

2255

S A W T E L L E

170,000 SF



New Construction Highlights

Offering unparalleled volume, views and programmable outdoor space, 2255 Sawtelle will be a beacon on the West LA skyline.

- 170,000 SF across 8 floors
- 405-visible signage opportunity
- Touch-free car-to-suite access from parking garage
- 30' double-height tenant spaces
- Placemaking paseo, drop-off and entrance
- Extensive tenant-exclusive usable outdoor space
- Dog-friendly paseo and rooftop



State-of-the-art
Workplace



HIGH PROFILE I-405 SIGNAGE OPPORTUNITY



Designed by Gensler to be an icon in a sea of building monotony, 2255 Sawtelle is the most flexible, hackable, and customizable new-construction building in Los Angeles. Individual tenant HVAC air-circulation, private outdoor spaces and up to 30' ceiling heights offer volume, fresh air exchange and flexibility as we transition to a post-covid workspace.

Voluminous spaces allow for

- Screening rooms
- Studio Spaces
- Ampitheater seating
- Outdoor event space

2255
SAWTELLE

PEDESTRIAN-FRIENDLY PASEO



WITH STRIKING DROP-OFF & ENTRY PLAZA

Wellness Forward Experience



30' DOUBLE HEIGHT SPACES



EXTENSIVE OUTDOOR SPACE

- Open, Fitwell ready workspace
- Energy-efficient facade
- Private entrance opportunities
- Individual tenant HVAC air-circulation
- Destination-dispatch touchless elevator system
- Contactless transition from car to suite
- Signage opportunities abound
- Seamless indoor/outdoor fresh-air exchange
- LEED Certified
- Multiple outdoor workspaces

2255
SAWTELLE

PROGRAMMABLE TERRACES





4,000 SF ROOFTOP DECK



Floor Areas & Ceiling Heights

Floor	Floor-to-floor Height	Total Rentable (SF)	Double-height (30 ft.) SF
8	17 ft.	25,000 SF	
7	15 ft.	25,000 SF	
6	15 ft.	15,000 SF	9,000 sf @ 30' height
5	15 ft.	25,000 SF	
4	15 ft.	25,000 SF	Potential event space: 7,000 SF
3	15 ft.	11,000 SF	12,000 sf @ 30' height
2	15 ft.	25,000 SF	
GF	20 ft.	6,500 SF	
Total		170,000 SF	19,485 SF

Amenities & Accessibility

50+ RESTAURANTS IN 3 SHORT BLOCKS

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Tempura House Tofu Ya Marugame Udon Nong La Cafe Coffee Tomo Black Sheep Burger SushiStop Sawtelle North Plan Check Kitchen + Bar BAR HAYAMA Mizu 212 Mala Town Bar Hermanito | <ul style="list-style-type: none"> Killer Noodle Tsujita Tsujita LA Artisan Noodles Furaibo Karaoke Bleu Coco Fresh Tea & Juice Yakitoriya Beard Papa’s Kura Revolving Sushi Bar Starbucks Daikokuya Matcha Village | <ul style="list-style-type: none"> Panda Express Flaming Pot SushiStop Sawtelle South Seoul Tofu Kimukatsu Tatsu Ramen Hurry Curry of Tokyo Make Asobi Chinchikurin Volcano Tea House Sushi Kiriko |
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