



# LA BREA CROSSING

101-111 N. LA BREA AVENUE  
INGLEWOOD | CA

MORE THAN JUST A PLACE TO WORK

LABREACROSSING.COM

## DESIGNED TO SPARK INNOVATION & CREATIVITY



La Brea Crossing is the ideal location to witness the evolution of Los Angeles. The available Class A, 180,000 SF, office buildings are an amazing opportunity for any company eager to thrive from close proximity to transportation, LAX, new residential developments and an array of first class entertainment.

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La Brea Crossing will offer premium amenities such as brand new roof decks and around-the-clock in-person security.

# UPDATED VALET AND PARKING ACCOMODATIONS WITH EXECUTIVE SUBTERRANEAN PARKING

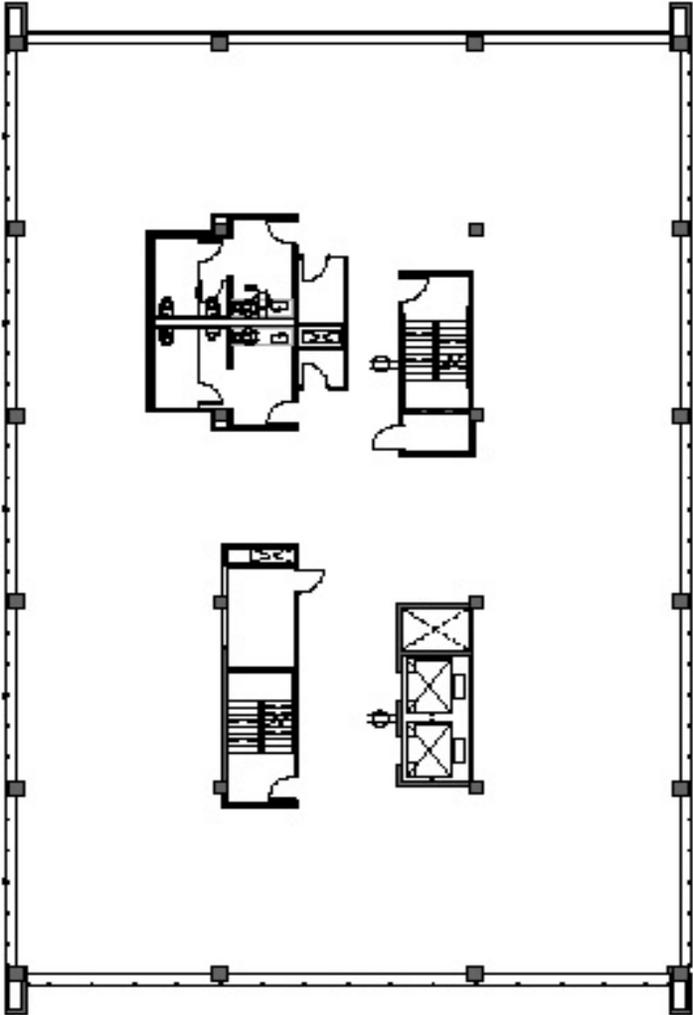


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# TYPICAL FLOORPLAN

## SOUTH TOWER

FLOORS 4-7

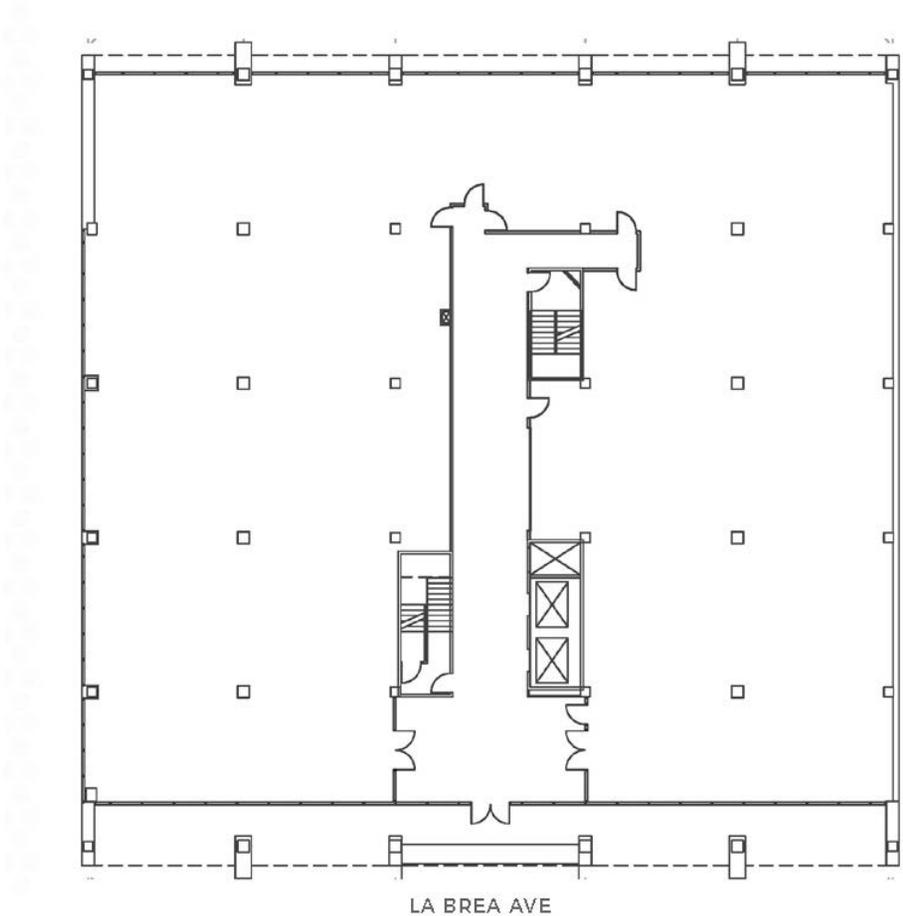


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# TYPICAL FLOORPLAN

## SOUTH TOWER

FIRST FLOOR WITH DIRECT STREET ACCESS



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# INGLEWOOD

## THE REBIRTH OF A CITY

With billions of dollars of investment going into Inglewood, the city is becoming a world-class sports, entertainment, and cultural hub.

The city's new Hollywood Park entertainment complex/ Sofi Stadium hosted the 2022 Super Bowl, where the local Los Angeles Rams defeated the Cincinnati Bengals and featured one of the most entertaining Halftime shows in recent history. Sofi will play host to the College Football Playoff National Championship in early 2023; games for the 2026 FIFA World Cup; opening ceremonies/ events of the 2028 Olympic Games and numerous large concerts and events.

And, there is more to come. In phases, the Hollywood Park site will gain apartments, brand new retail, four public parks and a 300-room hotel.

A national - and even international - spotlight will be on the city in years to come, shining a light on all the new developments.



**\$6 BILLION**

FOR THE NEW SOFI STADIUM, HOME OF THE RAMS AND CHARGERS



**NEW METRO STATION**

IN DOWNTOWN INGLEWOOD



**OVER 1.8 MILLION**

SF IN DEVELOPMENT IN RESIDENTIAL, RETAIL AND HOTELS



**HOSTING 2028 OPENING CEREMONIES**

OF THE OLYMPIC GAMES



**\$14.5 MILLION,**

FRANK GEHRY-DESIGNED YOUTH ORCHESTRA CENTER



**\$1 BILLION**

PROPOSED CLIPPERS' ARENA



**2 STOPS FROM LAX**

ON THE LA METRO

# AMENITIES & NEW DEVELOPMENTS

ENERGY, MOVEMENT, CULTURE, ACCESS



# INGLEWOOD

NATIONAL DESTINATION, COMMUNITY, CULTURE

Inglewood is a destination with quality infrastructure, new housing, thriving businesses and rich culture making it one of the most desirable places in LA to live, work and play:

Restaurants like Coni'Seafood, Stuff I Eat, and Blessed Tropical Cuisine, and creative coffeehouses like Sip & Sonder and Hilltop Coffee, are changing Inglewood's culinary footprint.

Downtown Inglewood's future includes a proposed pedestrian-only area north of Regent Street that will rival the charm and popularity of Old Pasadena.

The Prairie Avenue corridor is becoming Inglewood's entertainment district, while Market Street is expected to become its soul.

Inglewood is more than just a place to work - it's becoming a hub for Los Angeles' work - life balance.



**Hilltop Coffee** is a brand new, unique coffee shop in partnership with Issa Rae of HBO, that was established as a place for writers and creative-minded people to enjoy good coffee and meet up with others.



Built in 1937, **the Miracle Theater** reopened its doors in 2017 and is now serving as a live music and performing arts venue in downtown Inglewood.



**Inglewood Market Gateway.** A new 260,012 sft mixed-use complex on the corner of Market and Florence Avenue.



# PROPERTY HIGHLIGHTS

- // TWO CLASS A OFFICE BUILDINGS, AVAILABLE CONTINGUOUS OR SEPARATE, DIVISIBLE TO 9,734 SF FOR FULL FLOOR IN ONE BUILDING
- // UP TO 180,000 SF OF CONTIGUOUS OFFICE SPACE
- // ONE MILE FROM LA RAMS/CHARGERS SOFI STADIUM AT HOLLYWOOD PARK/THE FORUM
- // ONE BLOCK TO CRENSHAW/LAX METRO STOP AT FLORENCE & LA BREA
- // GREAT TOP/EYEBROW SIGNAGE OPPORTUNITY
- // BRAND NEW EXPANSIVE, BEAUTIFULLY LANDSCAPED OUTDOOR AREAS
- // IMPRESSIVE NEW LOBBY WITH GROUND FLOOR RETAIL (CAFES & SHOPS)
- // ADJACENT TO NEW 243 UNIT MARKET HOUSING DEVELOPMENT & 48,000 SF OF GROUND FLOOR RETAIL (WITH TARGET)



## AVAILABLE PARKING

- // 3 : 1000 on-site
- // Up to 8 : 1000 within walking distance

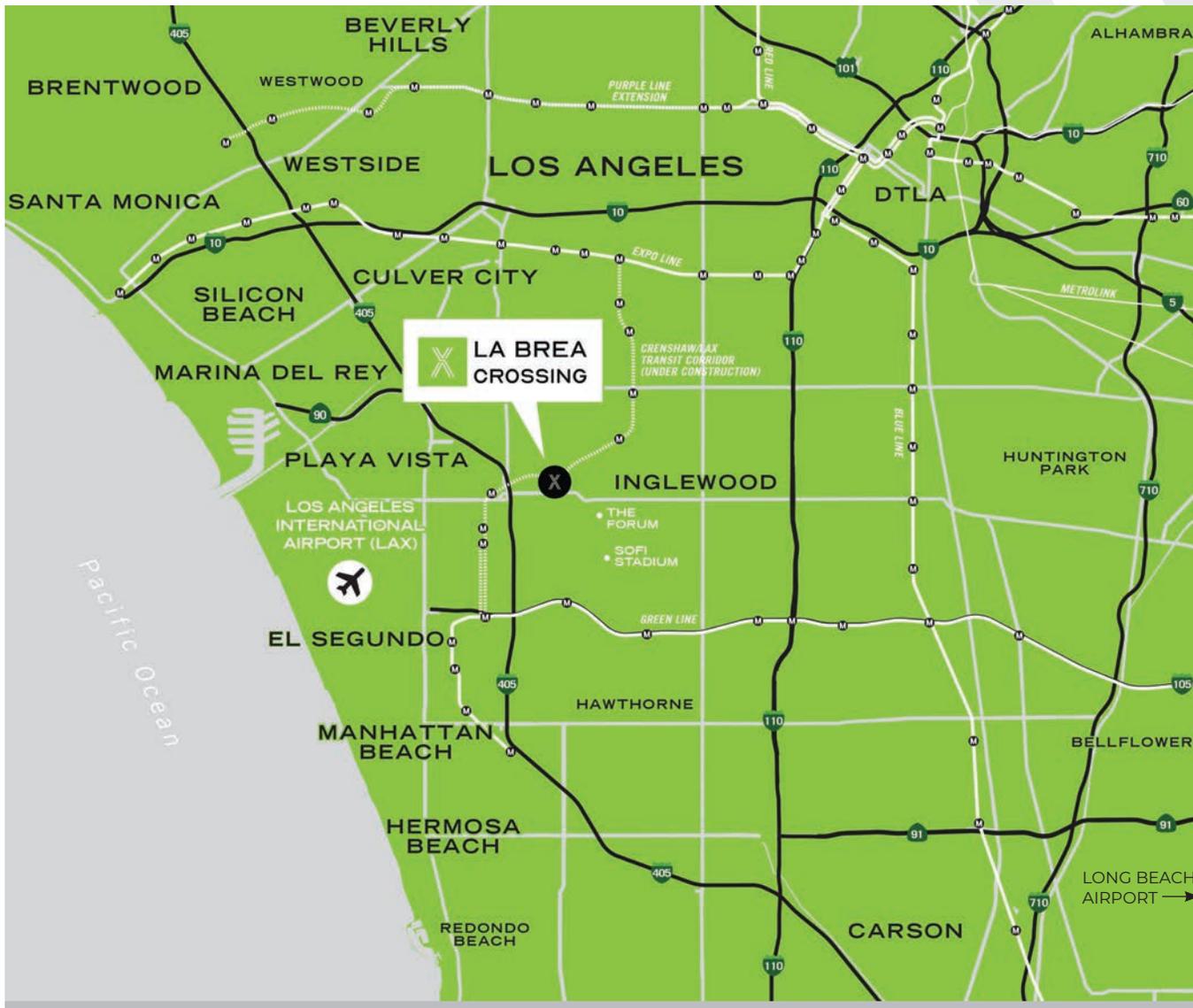
# REGIONAL OVERVIEW

COASTAL, CENTRAL, CONNECTED



# ACCESS & COMMUTE

AIRPORT, MASS-TRANSIT, FREEWAYS



## Nearby new Metro station, only two stops from LAX

Sofi Football Stadium	1 mile
The Forum	1 mile
LAX	4 Miles
Playa Vista/Silicon Beach	5 miles
Santa Monica	10 Miles
DTLA	12 Miles

# LOS ANGELES AT YOUR FINGERTIPS

BE CLOSE TO ENTERTAINMENT, BUSINESS AND TRAVEL





LABREACROSSING.COM

FOR MORE INFORMATION PLEASE CONTACT

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