



**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
Suite 2B: ± 2,231 SF

PARKING

2/1,000 (\$150/Space/Month)

FEATURES

- Creative Compound
- Concrete Floors
- Exposed Ceilings
- Natural Light
- Direct Access to Suites from Outdoor Walkway
- Patio
- Located at the End of Quiet Street With Ample Privacy
- Close to Tons of World Class Eateries Along Sawtelle Boulevard
- Easy Access to 10 and 405 Freeways
- Walking Distance to Metro Expo Line

VIRTUAL TOUR

RENT

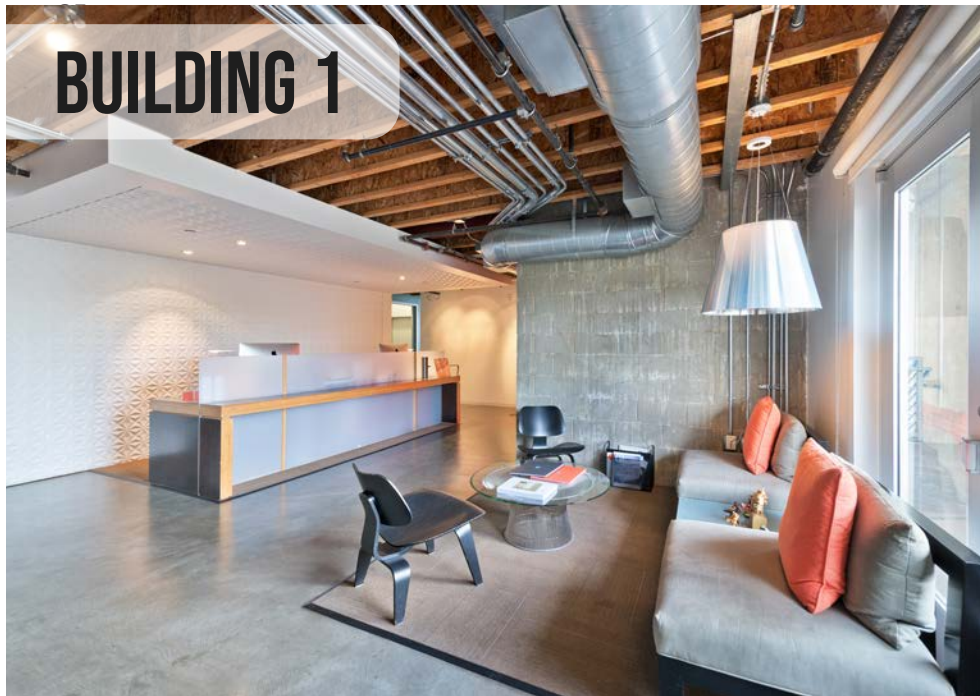
\$2.70/ SF, NNN

OCCUPANCY

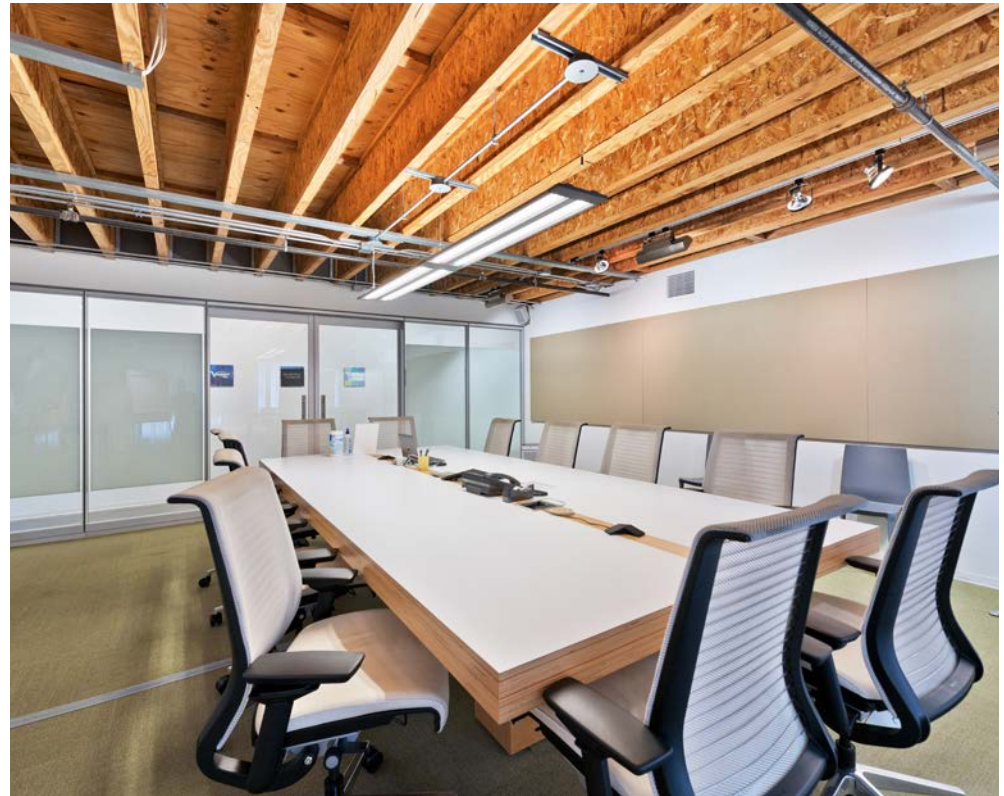
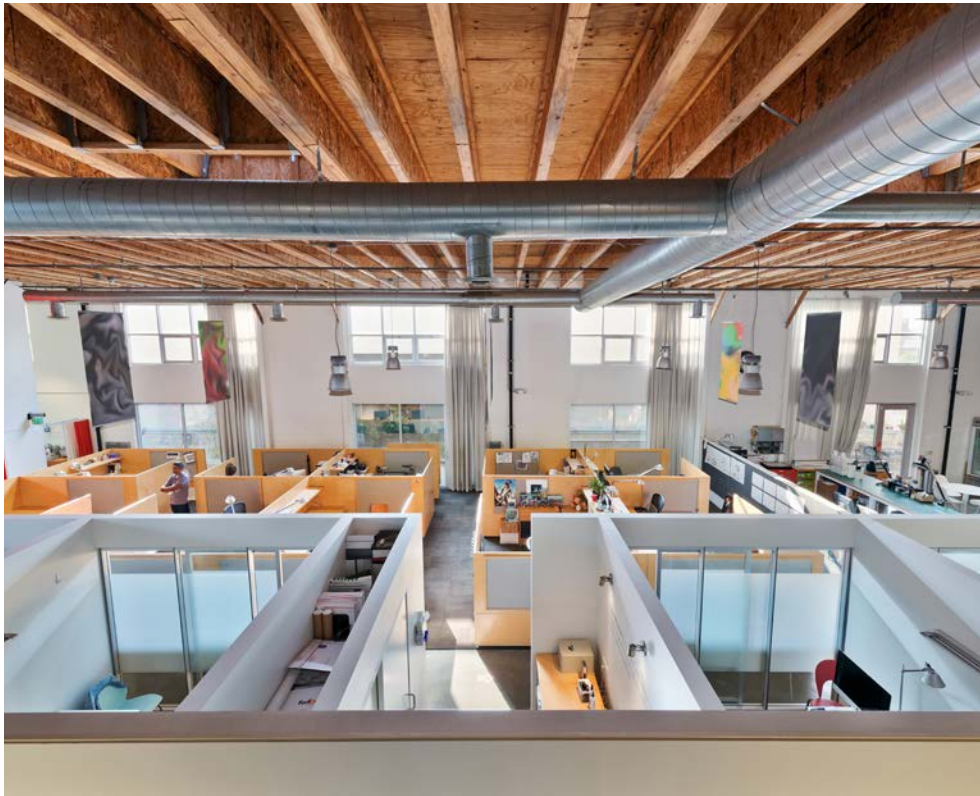
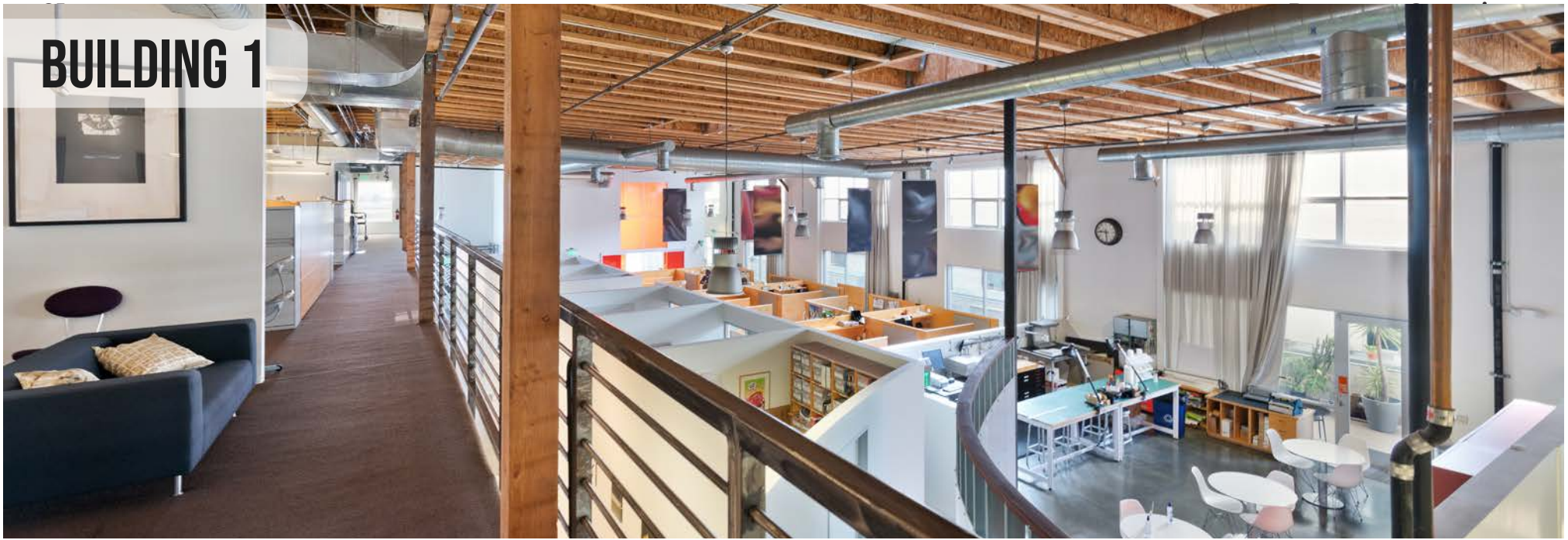
- Building 1: 60 Days
- Suite 2B: Immediate



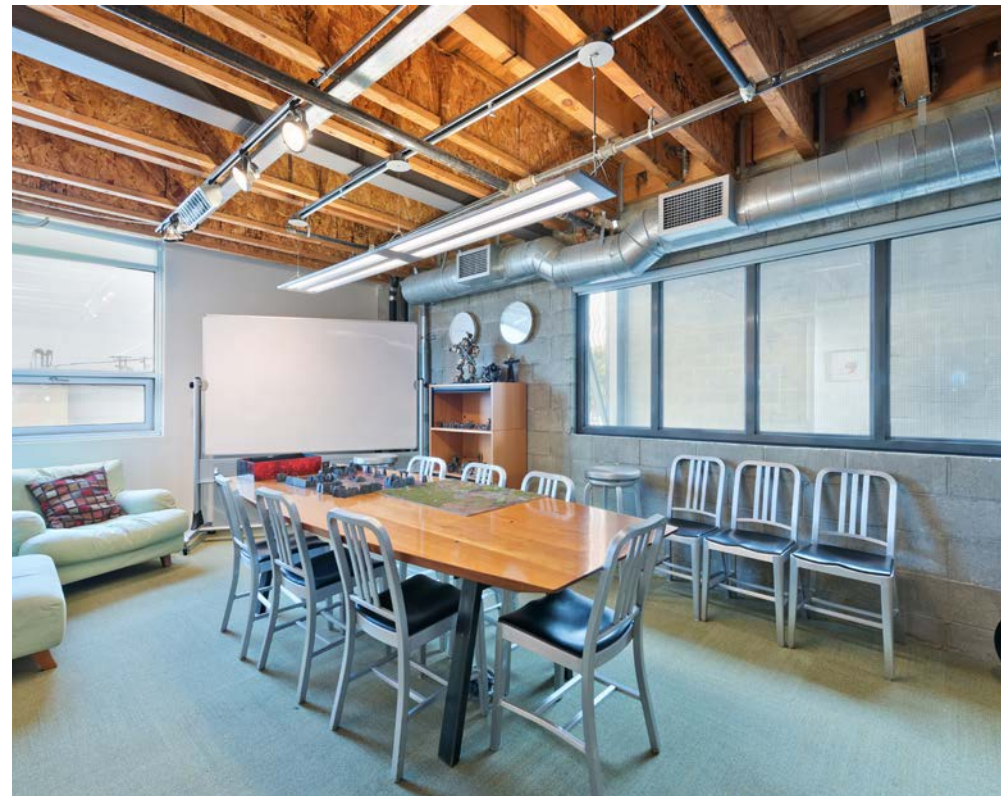
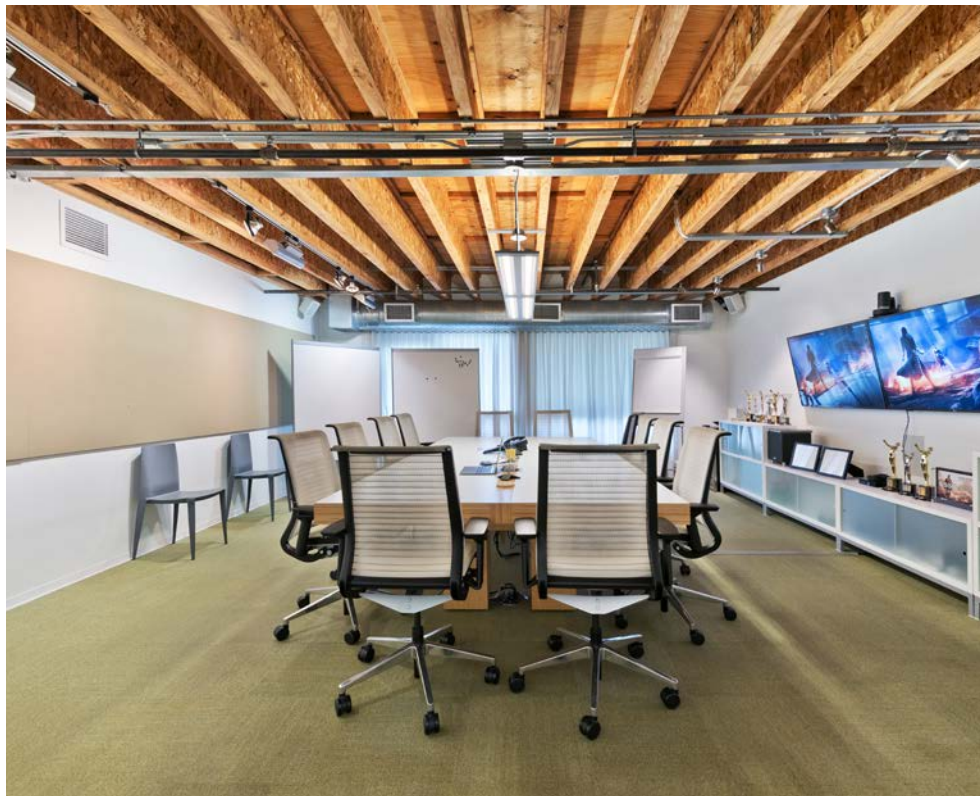
BUILDING 1

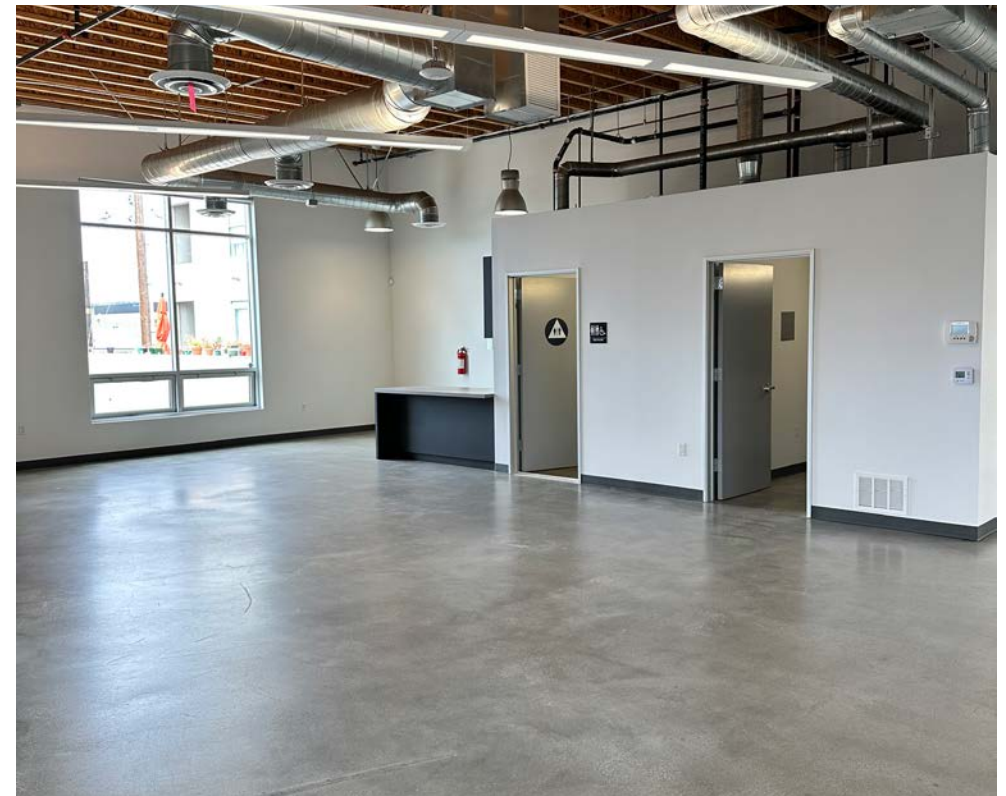


BUILDING 1



BUILDING 1









BUILDING 1

AVAILABLE

BUILDING 2

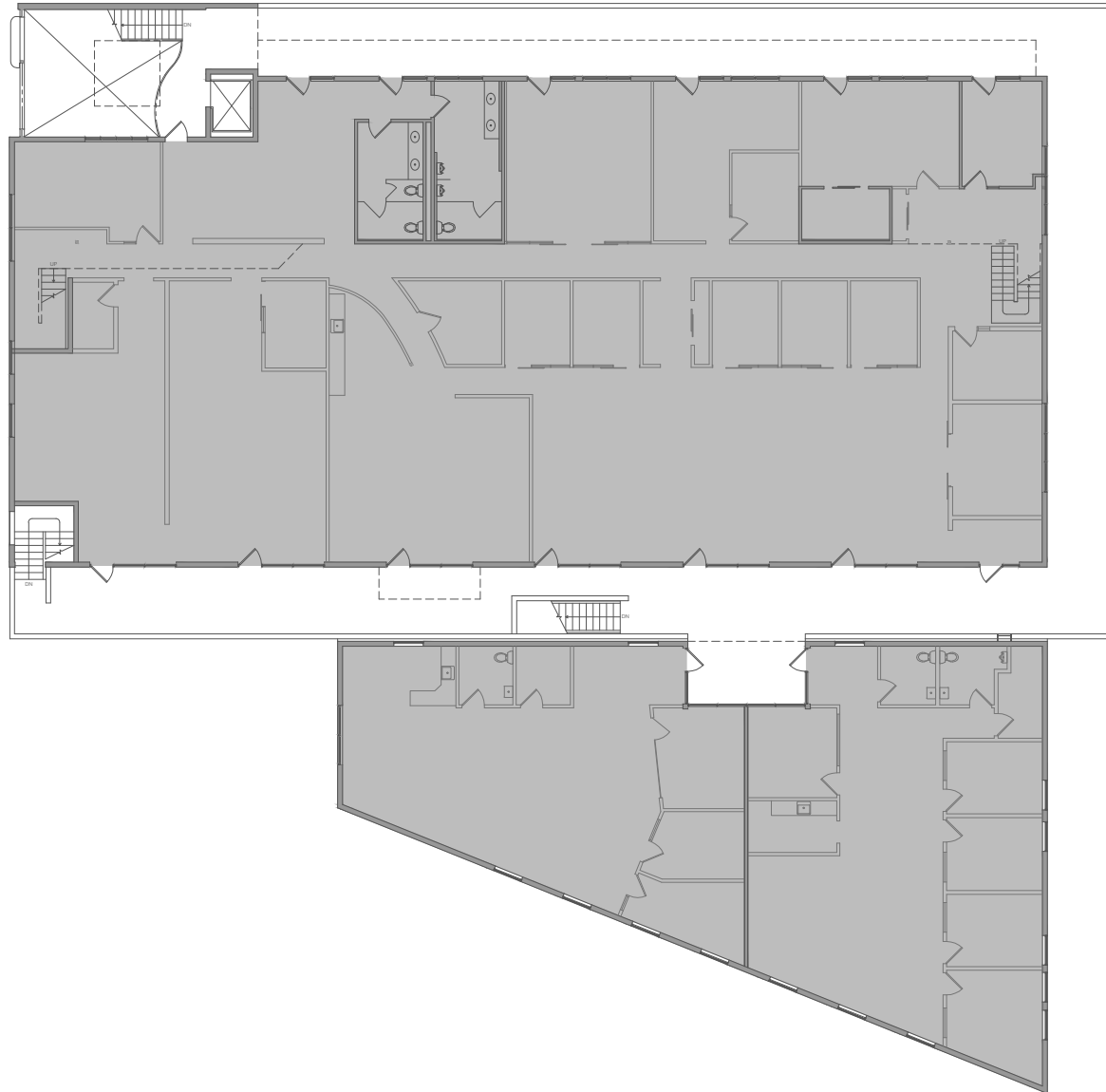
SUITE 2B

AVAILABLE

SUITE 2A

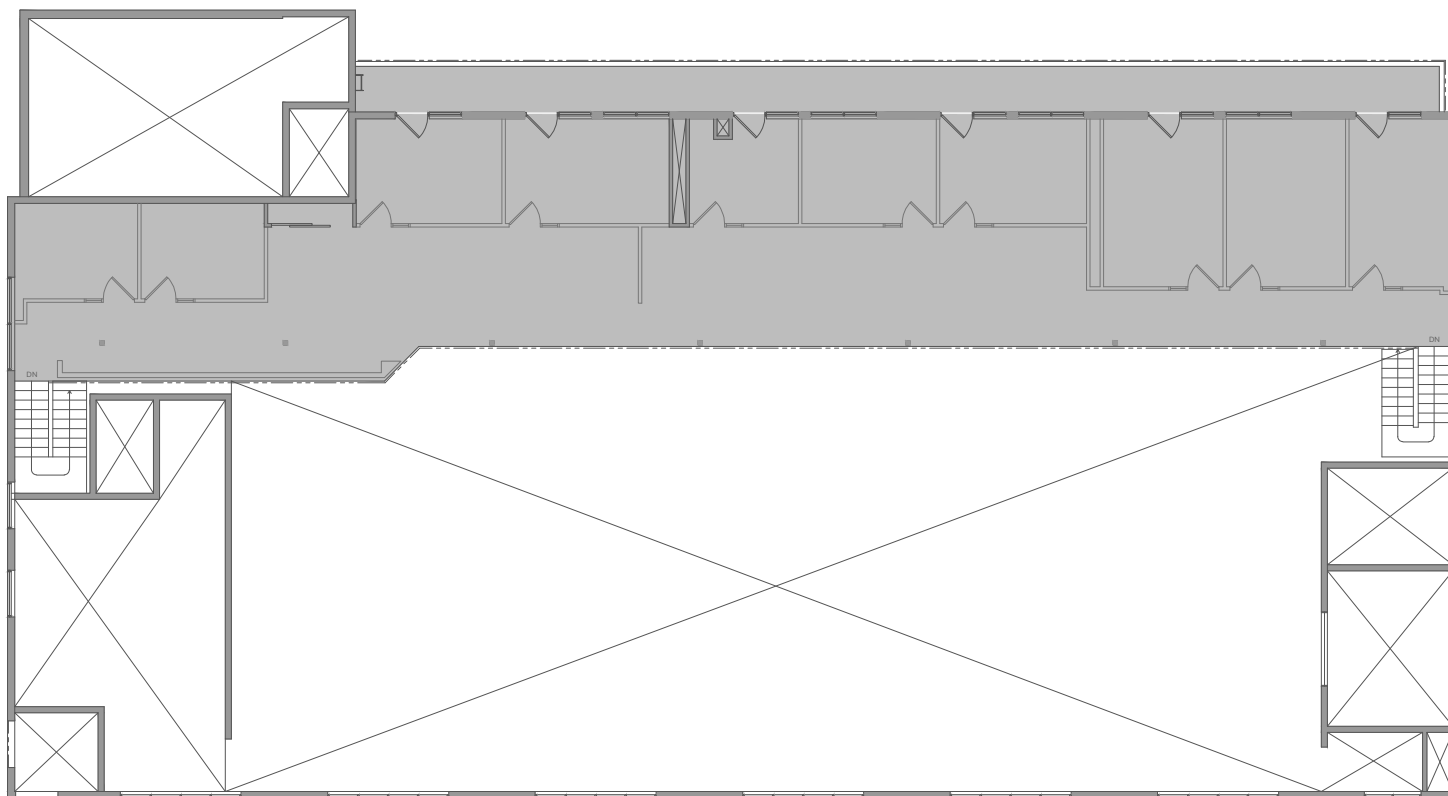
**LEASED THROUGH
3/31/2026**

FLOOR PLANS - MAIN FLOOR

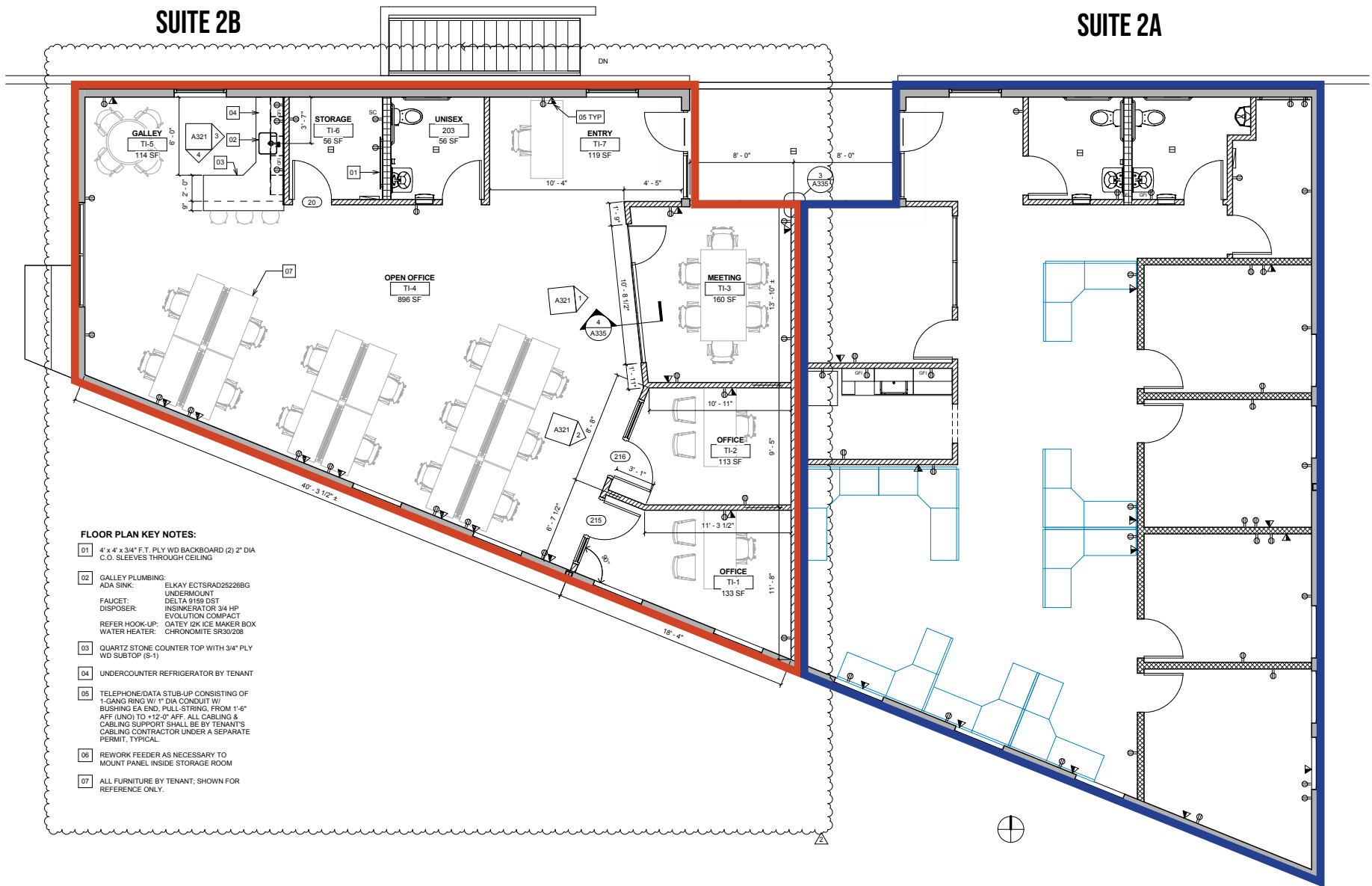


N'

FLOOR PLANS - BUILDING 1 MEZZANINE



FLOOR PLANS - BUILDING 2



AREA 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



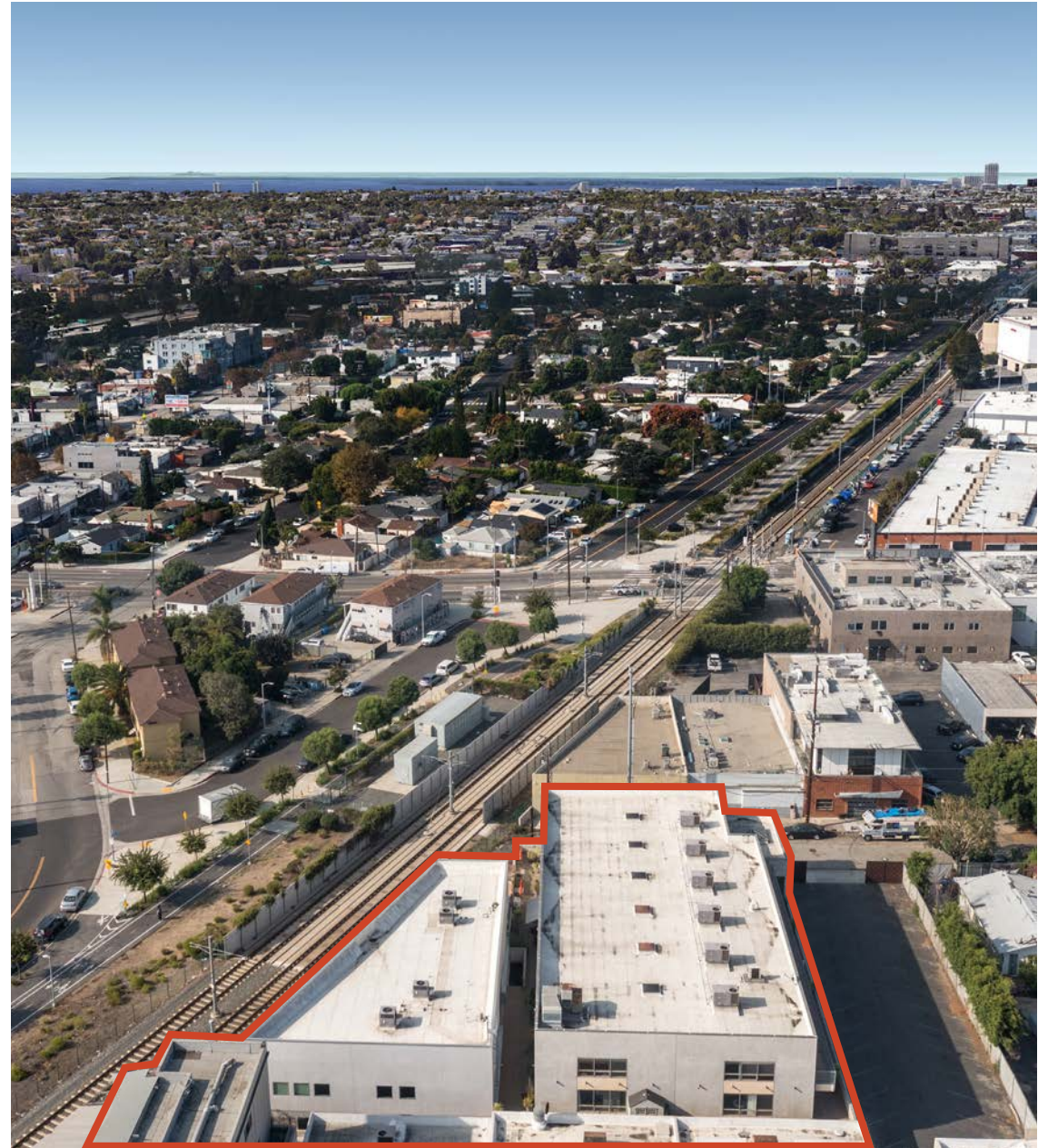
INCOME OVER 200K

1 MILE - 17.17%
3 MILE - 19.99%
5 MILE - 22.44%



AVG HOUSEHOLD INCOME

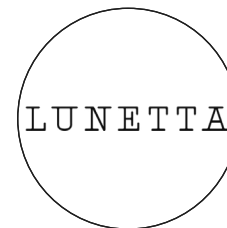
1 MILE - \$122,040
3 MILE - \$126,893
5 MILE - \$133,887



MAJOR AREA TENANTS



NEARBY AMENITIES



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