LWLA

THE BAKER BUILDING

CREATIVE SUITES FOR LEASE IN WEST LA

2256 BARRY AVENUE, LOS ANGELES, CA 90064

PROPERTY OVERVIEW

PREMISES

Building 1: ± 15,944 SF

RENT

$2.70/ SF, NNN

PARKING

2/1,000 ($150/Space/Month)

OCCUPANCY

Building 1: 60 Days

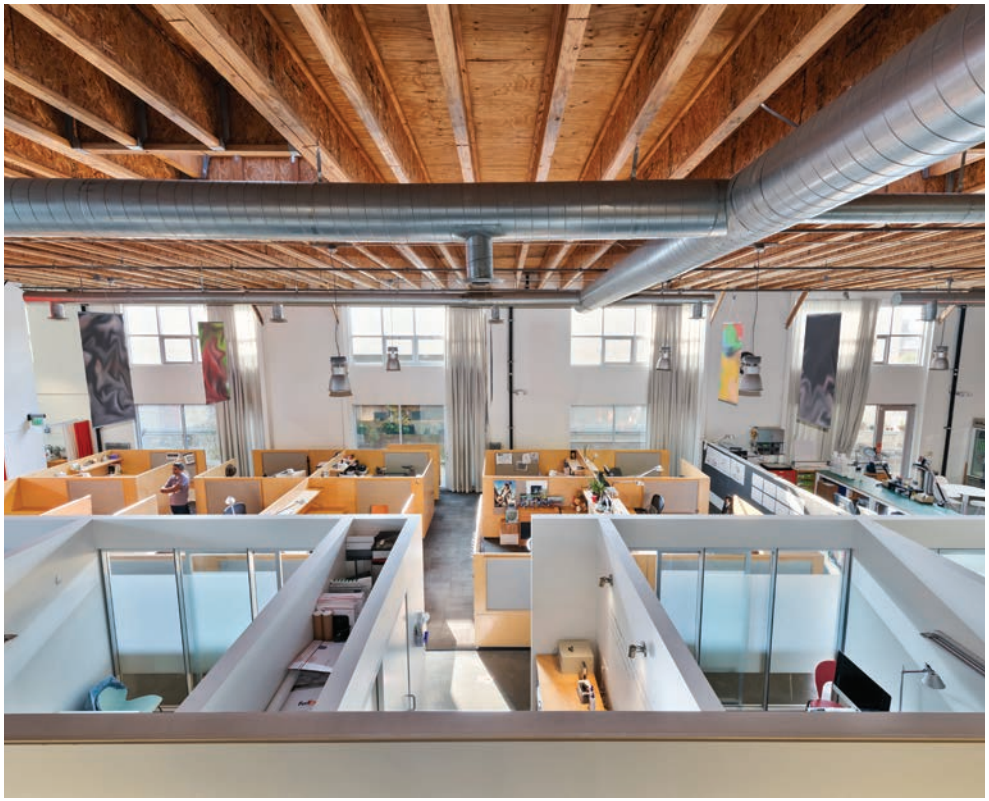
FEATURES

- Creative compound
- Concrete floors
- Exposed ceilings
- Patio
- Natural light
- Located at the end of quiet street with ample privacy
- Close to tons of world class eateries along sawtelle boulevard
- Direct access to suites from outdoor walkway
- Easy access to 10 and 405 freeways
- Walking distance to metro expo line

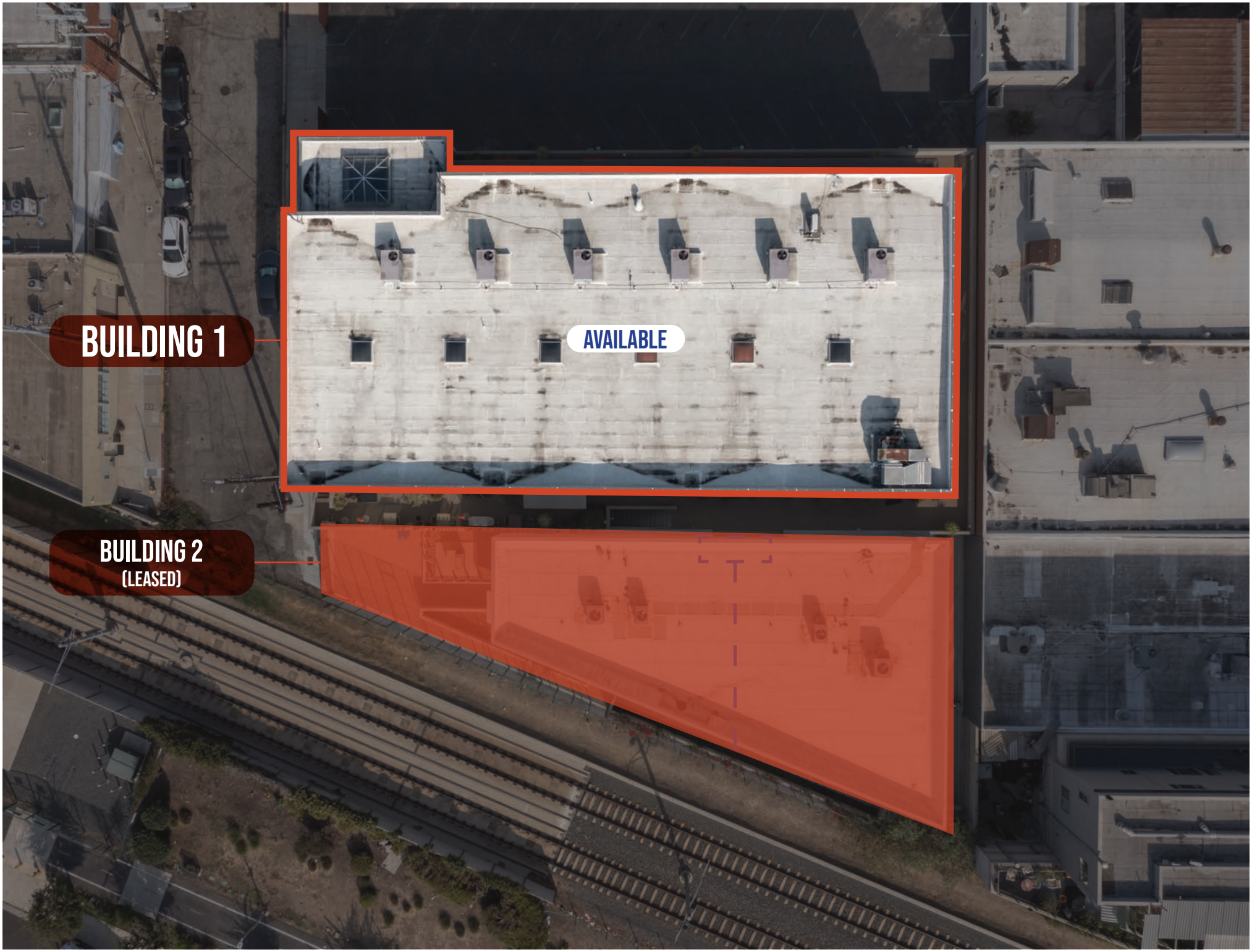
VIRTUAL TOUR

BUILDING 1

BUILDING 1

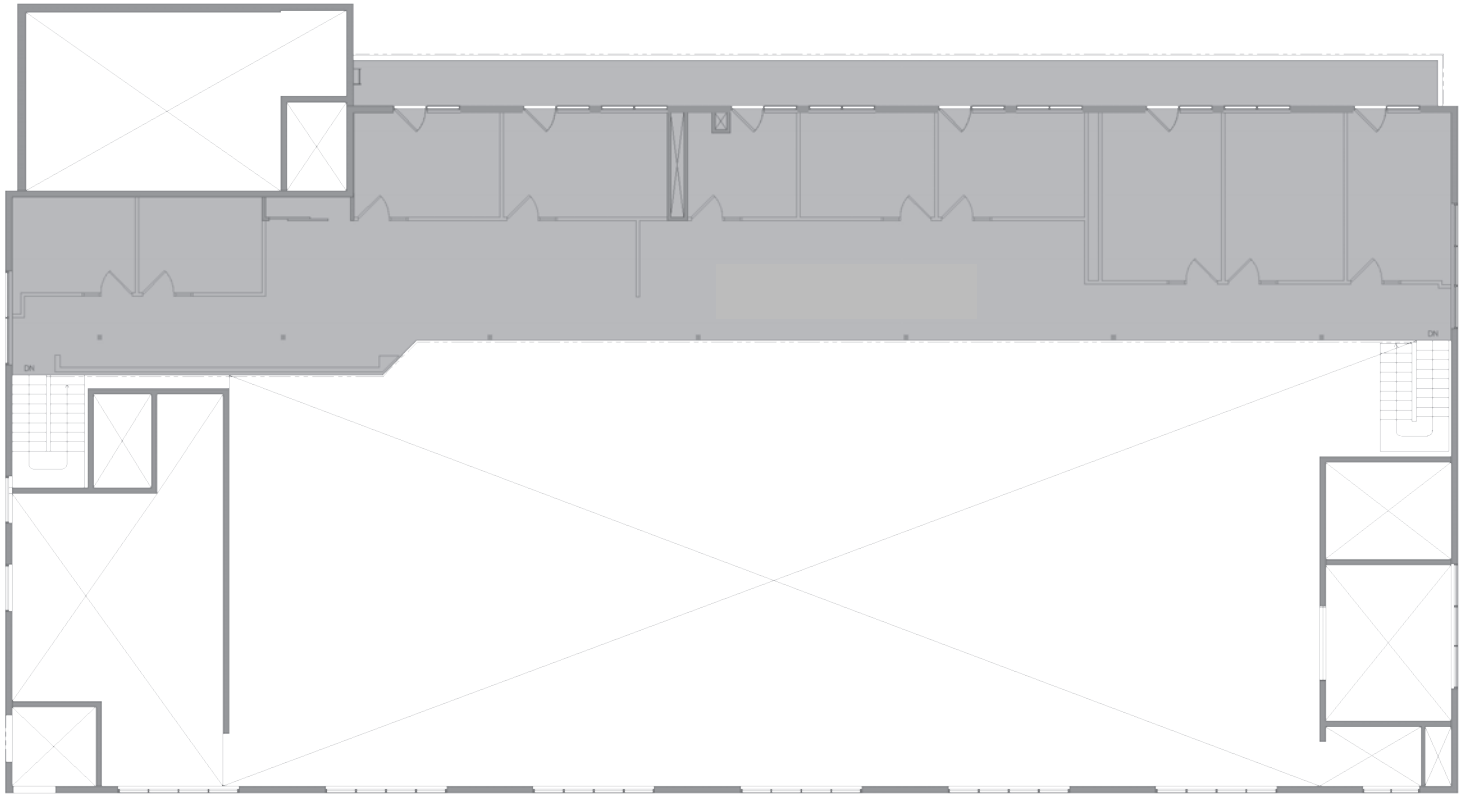


BUILDING 1


BUILDING 1
AVAILABLE
BUILDING 2
(LEASED)

FLOOR PLANS - MAIN FLOOR

FLOOR PLANS - BUILDING 1 MEZZANINE



EXTERIOR OVERVIEW

SITE OVERVIEW

DEMOGRAPHICS

2022 POPULATION
1 MILE - 37,036
3 MILE - 329,826
5 MILE - 602,357

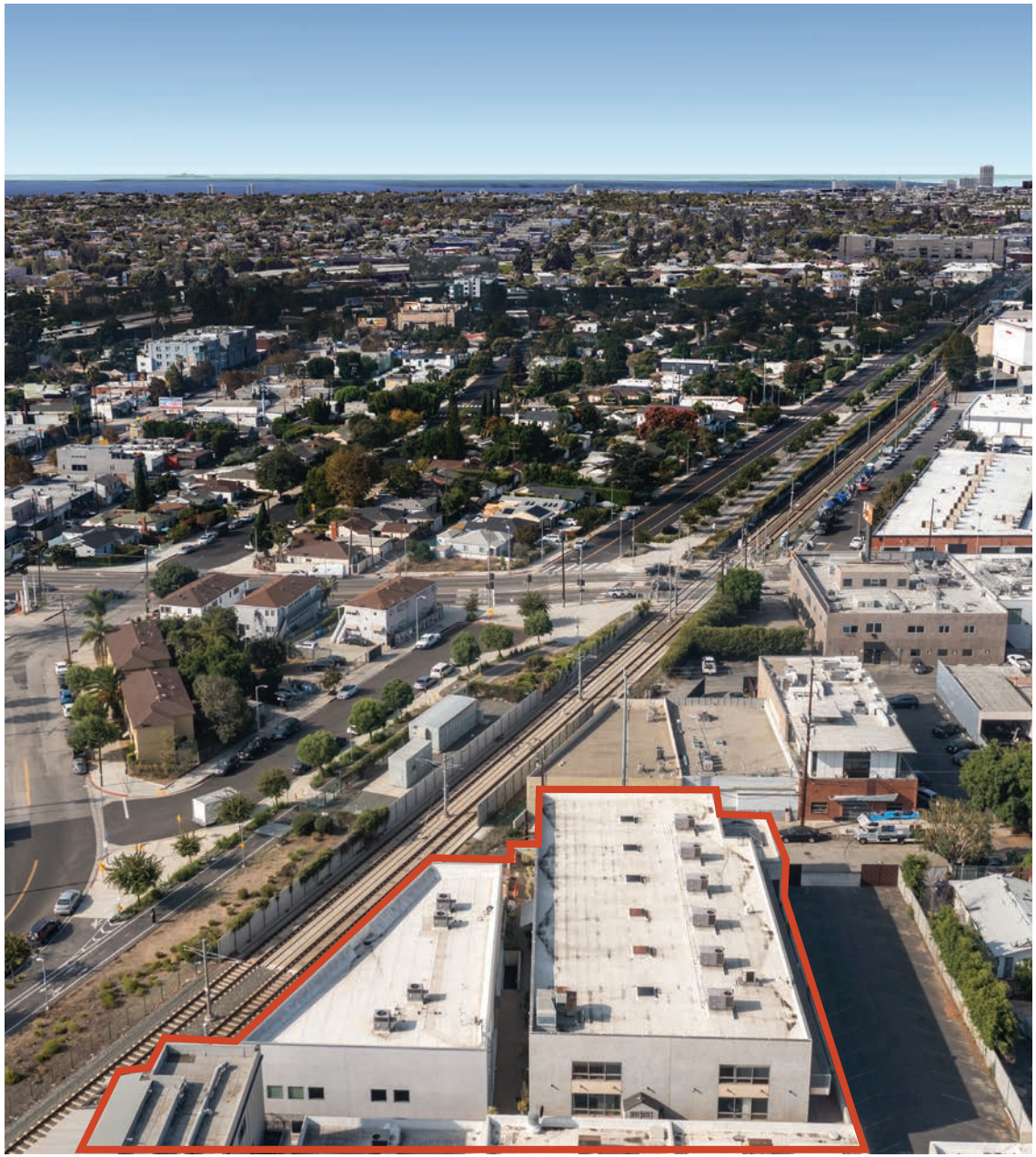
2027 POPULATION PROJECTION
1 MILE - 37,241
3 MILE -329,826
5 MILE - 597,734

2022 MEDIAN AGE
1 MILE - 40.7
3 MILE - 40.7
5 MILE - 41.2

AVG HOUSEHOLD VALUE
1 MILE - $1,027,515
3 MILE - $1,056,161
5 MILE - $1,039,372

INCOME OVER 200K
1 MILE - 17.17%
3 MILE - 19.99%
5 MILE - 22.44%

AVG HOUSEHOLD INCOME
1 MILE - $122,040
3 MILE - $126,893
5 MILE - $133,887



MAJOR AREA TENANTS

NEARBY AMENITIES

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