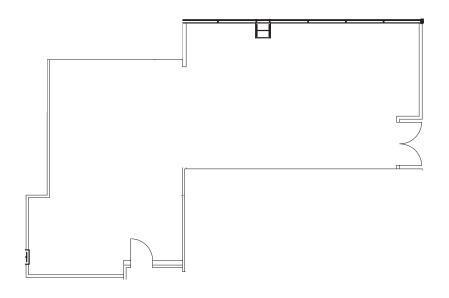




		SUITE	RSF	RATE/SF FSG	DESCRIPTION
		160	1,663	\$3.80	Ground floor, white boxed shell
17	360°	320	1,845	\$3.80	Spec Suite: 4 window offices, kitchen, open area
		350	1,429	\$3.80	1 window conference/office, 2 interior offices, open area
		370	2,274	\$3.80	4 window offices, 1 large window conference room, 2 interior offices, kitchen
	360°	480	2,969	\$3.85	Spec Suite: 5 window offices, 1 window conference room, kitchen, open bull pen
		600	9,256	\$3.90	Spec Suite: 4 window offices, 4 interior offices, 2 kitchens/break areas, large bullpen areas (divisible)
		660	1,238	\$3.90	3 window offices, storage, open area
		700	2,792	\$3.90	Large open plan with one window office and kitchen
		820	5,003	\$3.90	7 window offices, 1 window conference, storage room, open area
		910	6,476	\$3.95	17 window offices, 5 interior offices, kitchen, storage/file room
A CONT.	360°	1000	16,015	\$3.95	FULL FLOOR Spec Suite: Creative space with open celings: 16 window offices, large window conference room, 19 interior offices, storage room, large bull pen area



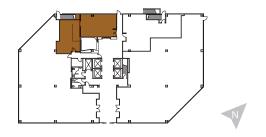




SUITE 160 1,663 RSF

SUITE FEATURES:

- » Ground floor
- » White boxed shell



CBRE

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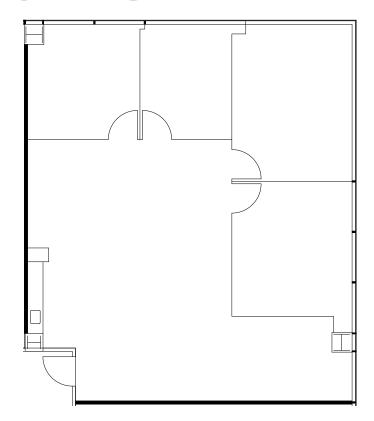
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360°

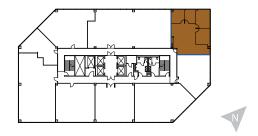
SEPULVEDA



SUITE 320 1,845 RSF

SUITE FEATURES:

- » Spec suite
- » 4 window offices
- » Kitchen
- » Open area



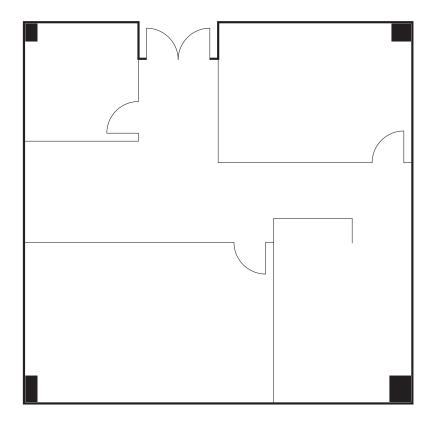


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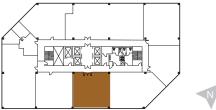




SUITE 350 1,429 RSF

SUITE FEATURES:

- » 1 window conference/office
- » 2 interior offices
- » Open area





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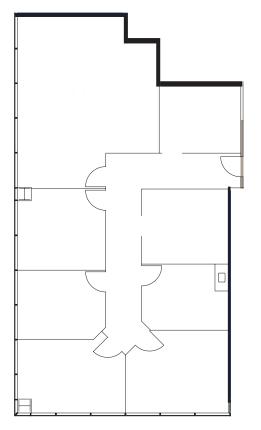
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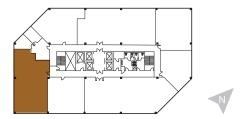




SUITE 370 2,274 RSF

SUITE FEATURES:

- » 4 window offices
- » 1 large window conference room
- » 2 interior offices
- » Kitchen



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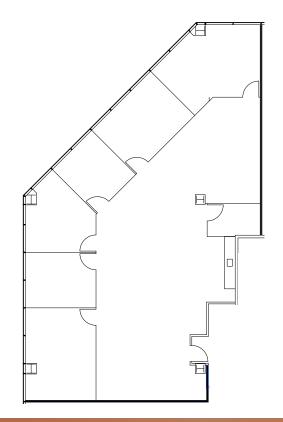
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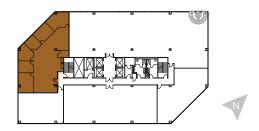




SUITE 480 2,969 RSF

SUITE FEATURES:

- » Spec suite
- » 5 window offices
- » 1 window conference room
- » Kitchen
- » Open bull pen



CBRE

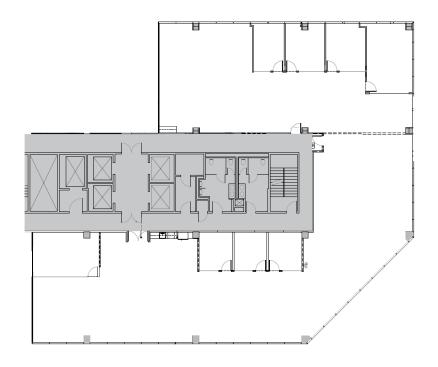
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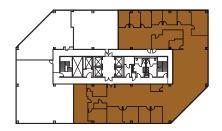




SUITE 600 9,256 RSF

SUITE FEATURES:

- » Spec suite
- » 4 window offices
- » 4 interior offices
- » Kitchen
- » Large bullpen areas
- » Divisible





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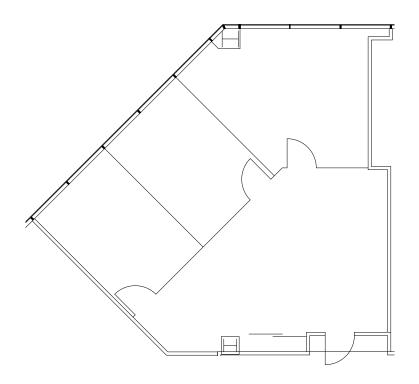
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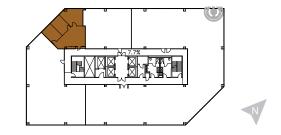




SUITE 660 1,238 RSF

SUITE FEATURES:

- » 3 window offices
- » Open area
- » Storage





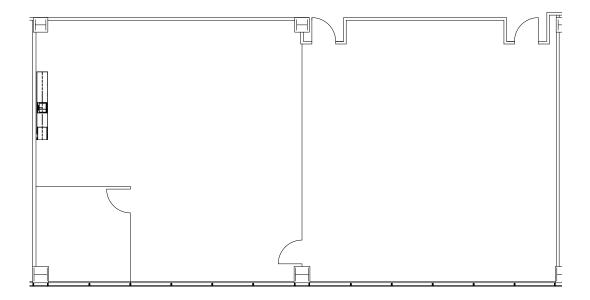
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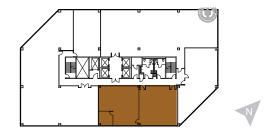




SUITE 700 2,792 RSF

SUITE FEATURES:

- » 1 window office
- » Kitchen
- » Large open plan



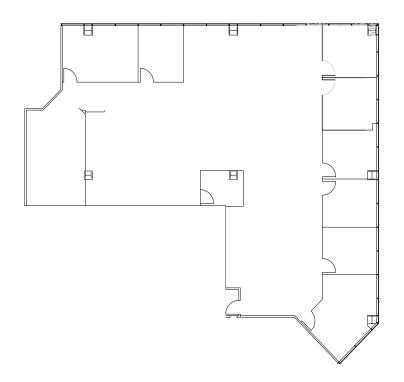


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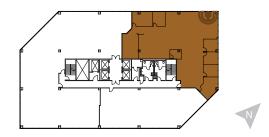




SUITE 820 5,003 RSF

SUITE FEATURES:

- » 7 window offices
- » 1 window conference
- » Storage room
- » Open area

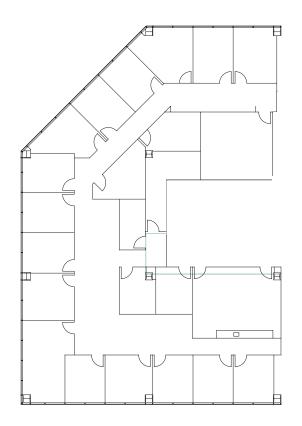


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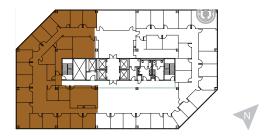




SUITE 910 6,476 RSF

SUITE FEATURES:

- » 16 window offices
- » 5 interior offices
- » Kitchen
- » Storage/file room



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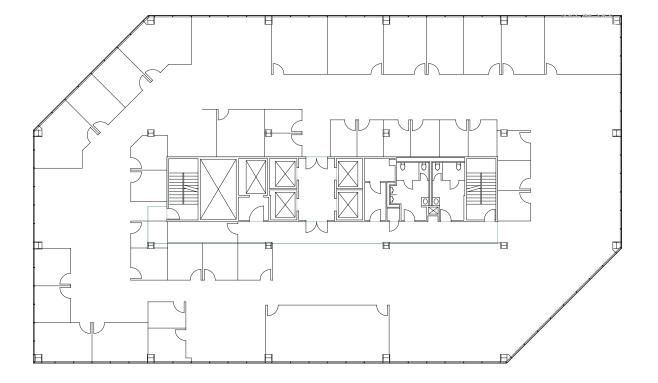
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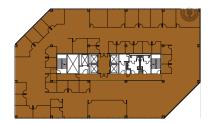




SUITE 1000 16,015 RSF

SUITE FEATURES:

- » Full floor spec suite with creative build-out and open celings
- » 16 window offices
- » Large window conference room
- » 19 interior offices
- » Storage room
- » Large bull pen





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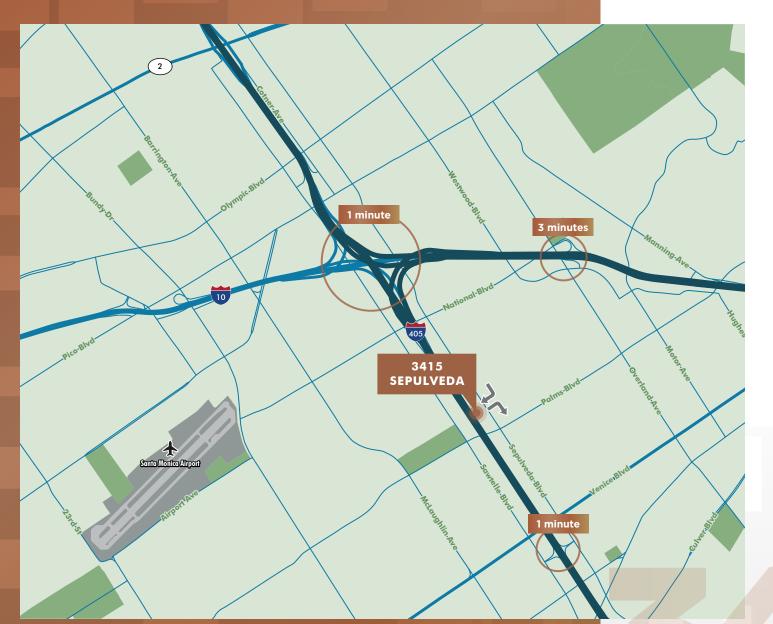
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ON-SITE AMENITIES



- Tenant Fitness Center
- Tenant Lounge
- Two State of the Art Conference Rooms
- EV Charging Stations
- Outdoor Patio with Fire Pit
- 24-hour Security
- On-site Management Team
- Ample On-Site Parking
- Mail Room & Overnight Drop Boxes
- On-site Storage

BANK

- 1 Wells Fargo
- 2 Wells Fargo ATM
- 3 Confidential Bank ATM
- 4 Bank of America
- 5 Wells Fargo ATM
- 6 One West Bank
- 7 Chase Bank

8 Chase Bank ATM

- 1 Coffee Bean & Tea Leaf
- 2 Starbucks
- 3 Boba Time
- 4 Calle Vista Cafe
- 5 Ta Tin Tea Room Bakeries
- 6 Champaign French Bakery
- 7 Starbucks

- 1 Trader Joe's
- 2 CVS Pharmacy
- 3 Albertsons
- 4 Vons
- 5 Whole Foods
- 6 Ralphs
- 7 Staples
- 8 Rite Aid



Whole Foods Market COMING SOON!

FOOD

- 1 Burger King
- 2 El Pollo Loco3 Bagel Factory
- 4 Julie's Pizzaria
- 5 San Hing
- 6 Ugly Roll Sushi
- 7 Royal Donuts
- 8 Yoku Yoku
- 9 Hong Kong Kitchen
- 10 Baja Bud's
- 11 Koba Bar B Q
- 12 Hamburger Habit
- 13 Marie Callender's
- 14 Subway Sandwiches
- 15 Pizza Hut
- 16 Hiko Sushi
- 17 iHop
- 18 Carl's Jr





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Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being

OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓20%

Reduction in Total Energy Consumption ↓26%

Reduction in GHG Emissions Intensity

Like-for-like reductions from 2018 to 2023

↓22%

Reduction in Water Consumption

GREENHOUSE GAS (GHG) REDUCTION TARGETS

We are committed to GHG reduction targets aligned with the Paris Agreement's urgent call to action to limit global warming by achieving net-zero emissions before 2040.

↓50%

Reduction in Scope 1 and 2 GHG Emissions by 2030 ↓100%

Reduction in Scope 1 and 2 GHG Emissions (net zero) by 2040



REDUCING WASTE

- Building-level and in-suite recycling
- On-site composting
- Collection programs for e-waste



SAVING WATER

- Minimizing water use for outdoor cleaning
- Choosing water-free cleaning when possible
- Using reclaimed water for landscaping



TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance





SWIGCO.COM/SUSTAINABILITY

CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h³experiences® program.

Healthy building practices include:

- Proper ventilation that maximizes outside air
- Incorporating natural light
- Use of nontoxic products
- Monitoring CO₂, PMs and VOCs
- LEED, WELL and Fitwel Certified Buildings

h³experiences® offers:

- On-site meeting and conference centers
- Amenity-sharing across properties
- Fitness and wellness offerings
- Community engagement activities
- Flexible office solutions and alternative work areas



Scan QR code to download our annual 2023 ESG Report and learn more about our sustainability practices.



