



**CREATIVE SUITES
FOR LEASE IN WEST LA**

THE BAKER BUILDING



**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

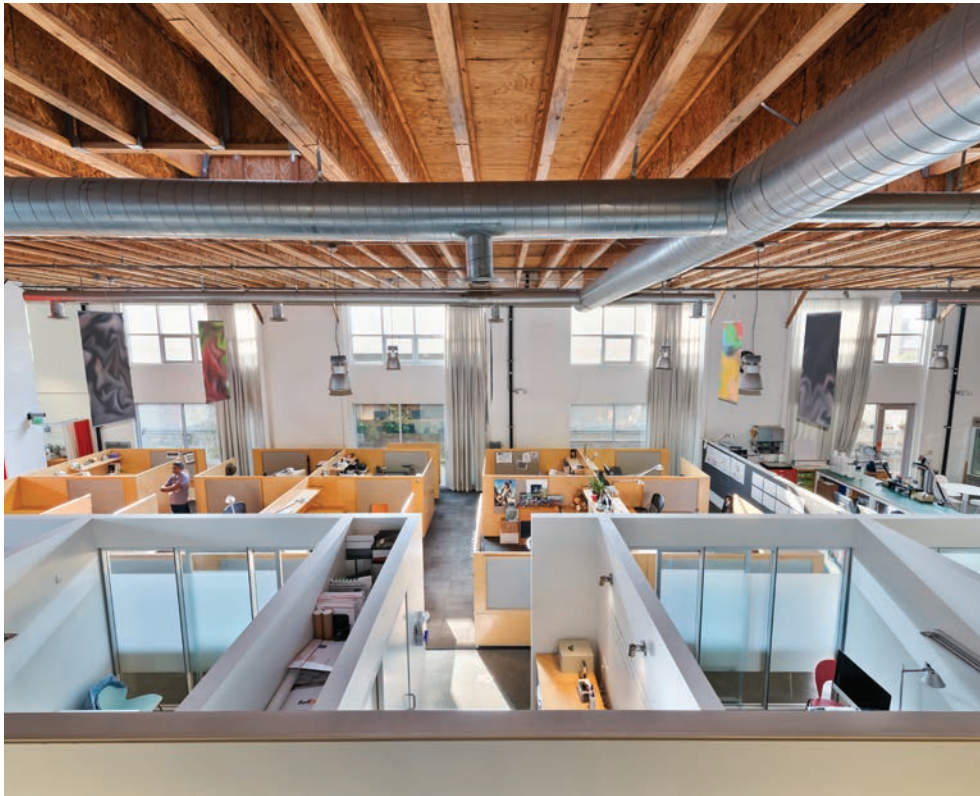
VIRTUAL TOUR



BUILDING 1



BUILDING 1



BUILDING 1





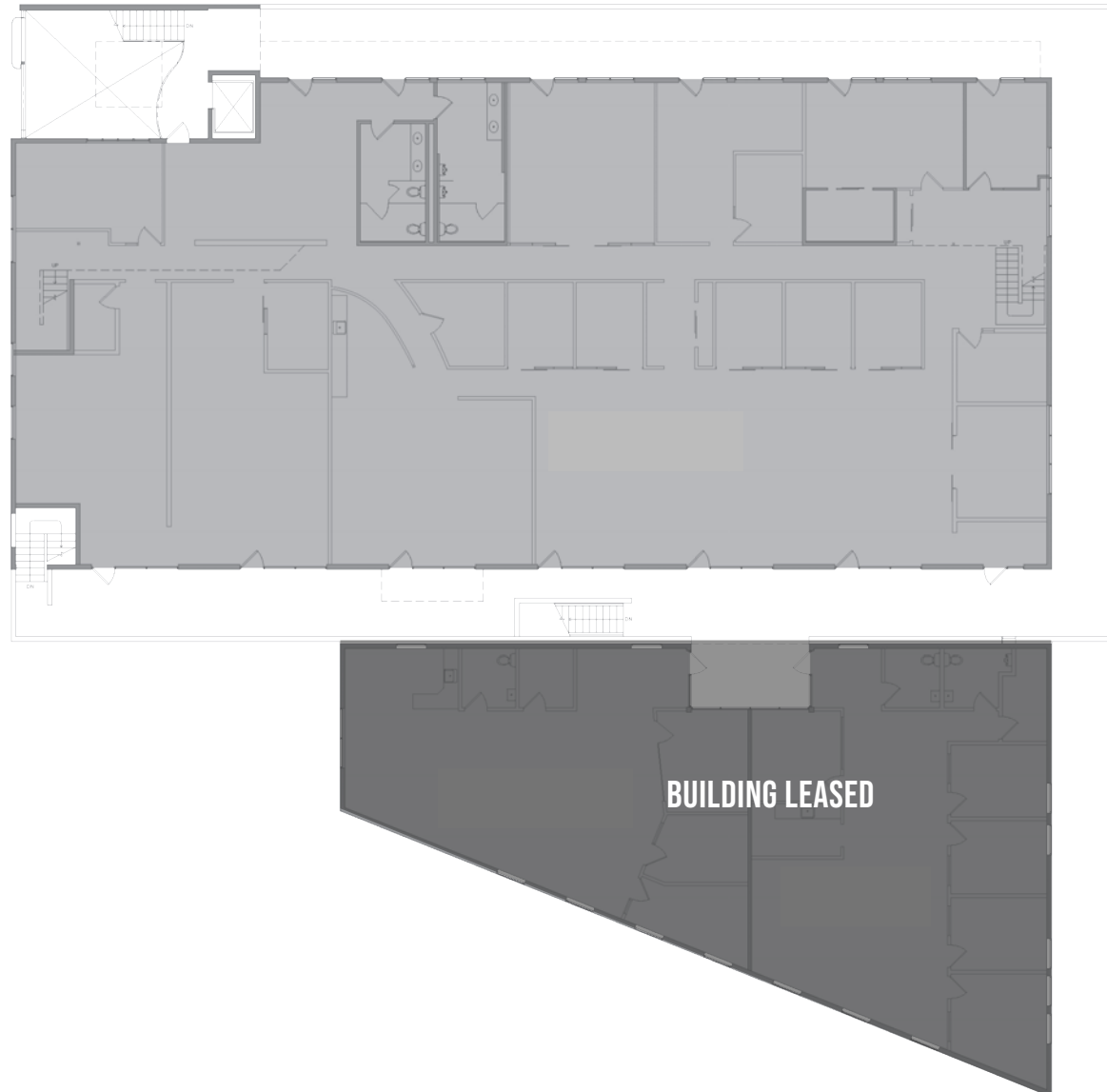


BUILDING 1

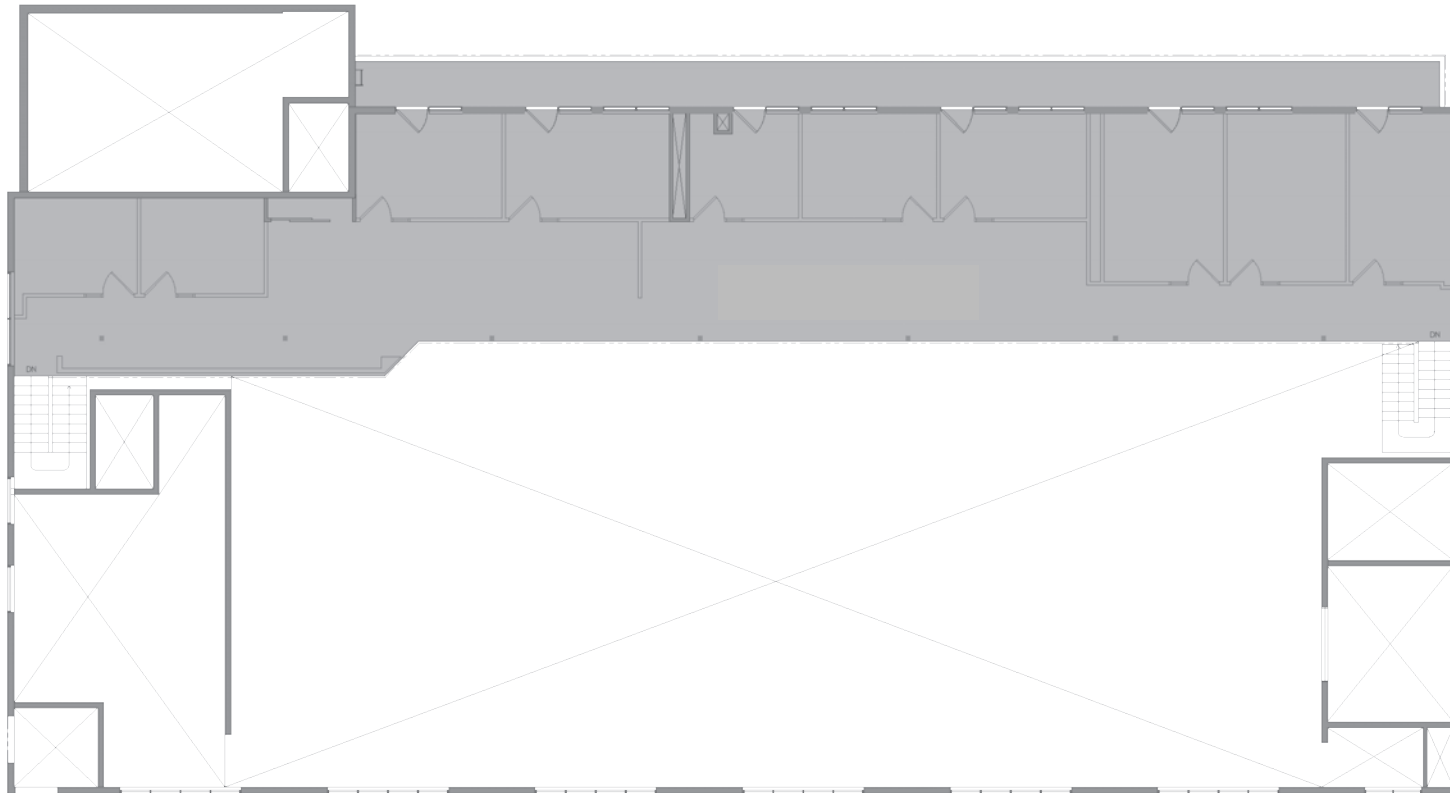
AVAILABLE

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



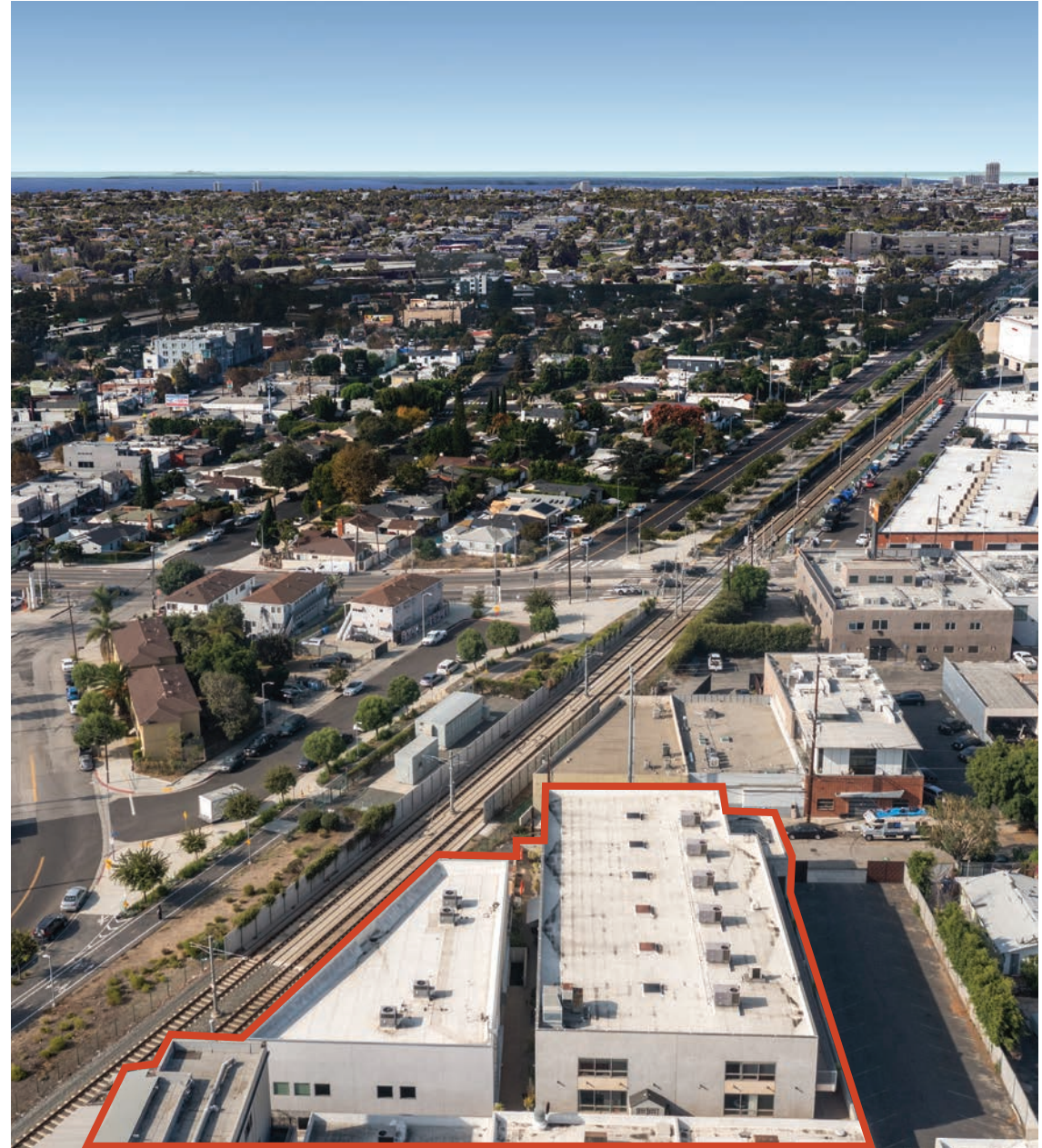
INCOME OVER 200K

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



WEST OLYMPIC CORRIDOR

Bad Robot
Indian Paintbrush
Final Cut
JBC Music
Arsenal FX Color
Digital Nation Entertainment
Cutters
Parks Mac Donald
Planet Blue HQ
Radical Media
Threshold Entertainment

BROADWAY PLACE

General Editorial
TigerConnect
Cut + Run
Cosmo Street Editorial
Apache

COLORADO CENTER

HULU
HBO
Bird
ShoeDazzle

WATER GARDEN

Amazon Studios
CBS
AMC Networks
Oracle

COLORADO CORRIDOR

Viacom
Lionsgate
Interscope Records
Illumination
Gameshow Network
Universal Music Group
Starz Entertainment
Simple Practice
Goop
The Honest Company
FIGS
Reddit

BERKELEY SM EAST

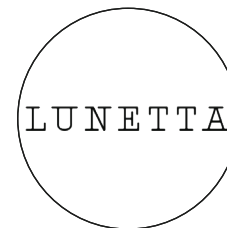
Blackbear Pictures
Blue Bonsai
Jenni Kayne
Soundbox
Apogee Electronics
Cartel
Yoga Glo

PENN FACTORY/PENN STATION

GoodRX
Kite Pharma
Redbull North America HQ
Tala
Center for Media & Design

2256 BARRY AVENUE

NEARBY AMENITIES



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