

ESTABLISH YOUR

Base

AT 6555 BARTON
& 959 SEWARD



Barton seward

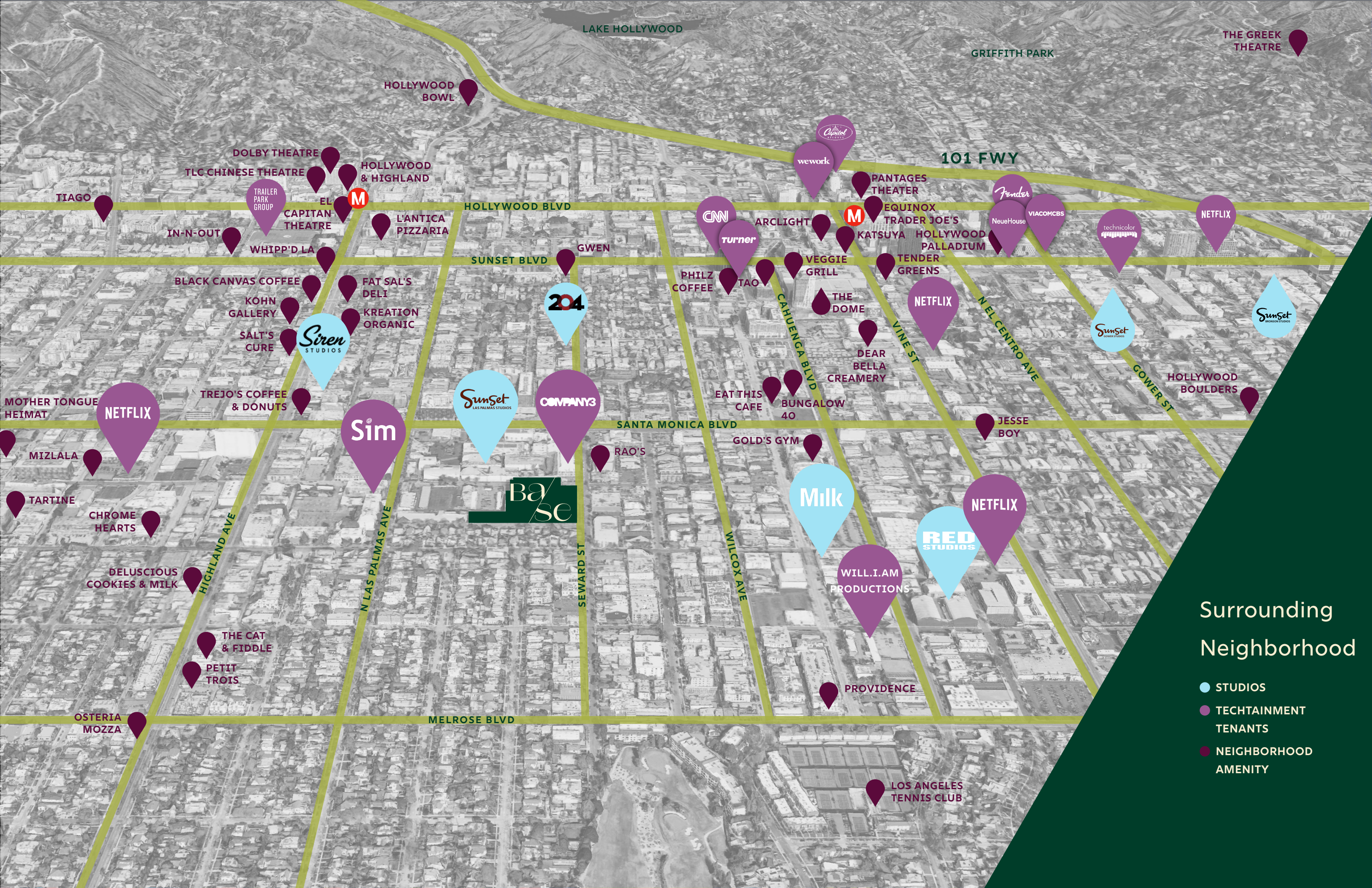
The perfect combination of sophistication and creativity, BA/SE is your ideal office space in the heart of Hollywood, near your top clients.

- / **PRIME LOCATION** Hollywood Media District Location, easy to go anywhere, and be reached from anywhere. Near the action, but away from the noise.
- / **2 BUILDINGS CAMPUS** Your choice of large or small spaces — up to 45,000 RSF contiguous available, including a range of 13' to 16'4" ceilings and a large private outdoor patio.
- / **BEAUTIFUL FEATURES** Built in 2015 with State-of-the-Art Building Systems, your space comes with beautiful floor-to-ceiling glass with operable windows.
- / **MOVE-IN READY** Options of fully-furnished space or open floor completely designed by you, perfect for all needs.
- / **UNIQUE AMENITIES** On-campus food and beverage kiosks coming soon with a spacious outdoor patio are convenient for lounging, meetings, events.
- / **AMPLE PARKING** 3/1,000 parking ratio located directly on-site at the project's parking structure, including 37 EV charging stations ensures an easy experience.

/ **LEASING CONTACTS**

Kent Handleman, Senior Vice President
KHandleman@lpc.com / 310. 990. 1553

Douglas J. Brown, Vice President
DBrown@lpc.com / 310. 486. 3583





A TOTAL ASSEMBLAGE OF 73,253 RSF WITH UNIQUE ON-SITE AMENITIES

Major Exterior and Courtyard Renovations Now Complete!

We are working to make our amenities as engaging as our interiors. We have added dining options, seating areas, and planting so that whether you need to take a break or entertain a client, it's all right here.



- 1 Food & Beverage Kiosk
- 2 Dining Court
- 3 Built-in Seating
- 4 Work Bar
- 5 Fire Pits
- 6 Main portal

SUITE 540	6,329 RSF
SUITE 200	35,449 RSF
SUITE 120	2,789 RSF
TOTAL	44,567 RSF

SUITE 303	2,043 RSF
SUITE 315	4,755 RSF
SUITE 309	5,322 RSF
SUITE 202	4,011 RSF
SUITE 103	12,555 RSF
CONTIGUOUS	26,643 RSF
TOTAL	28,686 RSF

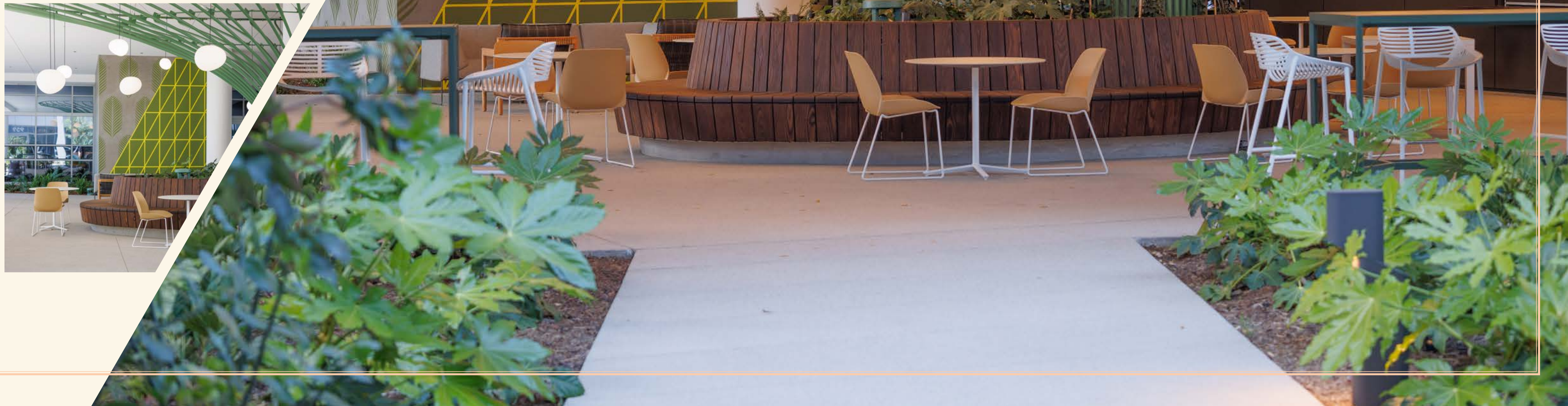






Work, Play, and Everything in Between

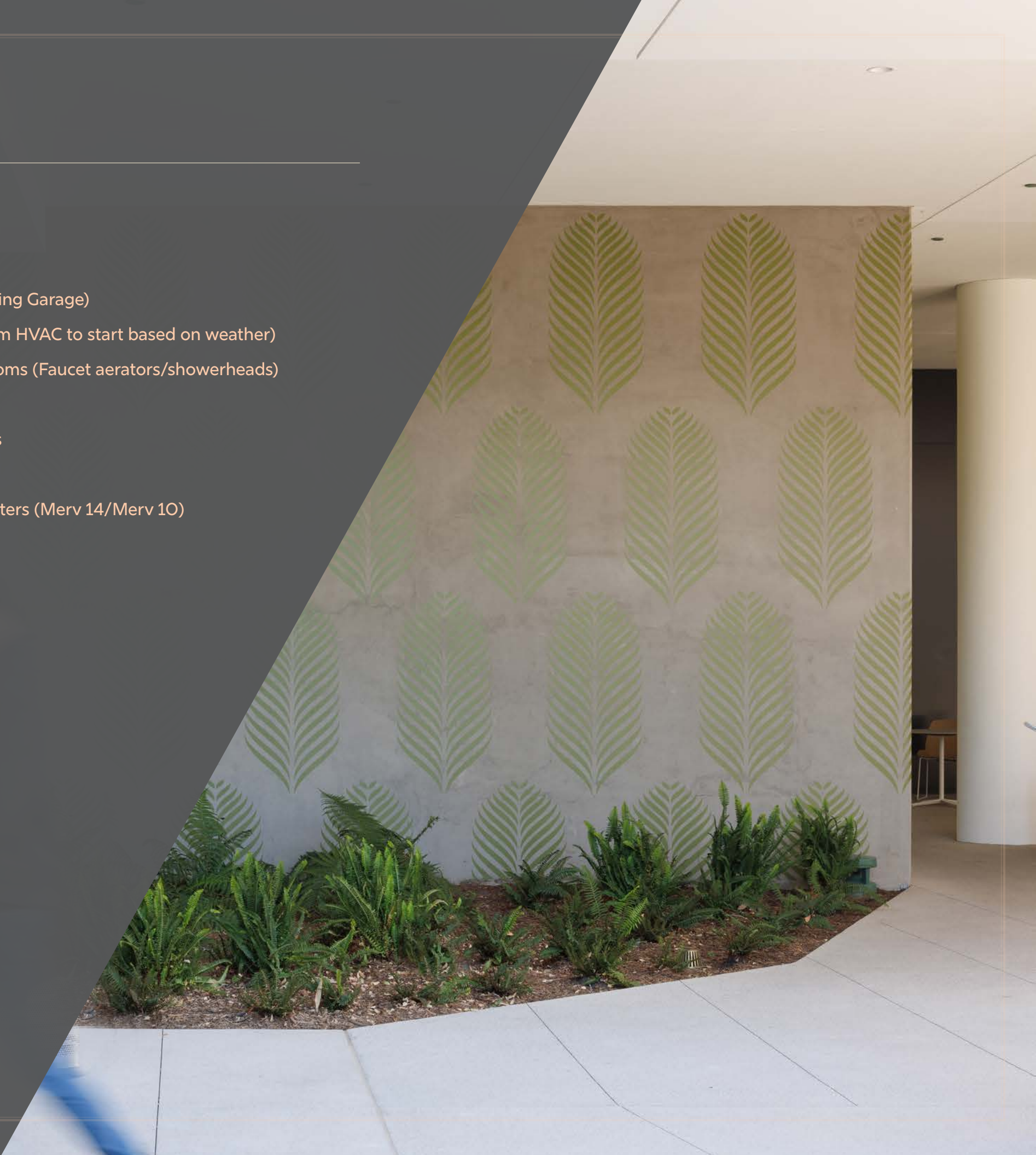
Our new courtyard and garden spaces are perfect for quick lunches, team happy hours, or just getting away from your desk.



Green Initiatives

LEED GOLD- Core & Shell
Energy Star – Barton 84
Energy Star – Seward 88
37 EV Station
WELL Healthy Safety Rating
Rooftop Beekeeping
Onsite Showers
Green Cleaning Policy
Expectant Mother’s Designated Parking
Bike Racks

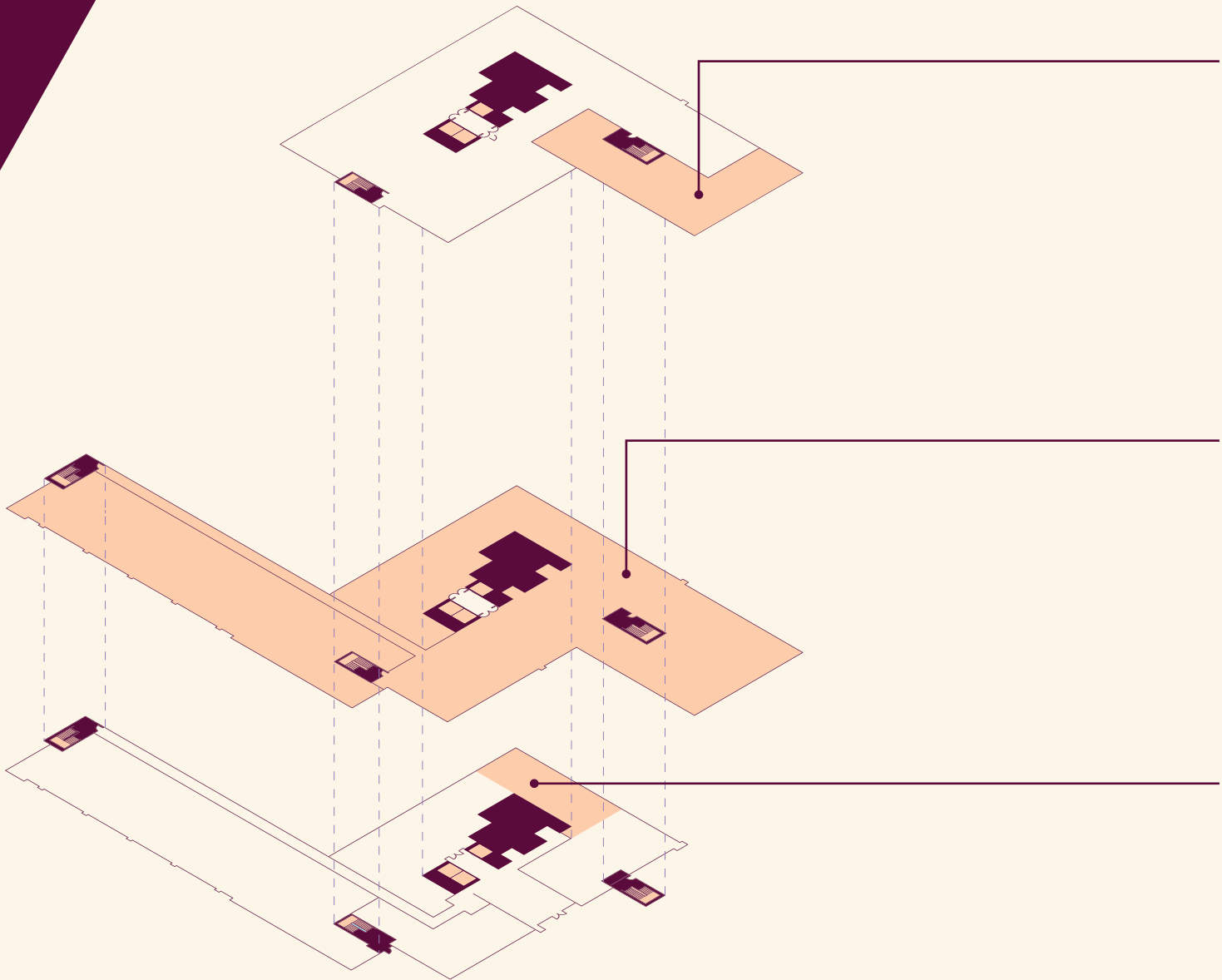
Recycling Program
E-Waste Program
LED Lighting (Building/Parking Garage)
Optimal Start/Stop (Program HVAC to start based on weather)
Low Flow Fixtures in Restrooms (Faucet aerators/showerheads)
Hire Diverse/Local Vendors
Local Art in Building Lobbies
Non-Smoking Campus
Quartler Replacement Air Filters (Merv 14/Merv 10)



6555 BARTON

44,567 RSF

Available fully furnished
for immediate occupancy



SUITE 540

6,329 RSF

- / MOVE-IN READY BUILD OUT, FULLY FURNISHED
- / 13' CEILINGS

SUITE 200

35,449 RSF

- / MOVE-IN READY BUILD OUT, FULLY FURNISHED
- / 13' CEILINGS
- / PRIVATE SCREENING ROOM, 2 LOCKER ROOMS (INCLUDING SHOWERS), COMMERCIAL GRADE KITCHEN

SUITE 120

2,789 RSF

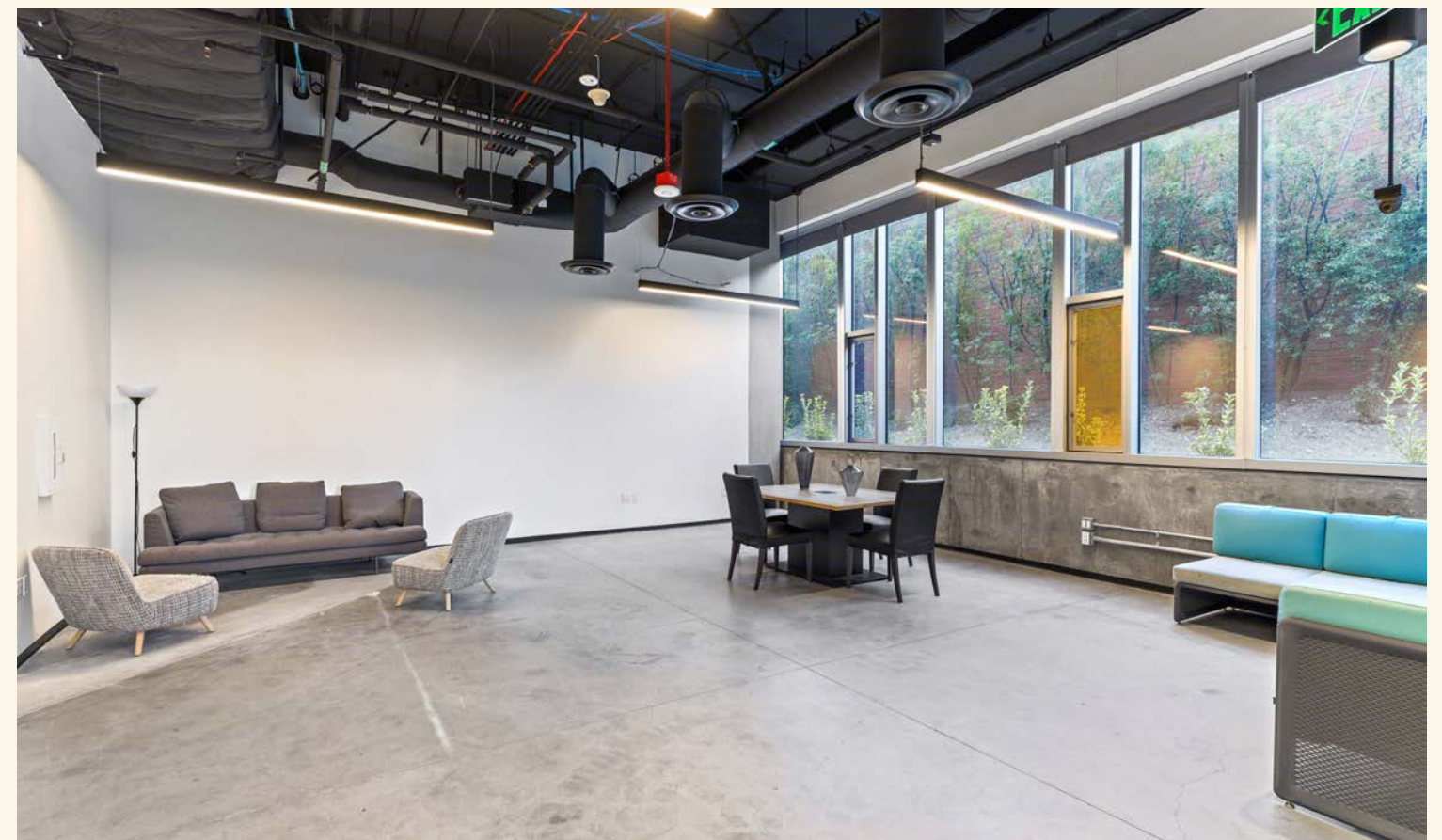
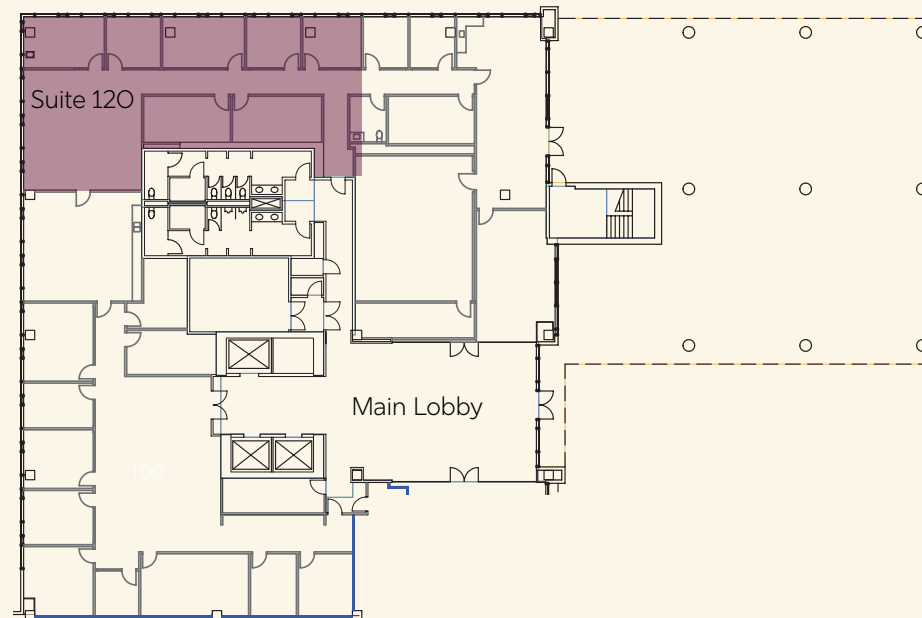
- / MOVE-IN READY BUILD OUT, FULLY FURNISHED
- / DIRECT GROUND FLOOR ACCESS TO COURTYARD
- / 16' CEILINGS

Ba
/ Se

6555 Barton Suite 120 2,789 RSF

- / MOVE-IN READY BUILD OUT, FULLY FURNISHED
- / INCLUDES PERIMETER OFFICES, CONFERENCE ROOMS, EDIT BAYS, AND SERVER ROOM
- / DIRECT GROUND FLOOR ACCESS TO COURTYARD
- / 16' CEILINGS

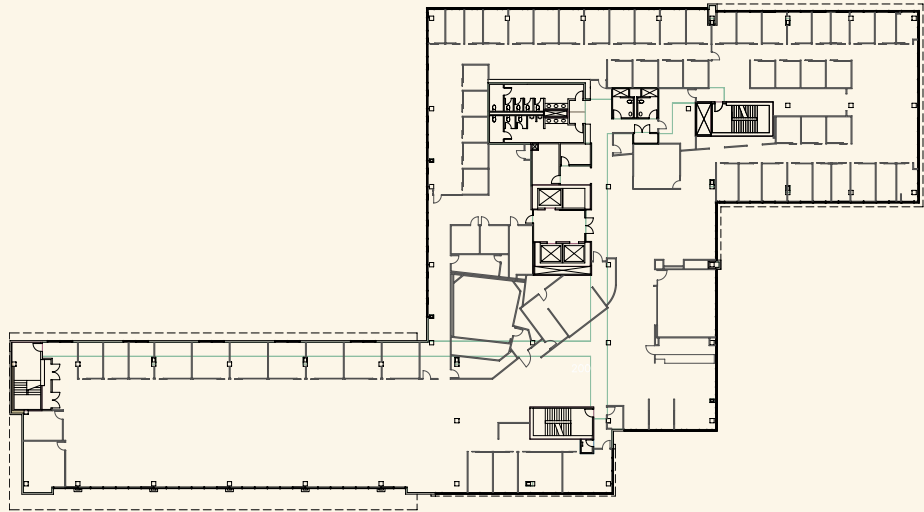
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6555 Barton
Suite 200
35,449 RSF

- / MOVE-IN READY BUILD OUT,
FULLY FURNISHED
- / 13' CEILINGS
- / INCLUDES PRIVATE SCREENING
ROOM, 2 LOCKER ROOMS
(INCLUDING SHOWERS), &
COMMERCIAL GRADE KITCHEN

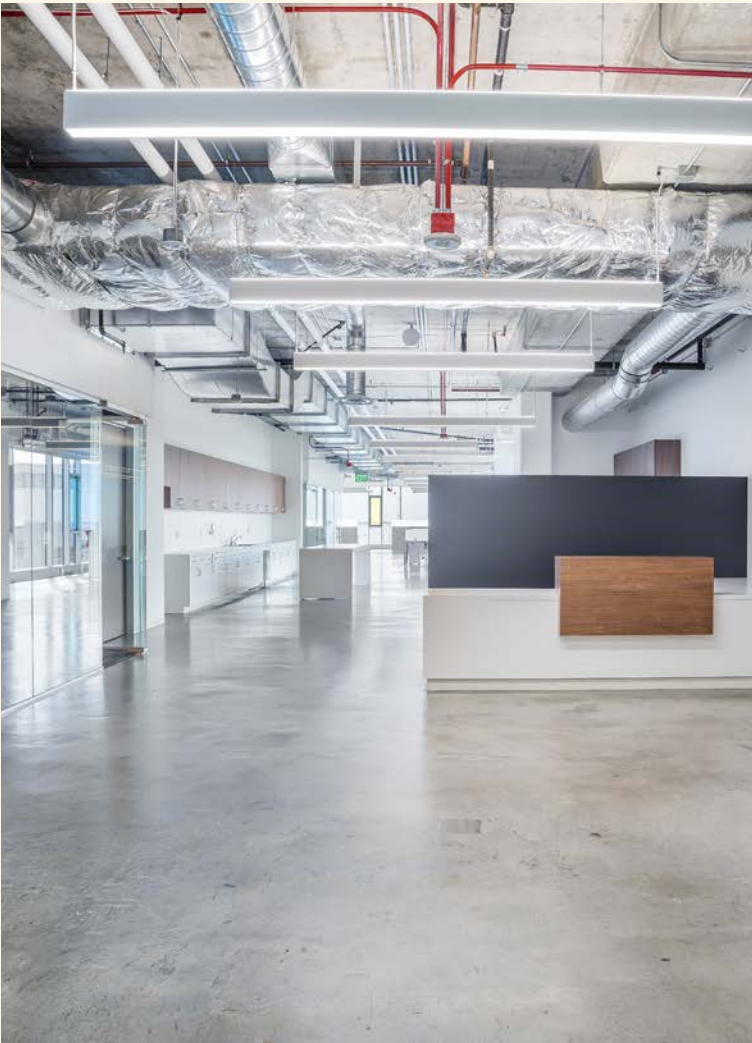
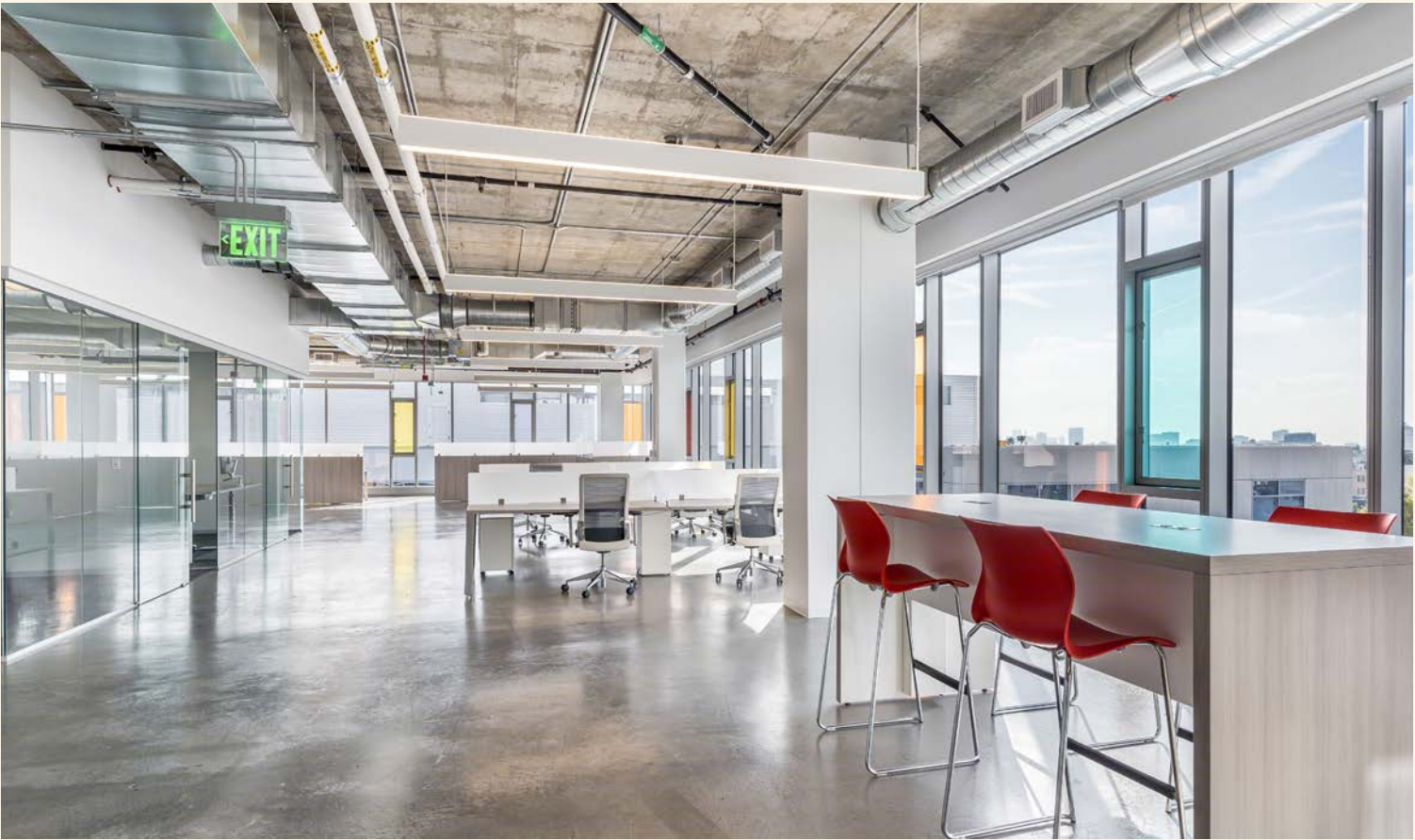
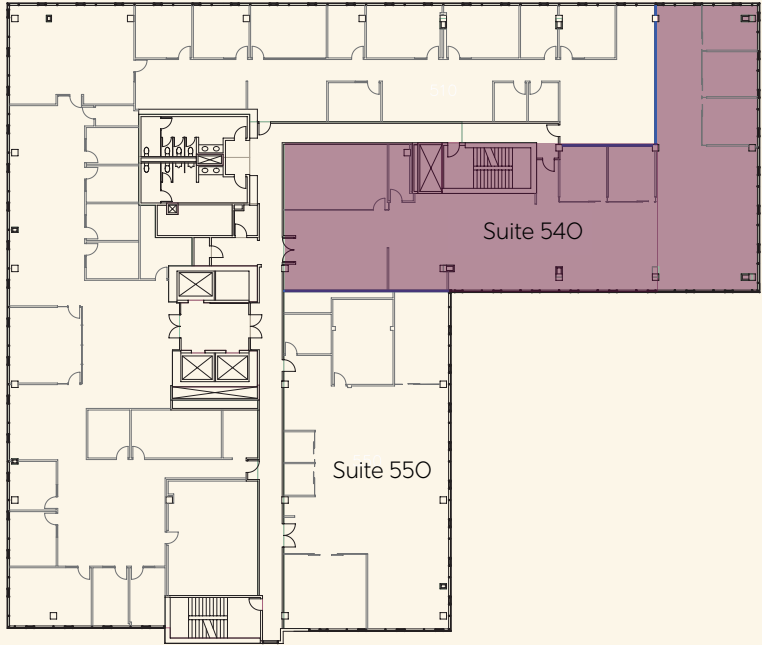


6555 Barton
Suite 540
6,329 RSF

/ MOVE-IN READY BUILD OUT, FULLY
FURNISHED

/ 13' CEILINGS

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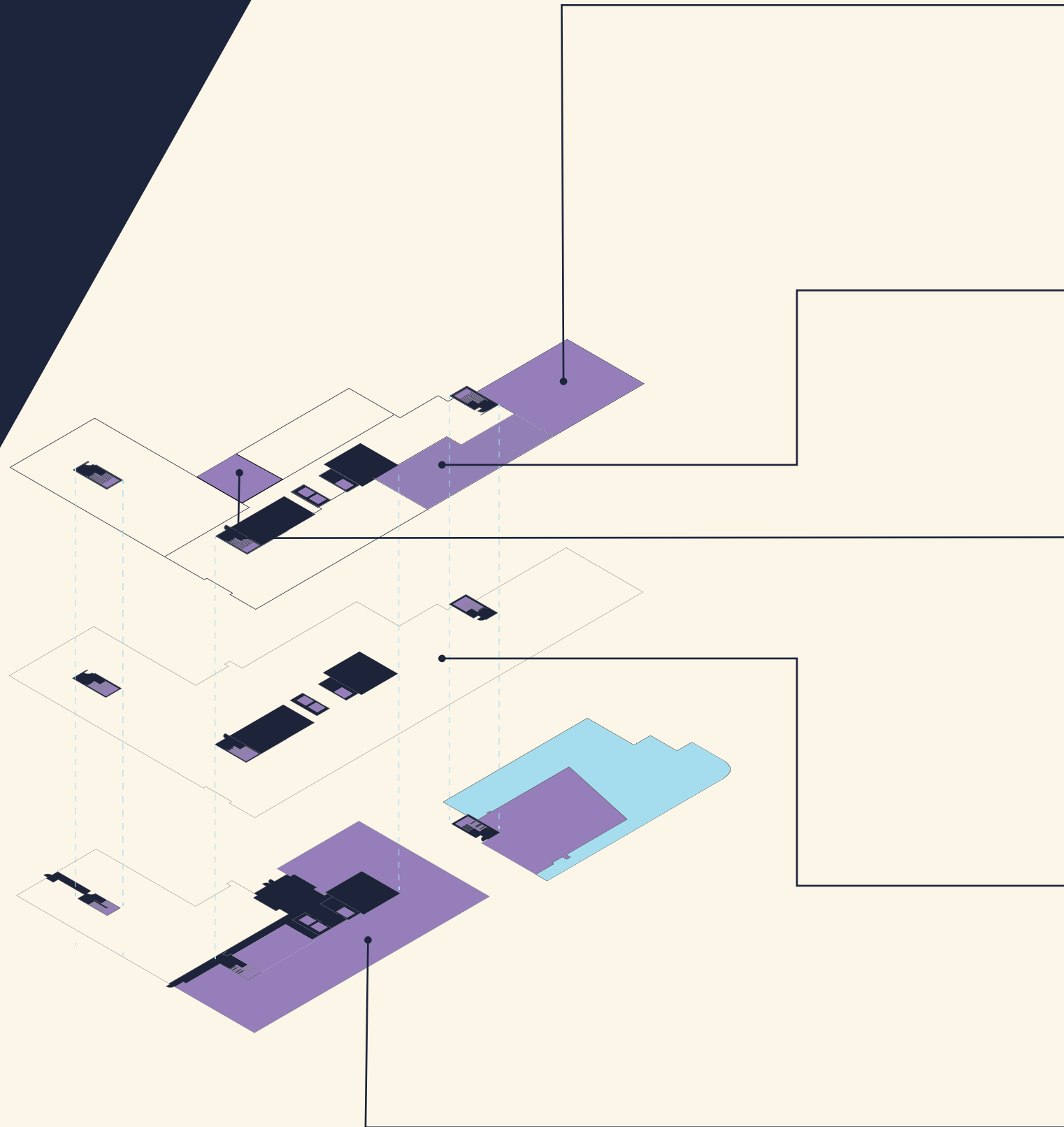
959 SEWARD

26,643

contiguous RSF

available fully furnished
for immediate occupancy

Ba
/ Se



SUITE 315

4,755 RSF

- / SPEC SUITE COMING SOON!
- / BTS AVAILABLE
- / 13' CEILINGS

SUITE 309

5,322 RSF

- / 13' CEILINGS
- / OPEN CONCEPT KITCHEN, TWO LARGE CONFERENCE ROOMS, 6 PRIVATE OFFICES, ONE LARGE AREA FOR WORKSTATIONS

SUITE 303

2,043 RSF

- / 13' CEILINGS
- / MOVE-IN-READY / FULLY FURNISHED
- / OPEN CONCEPT KITCHEN, ONE LARGE CONFERENCE ROOM, 2 PRIVATE OFFICES, ONE LARGE AREA FOR WORKSTATIONS

SUITE 202

4,011 RSF

- / 13' CEILINGS
- / CONTIGUOUS TO LARGE PRIVATE OUTDOOR PATIO

SUITE 103

12,555 RSF (Divisible)

- / 16' CEILINGS
- / 16'4" SLAB-TO-SLAB ON GROUND FLOOR, GREAT FOR STUDIO & PRODUCTION USE

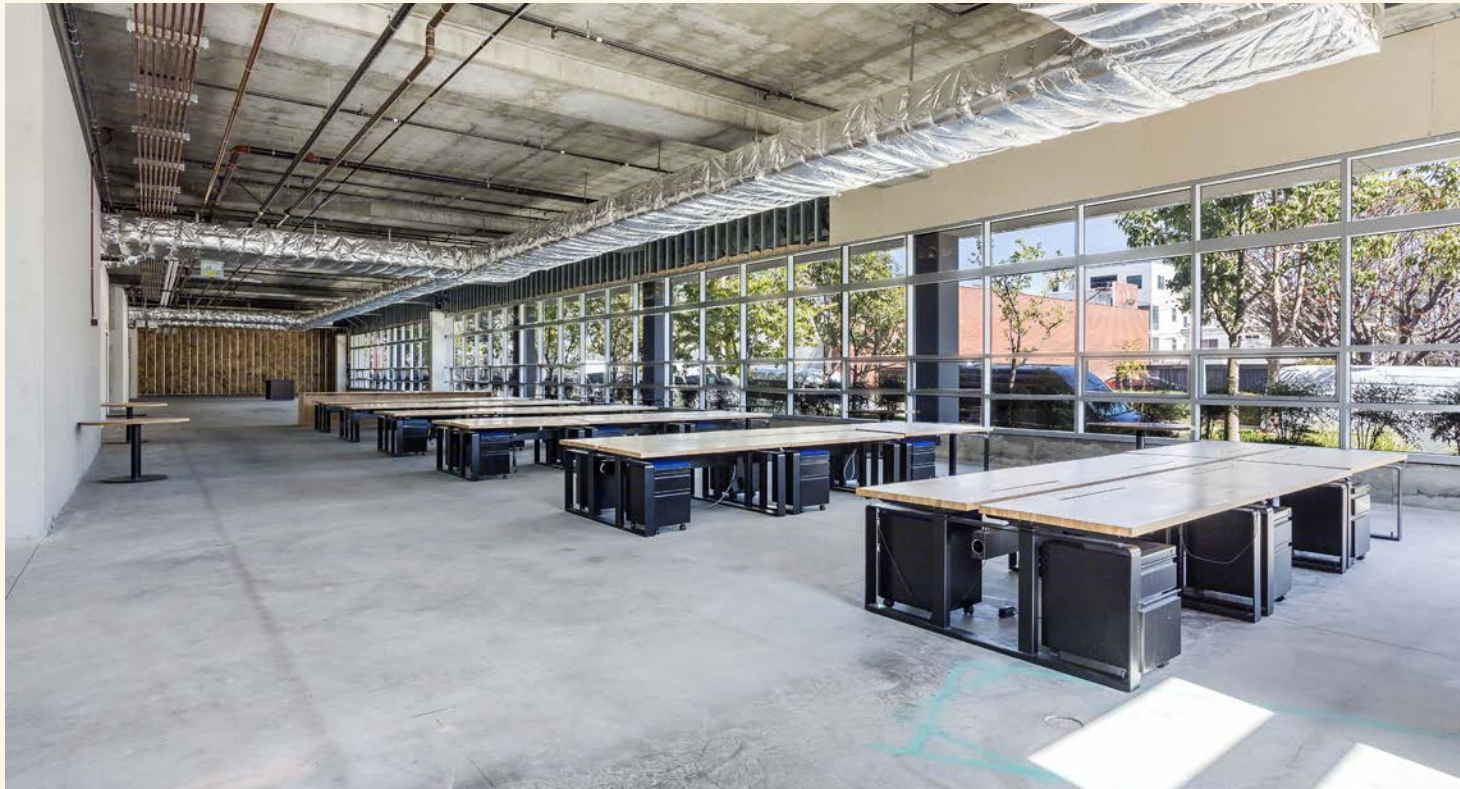
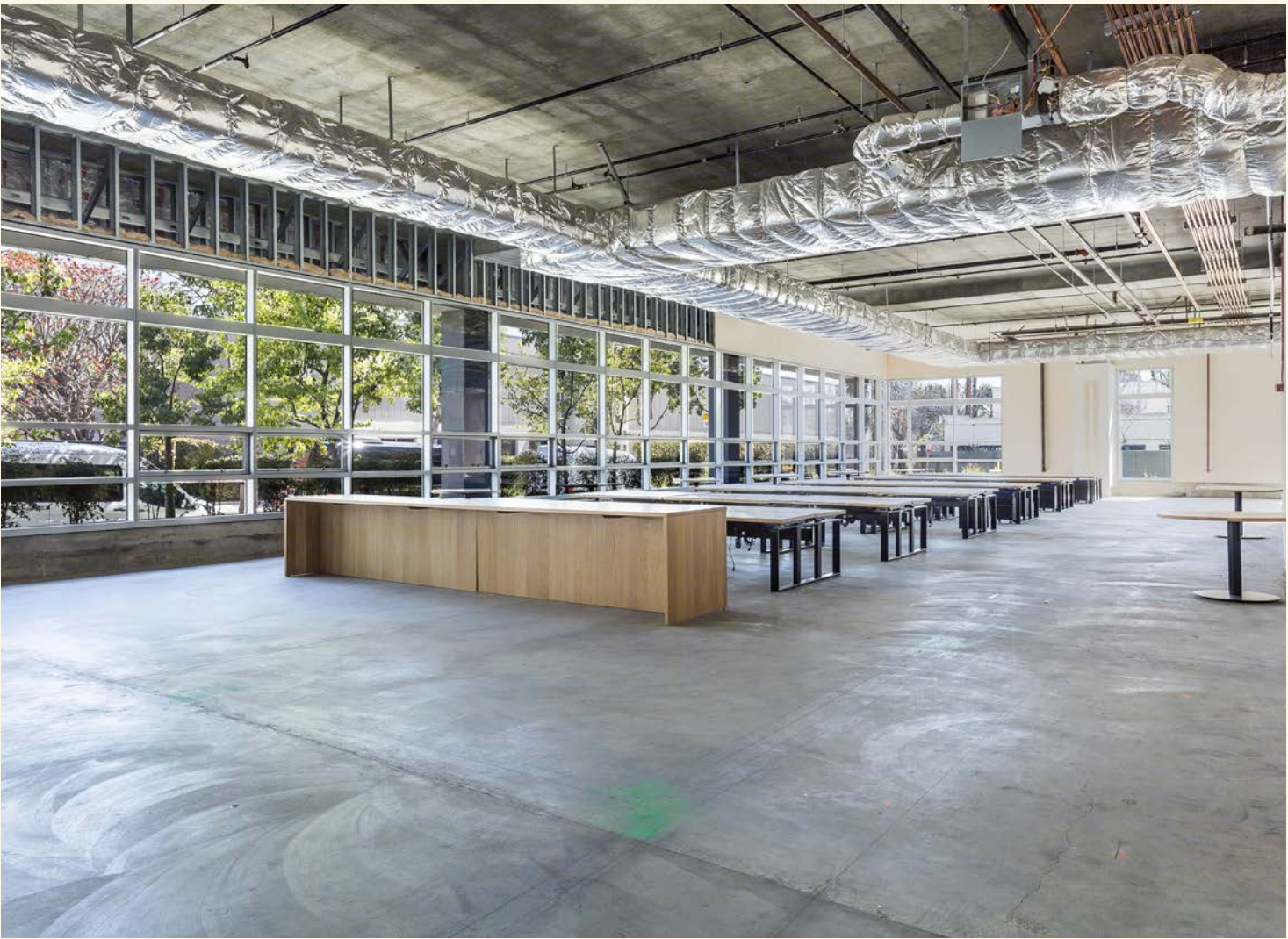
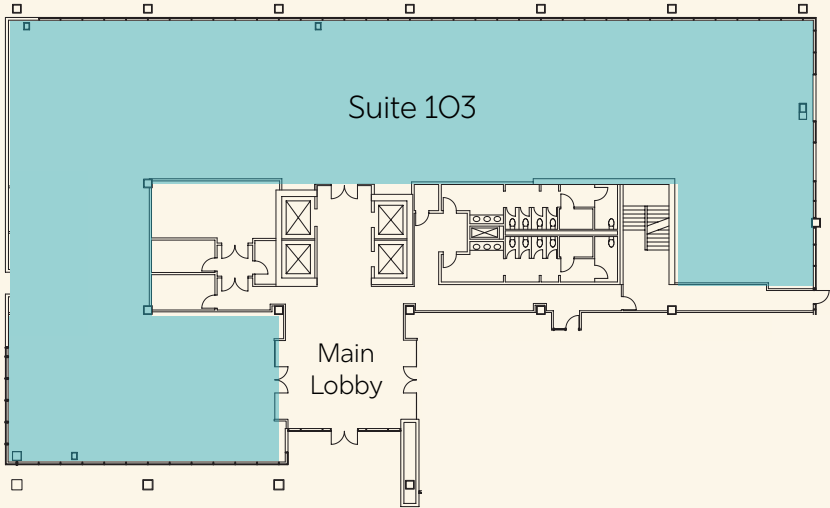


959 Seward
Suite 103
12,555 RSF

16'4" SLAB-TO-SLAB ON GROUND FLOOR,
GREAT FOR STUDIO & PRODUCTION USE

16' CEILINGS

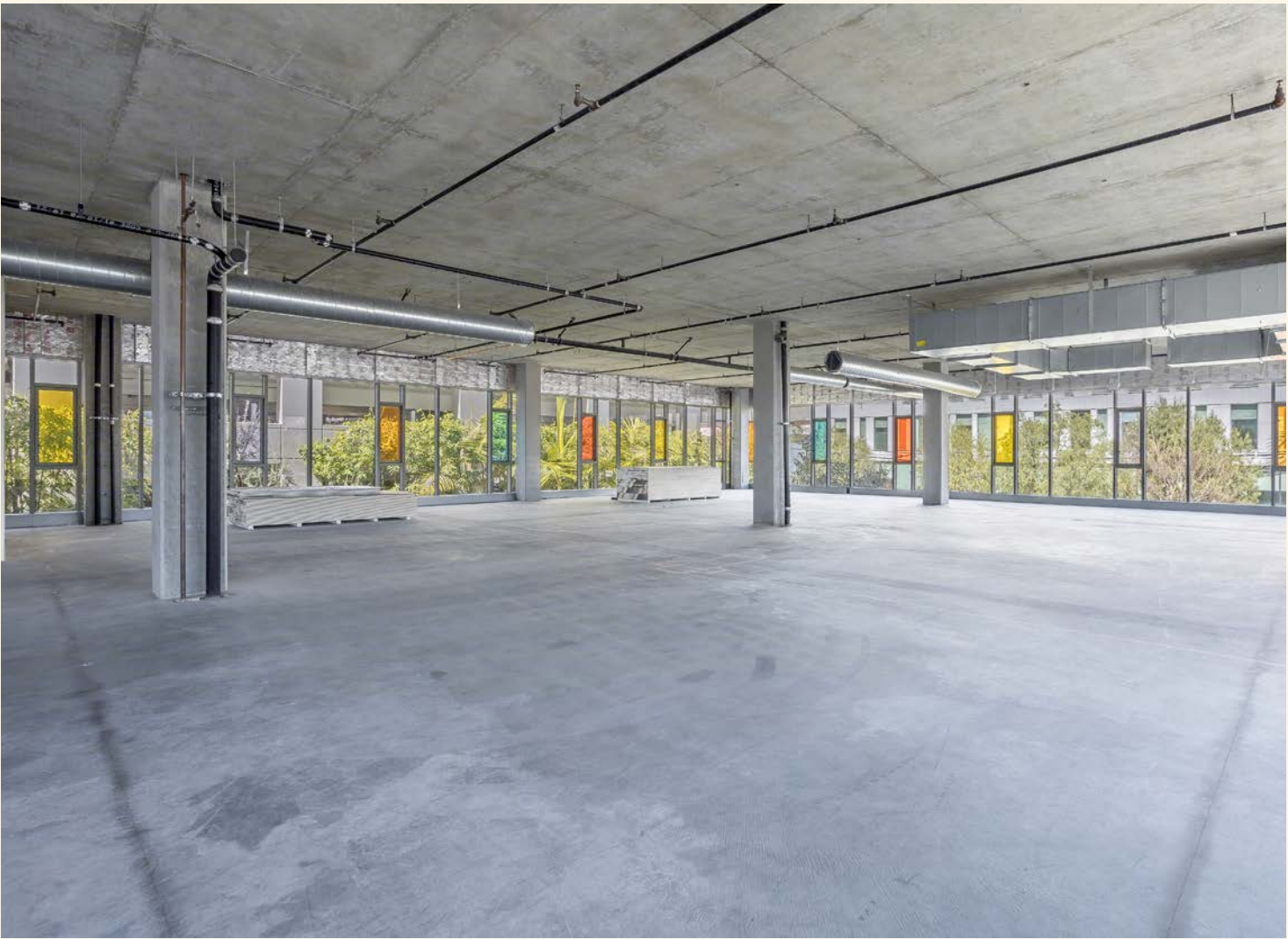
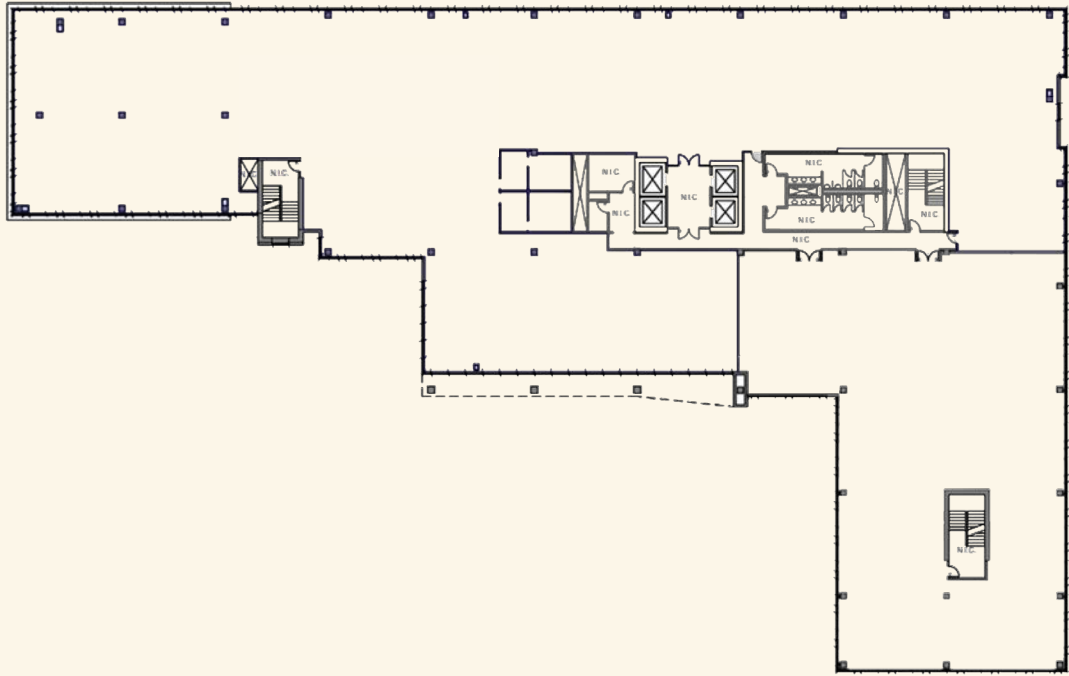
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959 Seward
Suite 202
4,011 RSF

/ 13' CEILINGS

/ ADJACENT TO PRIVATE
LARGE OUTDOOR PATIO

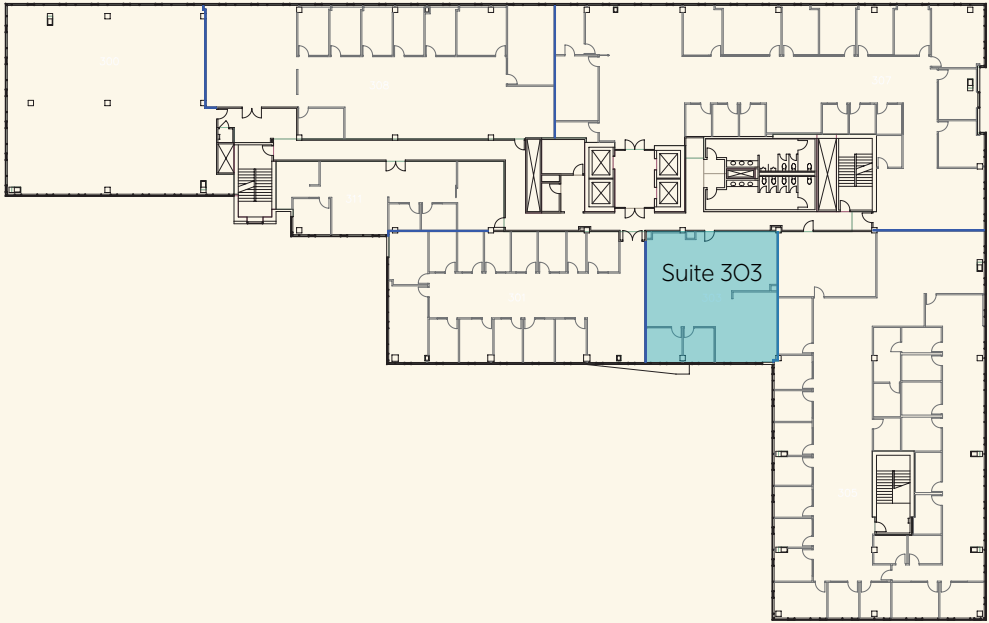


959 Seward
Suite 303
2,043 RSF

/ SPEC SUITE COMING
SOON!

/ 13' CEILINGS

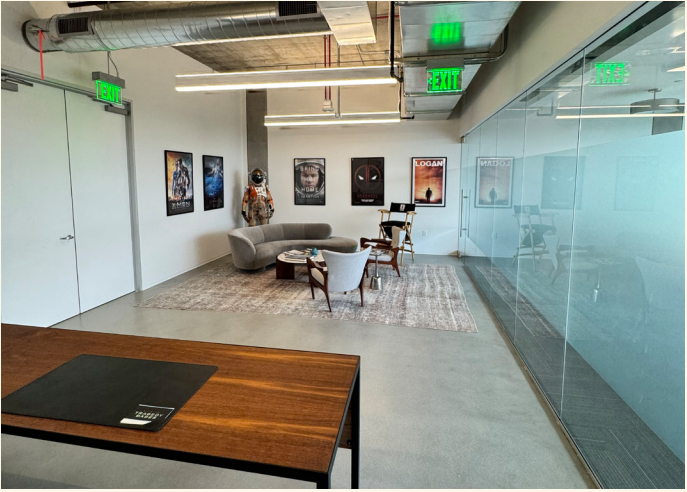
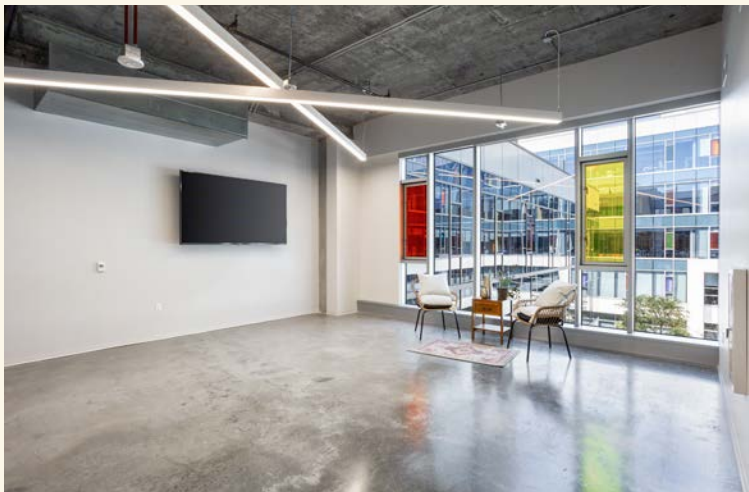
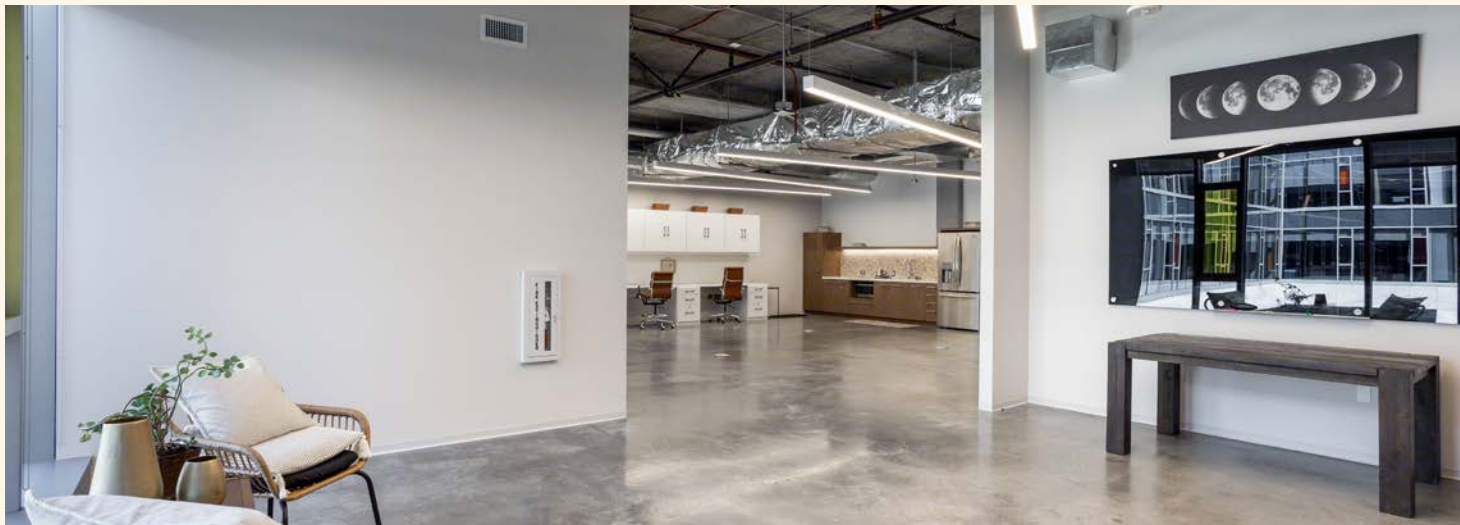
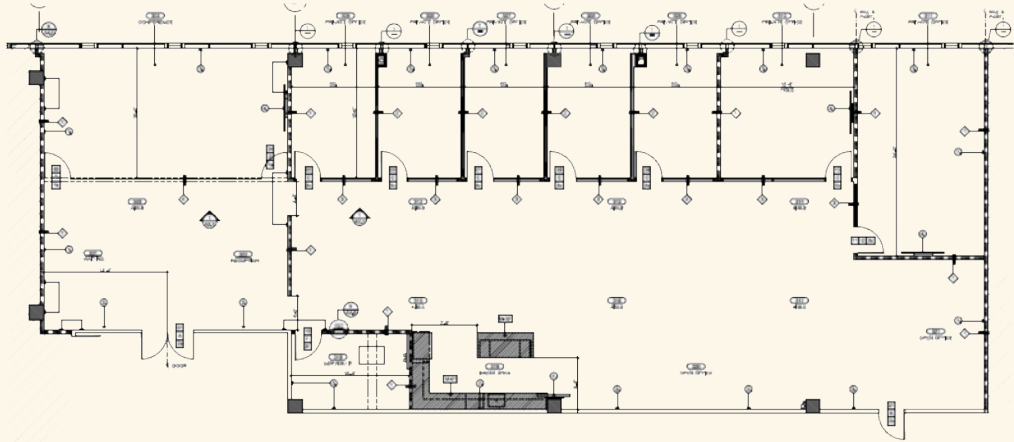
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959 Seward
Suite 309
5,322 RSF

/ 13' CEILINGS

/ OPEN CONCEPT KITCHEN,
TWO LARGE CONFERENCE
ROOMS, 6 PRIVATE OFFICES,
ONE LARGE AREA FOR
WORKSTATIONS

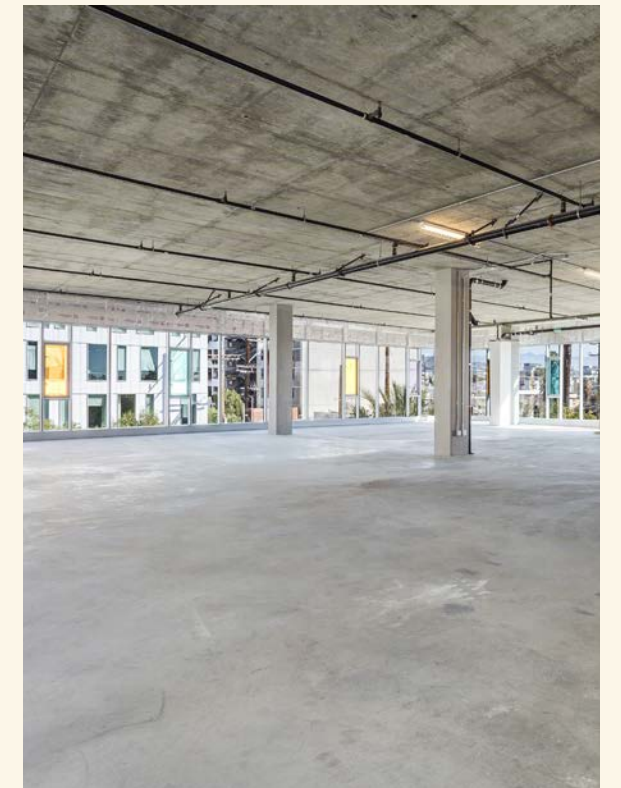
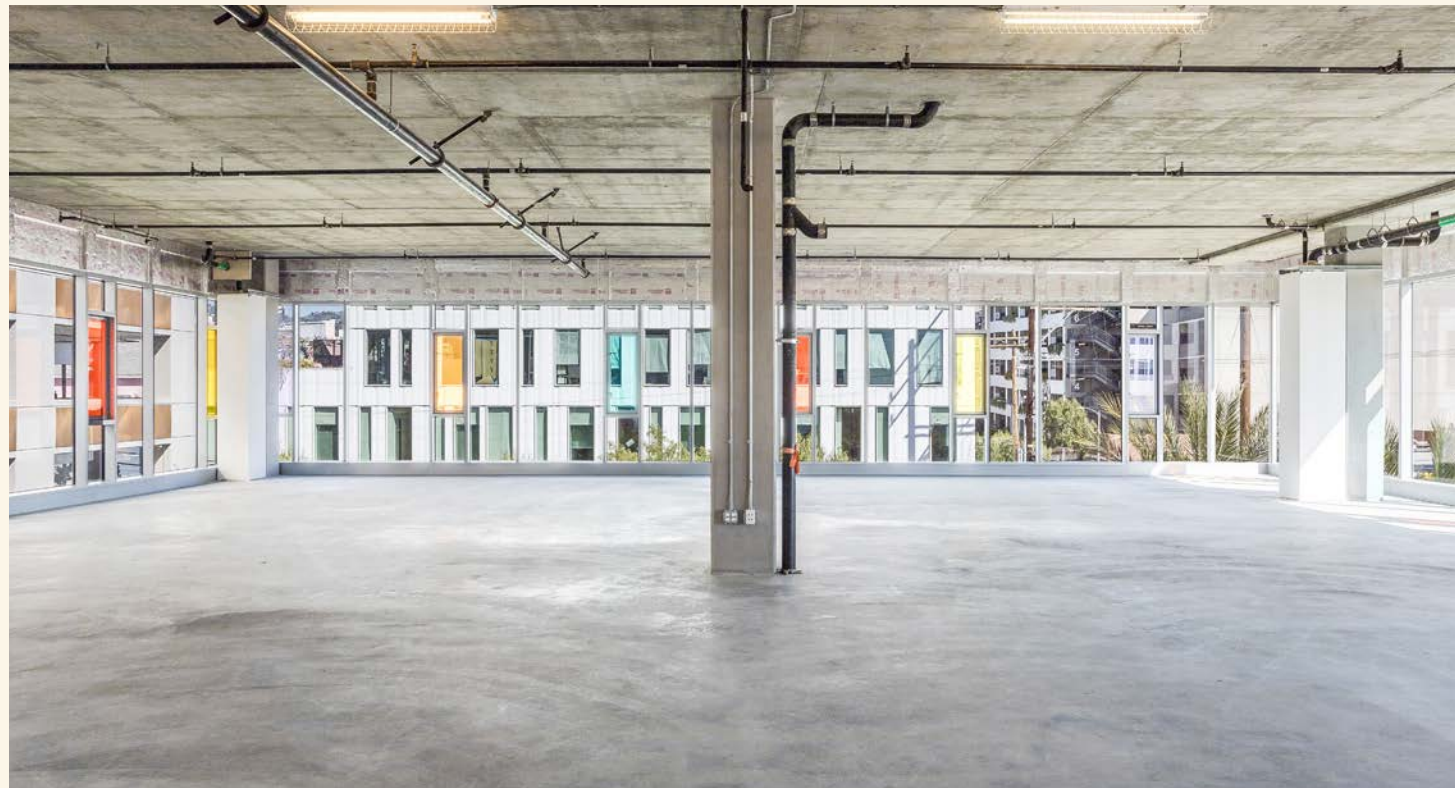
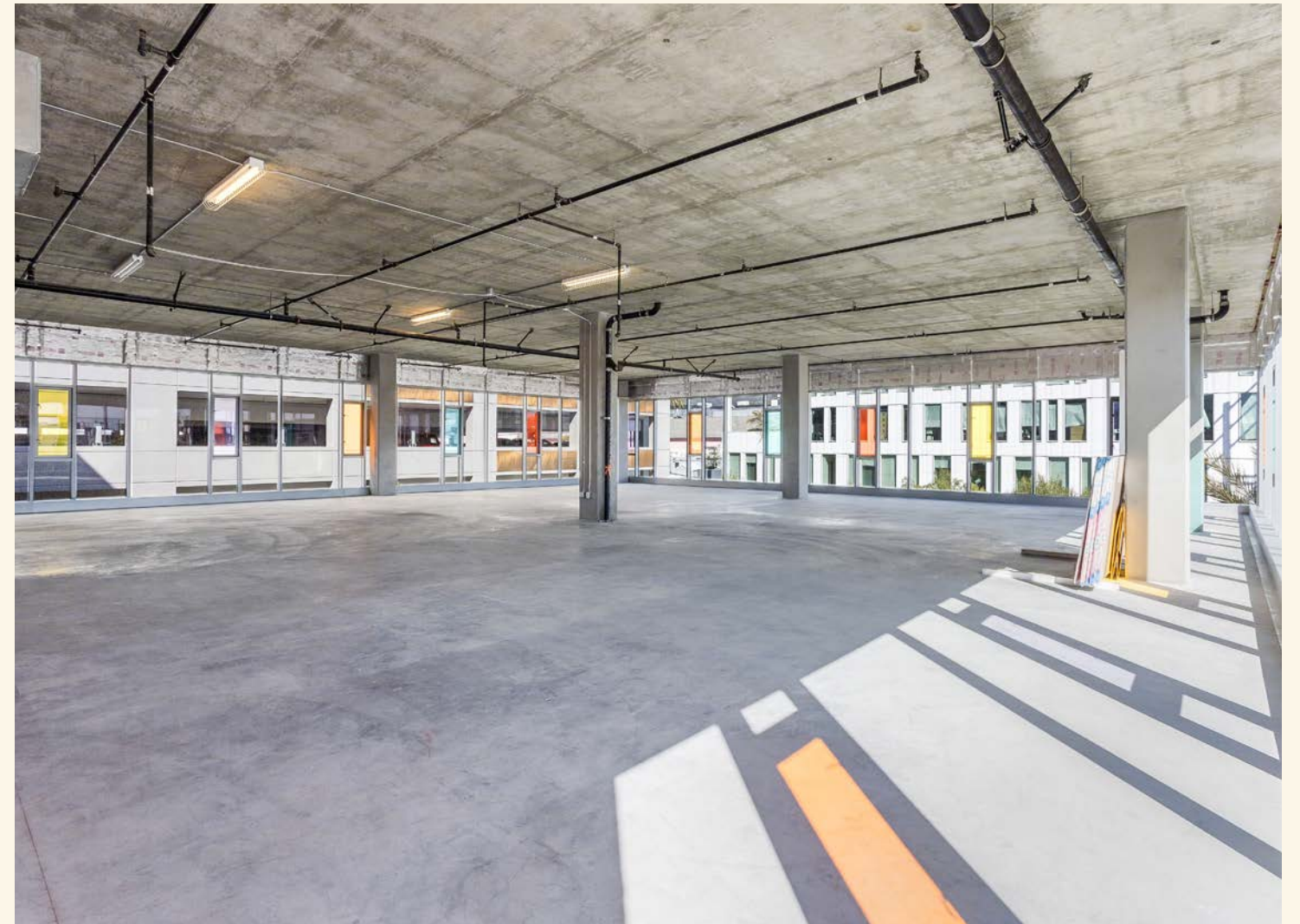
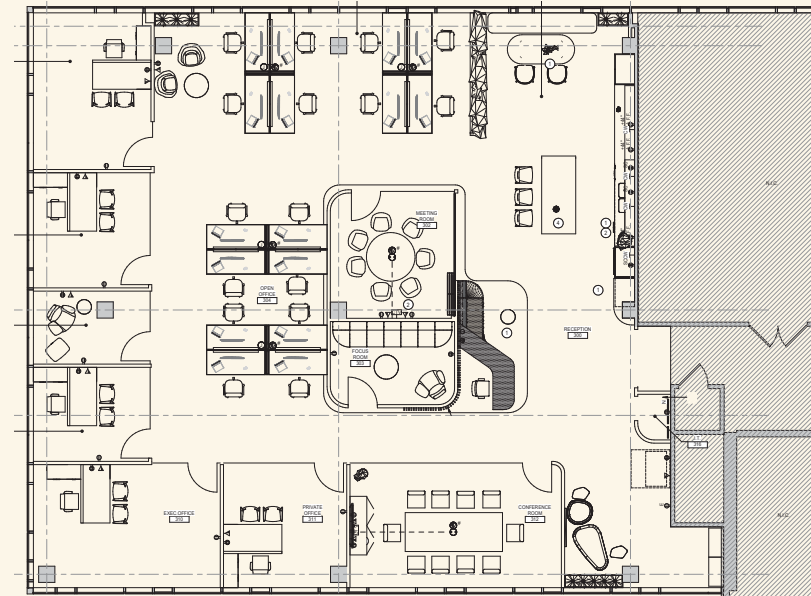


959 Seward
Suite 315
4,755 RSF

/ SPEC SUITE COMING SOON!

/ 13' CEILINGS

/ 6 PRIVATE OFFICES, 2 CONFERENCE
ROOMS, 1 FOCUS ROOM, LARGE
OPEN KITCHEN, SERVER ROOM AND
RECEPTION







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/se

Lincoln

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