



# WEST END

LOS ANGELES

10730

WEST END

[WESTENDCAMPUSLA.COM](http://WESTENDCAMPUSLA.COM)

GPI | CBRE



# FIRST IMPRESSIONS COUNT

A new office campus in West LA

The stunning new creative office campus West End is situated adjacent to the UCLA Research Park in the heart of West LA, one of the most vibrant cities in the United States.

WEST END  
THE IDEAL WORK  
DESTINATION







2 | ABOUT

## WESTSIDE DESTINATION

Modern Spacious Design

With its modern and spaciouly designed indoor and outdoor spaces, floor to ceiling windows, dramatic three-level central courtyard, and private balconies, West End brings you the coveted “Office of the Future,” a workspace that affords enough space to feel totally comfortable and reduces stress while fostering creativity and innovation.











### 3 | FACTS

## SPACE TO BREATHE

3 Levels of Creative Office Space



#### PARKING

New Parking Garage  
3 per 1,000 USF



14'9" - 16'9"  
Clear Height



#### PUBLIC + PRIVATE

Ample Outdoor Space  
Dedicated & Shared  
Balconies & Patios  
Available on Every Floor



235,817 RSF | 3 stories  
Total Available Space



#### FLEXIBILITY

77,000 SF Floor Plates  
Divisible to Approx. 21,000  
SF



#### WELL CONNECTED

Easy Access, Amenity-  
Rich & Transit-Connected



# PRIORITIZING HEALTH & SAFETY

The health and safety of employees is going to be one of the driving principles for tenants choosing where and how to work in the years ahead. Because of West End’s design and operations, we have distinct competitive advantages.

This can be addressed in three ways: the design of the HVAC system, the architectural design features of the building, and the building’s operations.

## HVAC FEATURES


- 


19 MERV 14 FILTERS
- 


ECONOMIZER
- 


UV CLEANING SYSTEMS


## DESIGN FEATURES


- 


LOW RISE, LOW DENSITY BUILDING
- 


EXTERIOR HORIZONTAL CIRCULATION
- 

ON-SITE, ABOVE-GRADE PARKING
- 

OPEN FLOOR DESIGN
- 

HIGH CEILINGS
- 

OUTDOOR COURTYARDS AND BALCONIES
- 

TOUCHLESS PLUMBING AND LIGHT FIXTURES
- 

AMPLE BIKE STORAGE







LA's West Side is a dynamic and exciting place to live and work.

## 5 | THE BUILDING

# THE IDEAL WORKSPACE

Dynamic, Authentic, Flexible

Three-story light-filled office campus of 235,817 RSF

- // 2 side-core lobbies
- // Amenity-rich neighborhood
- // Multi-level indoor/outdoor amenity areas
- // Large floor plates
- // Secure internet/phone service indoors and out
- // Private spaces for meetings, coffee breaks, leisurely lunch, or an afterwork event



# PERFECTLY PLACED

In the heart of the Westside



- ### Eateries

1 Maria's Italian Kitchen	9 The Wellesbourne	18 Aroma Cafe
2 Einstein Bros. Bagels	10 Jaipur Cuisine	19 Louise's Trattoria
3 The Apple Pan	11 La Serenata	20 Totoraku
4 Westside Tavern	12 Déjà Brew	21 FOOD
5 Nizam Indian	14 Hop Li Seafood	22 The Stalking Horse
6 Chilli Thai	15 Bossa Nova	23 John O'Groats
7 The Backhouse	16 Billingsley's	24 Matteo's
8 Gyu-Kaku	17 The Six Chow House	25 Hoboken
- ### Retailers

1 Guitar Center	6 Centinela Feed	11 Marshalls
2 Stray Cat Alliance	7 Lakeshore Learning	12 Michaels
3 Anawalt Lumber	8 Smart & Final Extra!	13 BevMo!
4 SAS Shoes	9 The Wine House	14 Cost Plus
5 Omaha Steaks	10 Best Buy	15 Petco
- ### Lifestyle/Culture

1 The Landmark	3 Sheppard Method Pilates	5 Sirens & Titans Fitness
2 Chrome Cycle Studio	4 Westwood Pilates	6 Bishop's Gym
- ### Hotels

1 LA Sky Boutique Hotel
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West End is within easy walking and biking distance from attractive housing and community serving retail, including an extensive selection of restaurant and services.



LA's West Side is a dynamic and exciting place to live and work. People continue to choose this area for its beauty, resources and diversity, its wide array of entertainment, and its work-life balance and to have a foothold in the heart of LA's creative concentration.





"DON'T THINK.  
THINKING IS  
THE ENEMY  
OF CREATIVITY."  
- RAY BRADBURY





METRO EXPO LINK

FUTURE HOME  
OF UCLA  
RESEARCH  
PARK

WEST END  
LOS ANGELES

W PICO BLVD

OVERLAND AVE





West End offers fast access to LA's most important freeways and the adjacent Metro stop. It's the only large-block office complex within easy reach of decision-makers in West Hollywood, Beverly Hills, Bel Air and the Hollywood Hills.



2 Minutes



3 Minutes

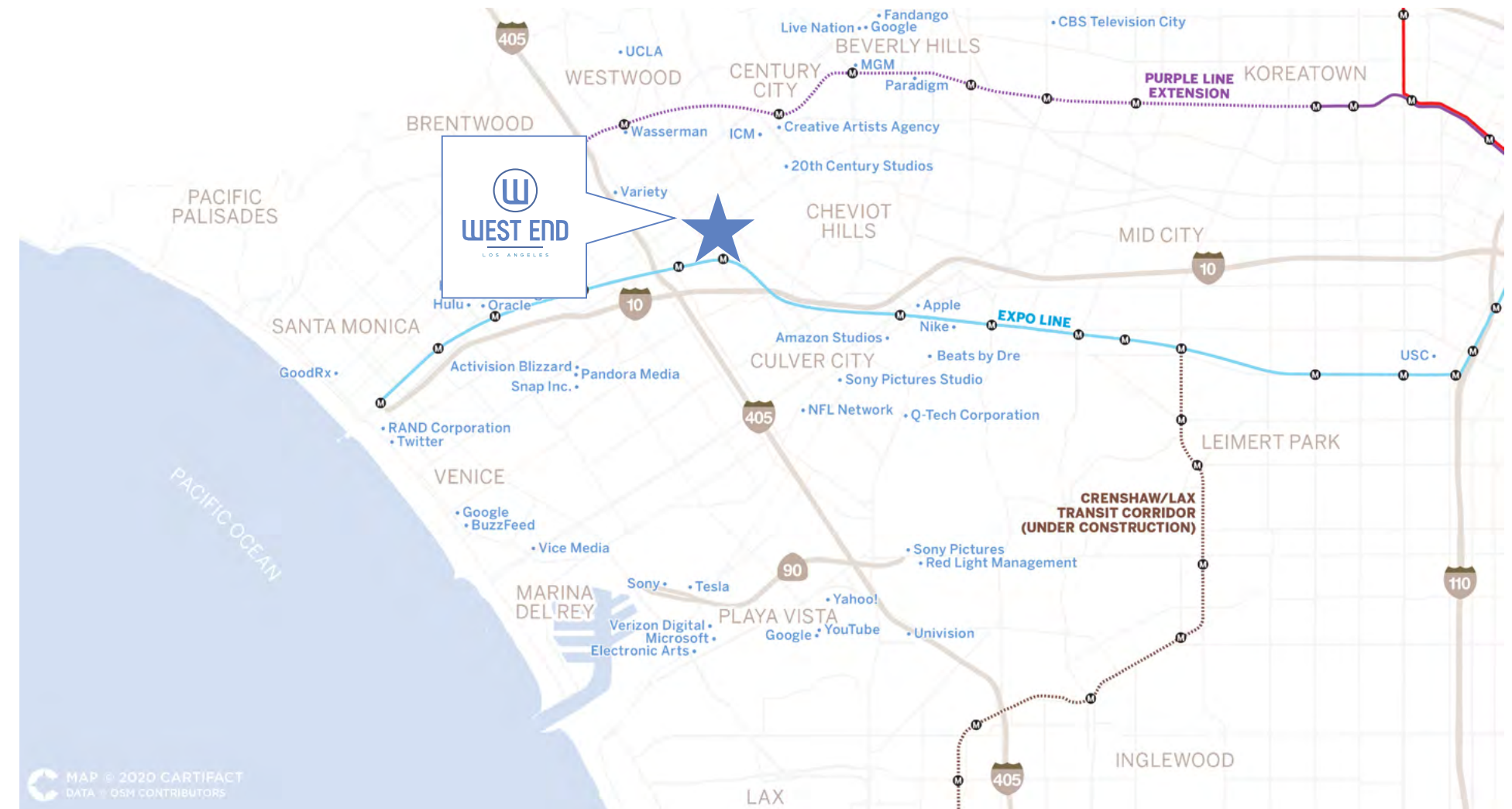


5 Minutes

## 7 | ACCESS

# EASY ACCESS

Close to LAX, 405, 10, Metro & Bus services

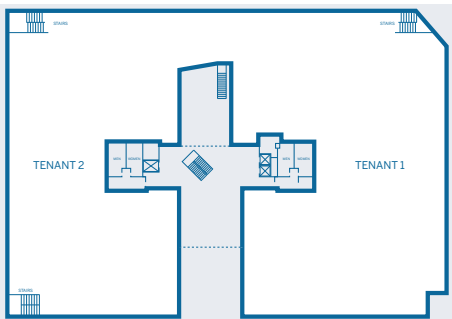


Pico and Overland is the crossroads of West LA. In the loop of the I-10, I-405 and Century City, it provides easy access across the basin and over the hill.



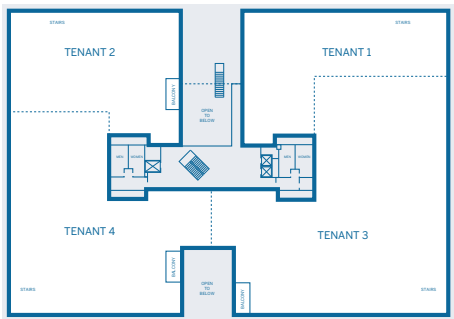
# OPTIMUM FLOOR PLATES

Divisible to your Specs



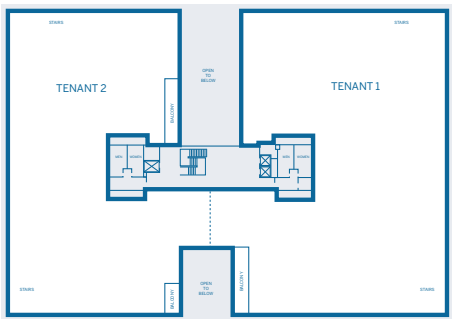
LEVEL 1 - 75,916 SF

- 14'9" clear height
- 44,275 SF - Tenant 1
- 31,641 SF - Tenant 2



LEVEL 2 - 80,032 SF

- 16'9" clear height
- 12,638 SF - Tenant 1
- 13,387 SF - Tenant 2
- 30,703 SF - Tenant 3
- 23,304 SF - Tenant 4



LEVEL 3 - 79,869 SF

- 15'6" clear height
- 43,882 SF - Tenant 1
- 35,987 SF - Tenant 2











# COMMUNITY COLLABORATION CONNECTION

For more information, please contact:

Jeffrey S. Pion

Vice Chairman

LIC. 00840278 | 310-550-2537

[Jeff.Pion@cbre.com](mailto:Jeff.Pion@cbre.com)

Michelle Esquivel-Hall

Executive Vice President

LIC. 01290582 | 310-550-2525

[Michelle.Esquivel@cbre.com](mailto:Michelle.Esquivel@cbre.com)



# GPI | Companies

10730 W. Pico Blvd.  
Los Angeles, CA 90064

**[www.westendcampusla.com](http://www.westendcampusla.com)**