

The Preserve

A Workspace Like No Other

1370 N St Andrews Pl.
Hollywood, CA 90028



JLL

The Preserve isn't your typical office campus. With a two-acre outdoor campus with over 6,500 plants, it's a transformative urban workspace in LA.

It's more than just a workspace; it's a dynamic community where creative minds, teams and entrepreneurs converge, featuring:

- **Inspiring Design:** Sun-drenched spaces with lush greenery, open floor plans, and stunning views promote a sense of well-being and focus
- **Private Workspaces:** Get down to business in your own dedicated workspace, equipped with everything you need to be productive
- **Community Connection:** Be part of a vibrant community of like-minded individuals and notable brands through community events
- **Endless Possibilities:** The Preserve has your perfect space, whether you're a solopreneur, startup, or large enterprise

The Preserve was developed and operated by internationally award-winning developer Bond Companies.



Where creative minds connect and teams grow

Unrivaled Membership Offering

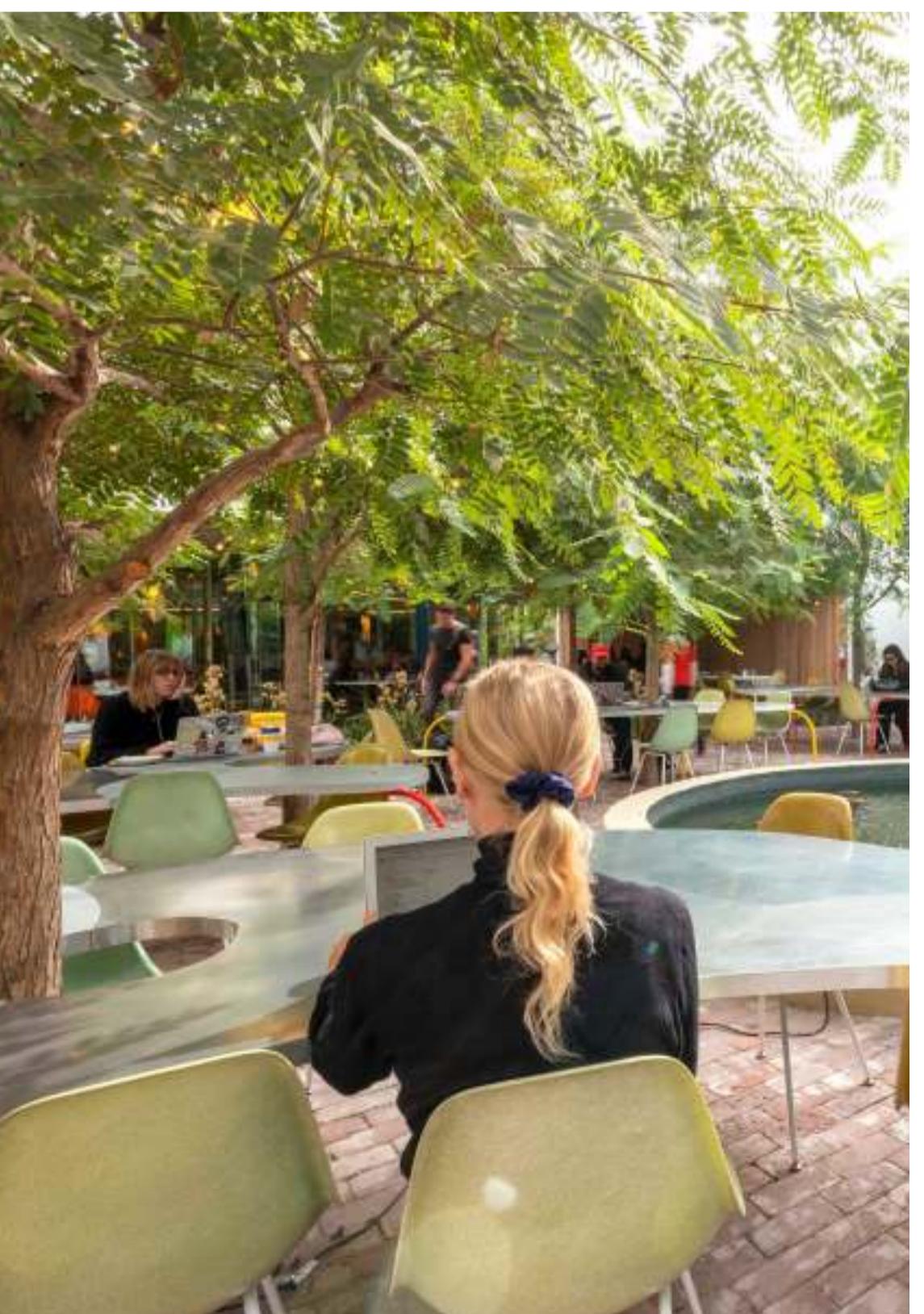
- Full access to our lush two-acre campus
- Phone booths & breakout spaces
- High-speed WiFi
- Mailroom service
- Generous guest policy
- Daily & monthly valet parking rates available in our underground garage
- Complimentary organic coffee & tea service
- Printing services
- On-site café
- Roof deck
- Complimentary meeting room credits per month
- Cleaning services
- Full-time reception & facilities team
- Bike parking
- Security
- Pet-friendly

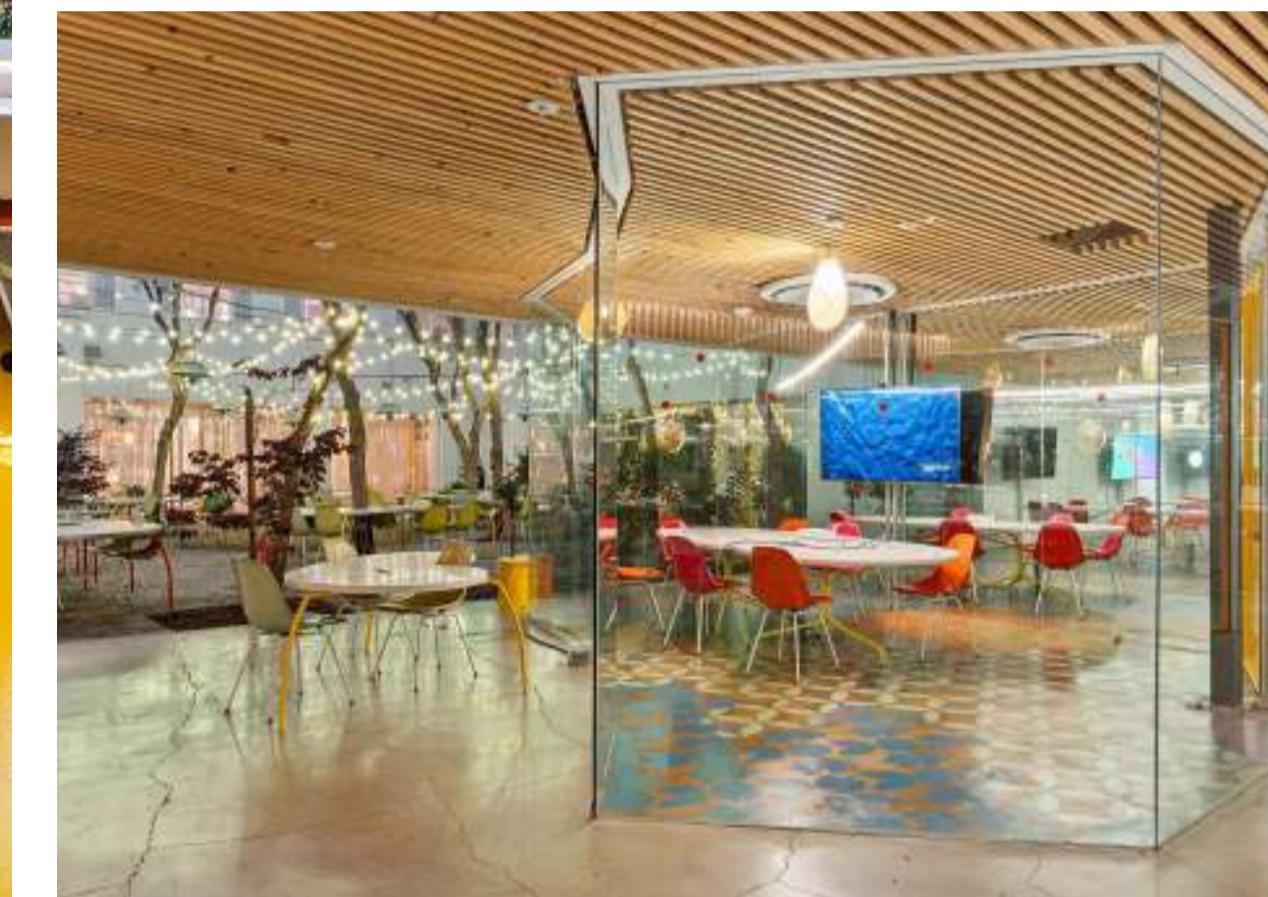
Be Part of a Community

- Preferred access to our full cultural program
- Community events (yoga, guided meditation, and sound baths)
- Membership perks

Host Incredible Events

- Private event spaces for up to 1,200 guests (discounted for members)
- Access to the largest outdoor event space in Hollywood
- Endless possibilities from product launches to team celebrations our event spaces can fit your vision



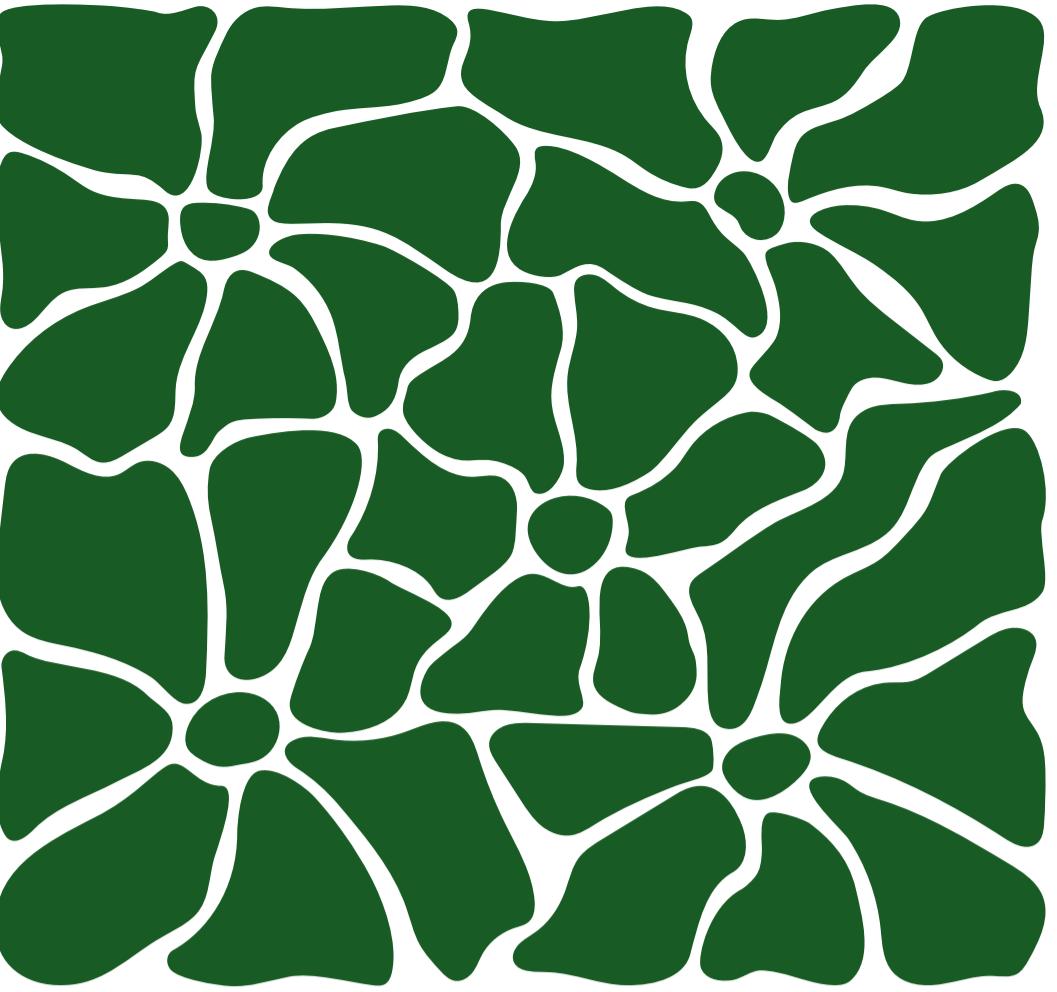


Unparalleled views, unrivaled inspiration

- Home to over 6,500 plants & 112 species, making us LA's most dense urban forest
- MERV-13 air filters in all common areas to capture bacteria and airborne viruses
- Independent air filtration systems and HVACs in all offices and meeting rooms
- Filtered fresh air pumped directly from outdoors
- Open windows facilitating healthy cross-ventilation
- Desks made of Corian, a certified hygienic nonporous material
- 100% green energy & captured rainwater lowers pollution & Co2 output
- B Corp Certified, committed to social and environmental responsibility

Anything but ordinary

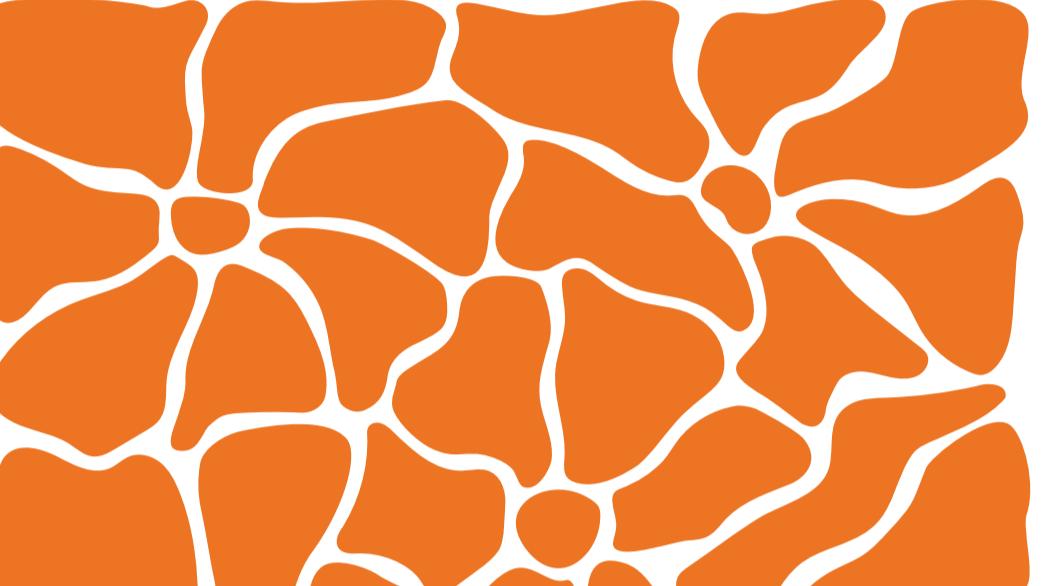




Design your ideal workday



The Preserve offers more than just a dedicated workspace - it's a sprawling campus designed to spark your creativity. Beyond your bungalow, explore our two-acre outdoor oasis tailored to reach your team's peak performance.



Say Goodbye to the Monday Blues:



7:00 AM: Start your Day at the Café

Fuel your morning with an expertly crafted drink by one of our in-house baristas, setting the tone for a productive day.



9:00 AM: Get Inspired in the Garden

Boost creativity and reduce stress in the lush garden, creating the perfect mindset for the day ahead.



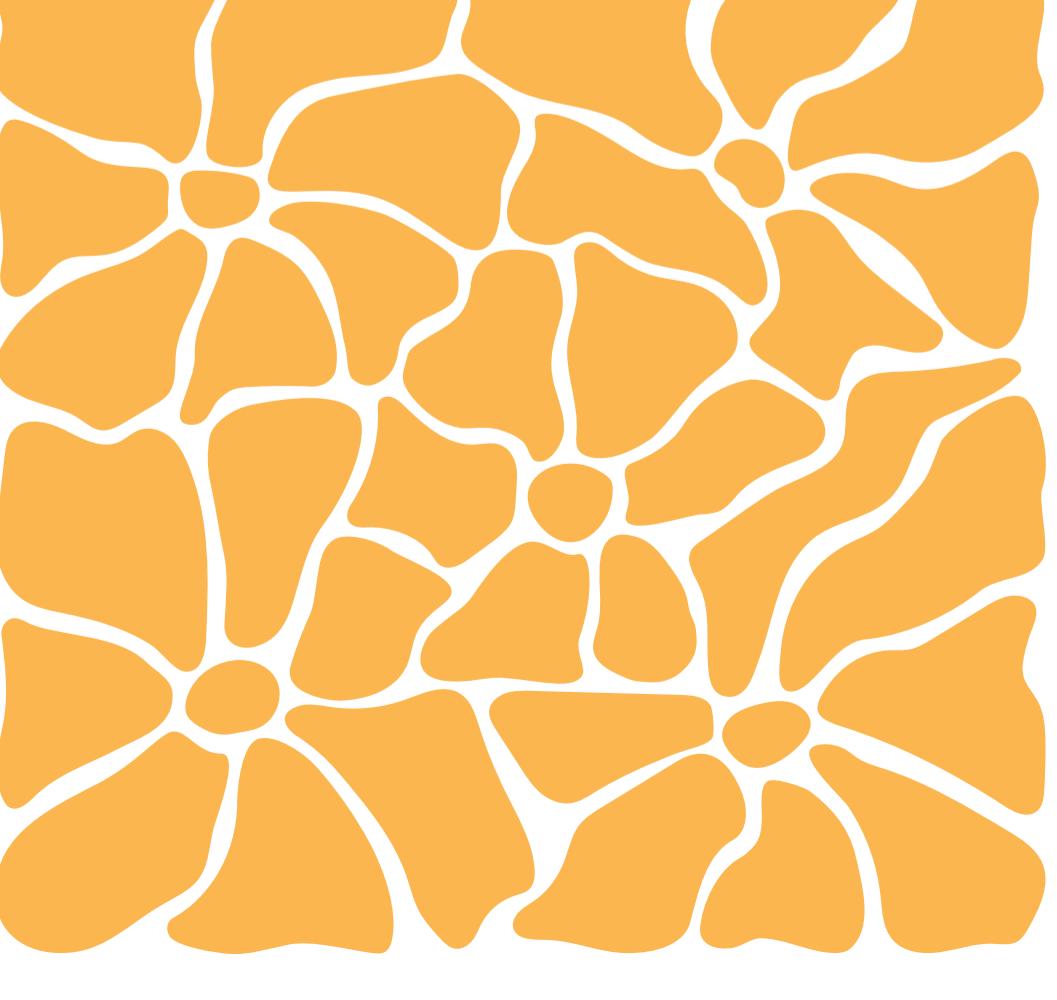
11:00 AM: Collaborate with Your Team

Head back to your private workspace for a collaborative team meeting. Brainstorm with colleagues, share project updates, and develop solutions together.



12:30 PM: Refuel and Reconnect for Lunch

Enjoy a delicious and healthy lunch at the onsite café. Take a break to recharge and connect with colleagues in a casual setting.



2:00 PM: Power Through in Your Workspace

The afternoon is prime time for focused work. Return to the privacy of your bungalow or office to tackle your most important tasks.



6:00 PM: Wrap Up on the Roof-deck

End your day with breathtaking views and a peaceful atmosphere, leaving you inspired to finish strong.



**A space that's
truly yours**

Bungalow Sizes

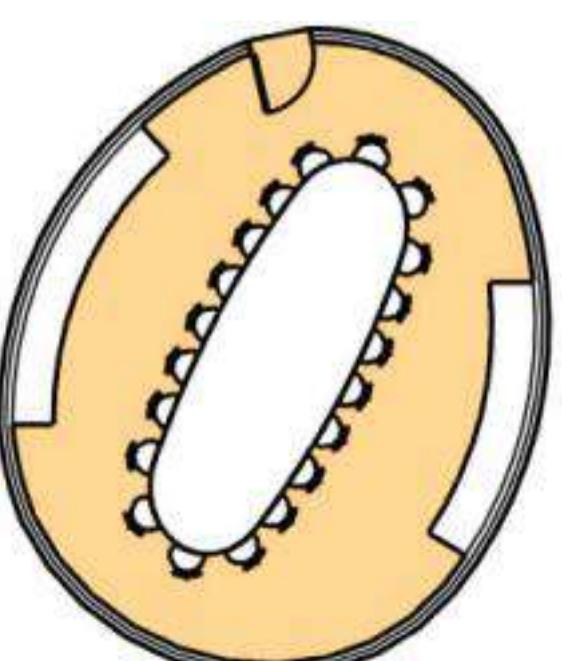
Small	430 SF (approx. 7 ppl)
Medium	650 SF (approx. 12 ppl)
Large	980 SF (approx. 20 ppl)

Office Sizes

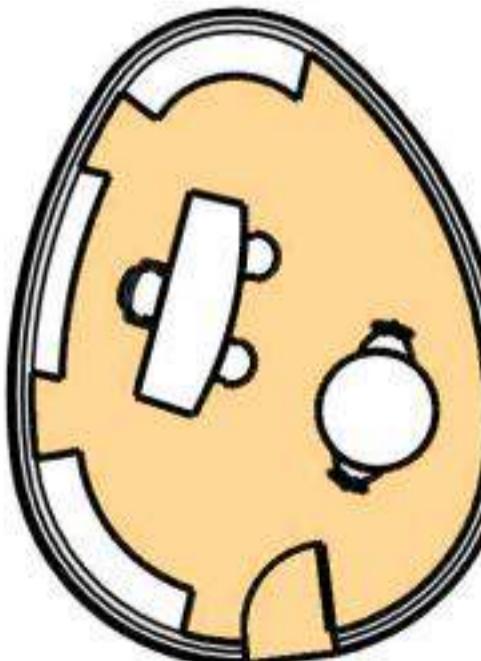
Select offices based on the number of seats:

- 4 - 6 seats
- 7 - 8 seats
- 8 - 12 seats
- 13 - 20 seats

Suggested Layouts



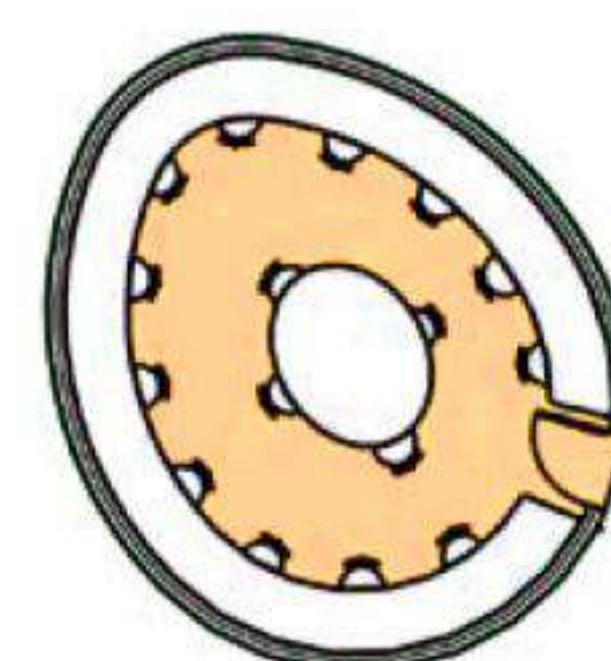
Conference Room



Executive Office



Soft Seating



Collaborative
Workspace

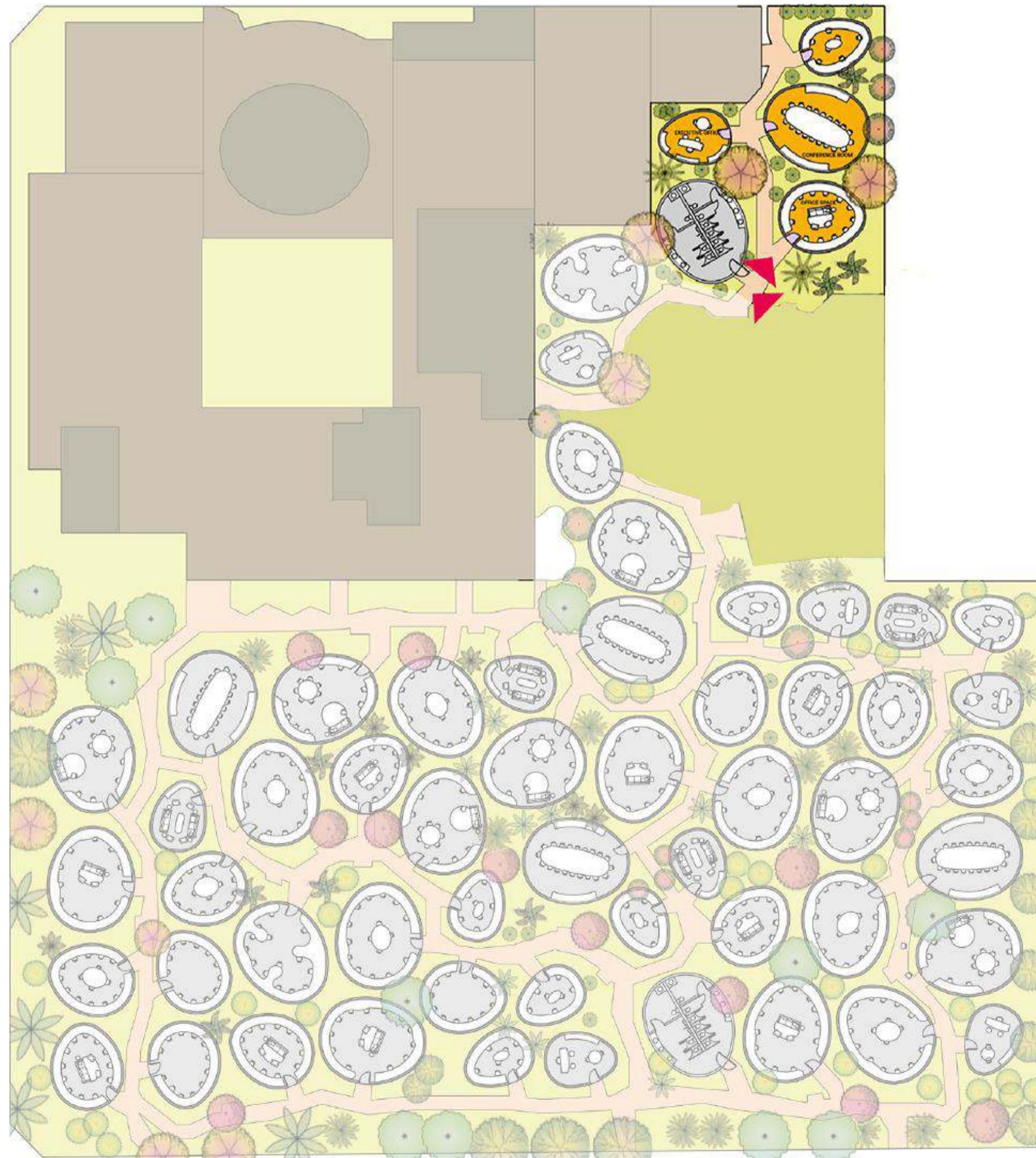


We'll create a space specific to your team's needs

Medium and large custom campuses offer dedicated workspaces and full access to The Preserve's expansive campus--from the serene Garden and Courtyard to the convenient on-site Café and beyond.

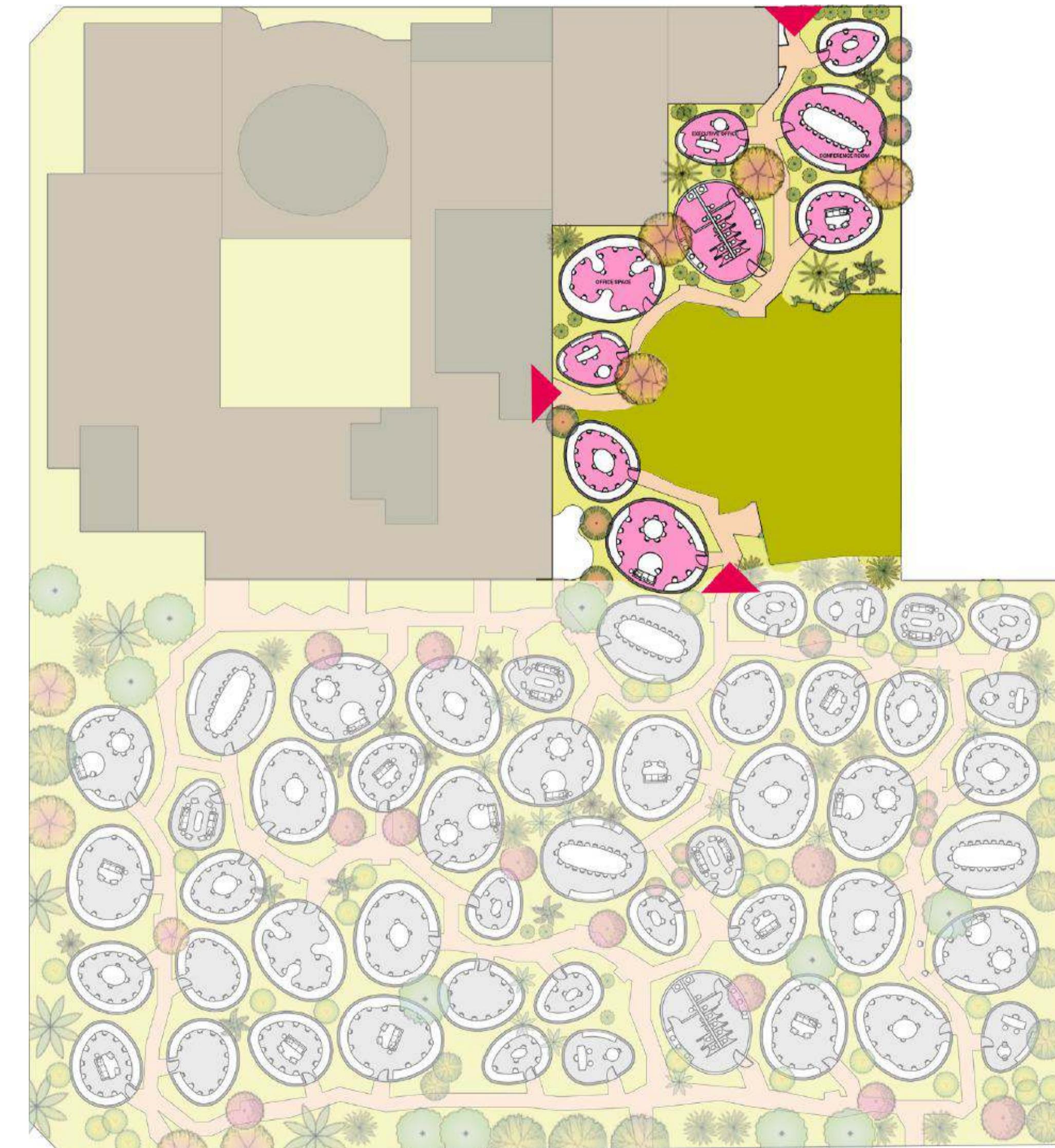
Overview A | Medium Campus

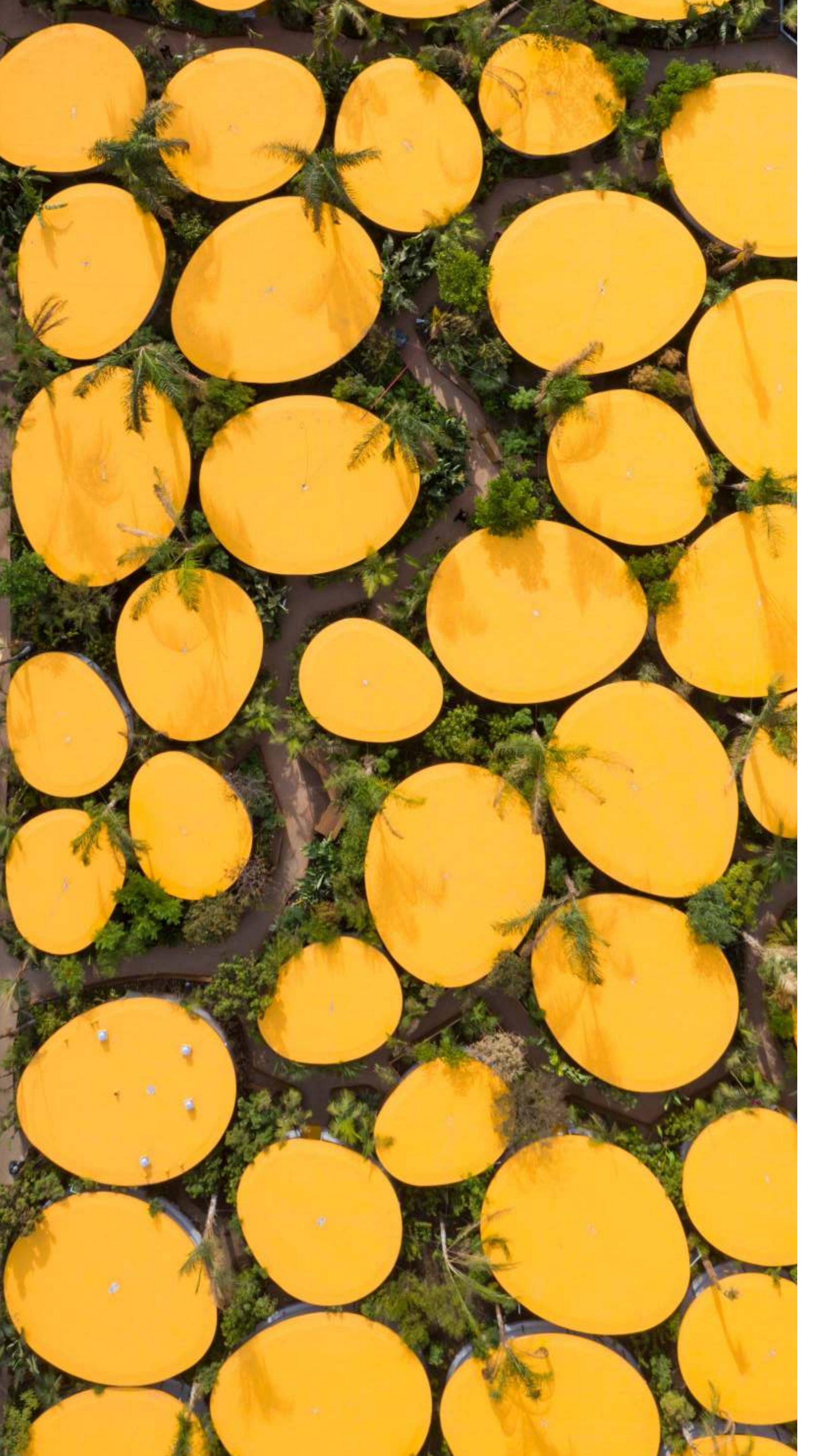
5k to 7k sq. ft.



Overview B | Large Campus

8k to 15k sq. ft



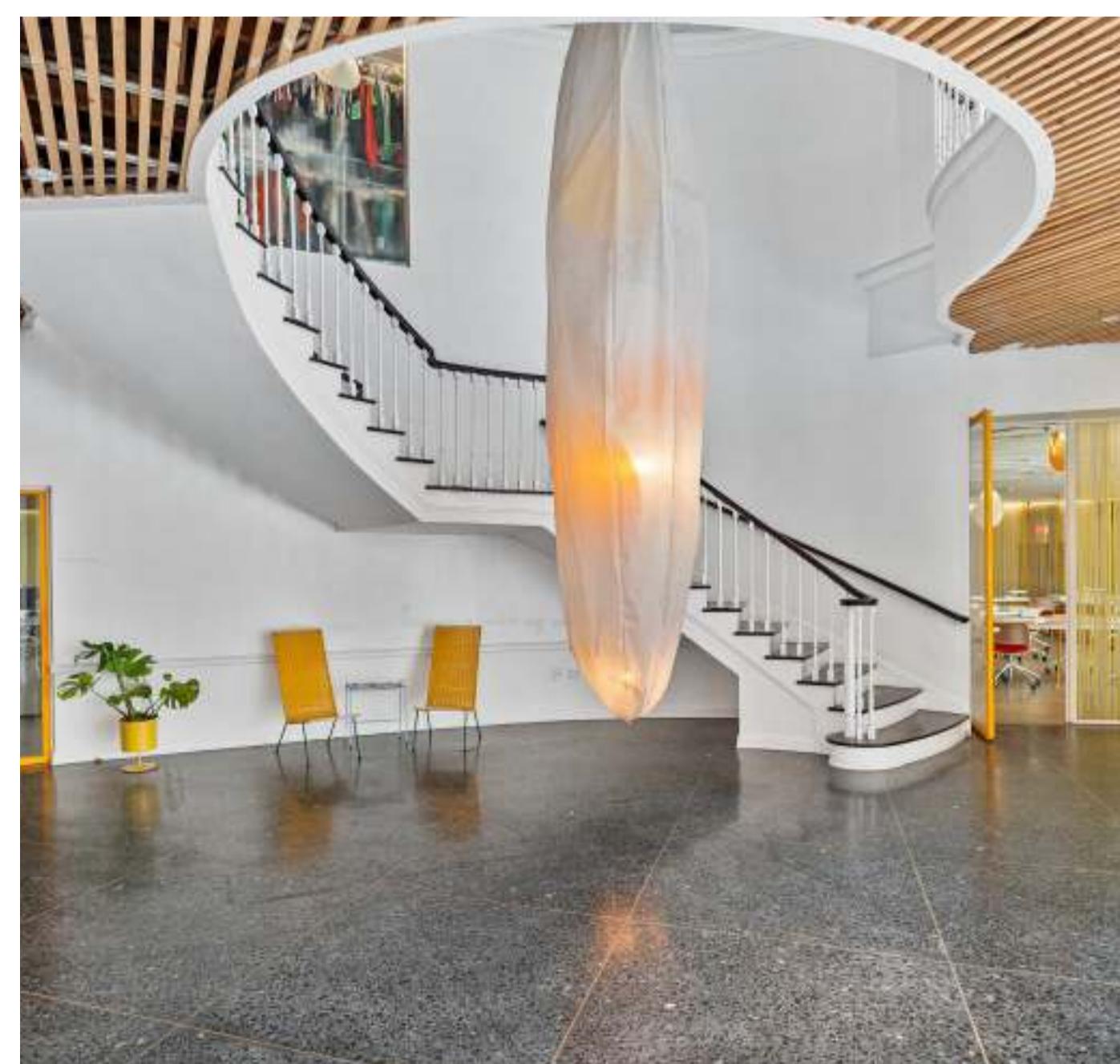
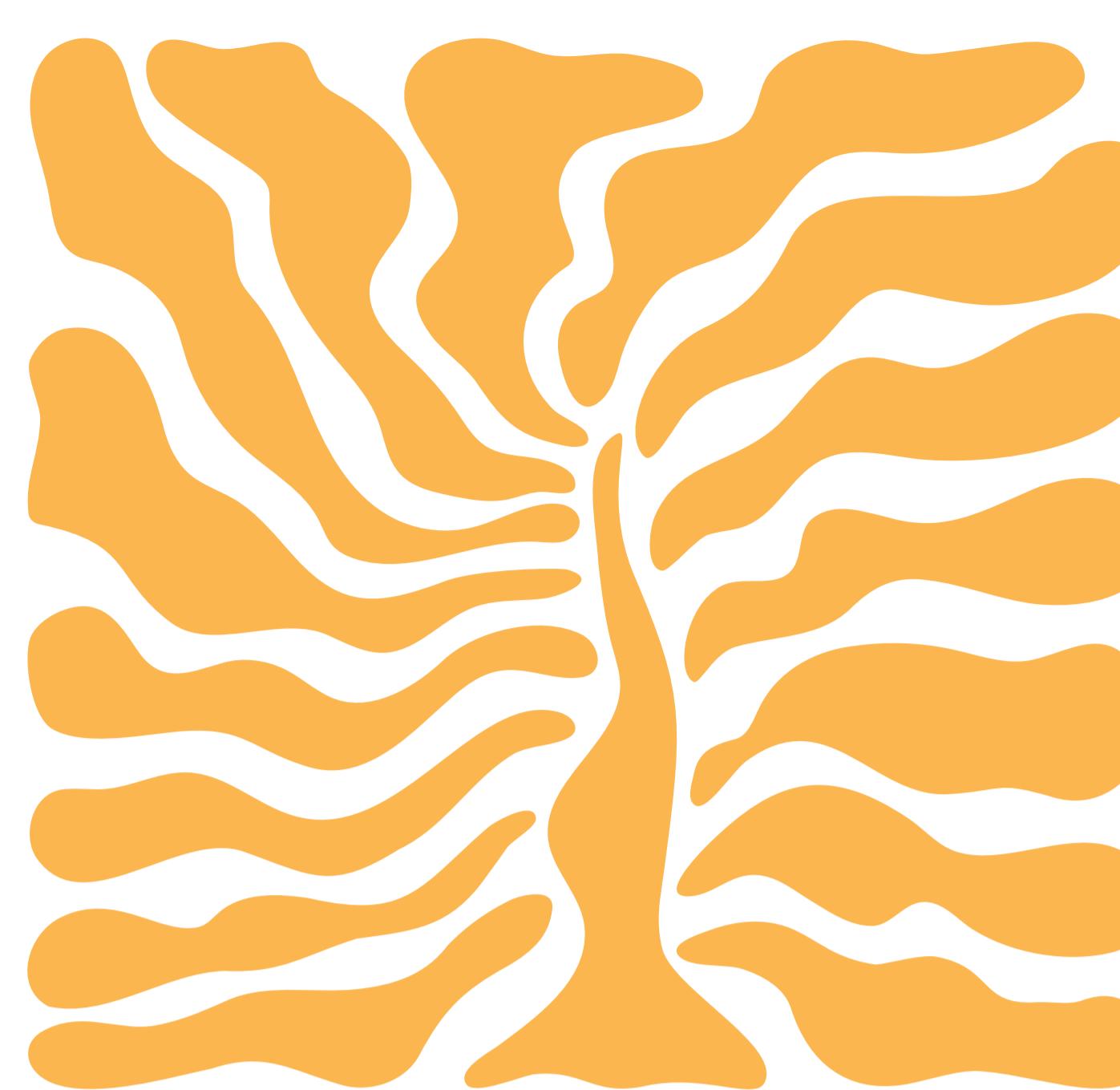
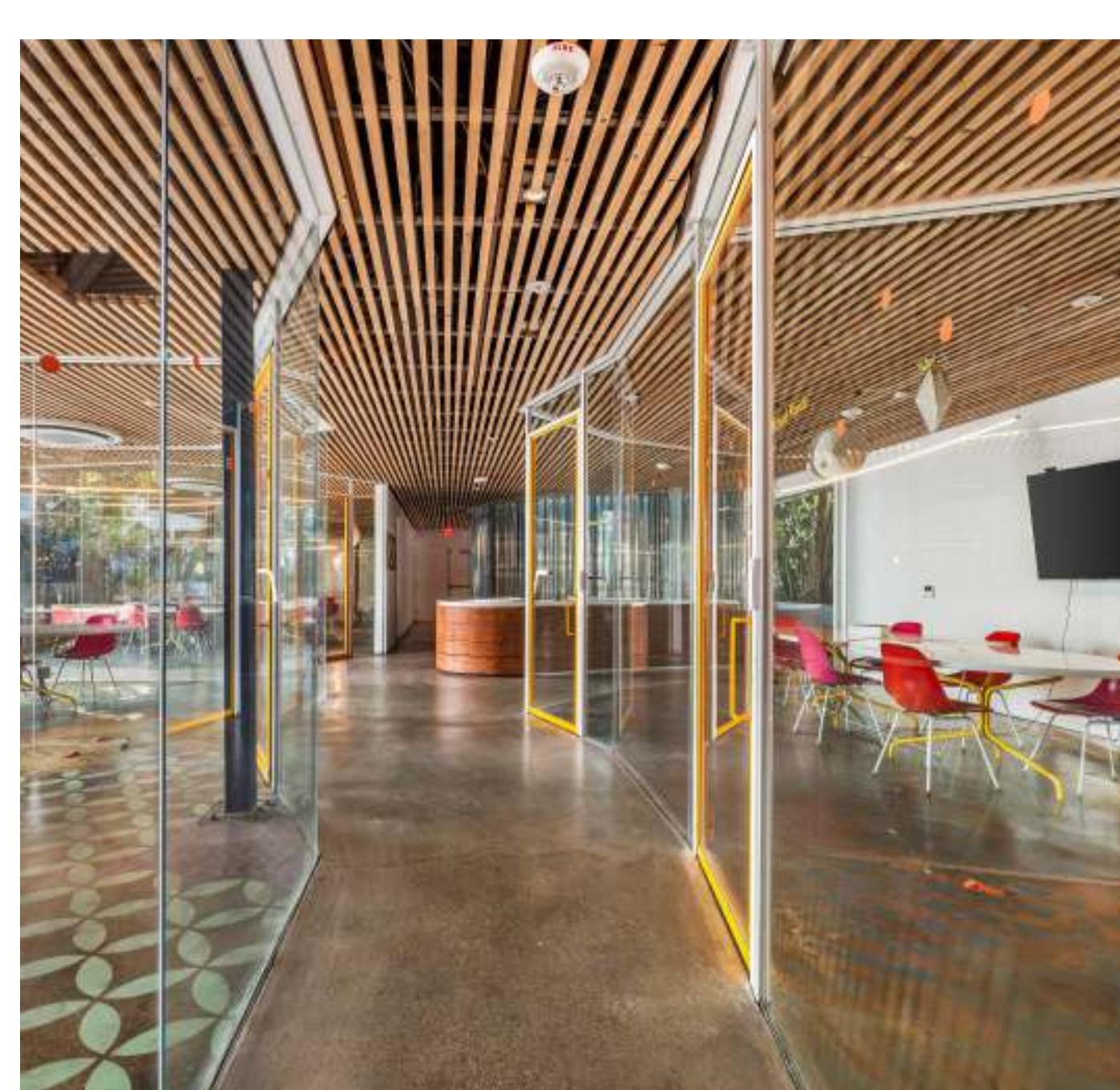
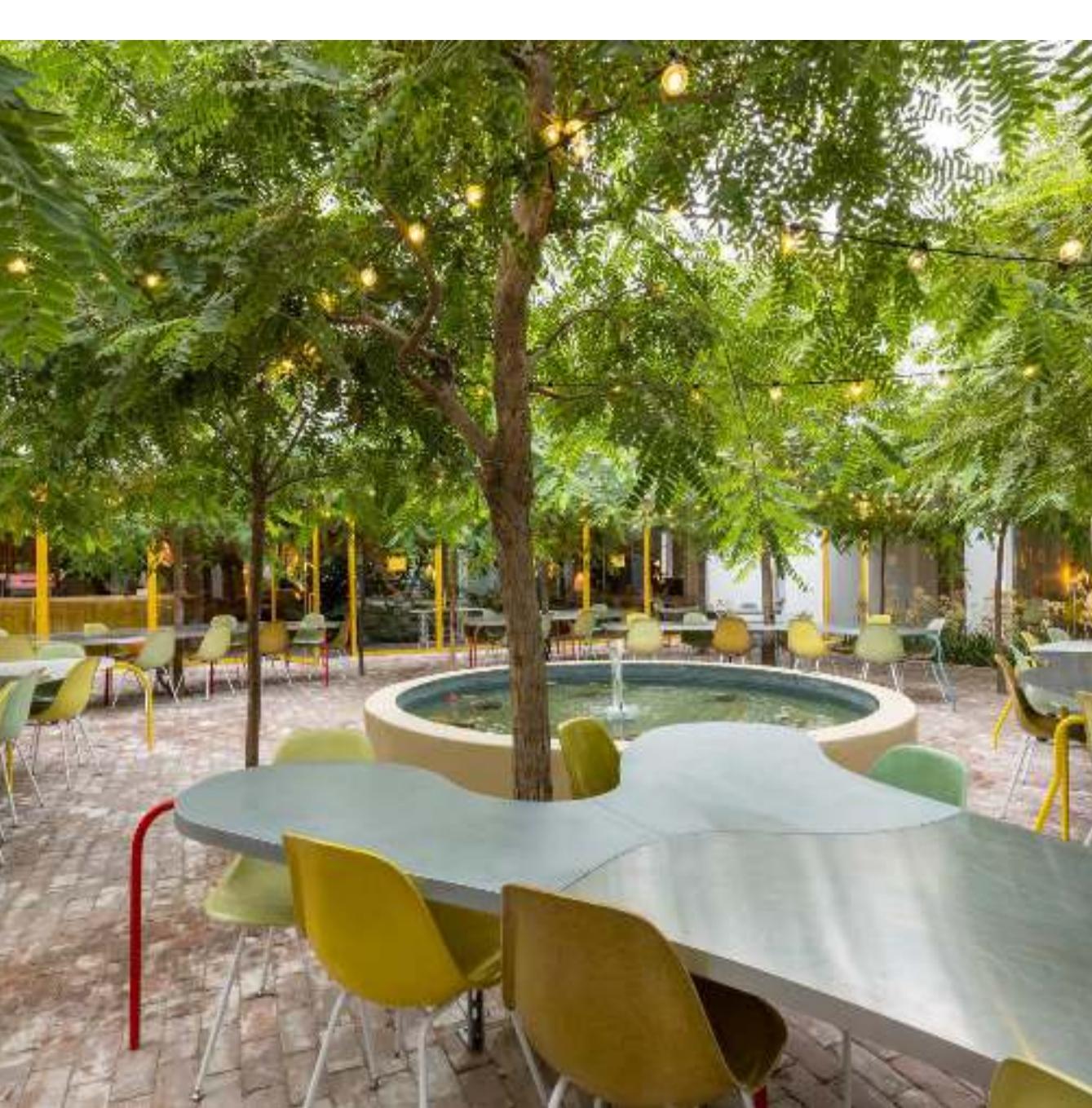
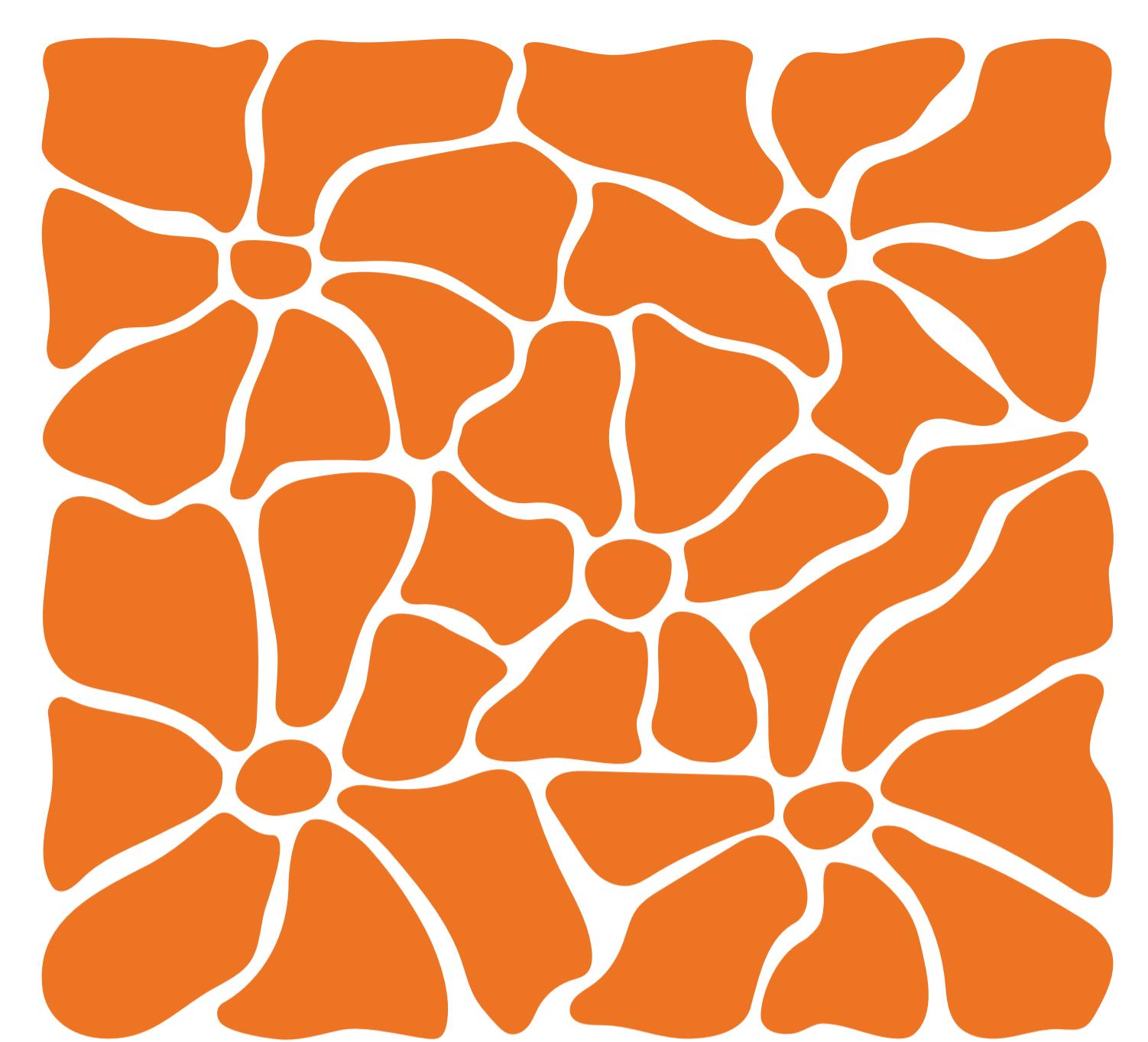


About The Preserve

The Preserve's architecture tells a fascinating story of two eras. The original building, designed by Paul R. Williams in 1964, reflects the clean lines and symmetry of the Late American Colonial Revival style. Today, it sits alongside a modern expansion by Selgascano architects, featuring a network of nature-filled "bungalows" that blur the lines between work and outdoor escape. This innovative blend of historic preservation and modern design earned The Preserve numerous international prestigious awards such as, the LA Architectural Award of Excellence by the LA Business Council in 2020, ArchDaily International Building of the Year 2020, and first place for the Best Office Project in 2020 by the LA Business Journal, solidifying its status as a unique landmark.

About Bond Companies

Founded in 1987, Bond Companies is a premier real estate development and investment firm specializing in sustainable and innovative projects across multifamily, office, retail, and mixed-use sectors. With offices in Los Angeles and Chicago, Bond Companies is guided by a commitment to creating lasting, positive impacts on communities while minimizing environmental footprints. By continually pushing boundaries through fresh ideas, advanced technologies, and purposeful design, the firm's ethical approach delivers enduring value for both communities and partners.





JLL | The Preserve
Unleash your
team's potential

thepreservela.com

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