



WEST END

LOS ANGELES



WEST END

10730

FIRST IMPRESSIONS COUNT

A new office campus in West LA

The stunning new creative office campus West End is situated in the heart of West LA, one of the most vibrant cities in the United States.

**WEST END
THE IDEAL WORK
DESTINATION**



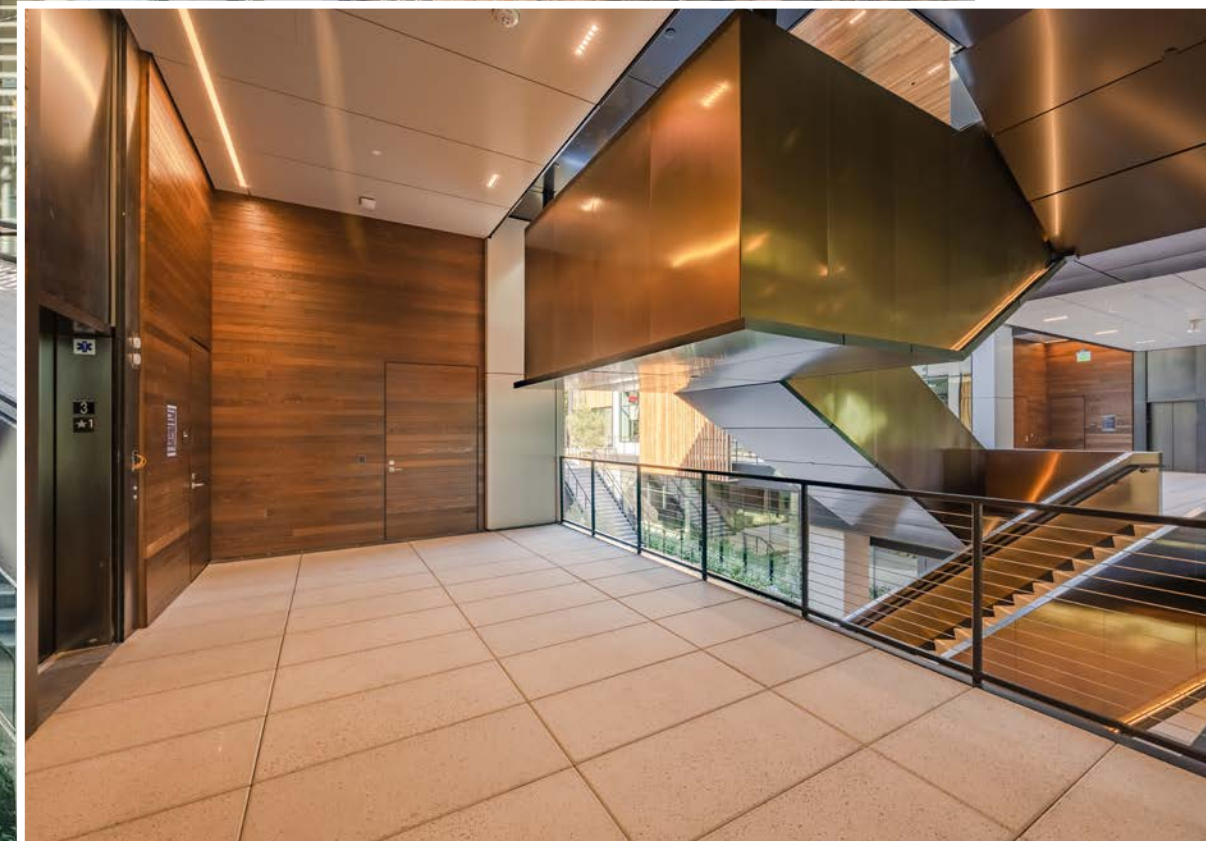


2 | ABOUT

WESTSIDE DESTINATION

Modern Spacious Design

With its modern and spaciouly designed indoor and outdoor spaces, floor to ceiling windows, dramatic three-level central courtyard, and private balconies, West End brings you the coveted “Office of the Future,” a workspace that affords enough space to feel totally comfortable and reduces stress while fostering creativity and innovation.







3 | FACTS

SPACE TO BREATHE

3 Levels of Creative Office Space



PARKING

New Parking Garage
3 per 1,000 USF



233,489 RSF | 3 stories
Total Available Space



14'9" - 16'9"
Clear Height



FLEXIBILITY

77,000 SF Floor Plates
Divisible to Approx. 21,000 SF



PUBLIC + PRIVATE

Ample Outdoor Space
Dedicated & Shared
Balconies & Patios
Available on Every Floor



WELL CONNECTED

Easy Access, Amenity-
Rich & Transit-Connected

PRIORITIZING HEALTH & SAFETY

The health and safety of employees is going to be one of the driving principles for tenants choosing where and how to work in the years ahead. Because of West End's design and operations, we have distinct competitive advantages.

This can be addressed in three ways: the design of the HVAC system, the architectural design features of the building, and the building's operations.

HVAC FEATURES

-  19 MERV 14 FILTERS
-  ECONOMIZER
-  UV CLEANING SYSTEMS

DESIGN FEATURES

-  LOW RISE, LOW DENSITY BUILDING
-  EXTERIOR HORIZONTAL CIRCULATION
-  ON-SITE, ABOVE-GRADE PARKING
-  OPEN FLOOR DESIGN
-  HIGH CEILINGS
-  OUTDOOR COURTYARDS AND BALCONIES
-  TOUCHLESS PLUMBING AND LIGHT FIXTURES
-  AMPLE BIKE STORAGE





LA's West Side is a dynamic and exciting place to live and work.

5 | THE BUILDING

THE IDEAL WORKSPACE

Dynamic, Authentic, Flexible

Three-story light-filled office campus of 233,489 RSF

- // 2 side-core lobbies
- // Amenity-rich neighborhood
- // Multi-level indoor/outdoor amenity areas
- // Large floor plates
- // Secure internet/phone service indoors and out
- // Private spaces for meetings, coffee breaks, leisurely lunch, or an afterwork event

PERFECTLY PLACED

In the heart of the Westside



West End is within easy walking and biking distance from attractive housing and community serving retail, including an extensive selection of restaurant and services.

Eateries

- | | | |
|---------------------------|-----------------------|-----------------------|
| 1 Maria's Italian Kitchen | 9 The Wellesbourne | 18 Aroma Cafe |
| 2 Einstein Bros. Bagels | 10 Jaipur Cuisine | 19 Louise's Trattoria |
| 3 The Apple Pan | 11 La Serenata | 20 Totoraku |
| 4 Westside Tavern | 12 Déjà Brew | 21 FOOD |
| 5 Nizam Indian | 14 Hop Li Seafood | 22 The Stalking Horse |
| 6 Chilli Thai | 15 Bossa Nova | 23 John O'Groats |
| 7 The Backhouse | 16 Billingsley's | 24 Matteo's |
| 8 Gyu-Kaku | 17 The Six Chow House | 25 Hoboken |

Retailers

- | | | |
|----------------------|------------------------|--------------|
| 1 Guitar Center | 6 Centinela Feed | 11 Marshalls |
| 2 Stray Cat Alliance | 7 Lakeshore Learning | 12 Michaels |
| 3 Anawalt Lumber | 8 Smart & Final Extra! | 13 BevMo! |
| 4 SAS Shoes | 9 The Wine House | 14 Cost Plus |
| 5 Omaha Steaks | 10 Best Buy | 15 Petco |

Lifestyle/Culture

- | | | |
|-----------------------|---------------------------|---------------------------|
| 1 The Landmark | 3 Sheppard Method Pilates | 5 Sirens & Titans Fitness |
| 2 Chrome Cycle Studio | 4 Westwood Pilates | 6 Bishop's Gym |

Hotels

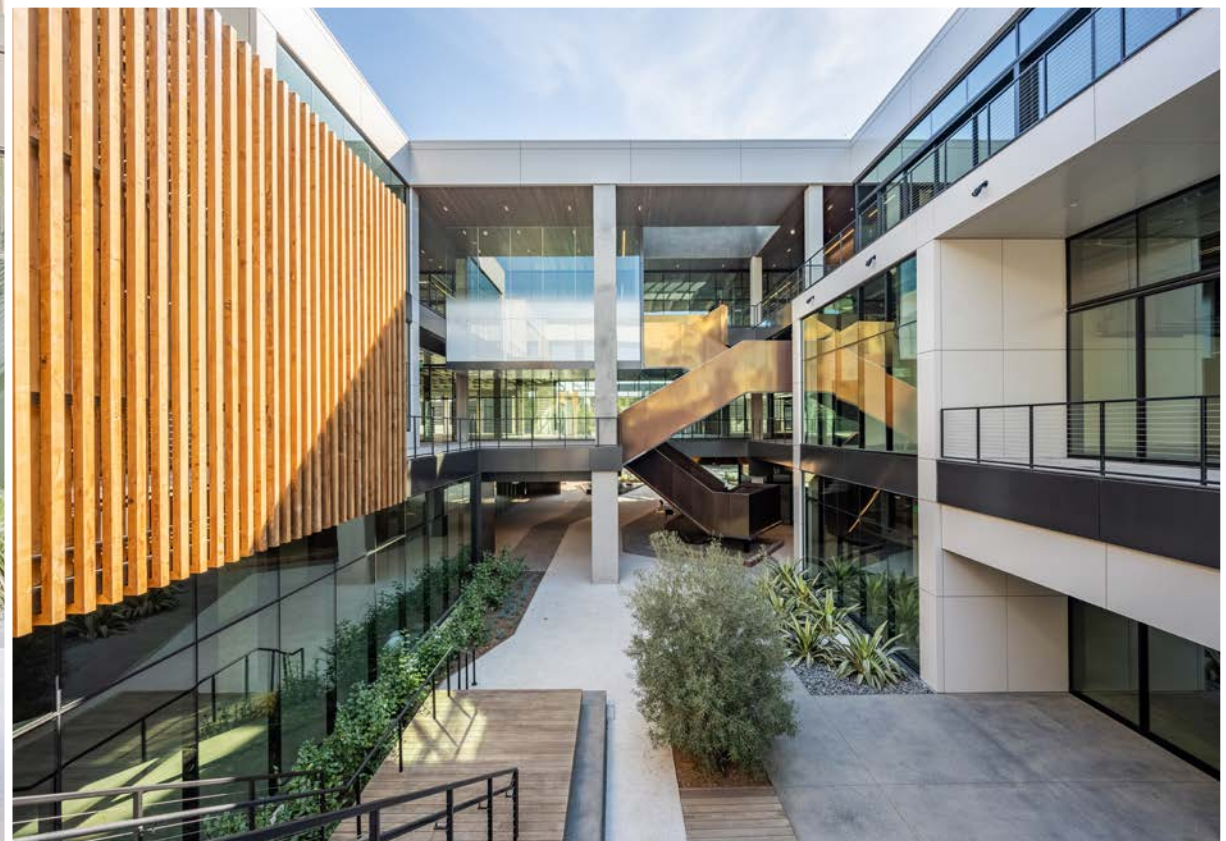
- 1 LA Sky Boutique Hotel



LA's West Side is a dynamic and exciting place to live and work. People continue to choose this area for its beauty, resources and diversity, its wide array of entertainment, and its work-life balance and to have a foothold in the heart of LA's creative concentration.



"DON'T THINK.
THINKING IS
THE ENEMY
OF CREATIVITY."
- RAY BRADBURY



METRO EXPO LINK



W PICO BLVD

OVERLAND AVE

citibank

CHASE

CHASE



West End offers fast access to LA's most important freeways and the adjacent Metro stop. It's the only large-block office complex within easy reach of decision-makers in West Hollywood, Beverly Hills, Bel Air and the Hollywood Hills.



2 Minutes



3 Minutes

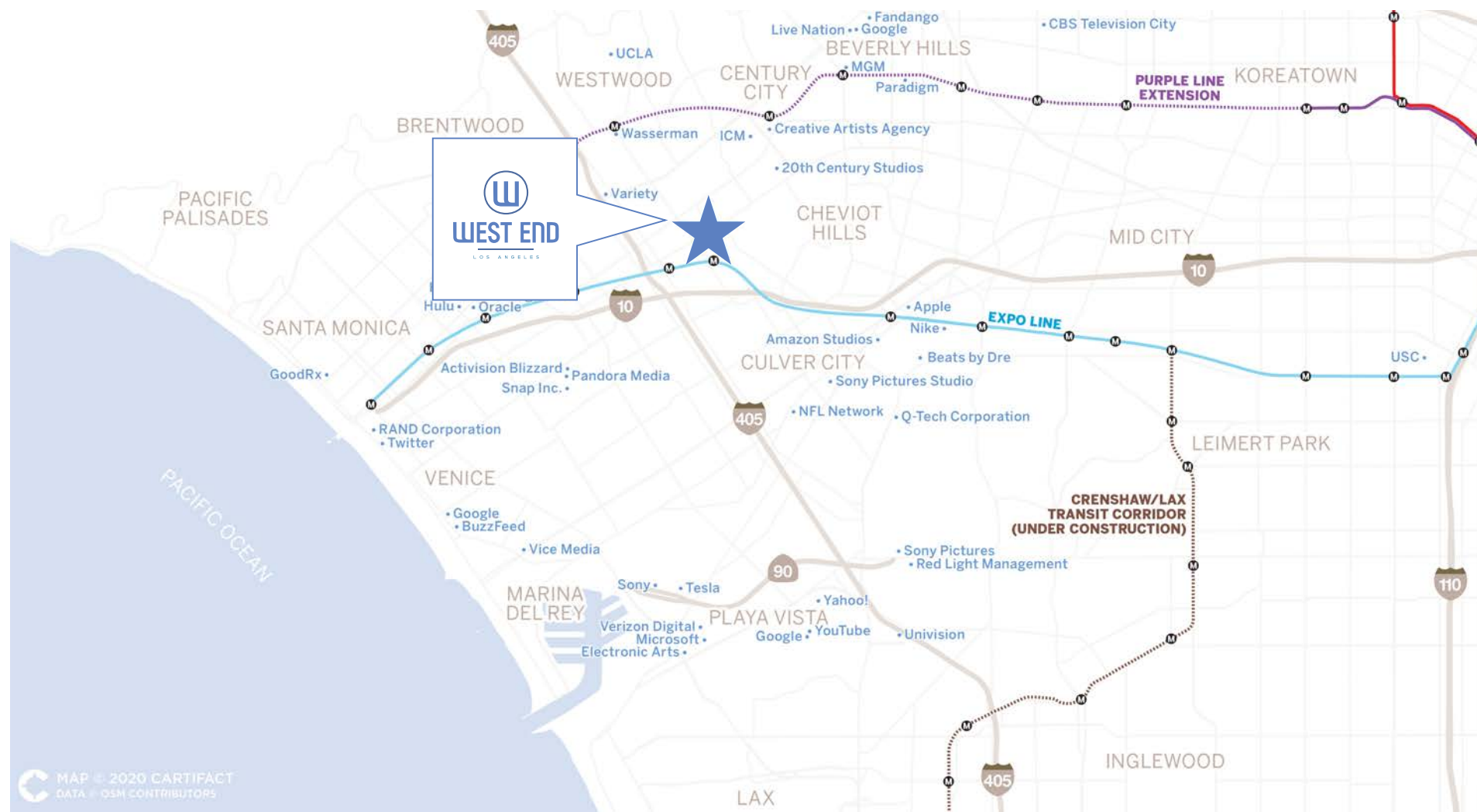


5 Minutes

7 | ACCESS

EASY ACCESS

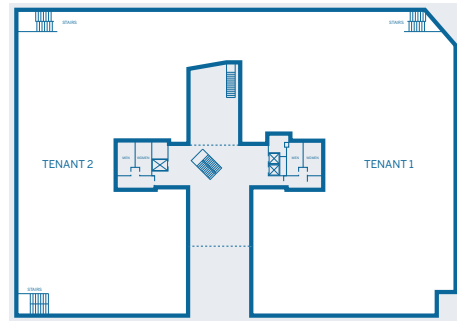
Close to LAX, 405, 10, Metro & Bus services



Pico and Overland is the crossroads of West LA. In the loop of the I-10, I-405 and Century City, it provides easy access across the basin and over the hill.

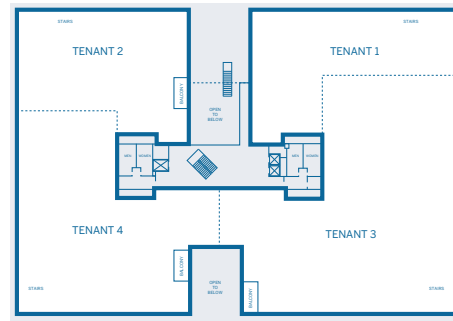
OPTIMUM FLOOR PLATES

Divisible to your Specs



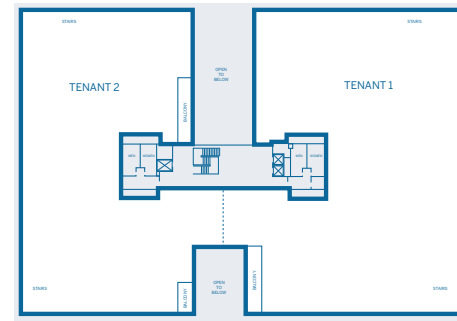
LEVEL 1 - 75,316 SF

- 14'9" clear height
- 43,819 SF - Tenant 1
- 31,497 SF - Tenant 2



LEVEL 2 - 79,428 SF

- 16'9" clear height
- 12,321 SF - Tenant 1
- 31,442 SF - Tenant 2
- 22,609 SF - Tenant 3
- 13,056 SF - Tenant 4



LEVEL 3 - 78,745 SF

- 15'6" clear height
- 43,462 SF - Tenant 1
- 35,283 SF - Tenant 2







COMMUNITY
COLLABORATION
CONNECTION

For more information, please contact:

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