

FOR SALE OR LEASE

24,640 RSF

RIVERFRONT CREATIVE CAMPUS

BIRKDALE LANDING

2433 BIRKDALE ST / LOS ANGELES / FROGTOWN

www.birkdale-landing.com



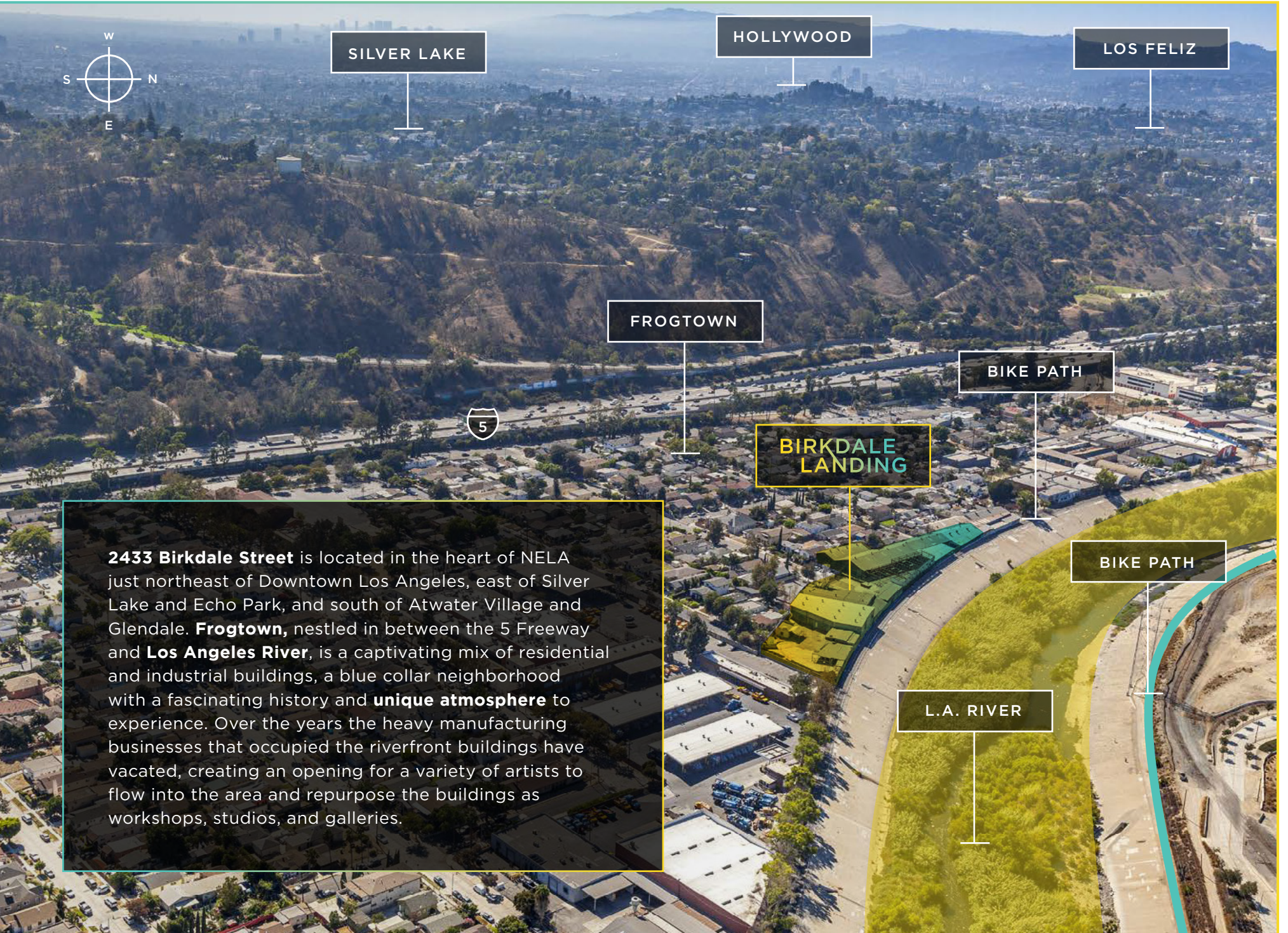
INSPIRED. OPEN. CONNECTED.

Birkdale Landing is the newest, innovative creative campus development in **Frogtown** spearheaded by the world renowned, **award winning** design firm Rios Clementi Hale Studios. The campus will feature 23,290 SF of **creative office**, 1,350 SF of **cafe/retail space** and flexible **outdoor courtyard** space for tenants to fully experience the Los Angeles work lifestyle. Birkdale Landing office will have floor to ceiling windows providing natural light with views of the landscaped courtyard and **Los Angeles River** thoughtfully designed to combine tranquility and productivity.

Birkdale Landing boasts **750 feet** of riverfront property which is one of the largest privately owned spans of property in Frogtown. The project's unique location allows easy access to amenities in the immediate area and surrounding neighborhoods which include:

- An abundance of **eclectic retail** and amenities
- Immediate access to **Taylor Yard Bridge** and 8 mile stretch of the LA River **bike path**
- Walkable surrounding streets with trendy non-chain retail
- **Epicenter** of Los Angeles River Revitalization





2433 Birkdale Street is located in the heart of NELA just northeast of Downtown Los Angeles, east of Silver Lake and Echo Park, and south of Atwater Village and Glendale. **Frogtown**, nestled in between the 5 Freeway and **Los Angeles River**, is a captivating mix of residential and industrial buildings, a blue collar neighborhood with a fascinating history and **unique atmosphere** to experience. Over the years the heavy manufacturing businesses that occupied the riverfront buildings have vacated, creating an opening for a variety of artists to flow into the area and repurpose the buildings as workshops, studios, and galleries.

CONVENIENT



5 MINUTE CAR DRIVE

- 1 Spoke Bicycle Cafe
- 2 Frogtown Brewery
- 3 Wax Paper
- 4 Salazar
- 5 Elysian Restaurant
- 6 La Colombe Frogtown Cafe + Roasters
- 7 Whole Foods 365
- 8 Pollen
- 9 by CHLOE. Silver Lake
- 10 The Red Lion Tavern
- 11 Edendale Restaurant + Bar
- 12 Elysian Park
- 13 Starbucks
- 14 Restaurante Tierra Caliente
- 15 Silver Lake Wine
- 16 Coco's Bike Shop
- 17 Michelangelo
- 18 Modern Eats



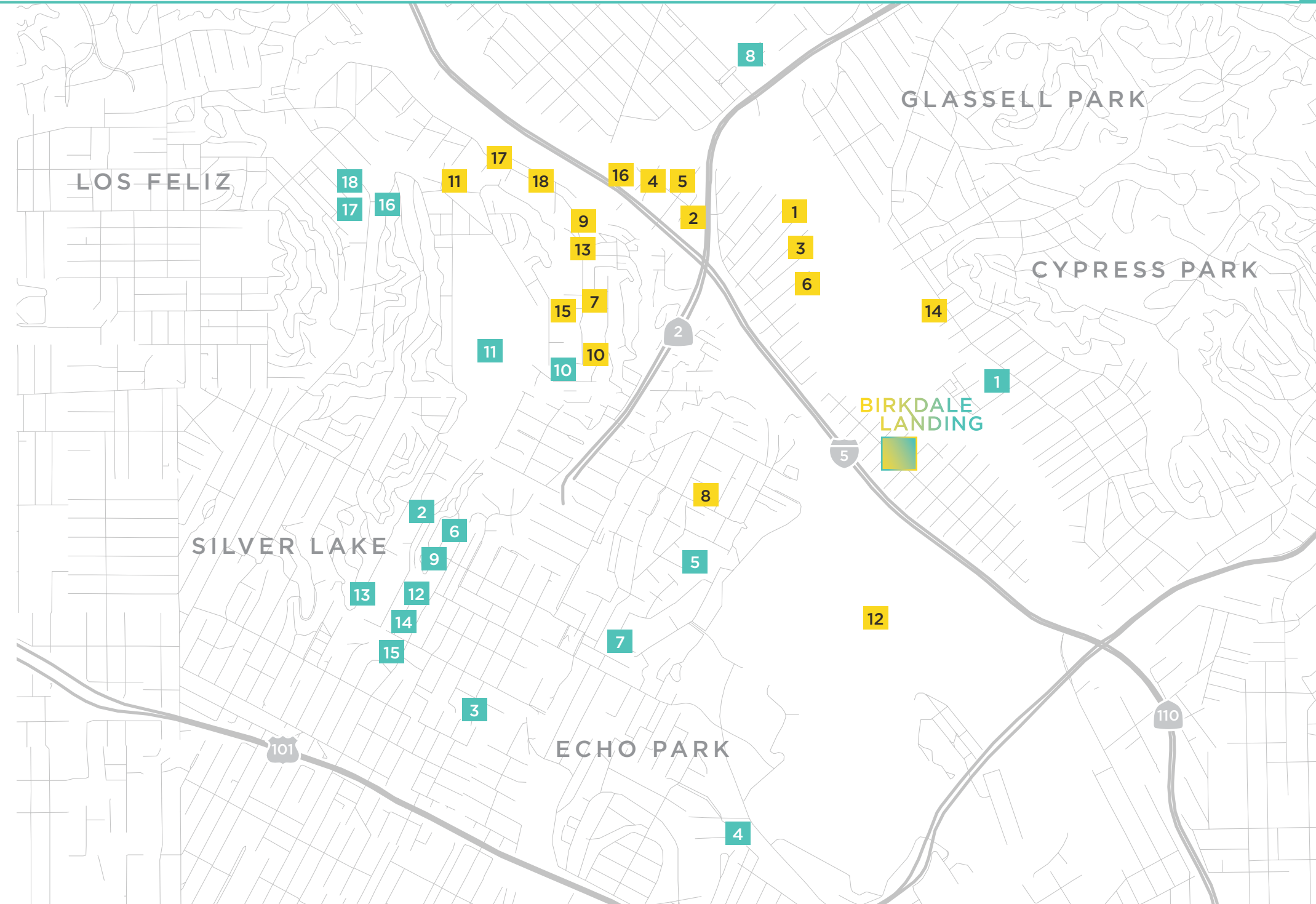
5-15 MINUTE BIKE RIDE

- 1 Spoke Bicycle Cafe
- 2 Frogtown Brewery
- 3 Wax Paper
- 4 Salazar
- 5 Elysian Restaurant
- 6 La Colombe Frogtown Cafe + Roasters
- 7 Whole Foods 365
- 9 by CHLOE. Silver Lake
- 10 The Red Lion Tavern
- 11 Edendale Restaurant + Bar
- 13 Starbucks
- 14 Restaurante Tierra Caliente
- 15 Silver Lake Wine
- 16 Coco's Bike Shop
- 17 Michelangelo
- 18 Modern Eats



10 MINUTE CAR DRIVE

- 1 River Park
- 2 The Satellite
- 3 Mohawk Bend
- 4 Button Mash
- 5 Dodger Stadium
- 6 Alimento
- 7 Cookbook
- 8 Electric Dusk Drive-In Movie Theater
- 9 Yazuka Sushi
- 10 Cha-Cha Lounge
- 11 Silver Lake Reservoir
- 12 Yolk
- 13 L&E Oyster Bar
- 14 Lake
- 15 Milk
- 16 Trader Joe's
- 17 Gelson's
- 18 Pinkberry





TAYLOR YARD BRIDGE

Delivering Q1 2021



DODGER STADIUM



FROGTOWN BREWERY



SALAZAR



ZEBULON



LA COLOMBE CAFE



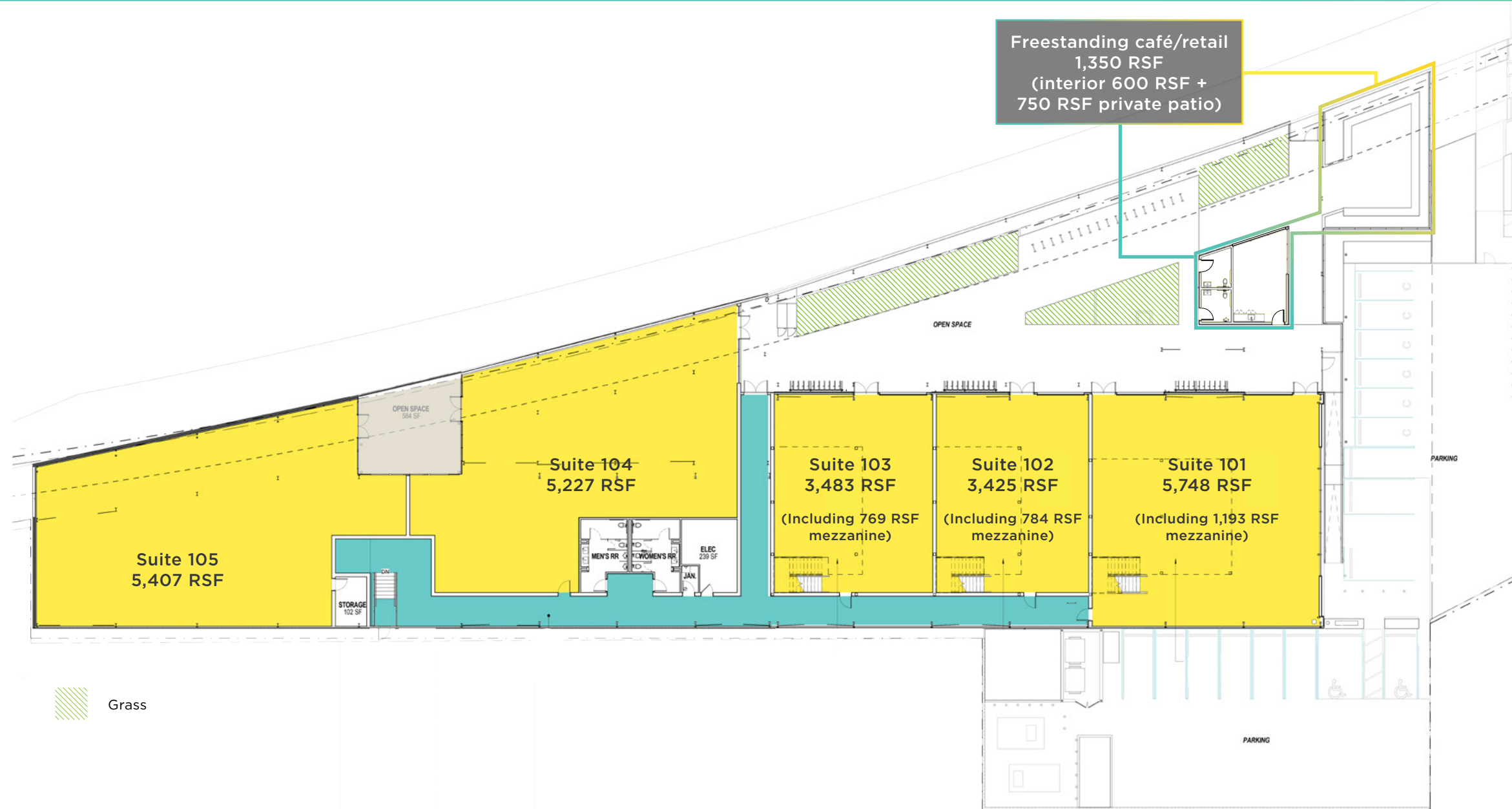
WAX PAPER



SPOKE BICYCLE CAFE

- LIGHT-FILLED SPACE
- THOUGHTFUL, FORWARD THINKING DESIGN
- CUTTING EDGE ARCHITECTURE
- FOR THE NELA VISIONARIES





FLOOR PLANS DELIVERING: JULY 2020

Birkdale Landing will be divided into several different office suites, and one freestanding cafe/retail space. Along the side of the property that neighbors the river, several courtyards will reside along the water front to create a contemplative and invigorating atmosphere for tenants.

ADDRESS: 2433 Birkdale Street, Los Angeles

TOTAL OFFICE RSF: 23,290 RSF
(divisible to 3,425 RSF)

TOTAL CAFE/RETAIL RSF: 1,350 RSF
(600 RSF Interior + 750 RSF Private Patio)

DELIVERY DATE: July 2020

OFFICE CEILING HEIGHTS: 9'-24'

PARKING RATIO: 2/1,000

RENTAL RATE: Negotiable

BIRKDALE LANDING

INSPIRED. OPEN. CONNECTED.

LEASING TEAM

NICOLE MIHALKA

Managing Director
+1 213.239.6076
nicole.mihalka@am.jll.com
LIC# 01322414

DANA VARGAS

Vice President
+1 213.239.6121
dana.vargas@am.jll.com
LIC# 01943620

CAITLYN ROSS

Senior Associate
+1 213.239.6339
caitlyn.ross@am.jll.com
LIC# 01892435

www.birkdale-landing.com



Jones Lang LaSalle Brokerage, Inc. License #01856260 © 2020 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

