

3990 - 4000 - 4010 CHEVY CHASE DR, LOS ANGELES, CA 90039



# SAWTOOTH CROSSING

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CREATIVE CAMPUS  
ATWATER VILLAGE



HISTORIC **65,260 RSF** CREATIVE CAMPUS  
AND SHOWROOM OPPORTUNITY



ONCE UPON A FACTORY...



# FOSTER YOUR CREATIVITY IN AN ICONIC LANDMARK

Introducing **SAWTOOTH CROSSING**, a beautiful adaptive reuse of a former 1960's wallpaper factory, located on 3.41 acres of land. This creative campus offers what no other in Los Angeles can deliver: 65,260 square feet of industrial-scale space without industrial neighbors. Nestled between grassy parkland, quiet residential streets, and charming equestrian facilities, the property features expansive views onto Griffith Park; original sawtooth skylights; easy access to the 5, 2, and 134 freeways as well as Atwater Park and Glendale; and a quiet rustic location alongside the L.A. River, the bike path to downtown, and the La Kretz Bridge to Griffith Park.

## PROPERTY DETAILS



57,368 SF  
Factory Building



6,558 SF  
Showroom



Up to 22ft Clearance,  
Slab-to-Slab



Permitted up to 10K  
SF of Dining/Retail



1200A/480V &  
600A/120-240V Power



3/1,000 Parking  
with EV Charging



Easy Access to Freeways  
(5, 2 and 134)

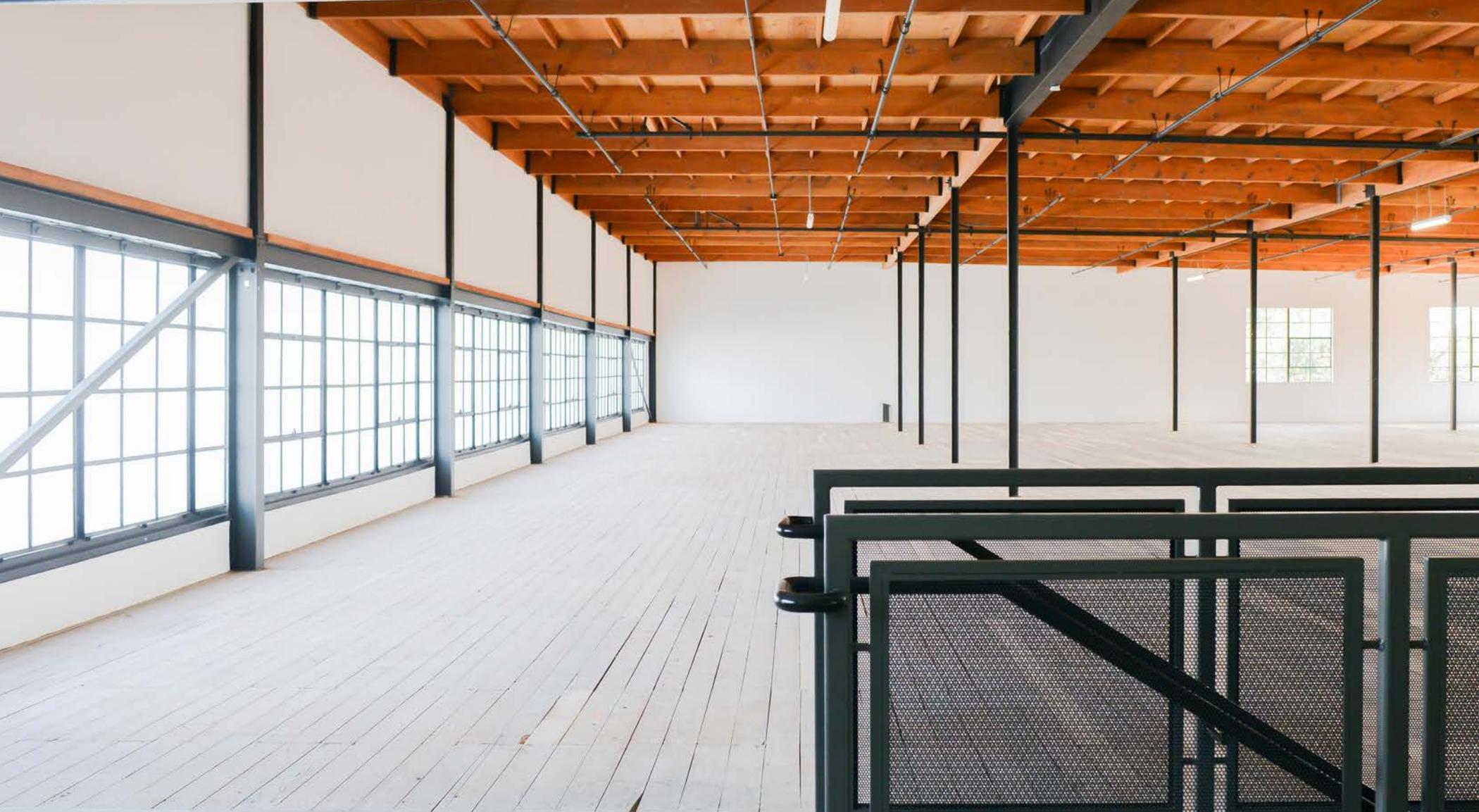


Newly Renovated &  
Ready for TI

# OUTSIDE

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**INSIDE**

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# INSPIRING CAMPUS

Inspiring workspaces ignite creativity, cultivate collaboration, and fuel productivity. The open layouts, renowned architecture, and uniquely peaceful setting at Sawtooth Crossing provide the space your team needs to drive innovation. Unlike typical creative districts, you're surrounded by parkland tranquility rather than industrial noise—giving you both the square footage and the sanctuary your vision deserves.

## FEATURES



Located minutes from Atwater Village with hip shops and local food spots



Incredible natural lighting through skylights



Repurposed historic building with dramatic scale and natural surroundings



Adjacent to Los Angeles River and Bike Path



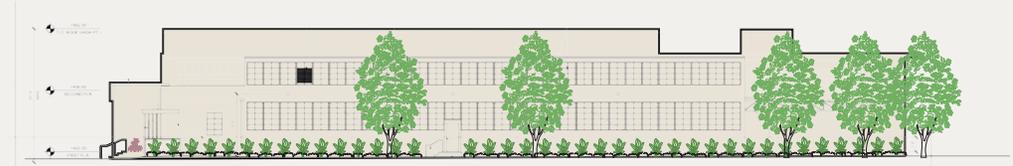
Outdoor Patio with Views of Griffith Park



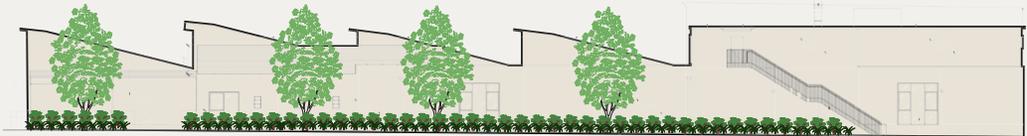
Solar power installed for the building



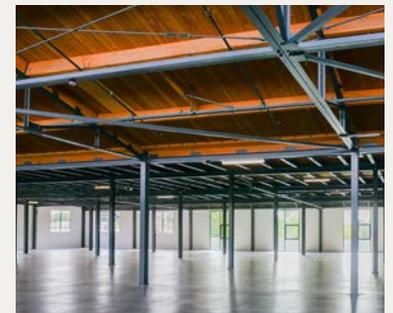
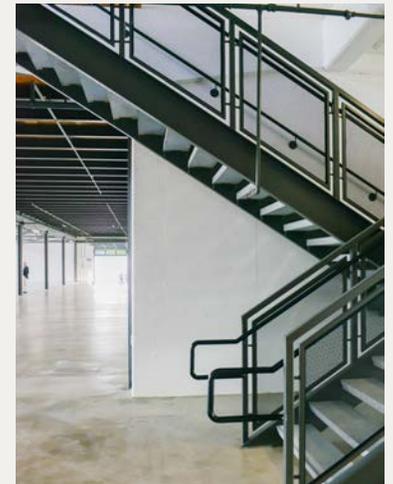
RENOVATIONS COMPLETE  
View Construction Process

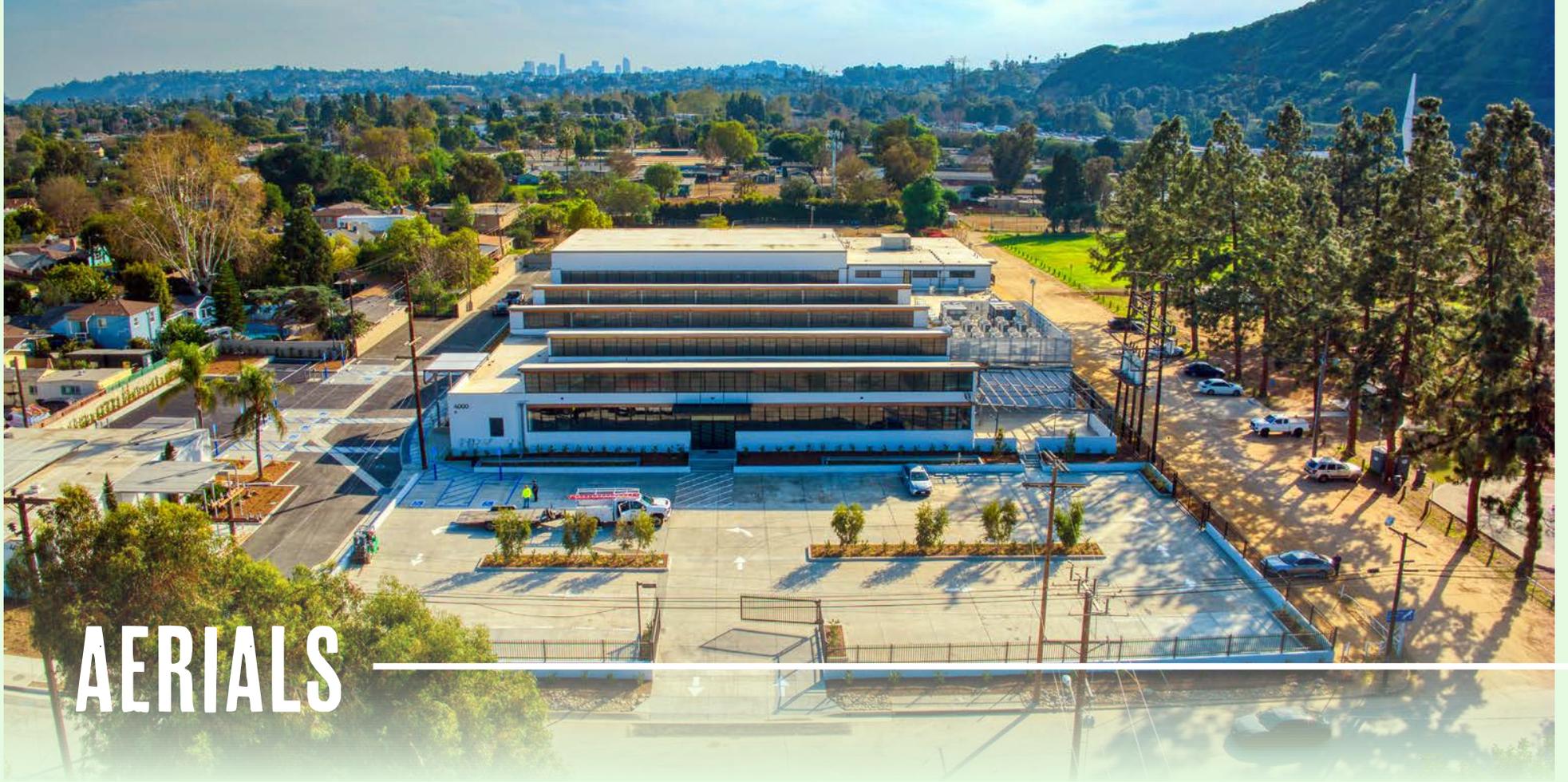


NORTH ELEVATION



WEST ELEVATION





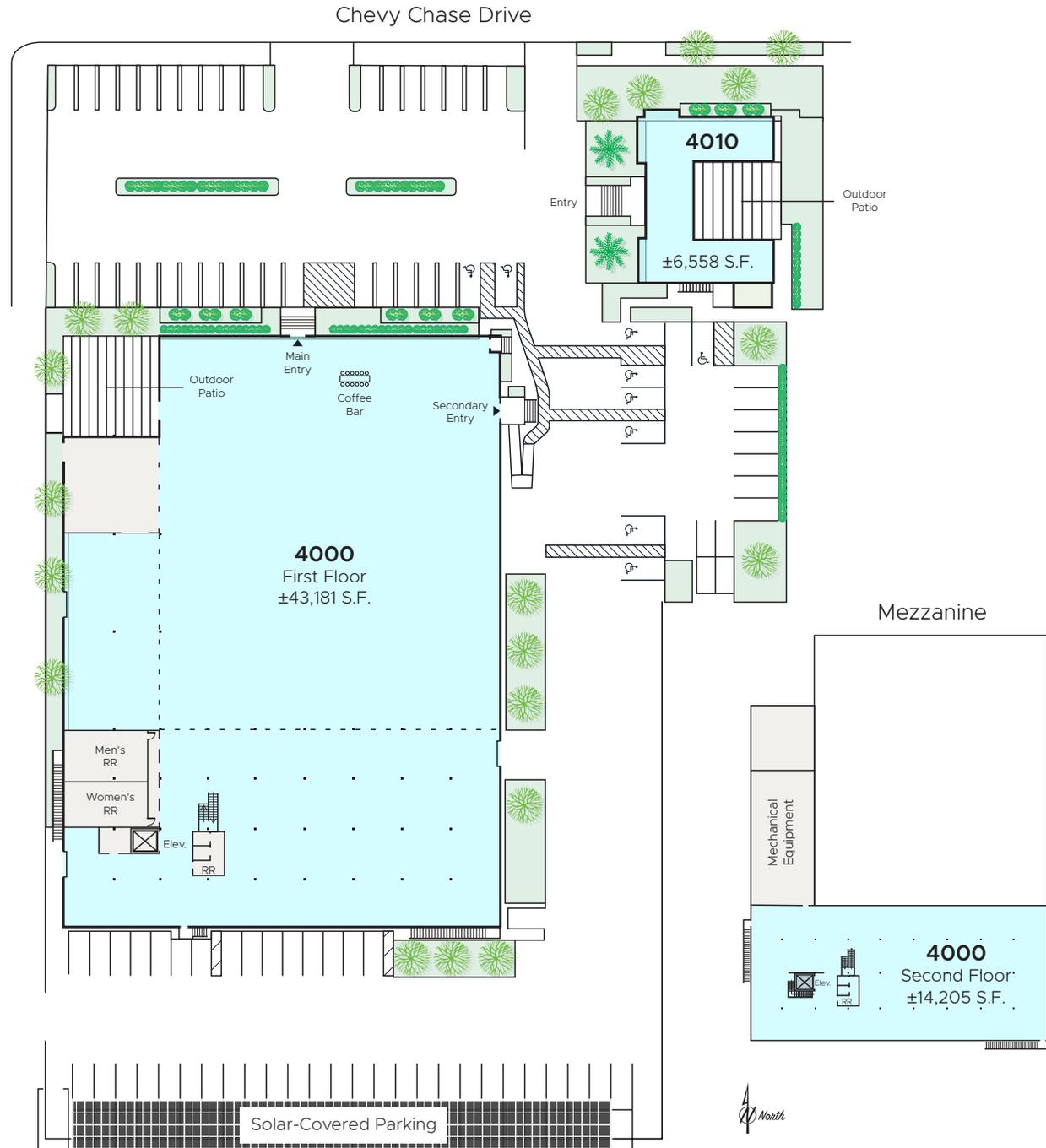
# AERIALS



# SITE PLAN

## 4000-4010

Chevy Chase Dr  
**LOS ANGELES**



# WALK-BIKE DRIVE

Sawtooth Crossing is located in Atwater Village, the neighborhood described as “an eclectic mix of historic landmarks and modern shops.” Atwater offers a bike-friendly, convenient environment with optimal day and night life amenities, from farmer’s markets and coffee shops to popular restaurants and bars.

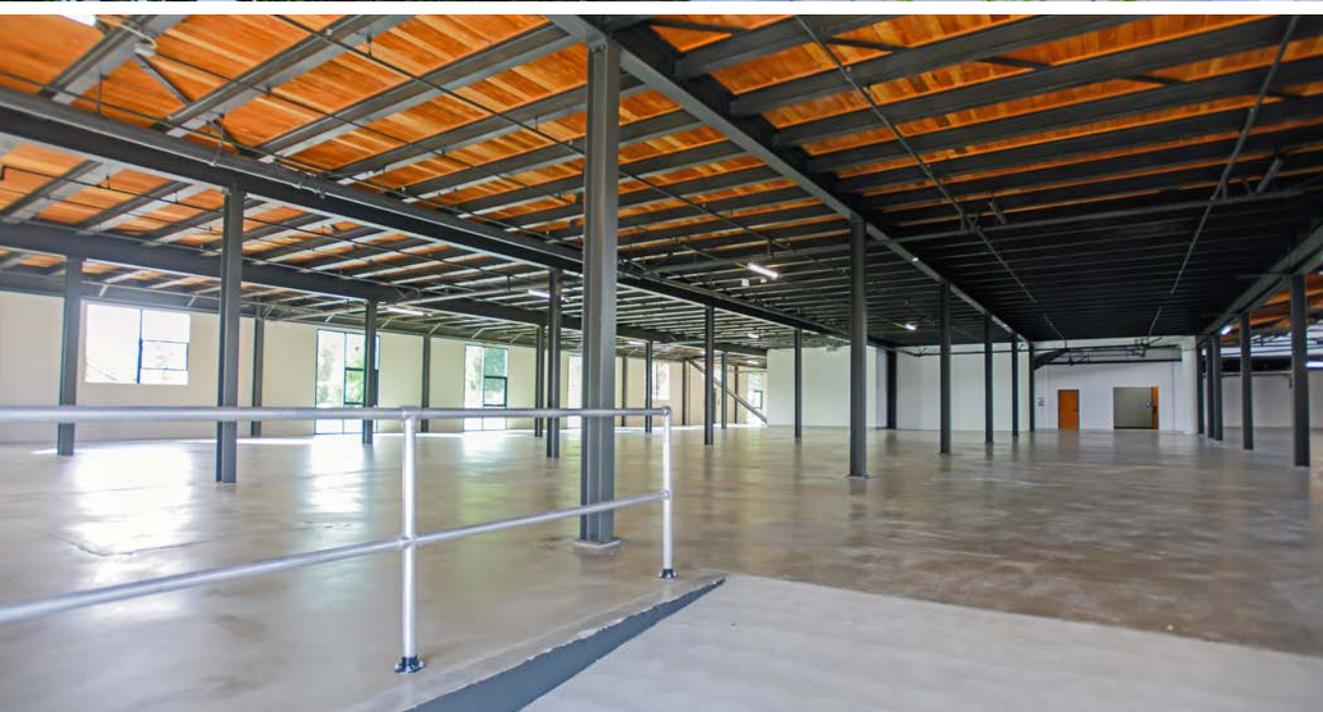
Located minutes from the 5 freeway, the property offers immediate access to all major neighborhoods and cities within Los Angeles.

- ① **Atwater Village**  
Drive - 6 mins • Bike - 8 mins  
Atwater Farmer’s Market, Trader Joe’s, Hugo’s Tacos, Hail Mary Pizza, All’Acqua, Black Elephant Coffee, Barancoa Cuban Food, Bon Vivant Market, Dune, Proof Bakery, The Morrison
- ② **The Americana at Brand**  
Drive - 7 mins • Bike - 13 mins
- ③ **Griffith Park**  
Drive - 7 mins
- ④ **Silverlake**  
Drive - 8 mins • Bike - 15 mins
- ⑤ **Burbank**  
Drive - 9 mins
- ⑥ **Frogtown**  
Drive - 10 mins
- ⑦ **Highland Park/Eagle Rock**  
Drive - 15 mins
- ⑧ **Dodger Stadium**  
Drive - 15 mins
- ⑨ **Hollywood**  
Drive - 18 mins
- ⑩ **Downtown Los Angeles**  
Drive - 21 mins



## THE NEIGHBORHOOD





# CONTACT US

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