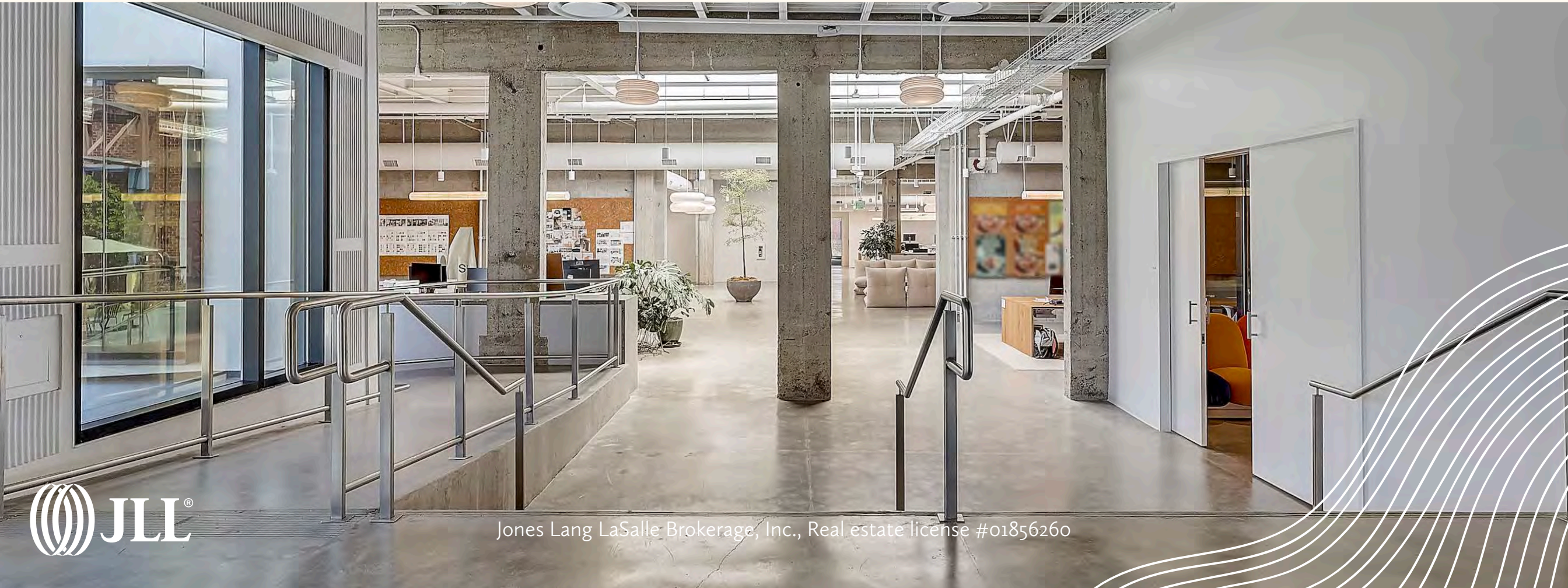


# Creative HQ Sublease Opportunity

3101 W Exposition Boulevard/3102 W 36th Street  
Jefferson Park/West Adams



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260





## Creative, Accessible, & Collaborative

The plug and play HQ sublease opportunity at 3101 W Exposition Blvd & 3102 W 36th Street offers a unique opportunity to draw workers back to the office with a modern campus environment highly conducive to the future of work. The property encompasses two interconnected main buildings spread across a 2.2 acre fully secure site. The first (Phase One) is a +/- 57,681 RSF two story space, and the second (Phase Two) is a recently completed +/-36,400 RSF space featuring a designated roof deck and unparalleled views of Los Angeles. With close proximity to the I-10, I-405 and its strategic location abutting the Expo/Crenshaw Station, 3101 W Exposition/3102 W 36th exemplifies the values and needs of employees returning to in-person work.



# Campus Highlights

**Address:** 3101 W Exposition Blvd / 3102 W 36th Street

**Total Campus Size:** 2.2 Acres; 94,081 RSF

- **Phase I** - 57,681 RSF

- **Phase II** - 36,400 RSF

**Year Built:** 2021

**Parking:** 183 striped spaces (ability for more via valet oversell)

**Security:** Self Contained, Gated, and Secured Campus

**Designed by:** Wolcott (Interiors) / HLW (Base Building)

**Furniture, Fixtures & Equipment:** Negotiable

**Expiration:** 2/28/2032

## Amenities:

Private Outdoor Tenant Patios

Expansive Roof Deck

Commercial Kitchen

Cafeteria

Library

Locker Rooms with Showers

Mothers Rooms

Outdoor Secure Food Truck Area

Private & Secure Outdoor Courtyards

Rooftop Deck & Patio

Commercial Kitchen

Large Kitchen w/ Seating





# Phase One

Phase I totals approximately 58,000 RSF and is primarily spread across a single story with multiple outdoor secure entries. The open working environment includes bowtruss ceilings, sit/stand desks & ample built-in breakout rooms/phone rooms.

**Size:** +/- 57,681 RSF

**Availability:** Now

**Rate:** Negotiable

**Sublease Term:** Through 2/28/2032

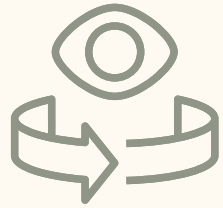
**Ceiling Height:** 14'9" - 16'9"

**Furniture:** Existing

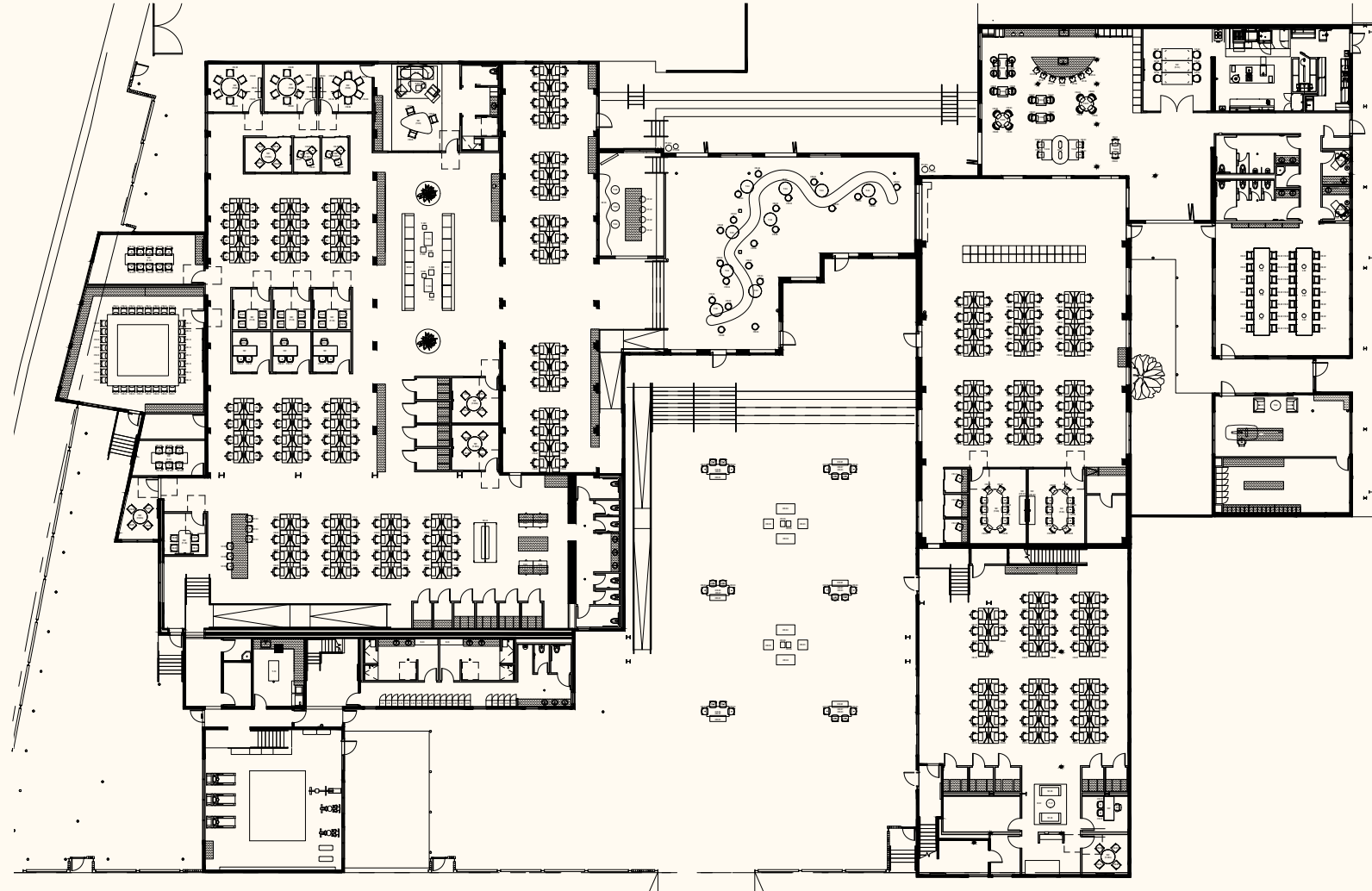


# Phase One +/- 57,681 RSF

## First Floor

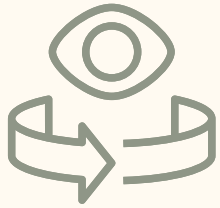


[Click Here for the Virtual Tour](#)

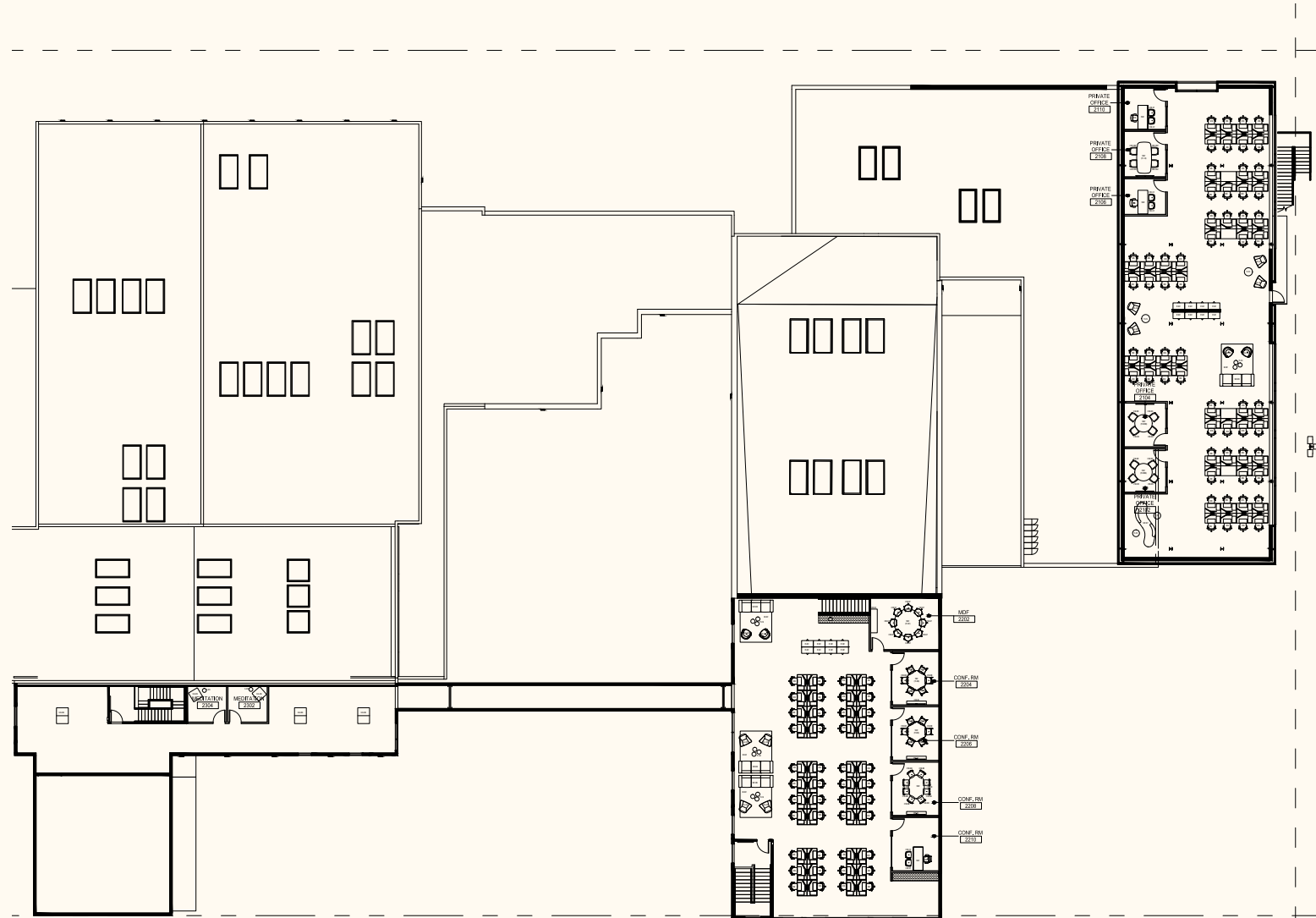


# Phase One +/- 57,681 RSF

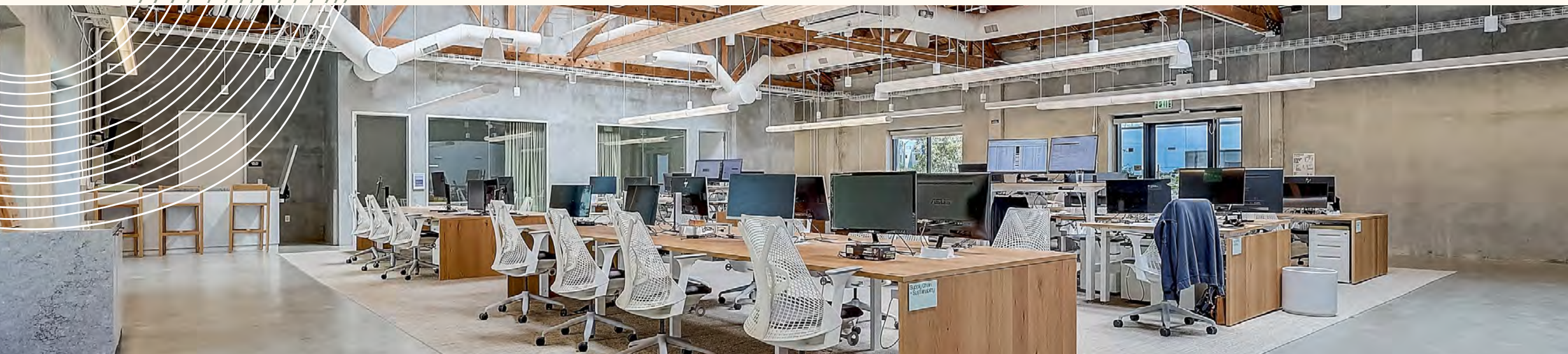
## Second Floor



[Click Here for the Virtual Tour](#)













# Phase Two

Phase II totals approximately 36,000 RSF of open concept space spread across three floors. The 3rd level offers access to an expansive rooftop deck, providing potential tenants the rare opportunity to secure office space with exclusive access to an outdoor area, perfect for events and employee enjoyment.

**Size:** +/- 36,400 RSF

**Availability:** Now

**Rate:** Negotiable

**Sublease Term:** Through 2/28/2032

**Ceiling Height:** 14'9" - 16'9"

**Furniture:** Existing

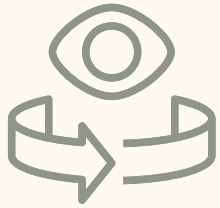
**Outdoor Space:** Direct access to terrace on 3rd level and separate rooftop deck



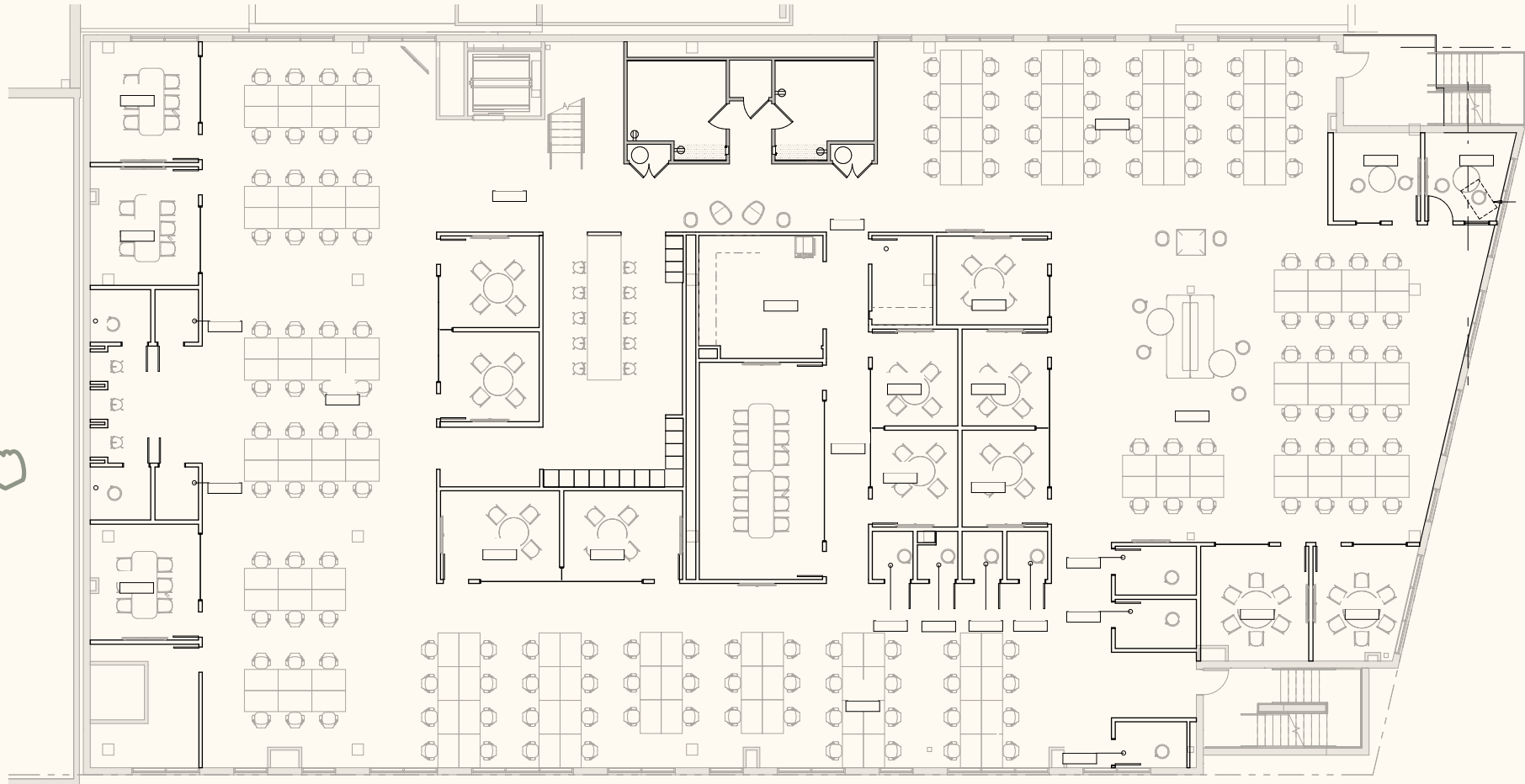


# Phase Two +/- 36,400 RSF

## Second Floor



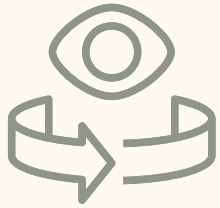
[Click Here for the Virtual Tour](#)





# Phase Two +/- 36,400 RSF

## Third Floor



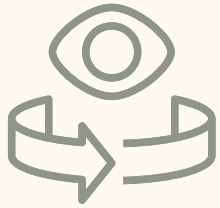
Click Here for the Virtual Tour



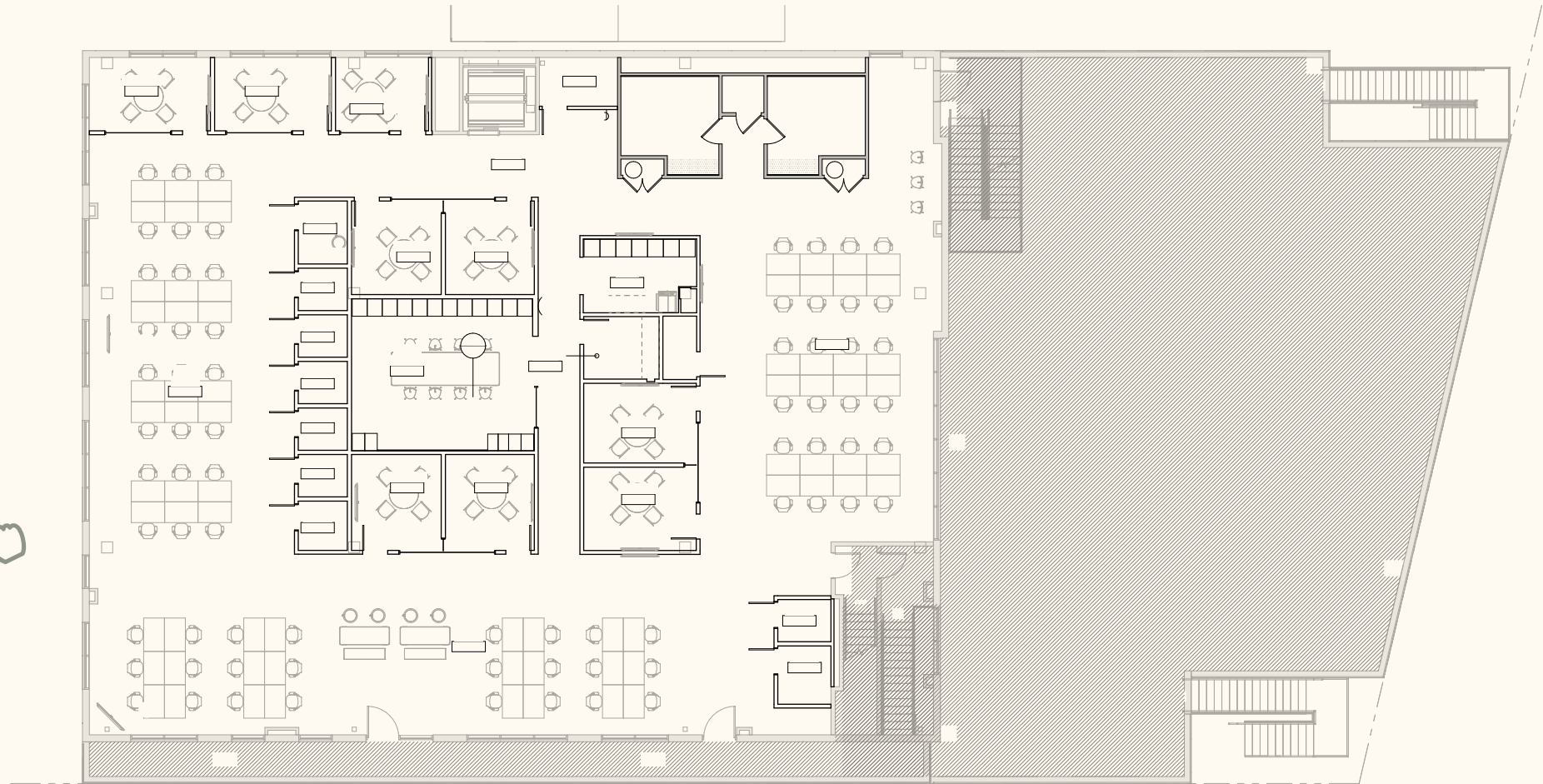


# Phase Two +/- 36,400 RSF

## Fourth Floor



Click Here for the Virtual Tour





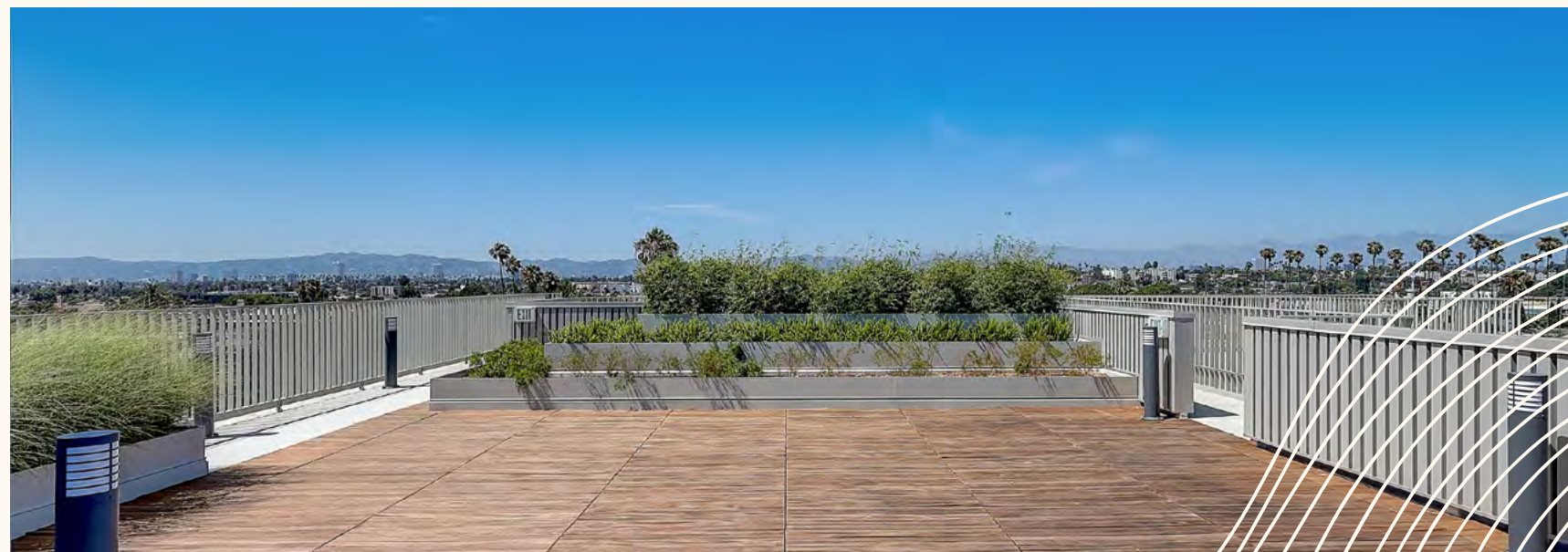
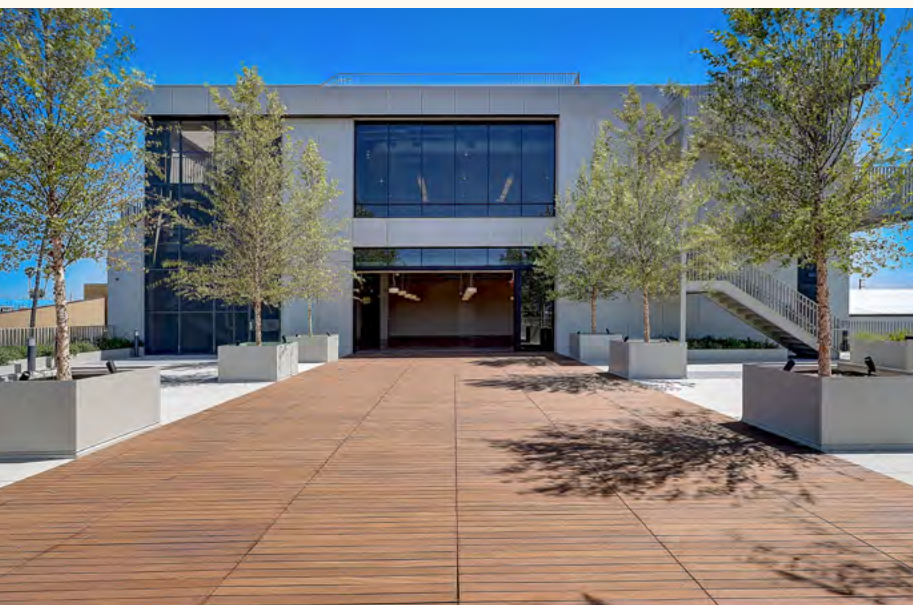






## Indoor/Outdoor Working

3101 W Exposition Blvd / 3102 W 36th Street offers occupants an unparalleled opportunity to take advantage of the sunny California weather while at the office. With a private roof deck and numerous tenant patio areas, workers will have a variety of options to enjoy the outdoors within the confines of the secure office campus.





# Jefferson Park/West Adams

3102 W 36th Street’s strategic location on the cusp of Jefferson Park and West Adams offers truly rare accessibility for commuters. Drivers will enjoy close proximity to freeways (just 5 to 10 minutes to the I-405 and I-10), while workers leveraging public transportation will enjoy direct access to the Expo/Crenshaw metro station. Employees will also find themselves within close proximity to some of LA’s most amenity rich neighborhoods, including Culver City, West LA, Beverly Hills, Century City, West Hollywood, and Hollywood.

## Nearby Restaurants

- Mizlala
- Alta Adams
- Delicious Pizza
- Mian
- Cento
- Tartine
- Highly Likely
- Harrold and Belles
- Earle's
- Party Beer Co
- Johnny’s Pastrami
- Philips BBQ

## Nearby Corporate Neighbors

- Total Luxury Spa
- Rios Clemente Hale Architects
- Goat Shoes
- Mashstudios
- The Real Real





3101 W Exposition Blvd /  
3102 W 36th Street

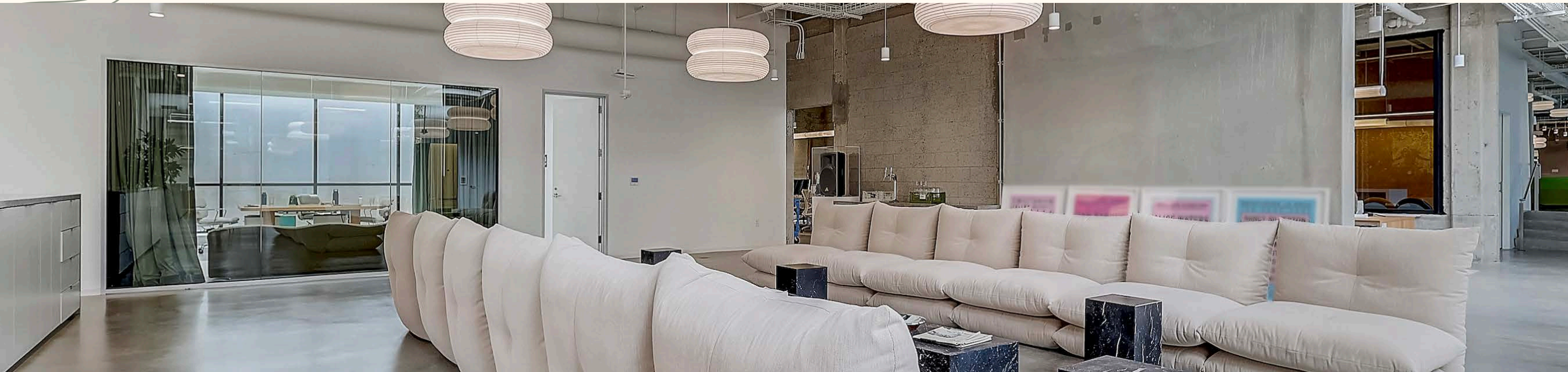








# 3101 W Exposition Blvd / 3102 W 36th Street



**Carl Muhlstein**  
213 239 6055  
carl.muhlstein@am.jll.com  
Lic: 00595250

**Peter Hajimihalis**  
213 239 6399  
peter.hajimihalis@am.jll.com  
Lic: 01994663

**Mike McKeever**  
+1 213 239 6059  
mike.mckeever@am.jll.com  
Lic: 01350521

*Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.*

*\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.*