

SYCAMORE



925 N LA BREA

Creative Office Space for Lease

Now Available

Fourth Floor: $\pm 2,000$ – $\pm 9,962$ SF



FEATURED PROPERTY



925 N LA BREA

A six-story, mixed-used development designed by Shubin & Donaldson Architects with 47,581 square feet of creative office space.



PROPERTY HIGHLIGHTS

925 N LA BREA exhibits a modern façade with vertical steel louvers, concrete slab infills and color-glazed glass accent walls.

13’ floor-to-ceiling height with exposed ductwork

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Two levels of on-site parking

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Secured bike parking

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±10,000 SF outdoor terrace on fourth floor with stunning views of the city

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High-profile location perfect for media, entertainment, technology and other businesses

“Sycamore is now a fashion, foodie and art hot spot with Jay-Z and Beyoncé as frequent visitors.”

- wwd.com

Outdoor balconies on each floor

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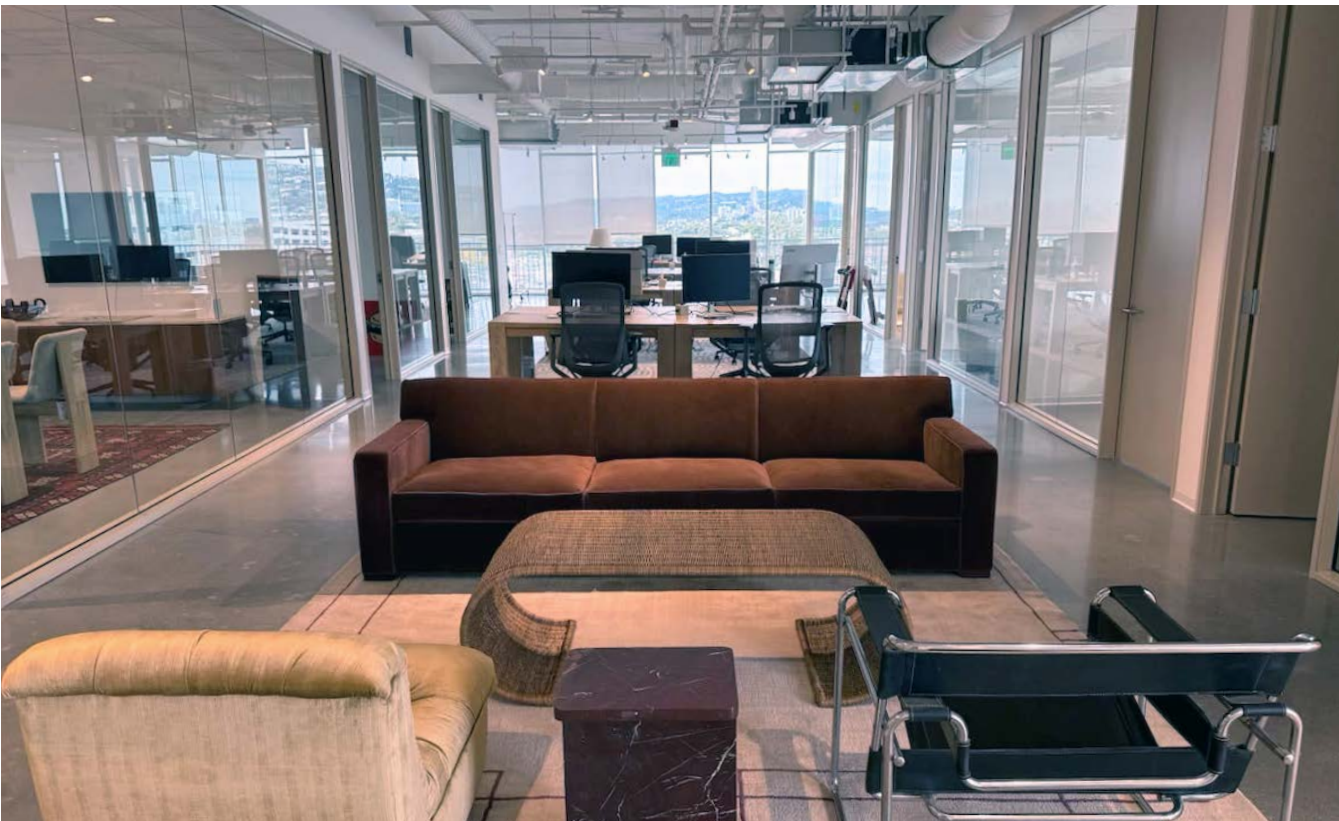
24/7 key-card access

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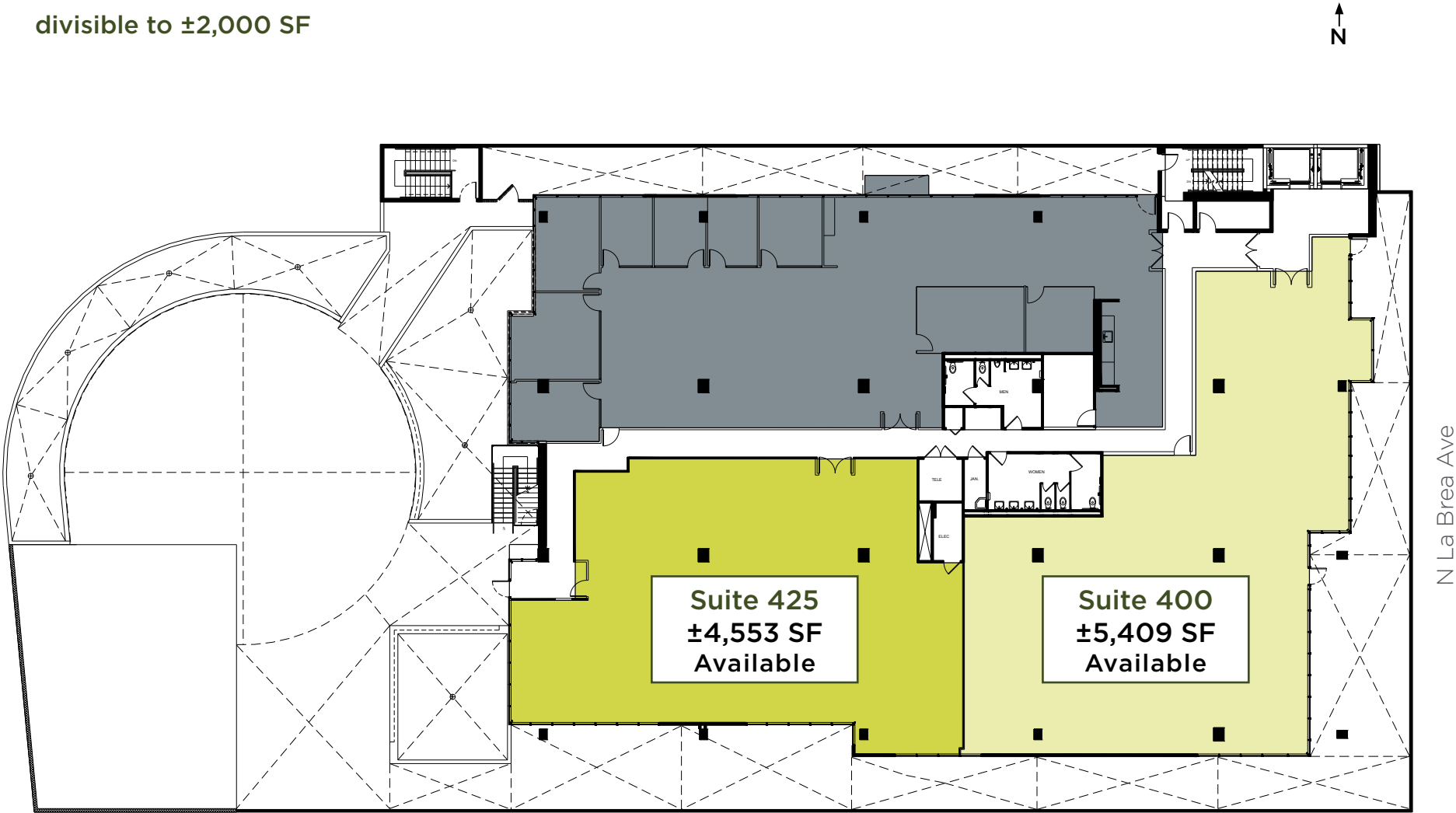
Prominent branding opportunity on La Brea Avenue

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Neighborhood tenants include Sprouts, Burke Williams, and Tartine



FOURTH FLOOR
divisible to ±2,000 SF



Private outdoor space along
the south, north and east sides

±10,000 SF landscaped
balcony with seating on
the west side

37 Dedicated parking
spaces exclusively for
4th-floor tenants

Asking rate:
\$4.85/SF modified gross



“This stylish street in Hollywood is becoming LA’s new city center”

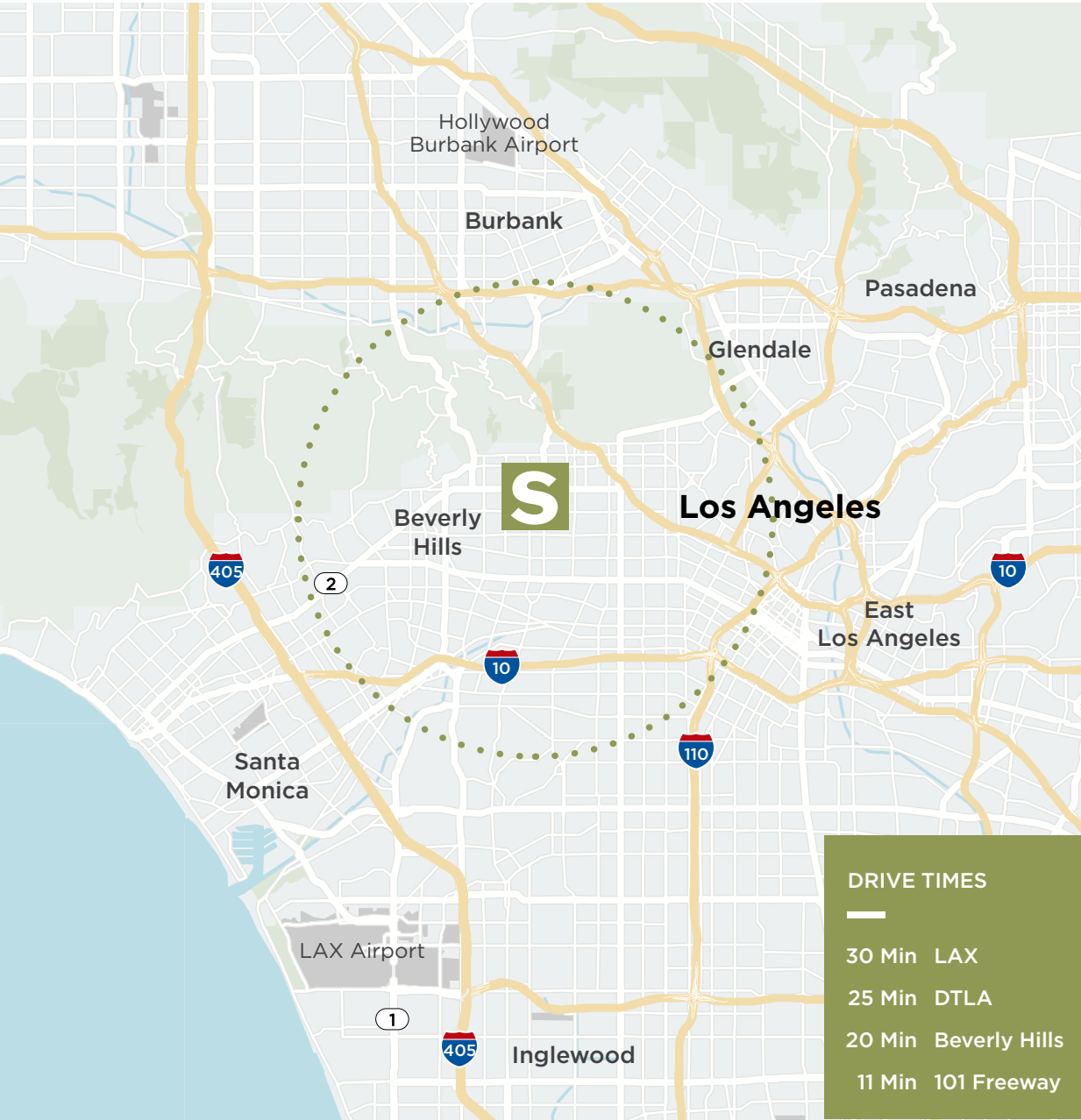
- Life and Style

“A mix of cool, independent places rich in art and culture.”

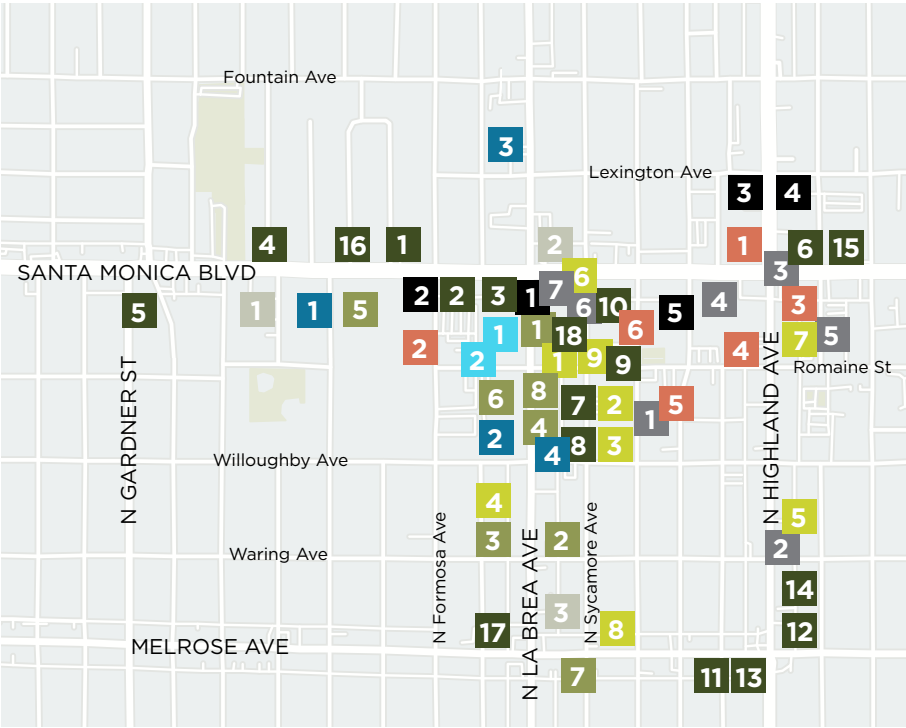
- JJ Walsh, LA Times



LOCATION



AMENITIES/NEARBY OFFICES



CORPORATE

- 1 BuzzFeed
- 2 Ticketmaster
- 3 AETHER Apparel
- 4 John Varvatos LA Office
- 5 Chrome Hearts
- 6 Kaiser Permanente

PRODUCTION/MUSIC

- 1 SiriusXM/Pandora
- 2 The Lot Studios
- 3 Vertigo Entertainment
- 4 Siren Studios
- 5 Occidental Entertainment

GROCERY

- 1 Trader Joe's
- 2 Sprouts Farmers Market
- 3 Ralph's
- 4 Sightglass Market

SPECIALTY RETAIL

- 1 Just One Eye
- 2 SUPERVINYL
- 3 RetroSpecs & Co
- 4 Rick Owens
- 5 Blackman Cruz
- 6 Tropics
- 7 JF Chen
- 8 Galerie Half
- 9 Ex Nihilo

BIG BOX RETAIL

- 1 Target
- 2 Best Buy

RESTAURANTS

- 1 Jones
- 2 Formosa Cafe
- 3 Mendocino Farms
- 4 Harlowe
- 5 Breakfast by Salt's Cure
- 6 Crown of India
- 7 Tartine
- 8 Sightglass
- 9 Gigi's
- 10 Mizlala
- 11 Chi Spacca
- 12 Petit Trois
- 13 Osteria Mozza
- 14 The Cat & Fiddle
- 15 Liberation Coffee House
- 16 Le Pho WeHo
- 17 Pink's Hot Dogs
- 18 Mr. T

ART

- 1 Jeffrey Deitch
- 2 Various Small Fires
- 3 Regen Projects
- 4 Bridge Projects
- 5 Tanya Bonakdar
- 6 Lisson Gallery
- 7 Carpetner's Workshop Gallery

FITNESS/WELLNESS

- 1 Pause West Hollywood
- 2 Ultra Body Fitness
- 3 Pylo Fitness
- 4 TruFusion West Hollywood
- 5 Club Pilates
- 6 Burke Williams
- 7 Orangetheory Fitness
- 8 HEIMAT

BANKS

- 1 Wells Fargo Bank
- 2 Chase Bank
- 3 U.S. Bank



SYCAMORE

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