

SAWTOOTH CROSSING



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

HISTORIC 63,809 SF CREATIVE CAMPUS
ADJACENT TO ATWATER VILLAGE & GRIFFITH PARK

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Pacific West
Business Properties, Inc.

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



CREATE YOUR VISION IN AN ICONIC SPACE

Sawtooth Crossing blends expansive open interiors, authentic historic architecture, and a remarkably tranquil environment to create an exceptional workplace for today's creative and innovative businesses.

Designed to encourage fresh ideas, meaningful collaboration, and operational excellence, the property offers a distinctive setting where companies can thrive.

Nestled adjacent to Griffith Park, the campus is surrounded by natural green space rather than the congestion and noise of a traditional industrial district, providing a rare balance of functionality, inspiration, and serenity.

At Sawtooth Crossing, your business gains more than just space—it gains an environment where vision, creativity, and growth can flourish.

PROPERTY DETAILS

\$2.25 PER SF NNN

(NNN = \$0.15 PER SF PER MONTH*)



Iconic adaptive reuse campus in Atwater Village



1200A/480V and 600A/120-240V power



Newly renovated and ready for tenant improvements



Striped surface parking for 116 vehicles w/ EV charging stations



±63,809 SF of creative space with parkland views



Outdoor patio with beautiful Griffith Park views



±57,251 SF on 2 floors + ±6,558 SF showroom/office



Immediate access to I-5, SR-2, and SR-134 freeways



Up to 22-foot ceiling heights with abundant natural light



Adjacent to LA River, bike path, trendy shops and restaurants



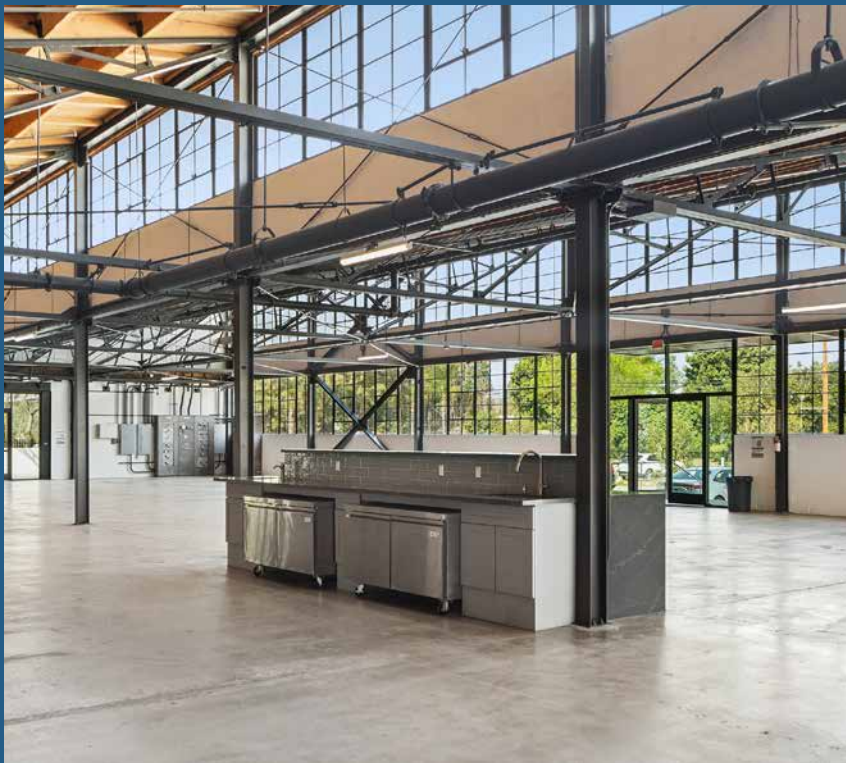
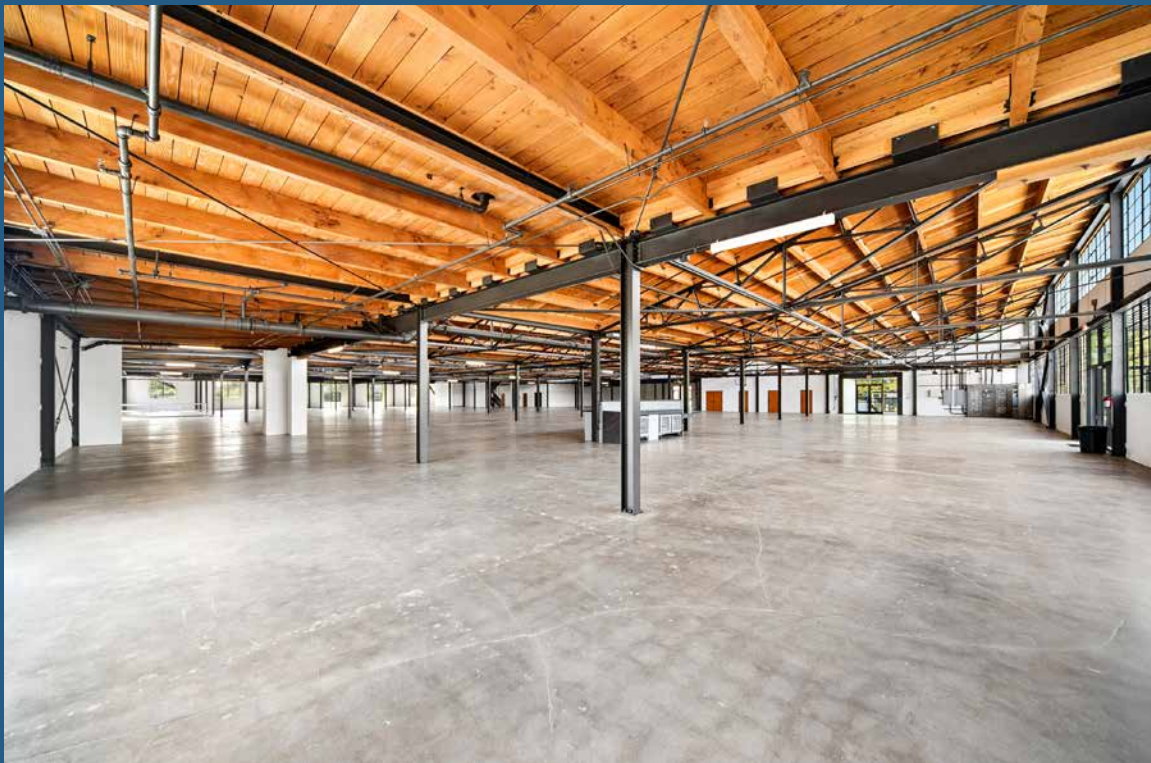
Permitted for up to 10,000 SF of dining/retail applications

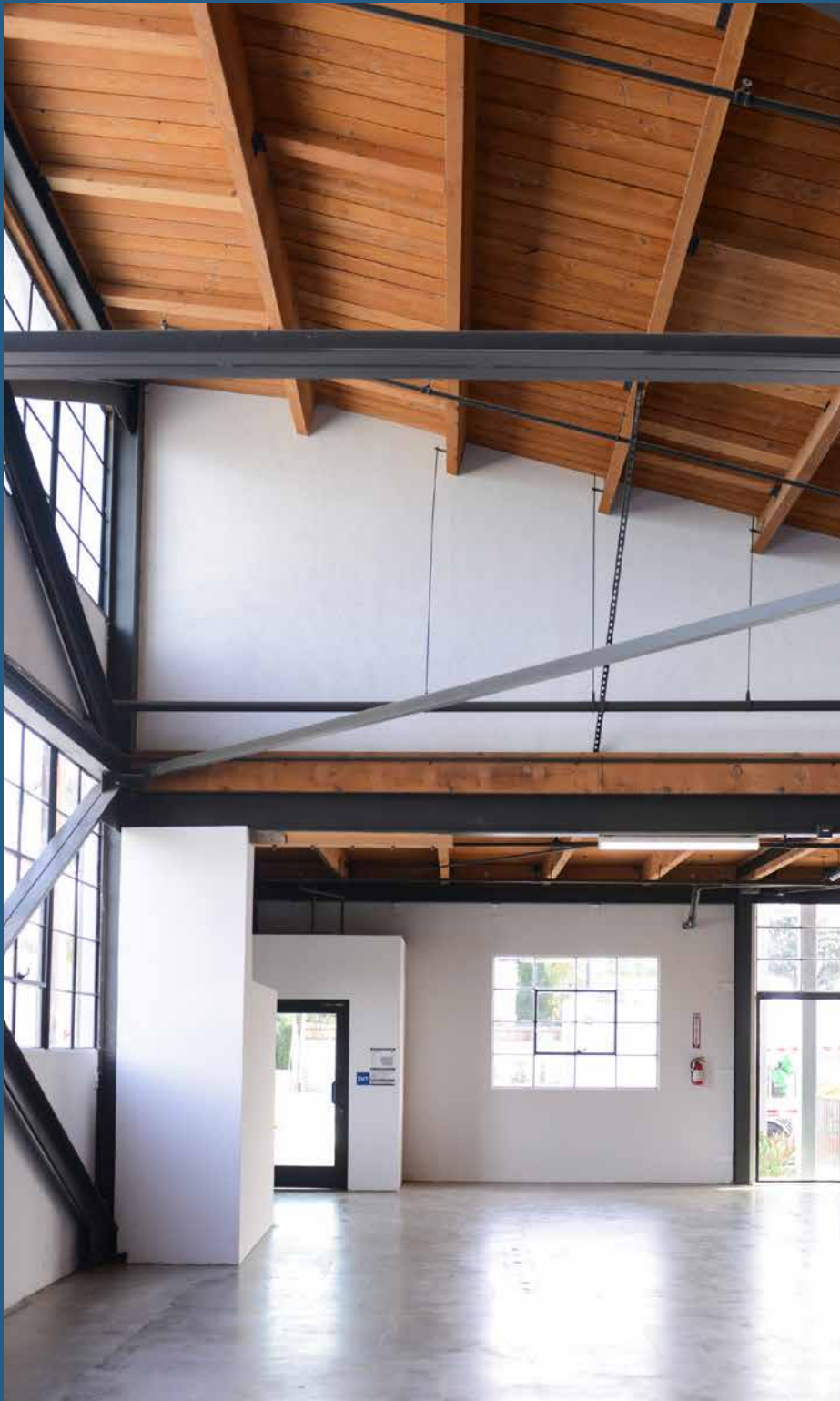
* Annual property taxes = \$96,149 — Annual insurance = \$18,030 — Utilities not calculated as building is vacant — Note: Taxes may increase due to improvements.

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INTERIOR PHOTOS



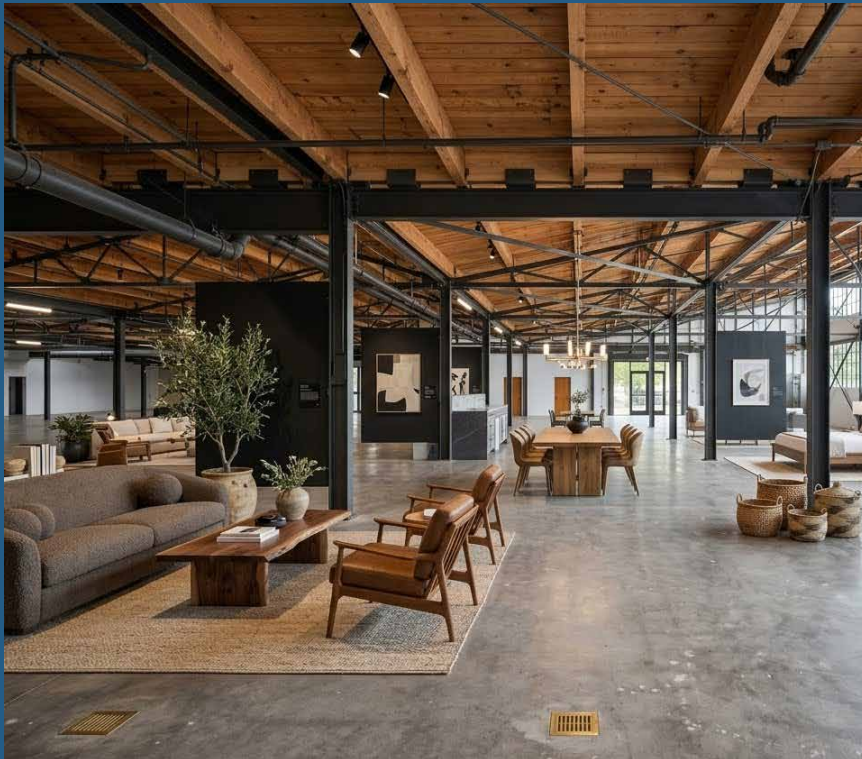


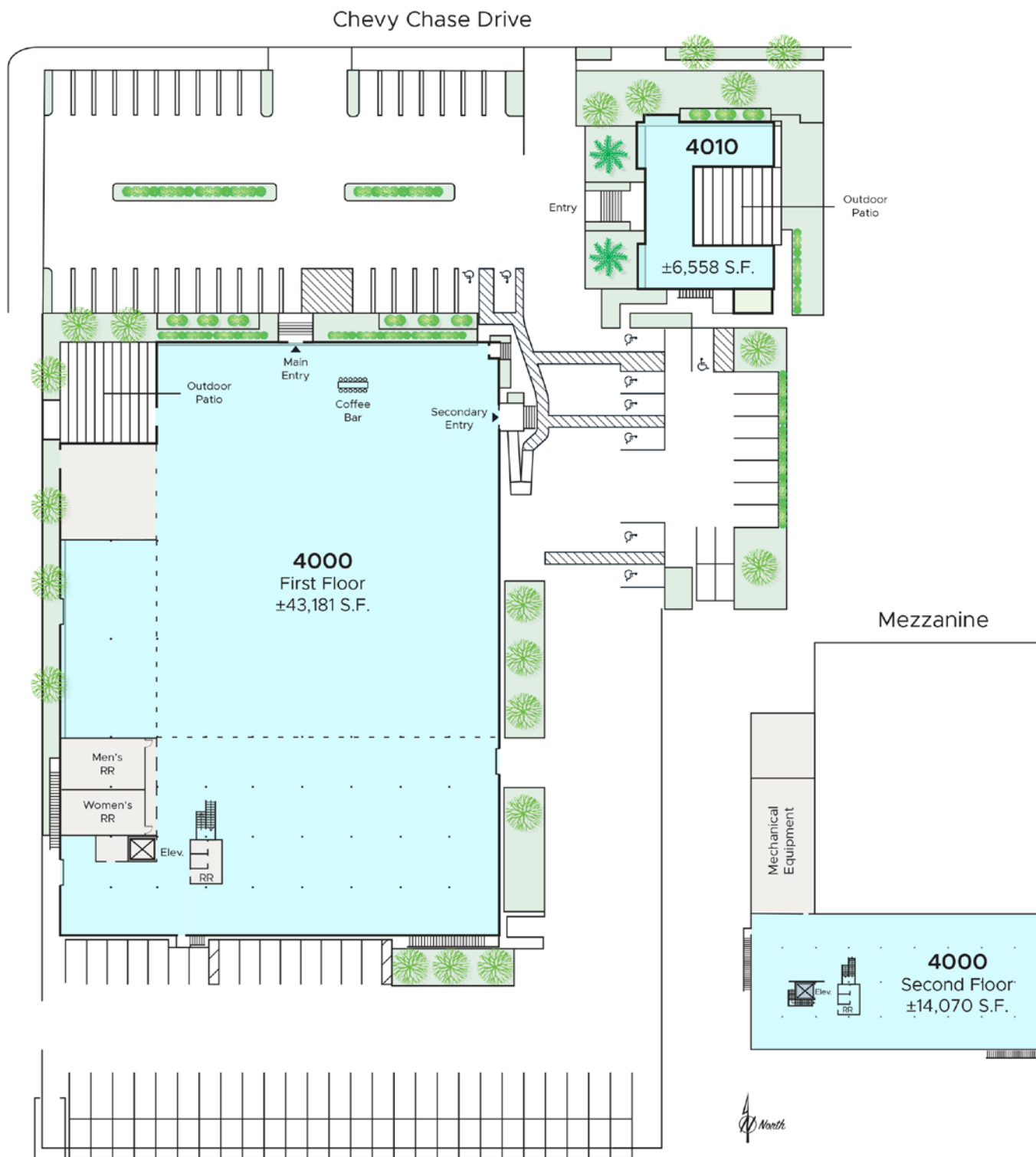
EXTERIOR PHOTOS





AI RENDERED TENANT IMPROVEMENTS





SITE PLAN

Prime Adaptive Reuse Creative Campus

Total Building ±63,809 SF

Total Land ±95,396 SF

4000 Chevy Chase Dr

Ground Floor ±43,181 SF

Second Floor ±14,070 SF

Total ±57,251 SF

4010 Chevy Chase Dr

Ground Floor ±6,558 SF

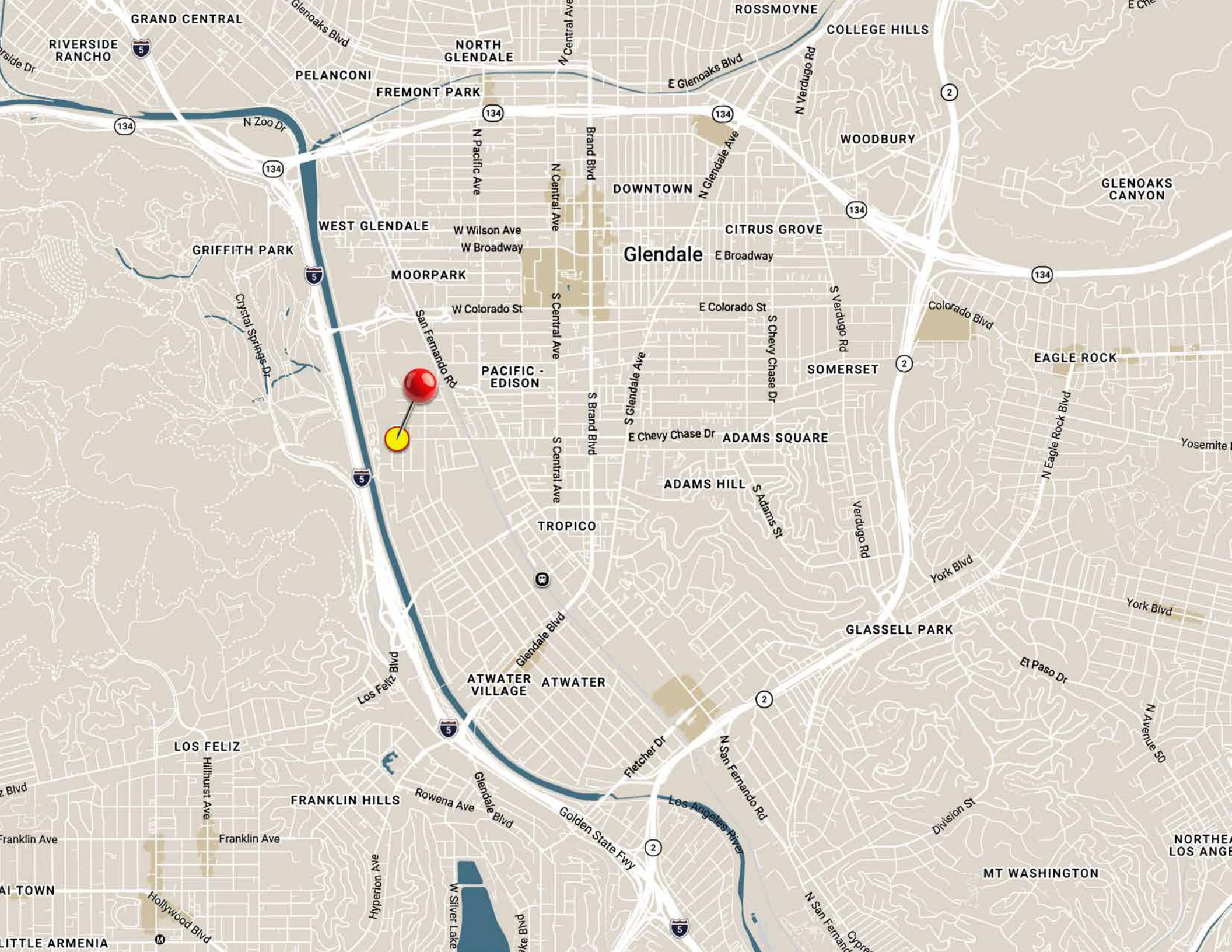
Parking

116 Surface Spaces

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AERIAL PHOTO





NEIGHBORHOOD AMENITIES



Restaurant

1. Tam O'Shanter
2. Osusume Fumio
3. Spina
4. All'Acqua
5. Bar Sinizki
6. Blair's Restaurant
7. Bacari GDL
8. L'Avenue
9. Eden On Brand
10. Bourbon Steak by Michael Mina
11. Katsin Restaurant
12. Dune
13. Bon Vivant Market & Cafe
14. Holy Basil Market
15. HomeState
16. The Village Bakery and Cafe
17. La Azteca
18. Trattoria Amici
19. Frida Mexican Cuisine



Bar & Nightlife

1. The High Low
2. Oak and Vine
3. The Famous Bar
4. L'Avenue Bar
5. Bigfoot Lodge
6. Tavern on Brand
7. Paperback Brewing Co.
8. Glendale Tap
9. The Red Lion Tavern
10. Frogtown Brewery



Grocery & Market

1. Whole Foods Market
2. Trader Joe's
3. Seven Seas Gourmet Foods
4. Grand Foods Market
5. Atwater Village Farmers' Market



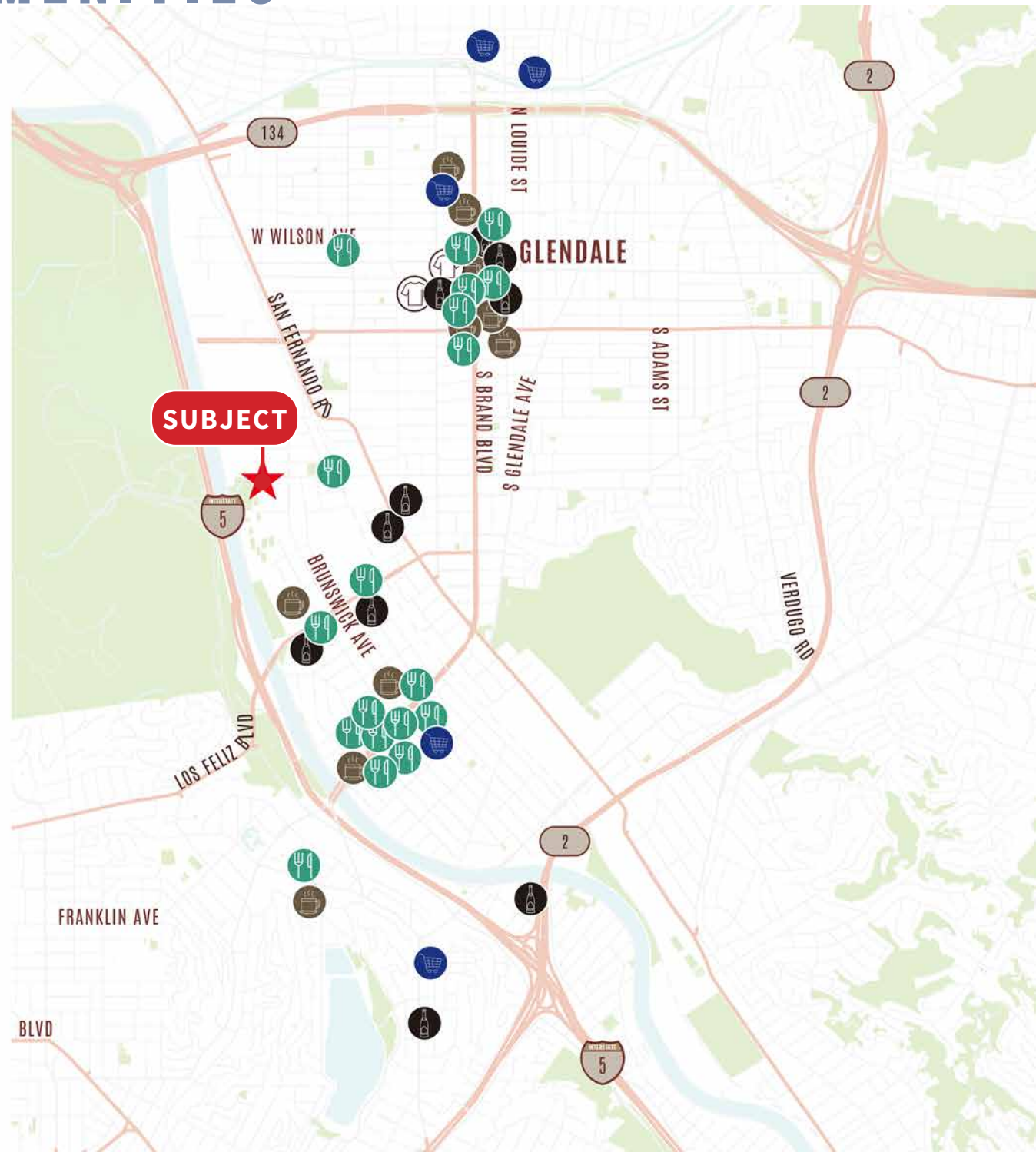
Cafe & Coffee

1. Black Elephant Coffee
2. Cafecito Organico
3. Regent Coffee Roasters
4. Philz Coffee
5. La Goccia Espresso Bar
6. Love You Latte
7. Makisupa Coffee Bar
8. Cafe IZZI
9. La La Land
10. Le Pain Quotidien



Shopping

1. The Americana at Brand
2. Glendale Galleria



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Disclaimer:

The Lease Rate set forth herein is based upon the Premises being delivered in its current "as-is" shell condition. Any additional tenant improvements (TIs) requested by Lessee to build out the space shall be subject to Lessor's prior written approval and may, at Lessor's sole discretion, be funded by Lessor and amortized into the monthly Base Rent over the initial Lease Term at a market interest rate.

Historical Designation:

The Premises are designated as a historical site. Lessee acknowledges that any modifications, alterations, or improvements to the exterior of the building or its historical features shall be strictly subject to Paragraph 7.3 (Alterations and Additions). Furthermore, such modifications will likely require the formal review, permit approval, and authorization of local municipal and historical preservation authorities prior to the commencement of any work.