



LUMEN

WEST LA

WORKPLACE ILLUMINATED



[Click here to watch the LUMEN video](#)

LUMEN is a completely re-imagined experiential office campus unlike any other.

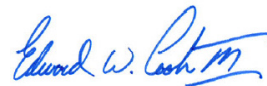
Introducing **LUMEN West LA** - a metamorphosis of an iconic asset occupying a 3.6-acre, full-city block in the heart of West Los Angeles offering 570,000 sq. ft. of light-infused workspace in an amenity-rich campus connected to public transit and nestled in one of its coolest neighborhoods.

LUMEN is a completely re-imagined **EXPERIENTIAL OFFICE CAMPUS** unlike any other. **LUMEN** offers an unmatched 65,000 sq. ft. of private outdoor space with 55,000 sq. ft. bridge-connected modern floor plates featuring floor-to-ceiling glass throughout. **LUMEN** features meticulously planned amenities and project-wide enhancements that cater to today's flexible and innovative workforce.

Located at West Olympic Blvd. and the 405 freeway, just one-half block from the food, vibe and culture of Sawtelle-Japantown, **LUMEN** offers an intimate connection to this unique village and one of the fastest growing neighborhoods in West Los Angeles. **LUMEN's** curated on-site restaurants and retail add to the thriving local food and entertainment scene, giving today's workforce a reason to linger on campus while connecting with the energy of the surrounding area. The first private project to offer a shuttle connection to the successful Metro Light Rail, **LUMEN** not only is connected to public transit but offers secure, on-site parking of up to approximately 5 spaces per 1,000 usable sq. ft.

LUMEN's experiential design inspires productivity, innovation, and the competitive spirit while the connection to the outdoors offers a rare urban connection to nature and to outdoor activities and amenities to enrich the productivity and culture of a workforce. The campus is designed with a "people-first" approach to attract and retain top talent through its balance of workspace, amenities, and indoor-to-outdoor areas that improve employee wellbeing and builds collaborative energy. **LUMEN** is designed to minimize the use of natural resources with all new building systems, offering energy efficiencies and a decreased carbon footprint and cost savings.

LUMEN is an **EXPERIENTIAL OFFICE CAMPUS** designed for tomorrow's workforce with unmatched amenities set in a private campus environment. We look forward to discussing this amazing opportunity with you and your clients on behalf of this new and exciting West LA destination.

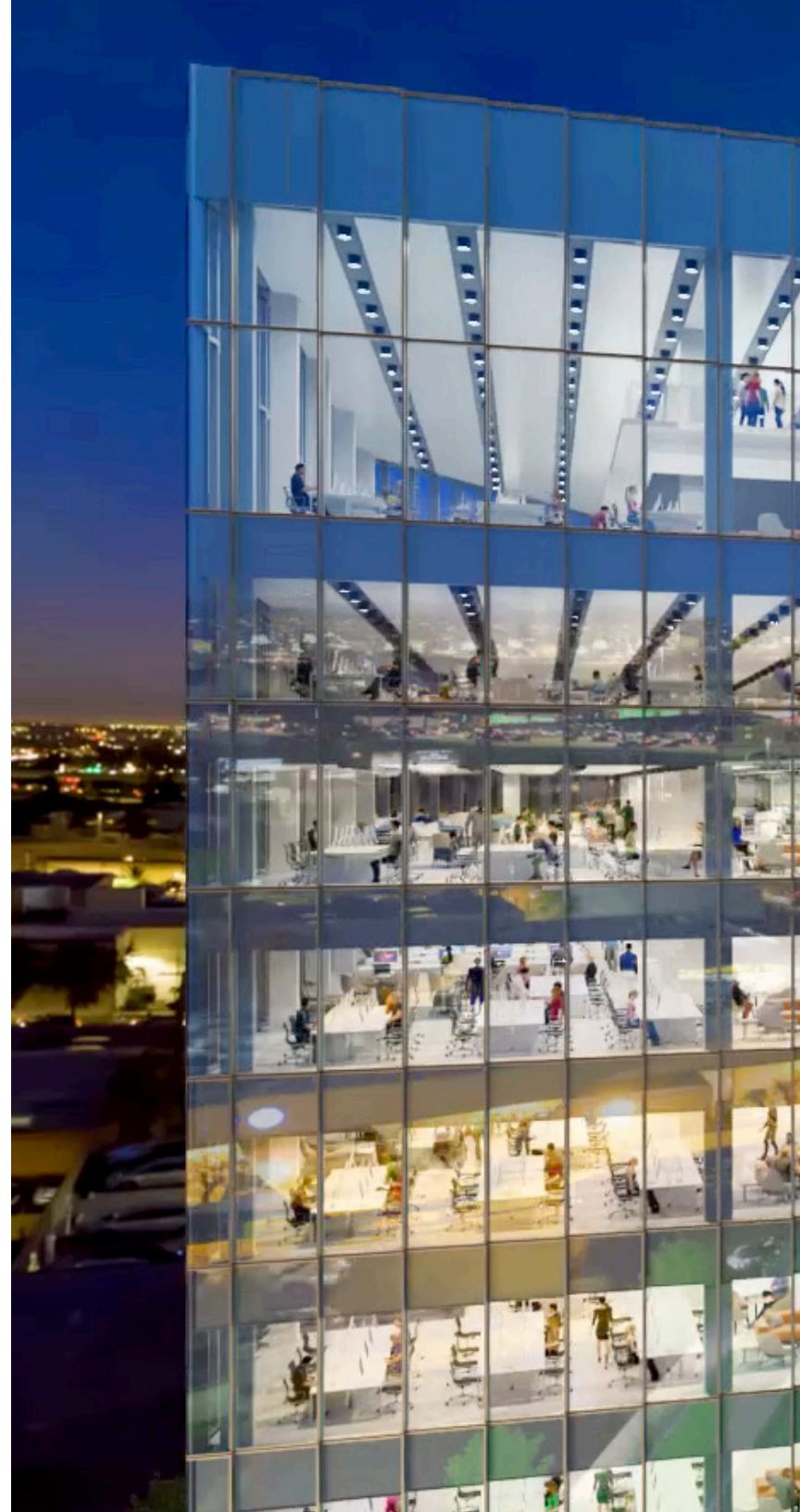


Edward W. Cook III
Co-President
McCarthy Cook & Co.



Michael R. Coppin
Vice President, Leasing - Southern California
McCarthy Cook & Co.

An illuminated
workplace for today's
forward-thinking
enterprise.



experience



LUMEN's experiential design inspires productivity, innovation, and a competitive edge.

The campus is designed with a people-first approach to attract and retain top talent through a balance of workplace amenities and indoor to outdoor opportunities that organically improves employee wellbeing.

MC⁺
Experience the Relationship
McCARTHY • COOK

Our mission is to revolutionize the commercial real estate experience. By developing relationships based on next-level service, dedication, accountability and knowledge, we are committed to making work more enjoyable and convenient for our tenants, vendors and employees.

360° [Click here to experience the 360 view](#)

@ [Click here to learn more about MC+ Concierge Management Services](#)

One-Acre Private Outdoor Workspace



transform

More than an office.

LUMEN's groundbreaking design with light-infused, bridge-connected floor plates create a customizable workplace that reflects and transforms company culture. Large, efficient and bridge connected floor plates create a flexible and efficient workplace with dynamic views and natural light powered workplace for a dynamic company. Amenity activated bridges link the workspaces with private work/lounge areas to enhance connectivity, wellness and productivity.

360° [Click here to experience the 360 view](#)



The Penthouse

360° [Click here to experience the 360 view](#)



connect



You won't want to leave. And you won't need to.

Ideally located in the heart of West Los Angeles within the Sawtelle-Japantown village, **LUMEN** is a catalyst to a neighborhood bursting at the seams with food and culture. The curated restaurants and retail available at street level give tenants a reason to linger while capturing the attention of the surrounding community.



Conference Facility and Grand Stairs



360° [Click here to experience the 360 view](#)

An experiential
office campus.



The project is designed with a “people-first” approach to attract and retain top talent.

Workplace Illuminated

LUMEN’s experiential design inspires productivity, innovation, and the competitive spirit with its connection to 65,000 sq. ft. of unmatched private outdoor amenity space creating a balanced interaction with outdoor workspace and social/entertainment areas.

The project is designed with a “people-first” approach to attract and retain top talent through its balance of workspace to amenities and indoor-to-outdoor areas to organically improve employee wellbeing.

Future-proof amenities

Unmatched in West Los Angeles, the Private Outdoor Workspace offers tenants exclusive access to 1-acre of thoughtfully designed space to work, meet, celebrate, relax, and entertain.

Project Size

Total Project Size:	570,000 SF
Total Office Square Footage:	555,000 SF
Total Enclosed Office:	490,000 SF
Total Outdoor Areas:	65,000 SF
Total Street-Level Retail:	15,000 SF

Parking

Three above-grade parking levels and two below-grade parking levels with VIP elevator access.

TOTAL:	1,924 stalls
Striped:	1383 stalls
Aisle/Valet Assist:	220 stalls
Market Float Factor 25%:	321 stalls
EV Charging Stations:	70+ stalls

Parking Ratio: Up to 5/1,000

Connectivity in its purest form.



PENTHOUSE

PRIVATE TERRACE

OFFICE

PRIVATE TERRACE

OFFICE

PRIVATE TERRACE

OFFICE

PRIVATE TERRACE

OFFICE

OFFICE

PRIVATE
OUTDOOR
WORKSPACE

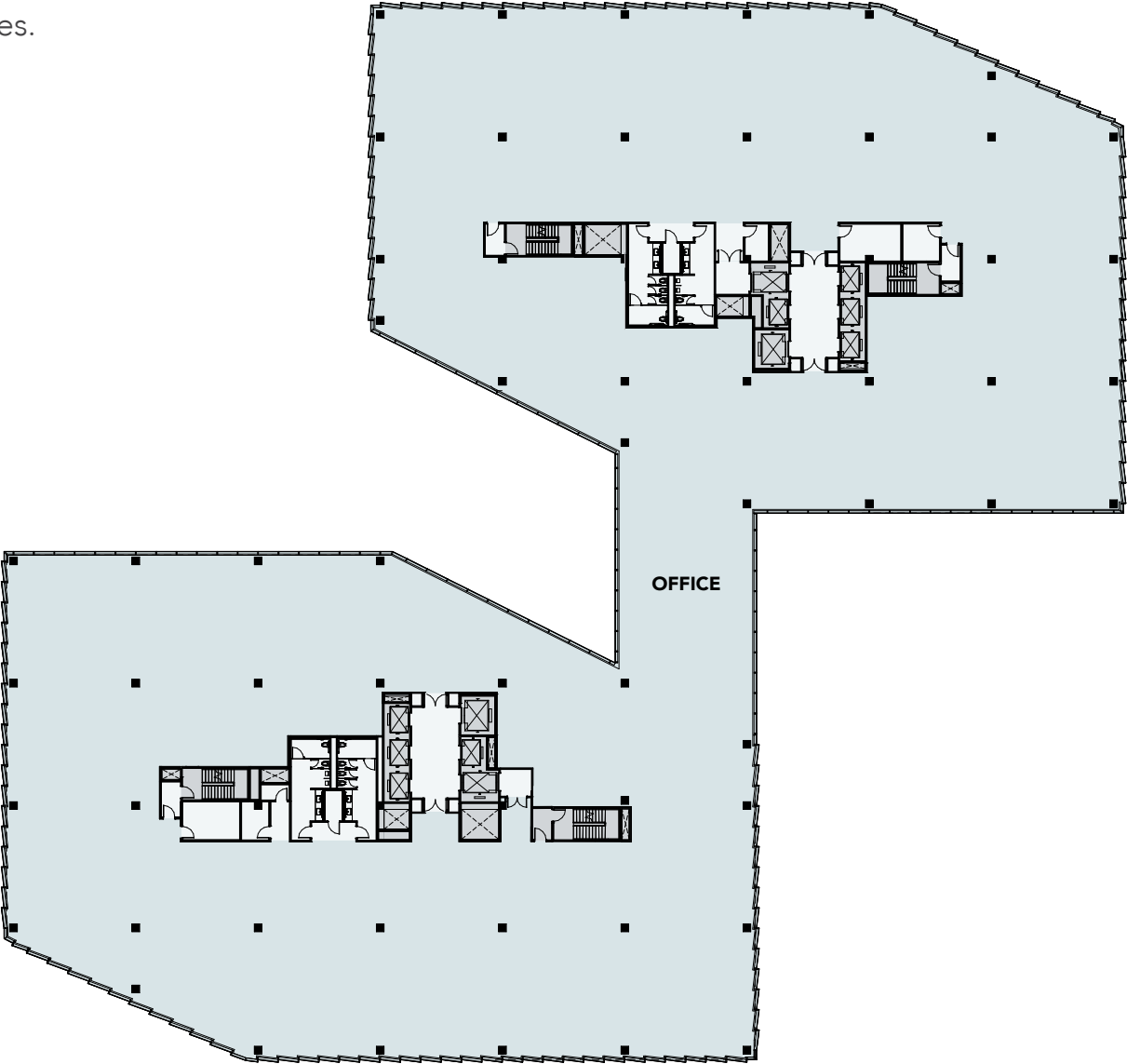
GRAND
STAIR

VALET

CENTRAL COURTYARD

TYPICAL FLOOR PLATE

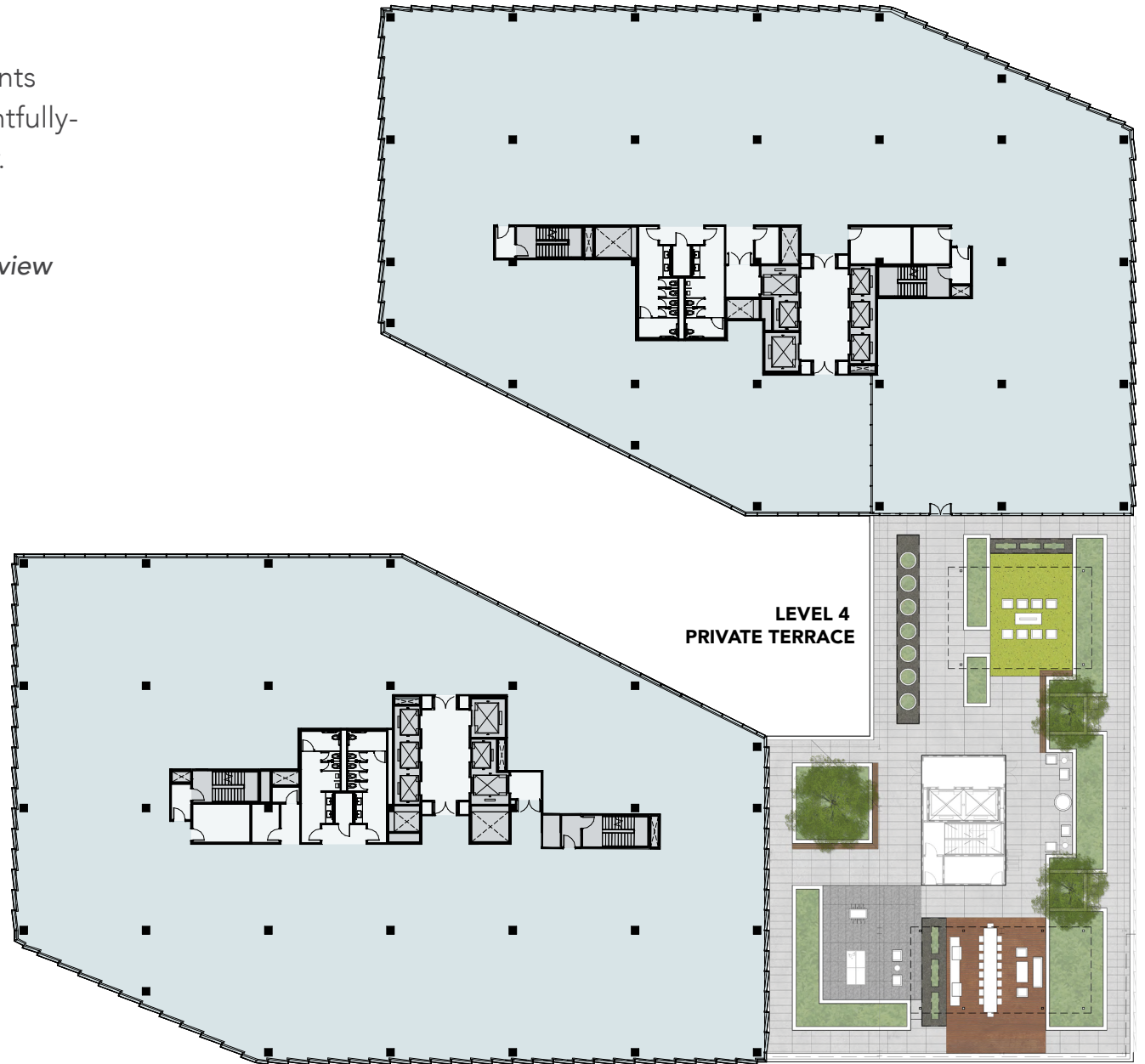
+/- 55,000 SF horizontally-connected floor plates.



LEVEL 4 PRIVATE TERRACE

The Level 4 Private Terrace offers tenants exclusive access to a 11,400 SF thoughtfully-designed space to work, chill and play.

360° [Click here to experience the 360 view](#)



ONE-ACRE PRIVATE OUTDOOR WORKSPACE (Tenant Programmable)

The Private Outdoor Workspace offers tenants exclusive access to one-acre of thoughtfully designed space to work, meet, celebrate, relax, and entertain.

Features include:

Event Green for live bands, all-hands company meetings, outdoor yoga classes, etc.

Exhibition Kitchen with pizza oven, Evo grill, sink and faucet, beer and wine taps, sinks and faucets for catered events and/or private use.

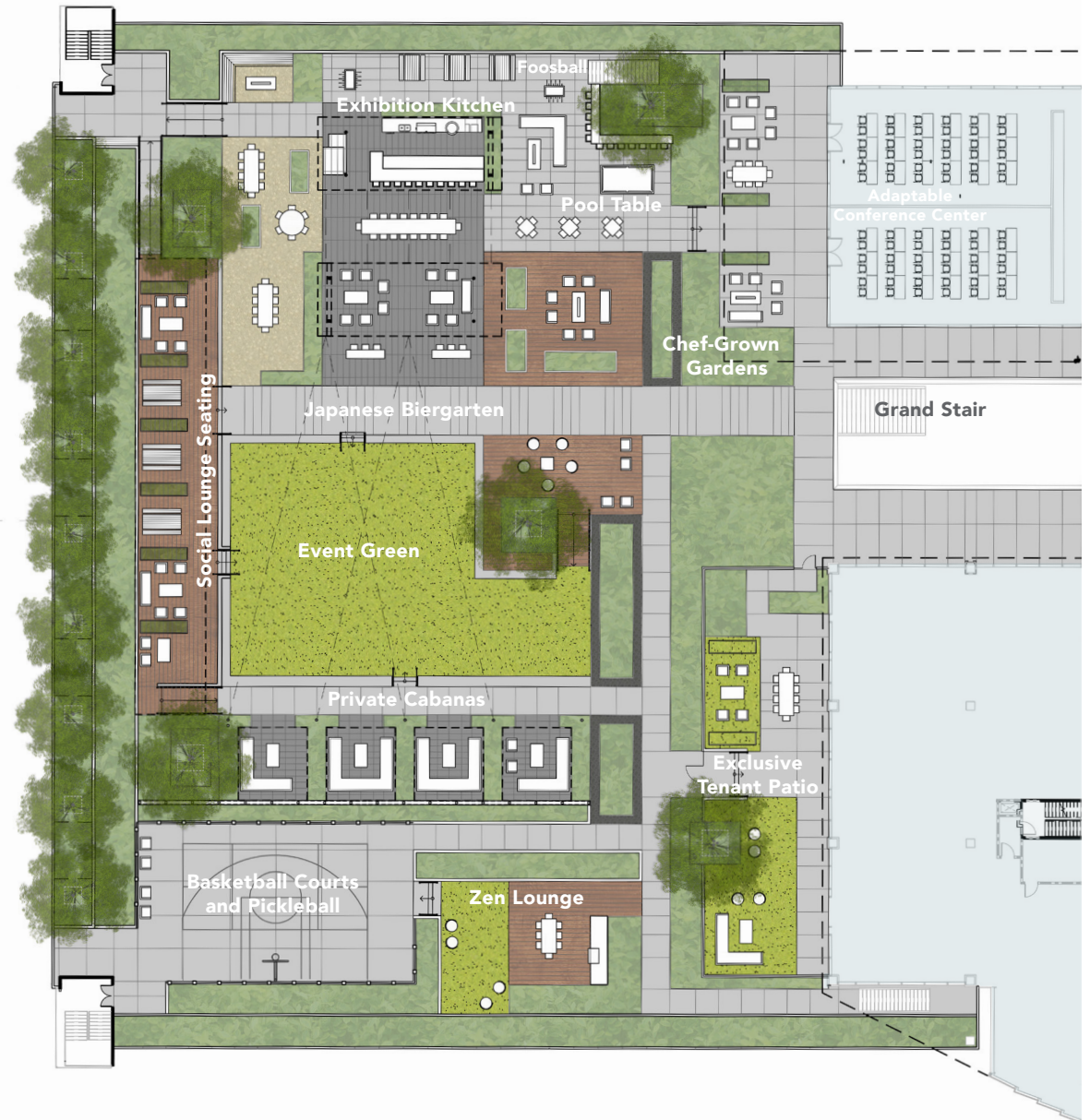
Coffee Bungalow for morning coffee and grab & go breakfast service.

Beer & Wine Bungalow for happy hour services in the evenings.

Campus Cabana for private outdoor meetings and breakout sessions.

Chef Grow Gardens provide farm-to-fork ingredients to be served at the restaurants on-site.

Multi-purpose Sport Court striped for basketball, volleyball and pickleball.



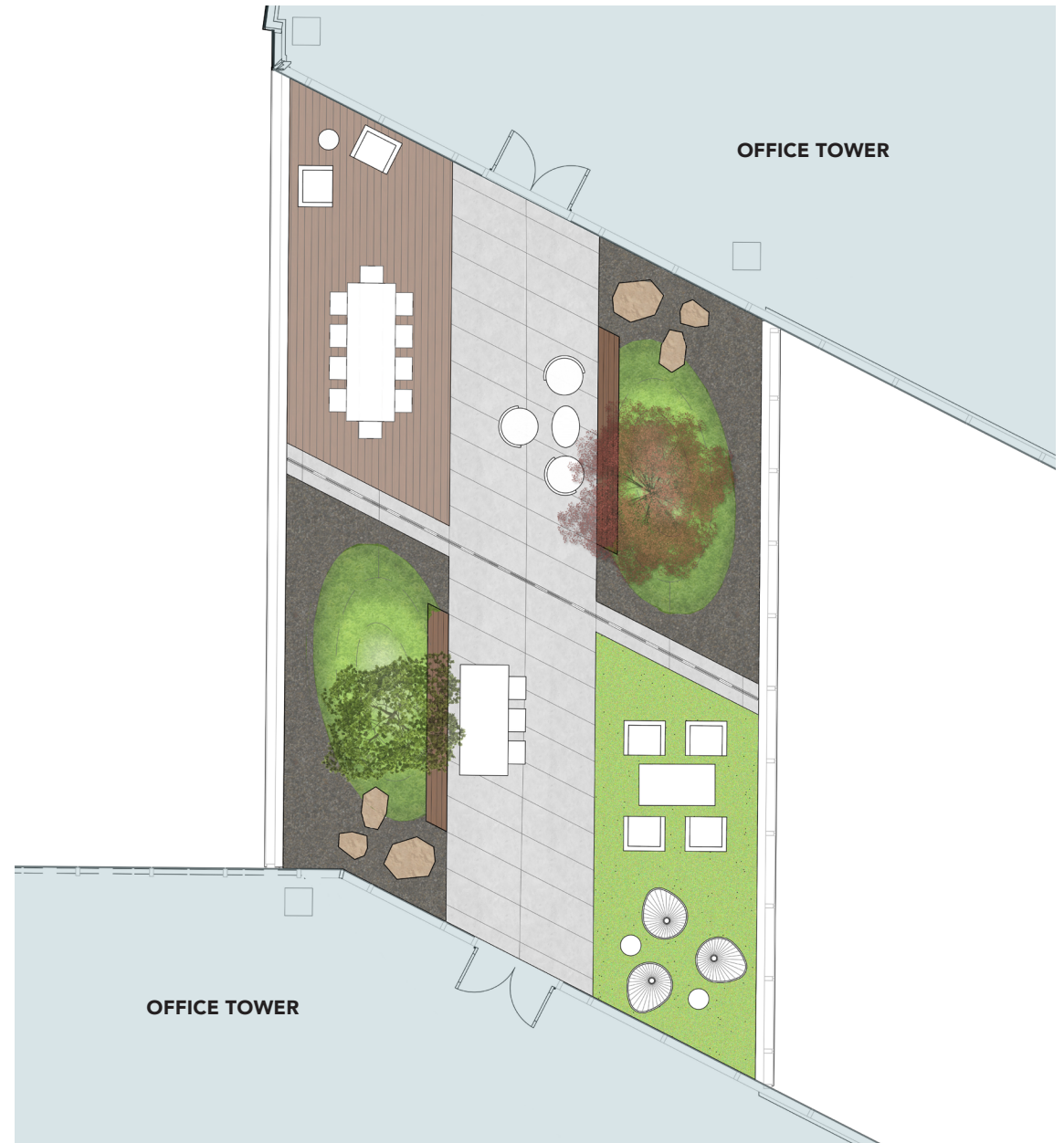
360°

[Click here to experience the 360 view](#)

SKYPARK TERRACES

Skypark Terraces on levels 6, 8, and 10 create approximately 2,000 SF outdoor work/lounge spaces for tenants. Tenant-appointed programming and design elements can be custom-tailored for day-to-day needs.

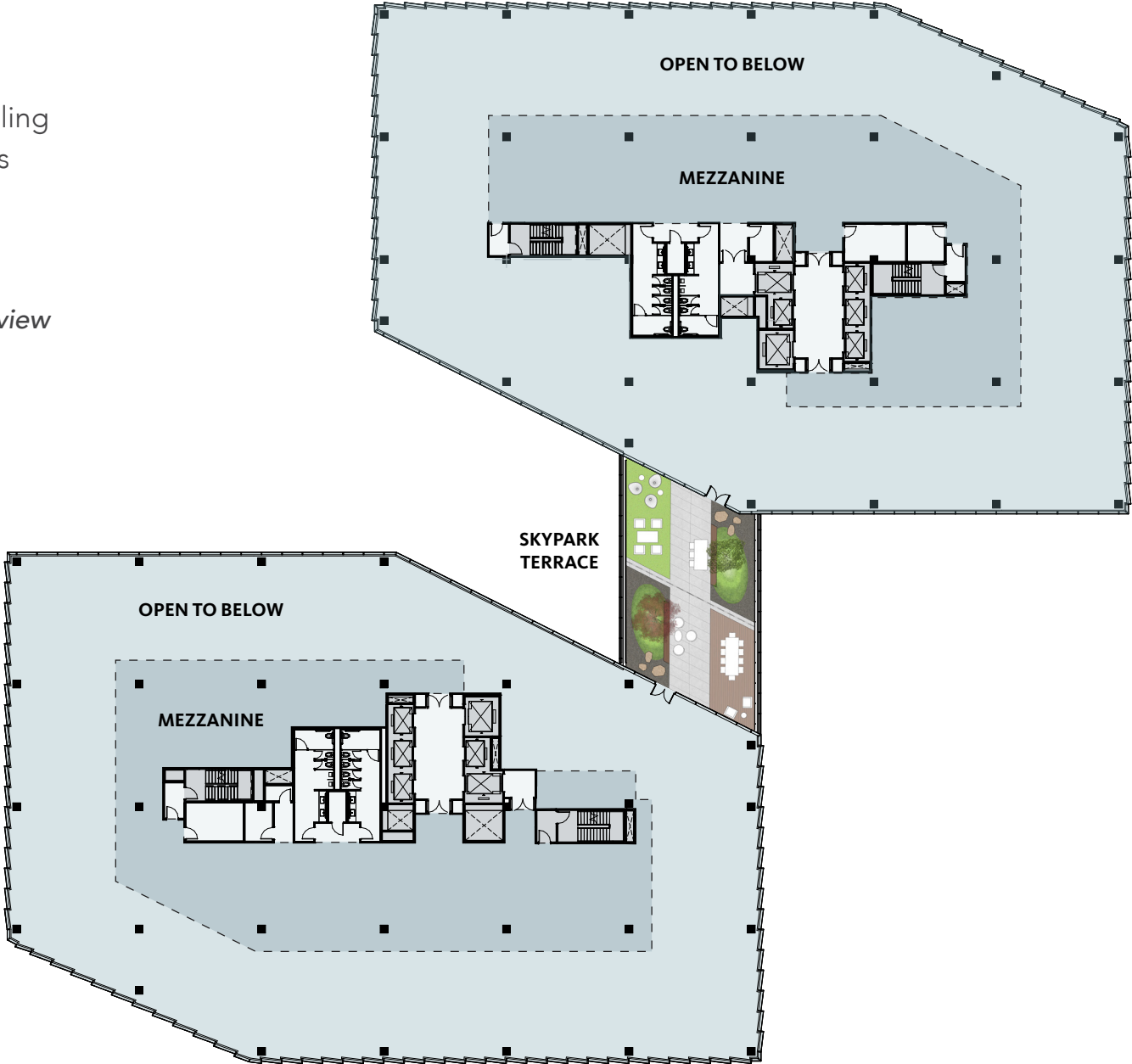
360° [Click here to experience the 360 view](#)



THE PENTHOUSE – 360 DEGREE WEST LA VIEWS!

The Penthouse offers 22 ft. floor-to-ceiling clear vision glass and 360 degree views throughout.

360° [Click here to experience the 360 view](#)





We've thought
of that!



Amenities and Specifications

Click here to experience **LUMEN's** unique mix of amenities 

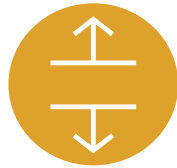
Building Design and Features



*Innovative
Design*



*Sawtelle-Japantown
Neighborhood*



*Horizontal and
Vertical
Connectivity*



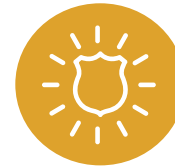
*Private Sky Park
Terraces*



*Programmable
Conference
Center*



*Concierge Property
Management*



On-site Security



Campus WiFi

1-Acre Private Outdoor Workspace Features



*1-Acre Private
Outdoor
Workspace*



Private Cabanas



*Private Japanese-
inspired rooftop
Biergarten*



*Evening Happy
Hour and Morning
Coffee Service*



*Chef Grown
Gardens*



*Exhibition
Kitchen*

Sustainability and Wellness

Click here to experience **LUMEN's** unique mix of amenities 

Building Amenities



Basketball Courts
& Pickleball



Fitness Center
& Wellness Spa



Bike & Scooter
Share Programs



Metro/EXPO
Shuttle Service

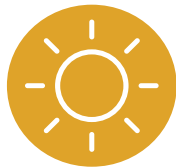


On-Site Parking
& Valet Assist



Dog Park

Sustainable Features



High Performance
Glazing



Significant
Energy Savings



Clean Air
Systems



Water
Efficiency



4-Pipe
Radiant Heating &
Cooling System



Transit Score:
Good



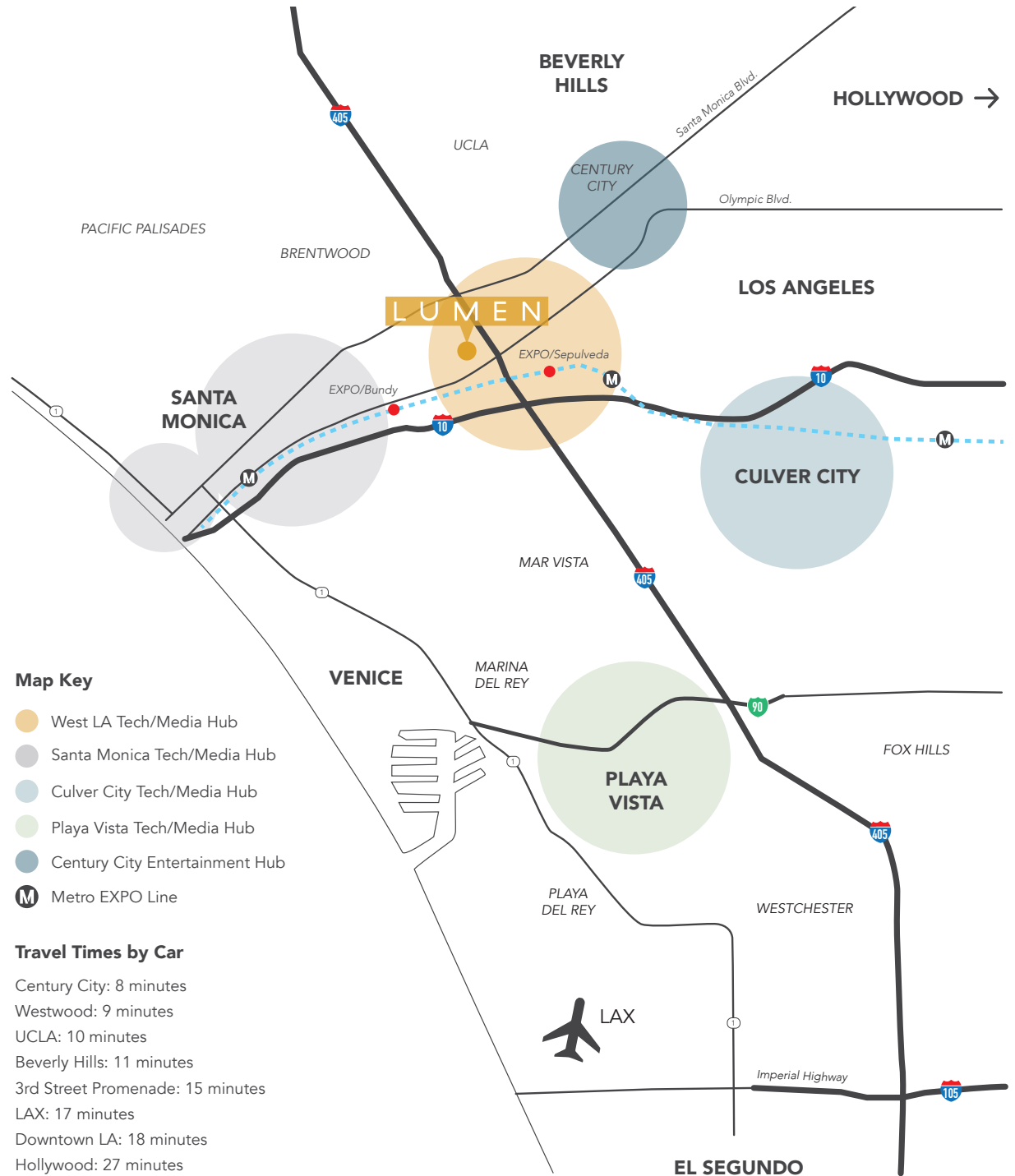
Walk Score:
Very Walkable



Bike Score:
Very Bikeable

LUMEN.

Transit-friendly in the heart of West LA!





LUMEN

WEST LA

LEASING CONTACT:

Michael R. Coppin

*Vice President, Leasing - Southern California
McCarthy Cook*

Phone: 855-LUMEN-LA

Email: mrc@mccarthycook.com

PROJECT LOCATION:

11355 – 11377 W. Olympic Blvd.
Los Angeles, CA 90064

For more information, access to 360 degree
panoramas, renderings and video animation,
please visit our website at:

www.LUMENWestLA.com

McCARTHY • COOK

RELATIONSHIP DRIVEN EXPERIENCE

MC⁺

NORTHWOOD 
INVESTORS

Gensler