



**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

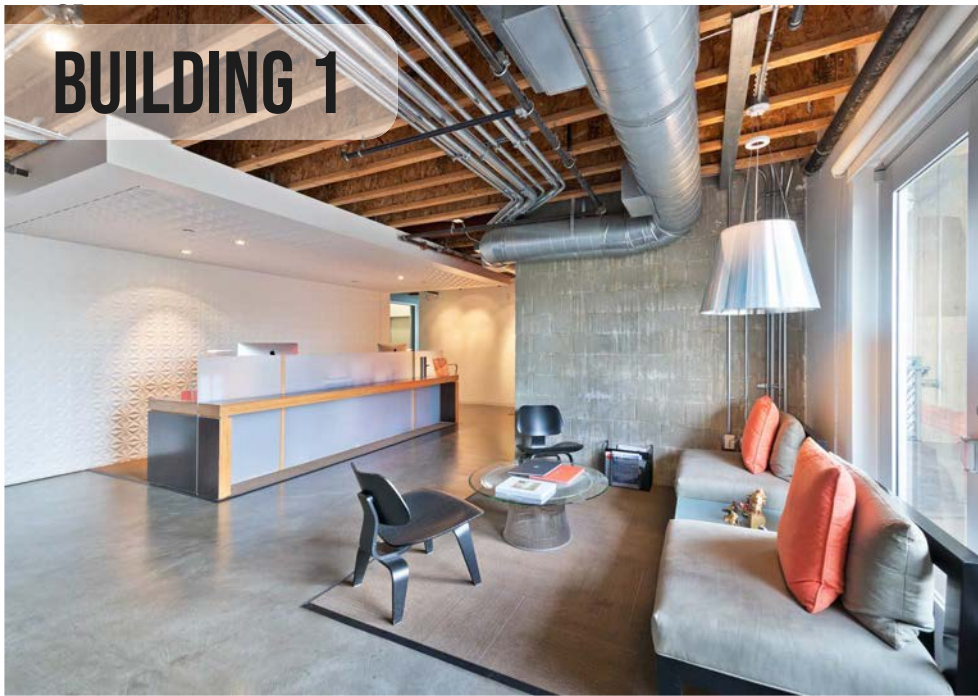
- Creative compound
- Concrete floors
- Exposed ceilings
- Patio
- Natural light
- Located at the end of quiet street with ample privacy
- Close to tons of world class eateries along sawtelle boulevard
- Direct access to suites from outdoor walkway
- Easy access to 10 and 405 freeways
- Walking distance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

[CLICK FOR PROPERTY WEBSITE](#)

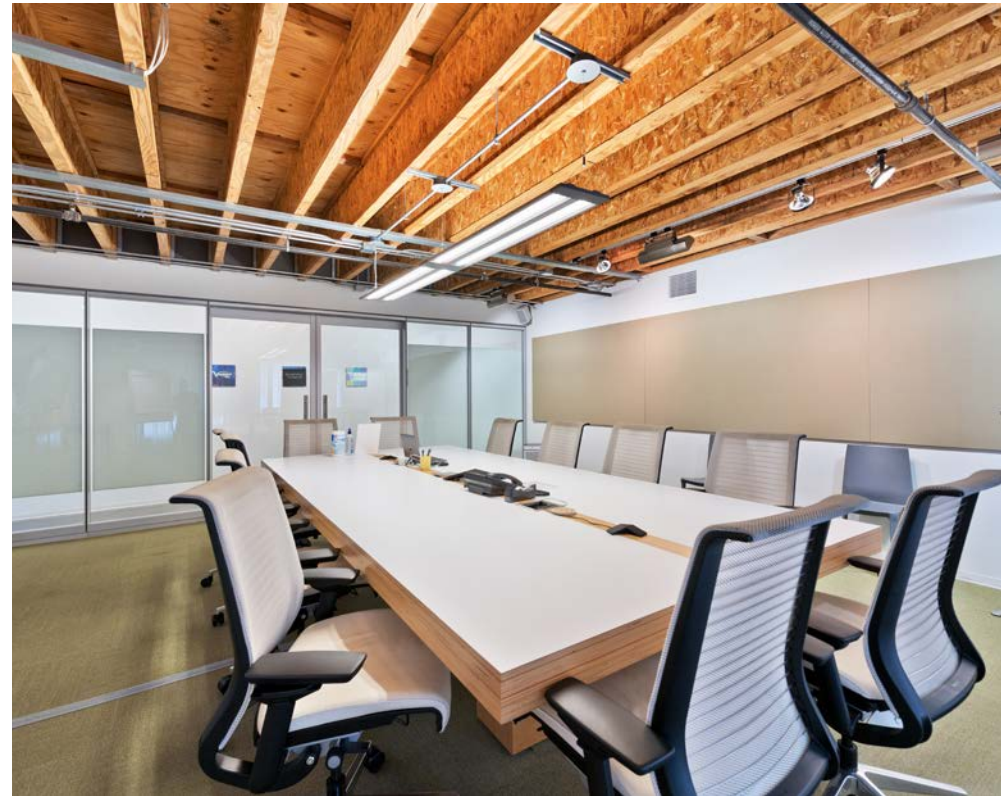
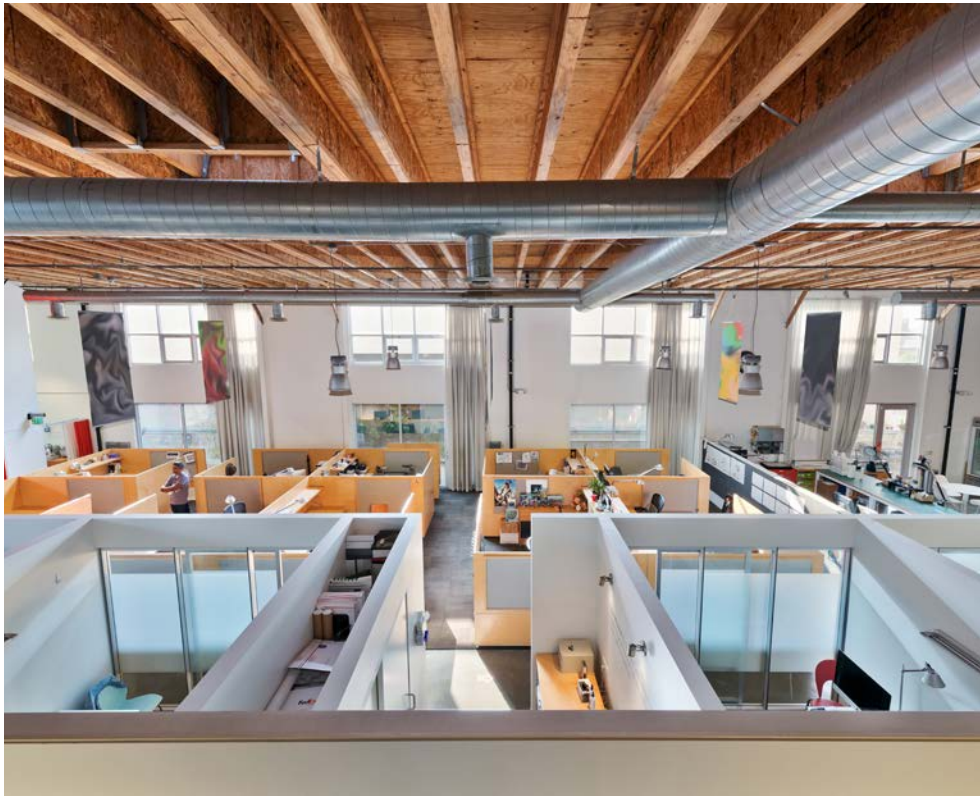
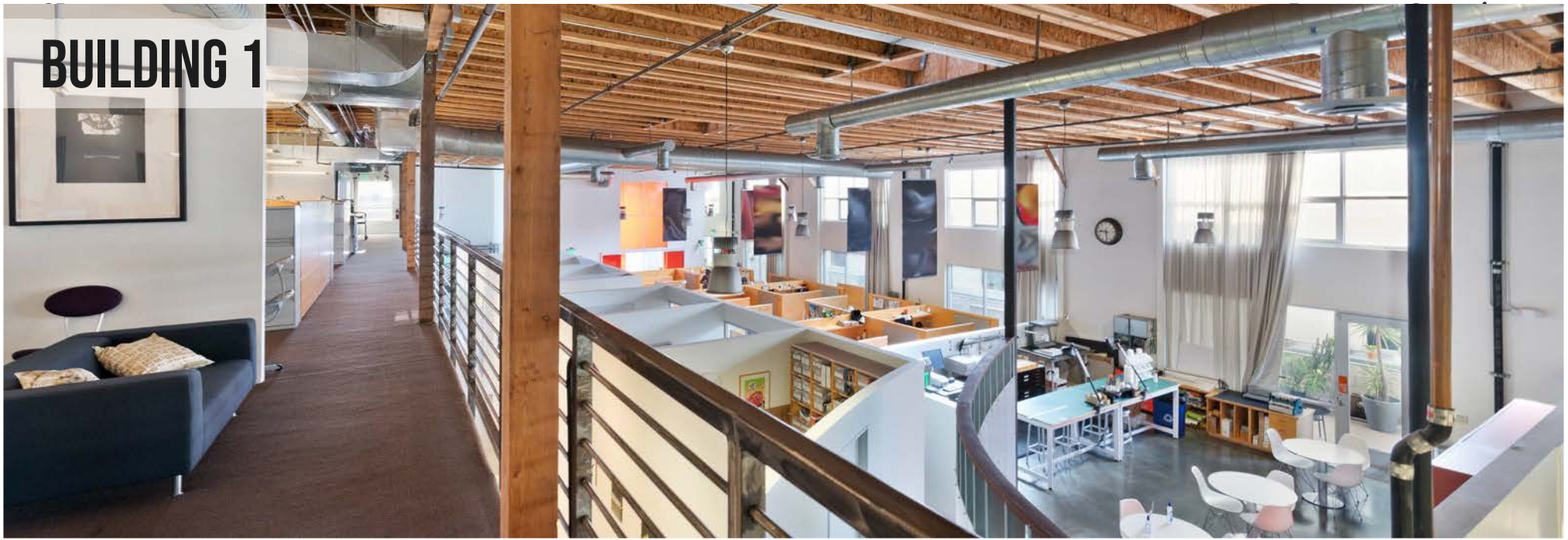
[VIRTUAL TOUR](#)



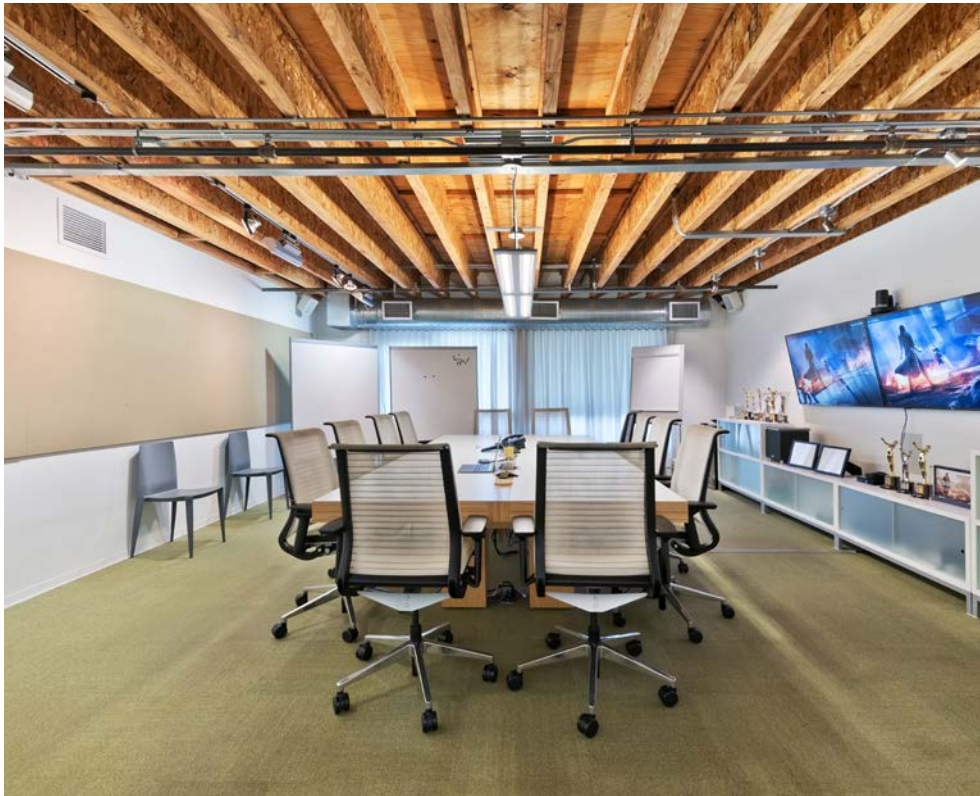
# BUILDING 1



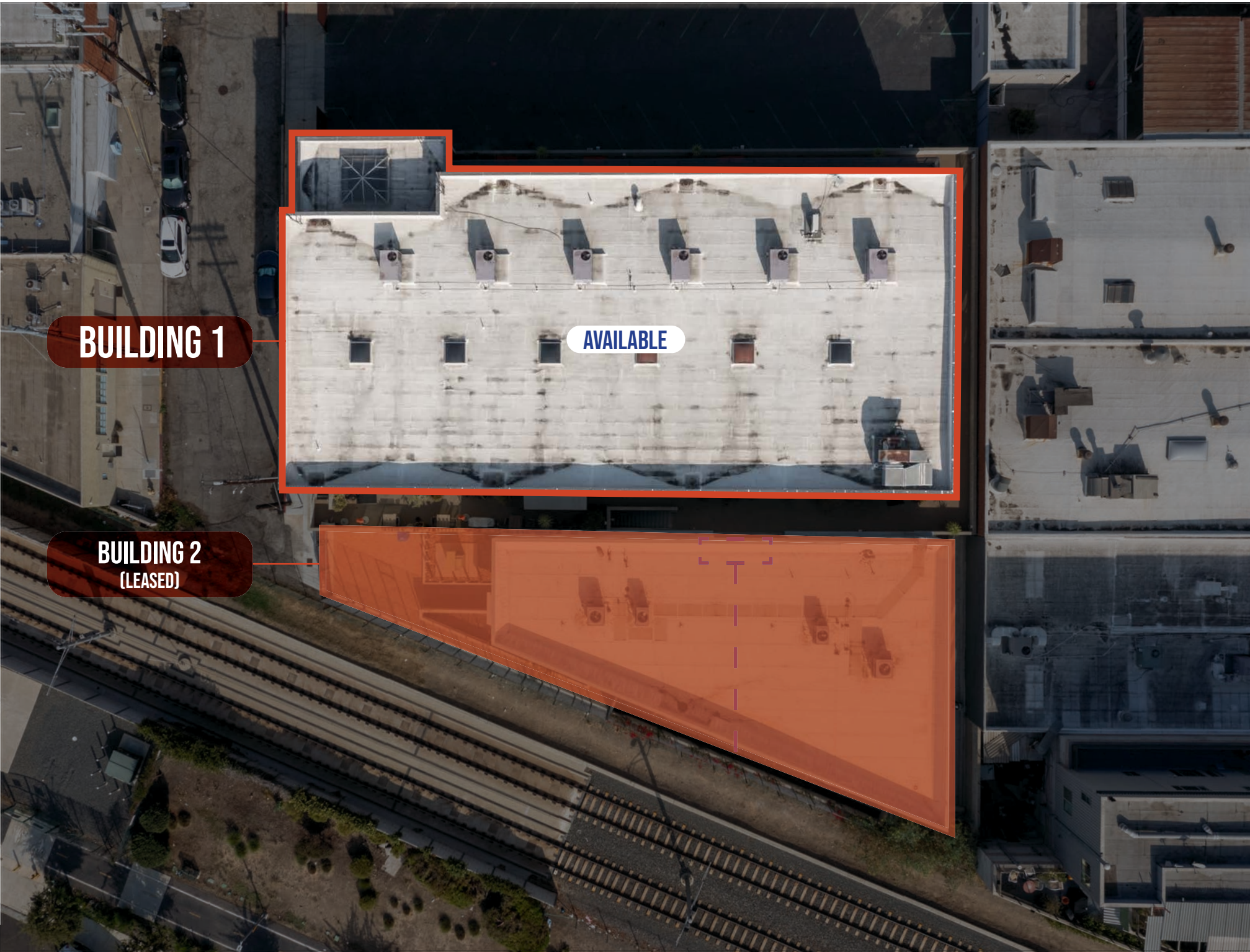
# BUILDING 1



# BUILDING 1







**BUILDING 1**

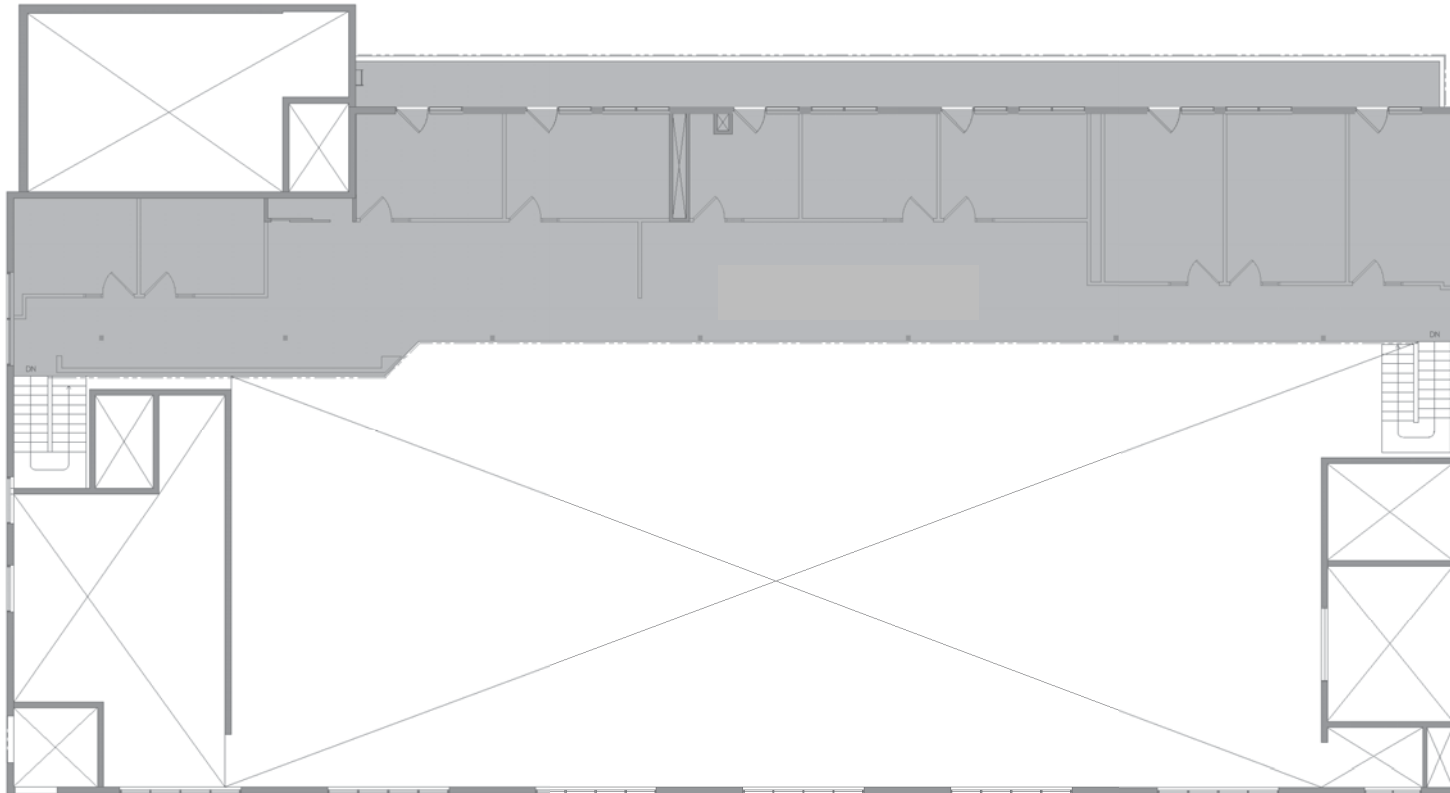
**AVAILABLE**

**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



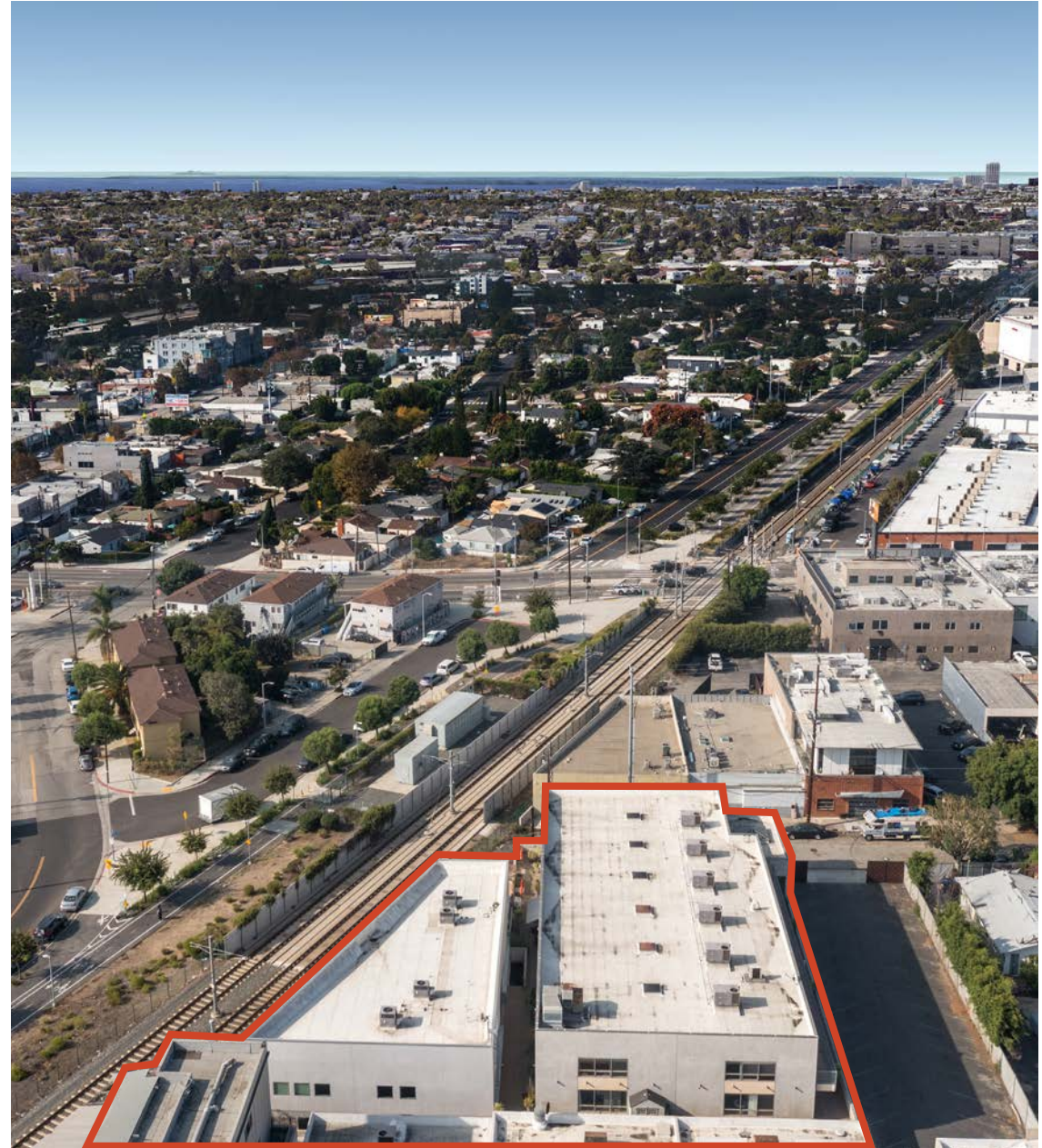
### INCOME OVER 200K

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

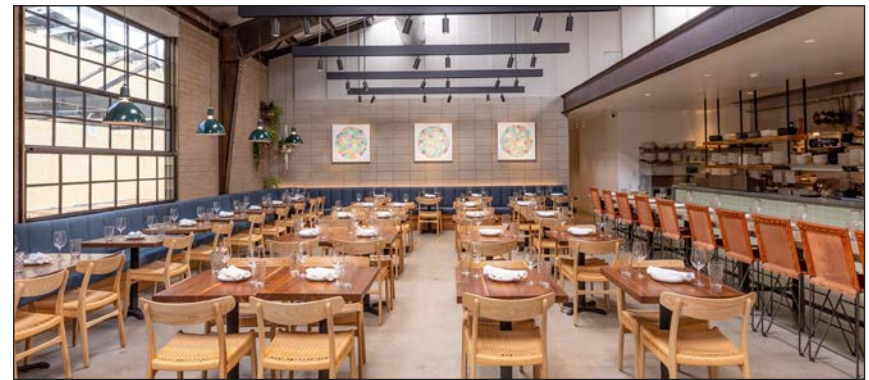
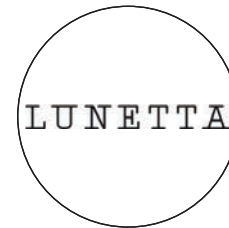
**COLORADO CORRIDOR**  
Viacom  
Lionsgate  
Interscope Records  
Illumination  
Gameshow Network  
Universal Music Group  
Starz Entertainment  
Simple Practice  
Goop  
The Honest Company  
FIGS  
Reddit

**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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