

# 2236. S. Barrington Ave

LOS ANGELES, CA, 90064



## CREATIVE COMPOUND **FOR LEASE**

**BRAD MCCOY**  
PRINCIPAL

bmccoy@leewestla.com  
310-899-2730  
DRE 01938098

**CONOR HALLORAN**  
PRINCIPAL

challoran@leewestla.com  
310-899-2724  
DRE 02085970

**DYLAN MAHOOD**  
PRINCIPAL

dmahood@leewestla.com  
310-899-2706  
DRE 02027002



# MODERN STATE OF THE ART BUILDING

Donaldson + Partners is a transdisciplinary design studio committed to design and research that yields innovative and iconic homes, workplaces, urban environments and things. We balance imagination and reality, art and science with a particular focus and interest in the relationship between architecture, art, and the landscape. We engage in a wide range of project types and sizes around the world.

Donaldson  
+ Partners



LEASE

## DETAILS

### Floor(s):

1st and 2nd

### Available Space:

16,437 SF

### Rental Rate:

Negotiable

### Term:

Minimum 3 years

### Availability:

Immediate

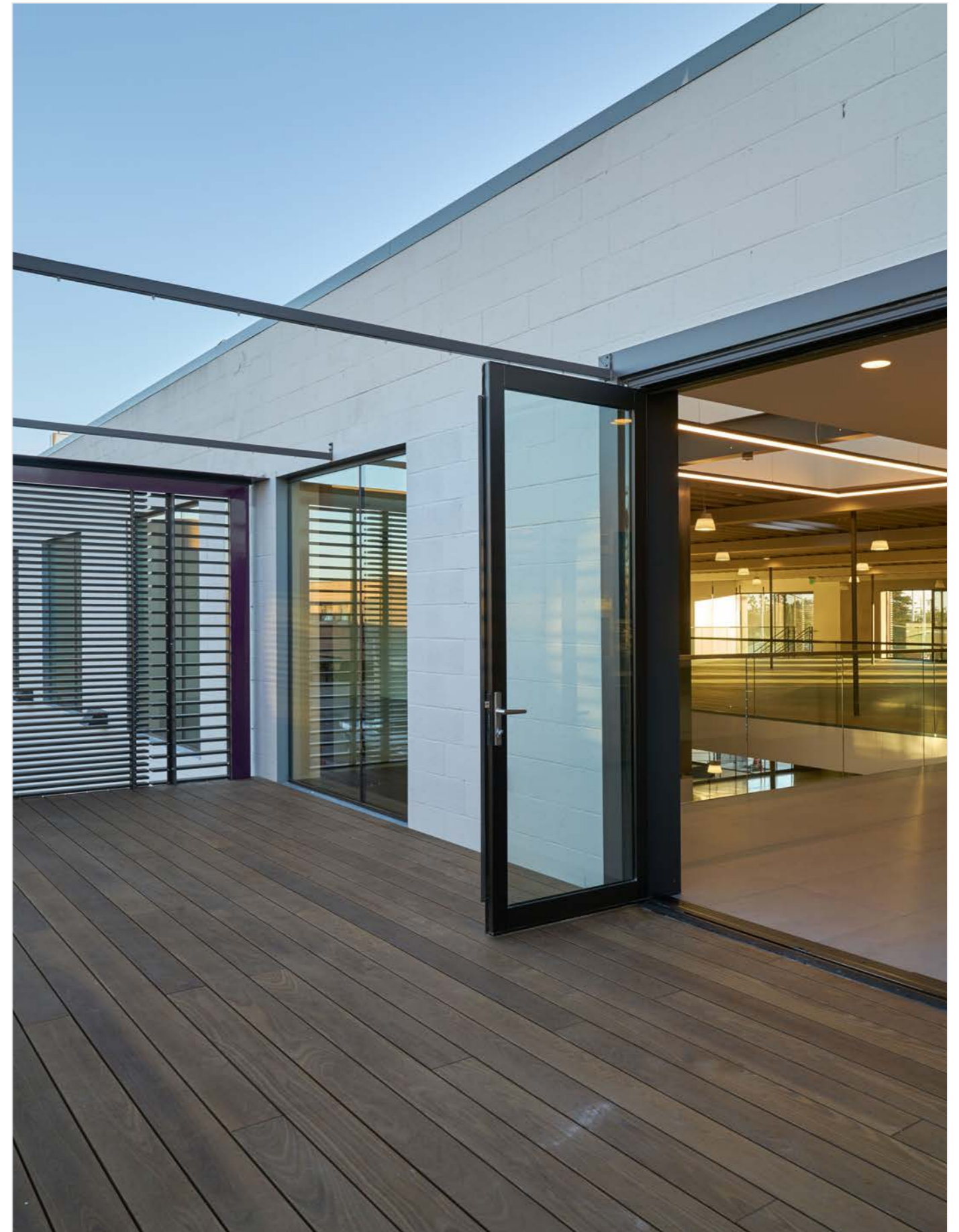
### Parking:

49 stalls @ \$200/stall

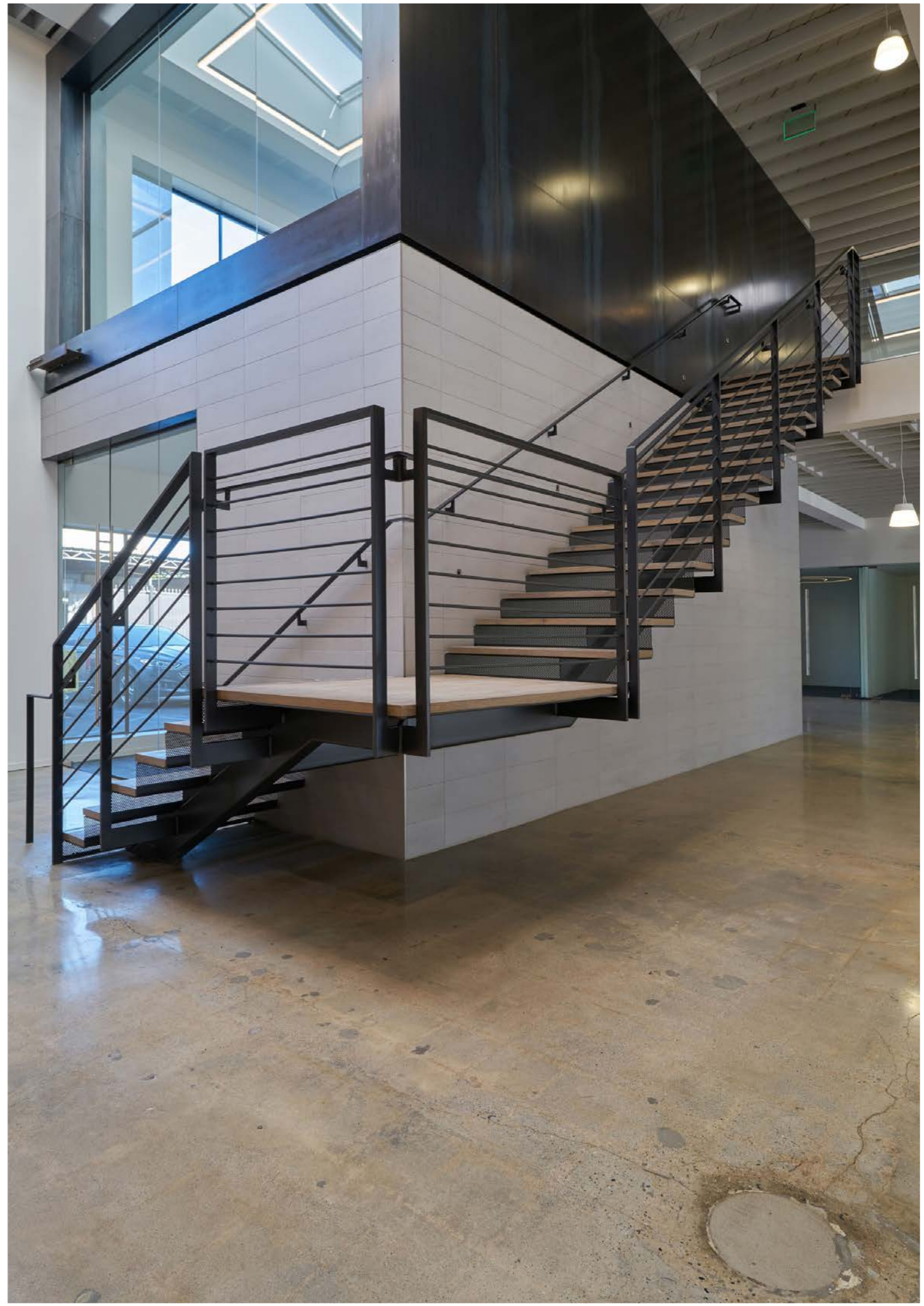
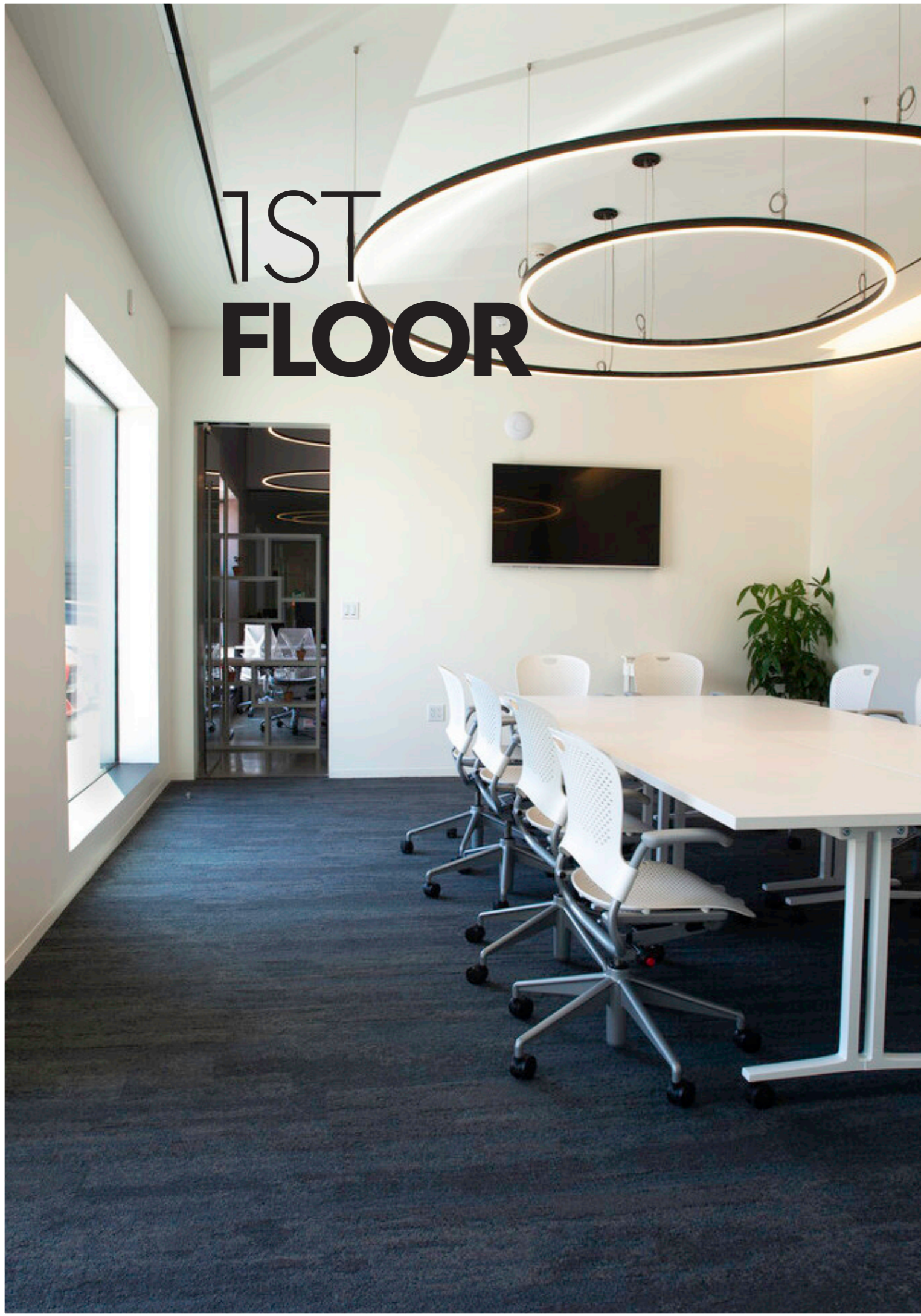
KEY

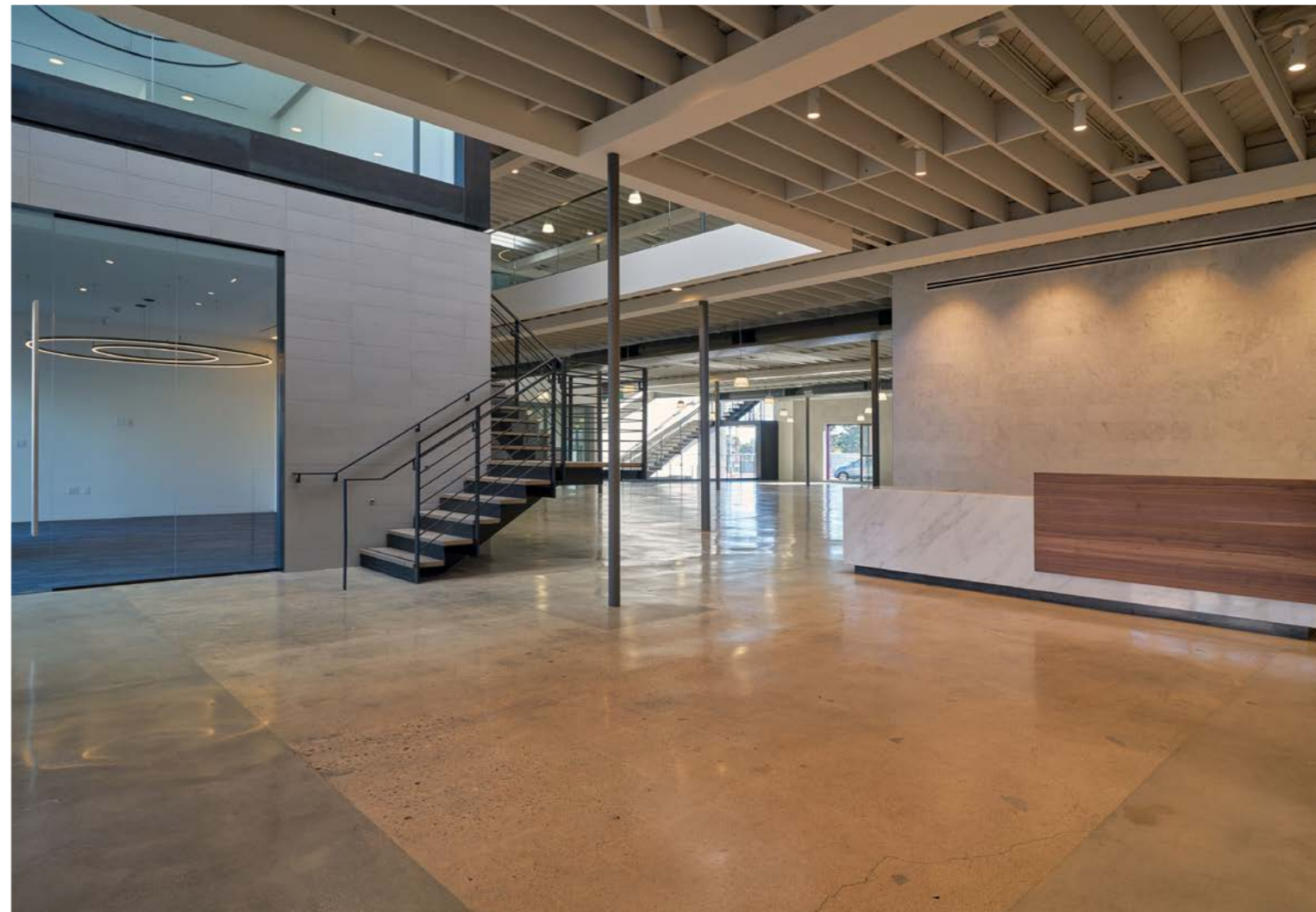
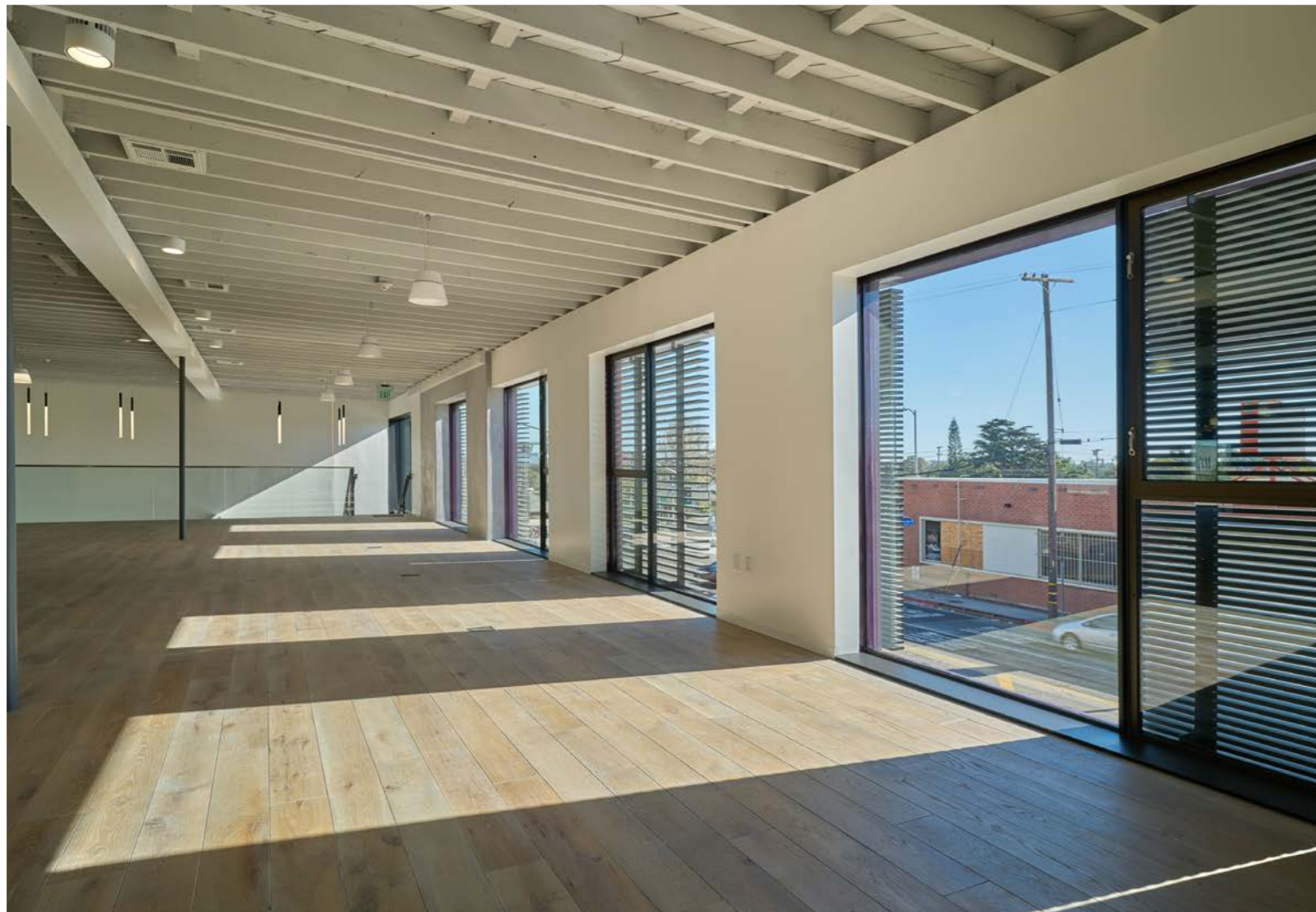
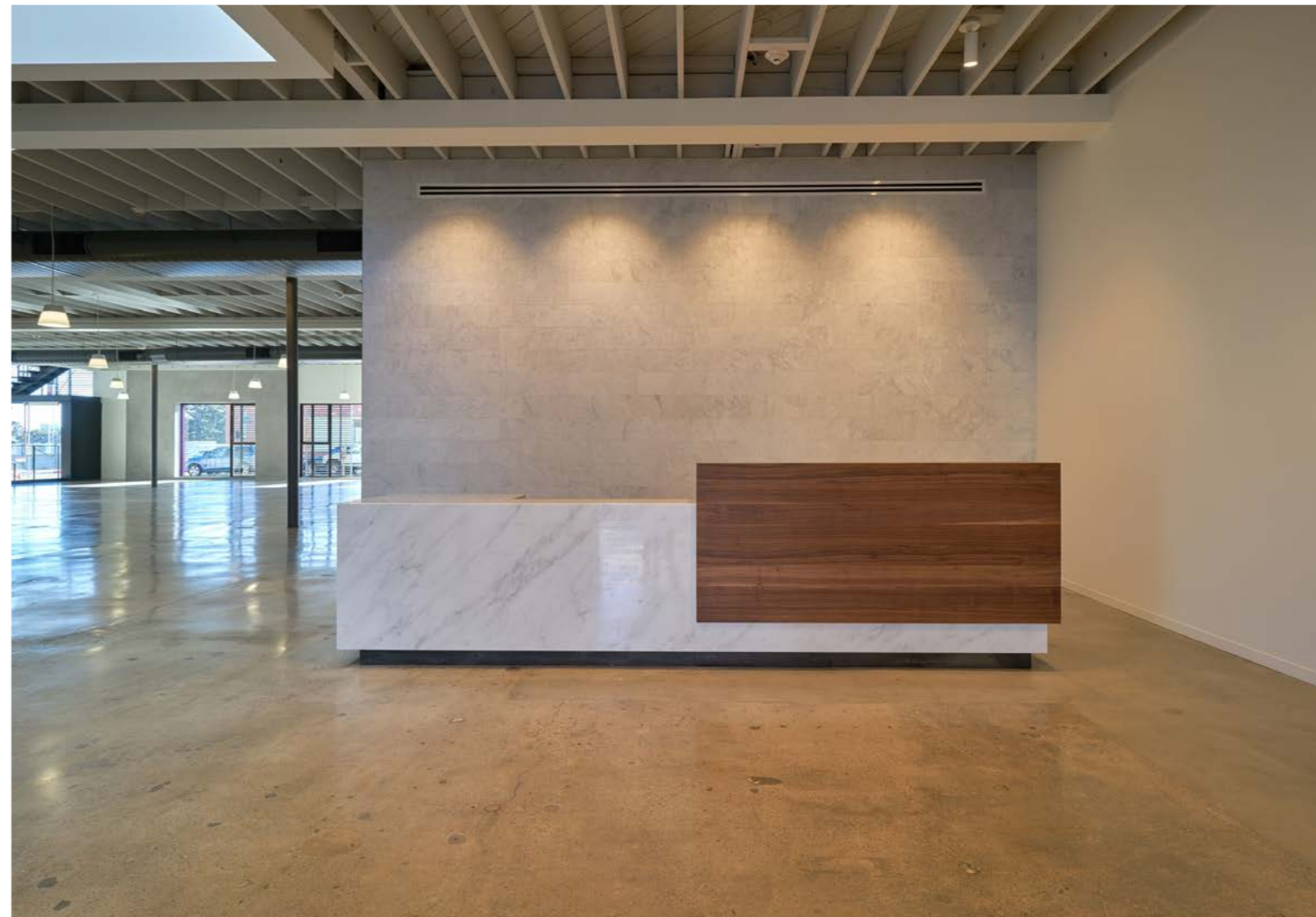
## HIGHLIGHTS

- Modern creative space in West LA with soaring ceilings and polished concrete floors
- 2 conference rooms, 8 private offices, and open areas for up to 150 employees
- Open-concept kitchen with access to private outdoor balconies and kitchen downstairs
- Dual staircases for easy access between floors
- Plenty of natural light, perfect for events
- Two sets of restrooms, one on each floor
- Flexible space ideal for co-working, events, filming, or pop-ups

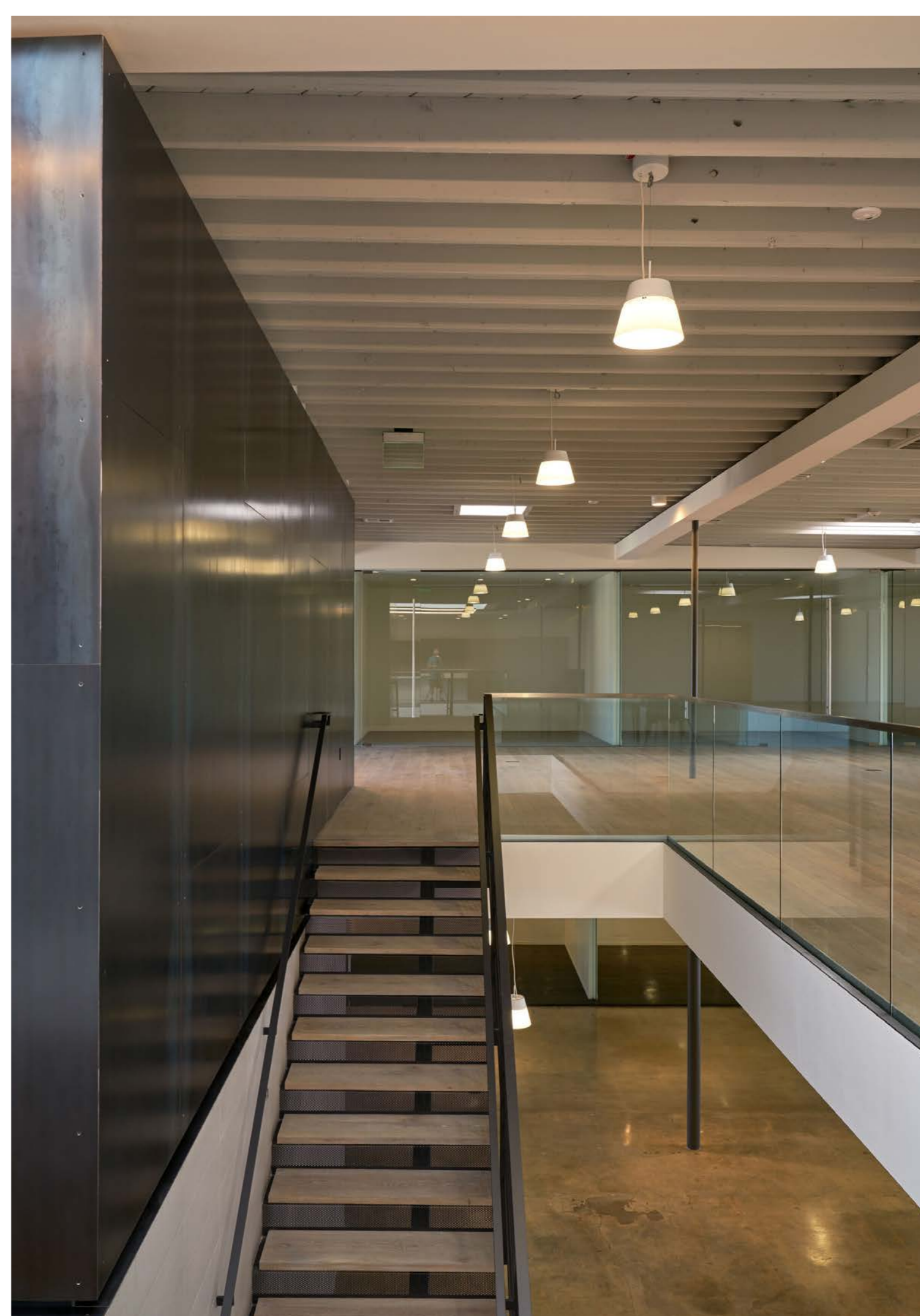


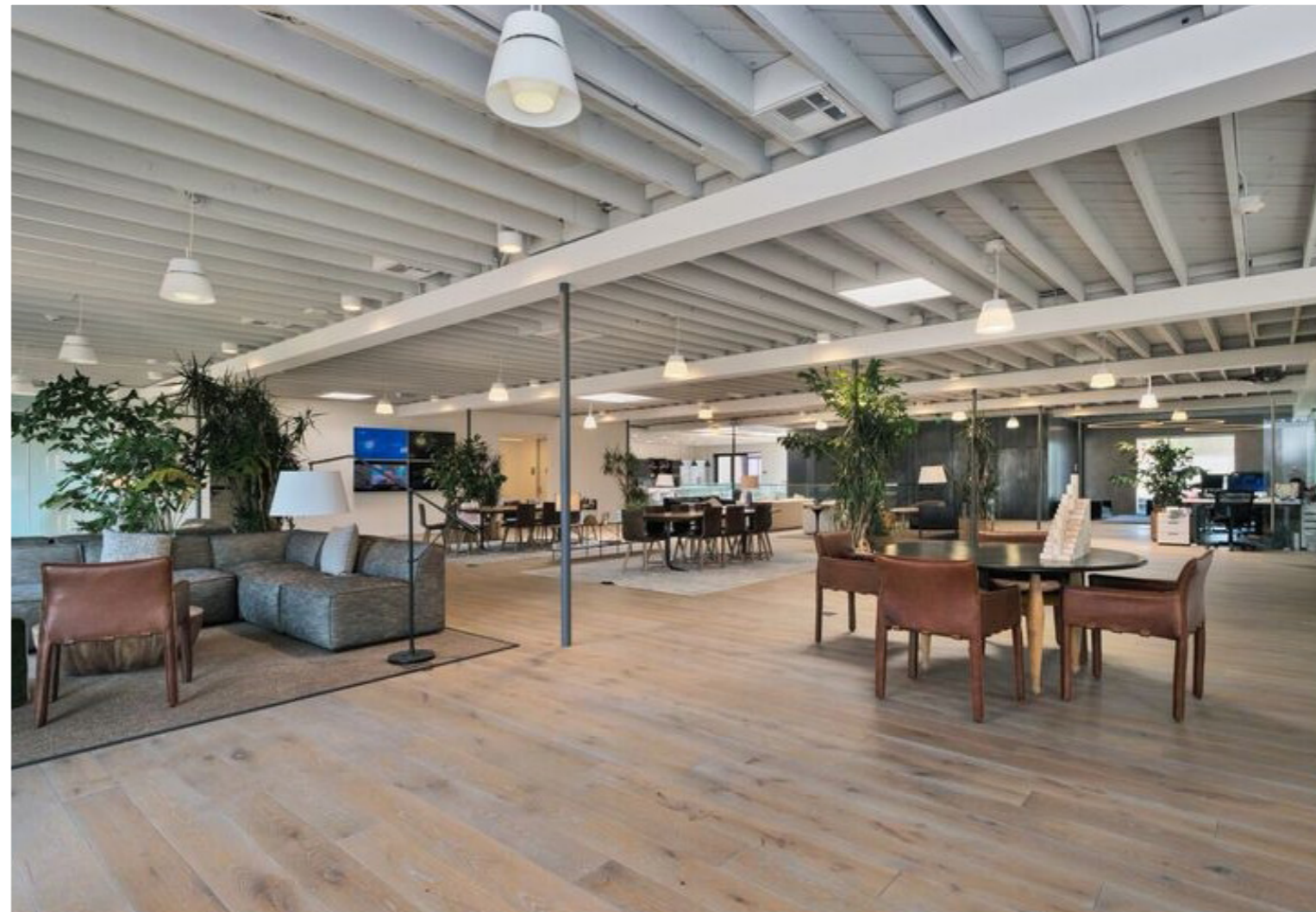
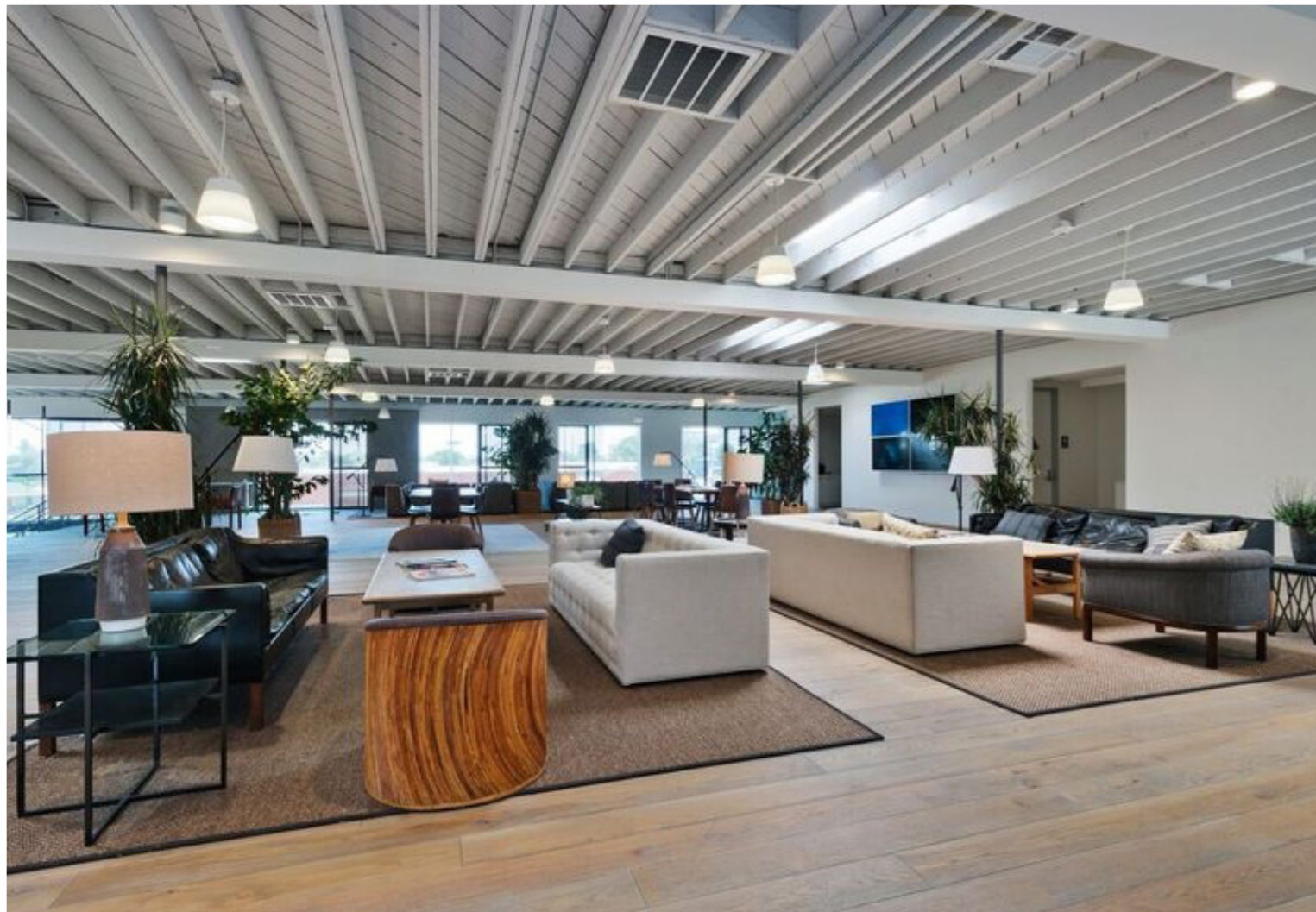
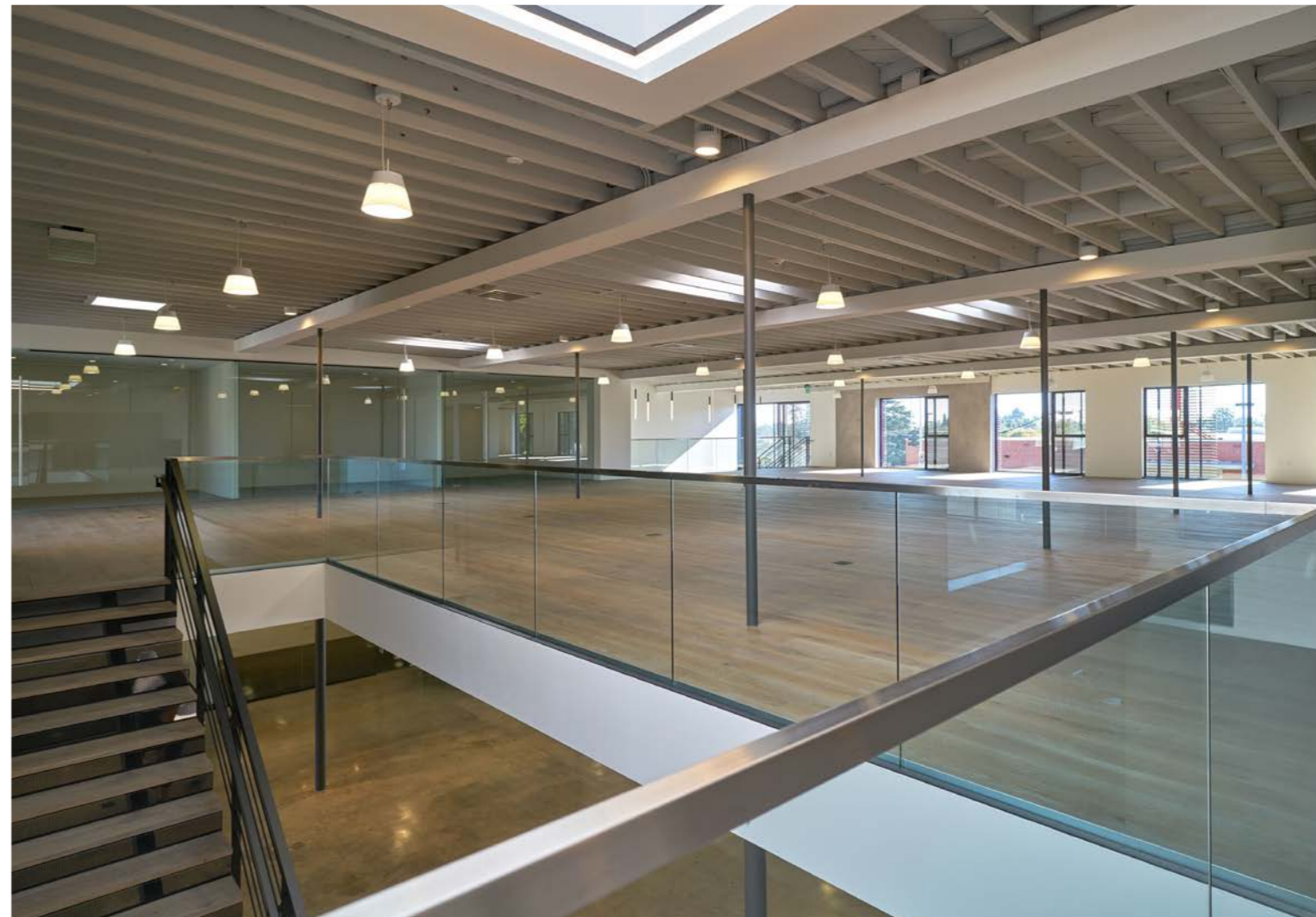
# 1ST FLOOR





# 2ND FLOOR







PARKING

2236 BARRINGTON AVE.

BARRINGTON AVE

# DEDICATED SECURE PARKING

Nestled in the heart of West LA where parking is a rare luxury, 2236 S. Barrington Avenue offers an exclusive perk: its own secure, parking. Located just behind the building, the lot offers 49 dedicated parking spaces which are available to lease at a monthly rate of \$200 per space.



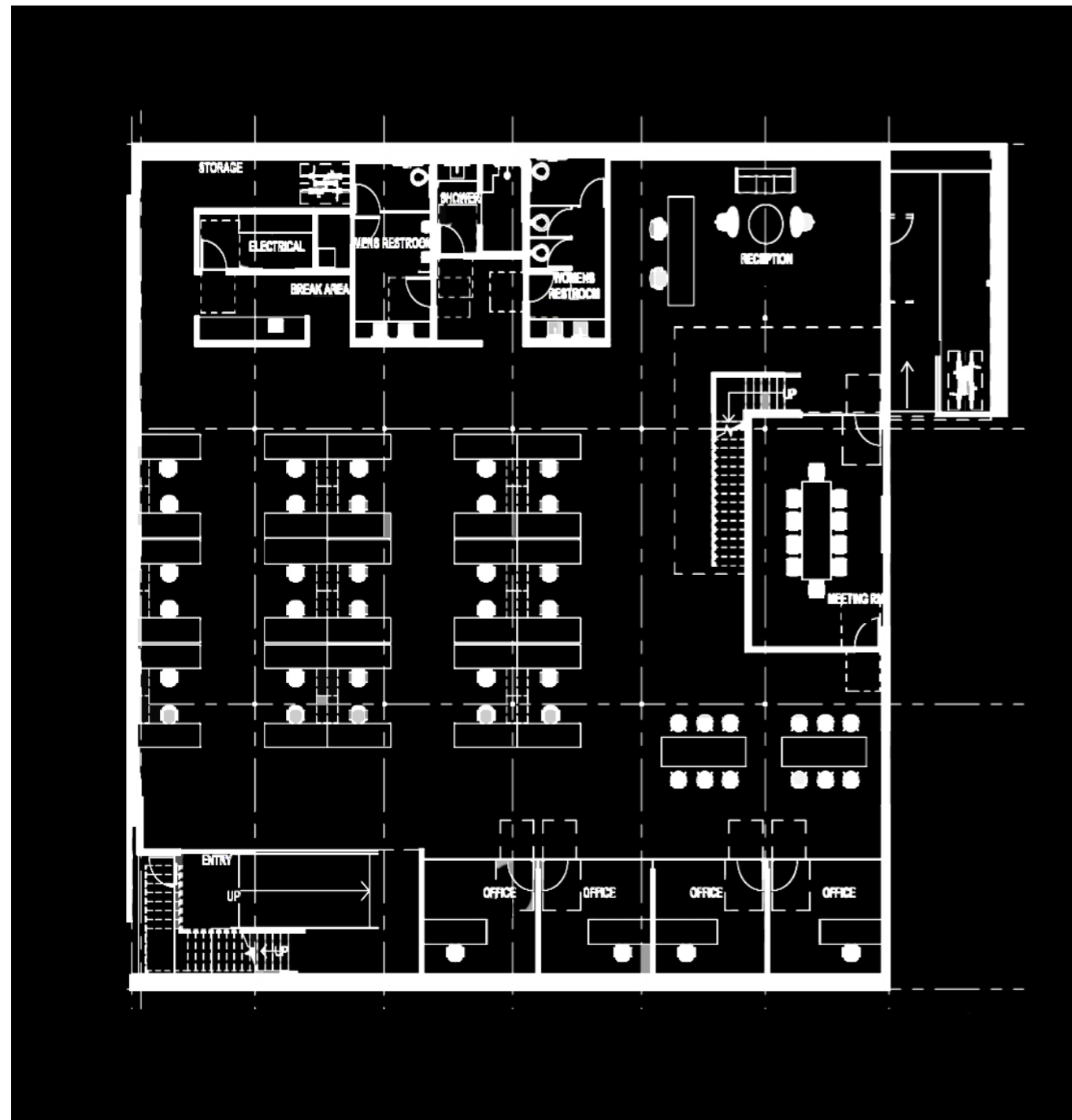
# PRIME WEST LA LOCATION

The West LA office market, including Santa Monica, is a hub for renowned tenants across technology, entertainment, and gaming industries, such as **Riot Games**, **Activision Blizzard**, and **Skydance Productions**. These industry leaders are drawn to state-of-the-art office spaces offering premier amenities like rooftop decks, wellness centers, and collaborative outdoor areas. The Olympic corridor provides easy access to major transportation hubs, including the 405 and 10 freeways and the Metro E Line, along with a vibrant mix of dining and retail options, making West LA an ideal destination for innovative companies attracting top talent.

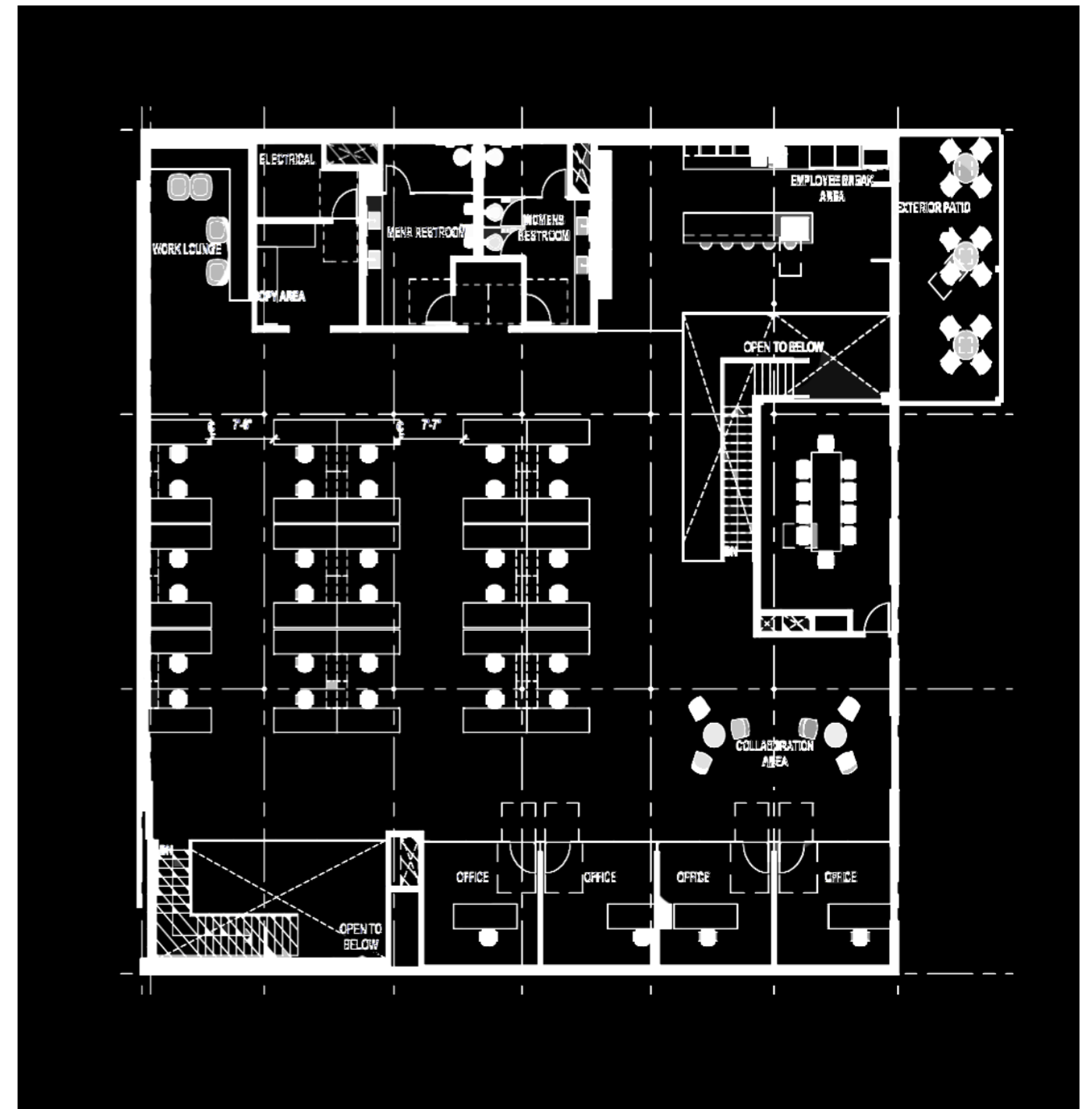


# FLOOR PLAN

## 1ST FLOOR



## 2ND FLOOR



# 2236. S. Barrington Ave

LOS ANGELES, CA, 90064

**BRAD MCCOY  
PRINCIPAL**

bmccoy@leewestla.com  
310-899-2730  
DRE 01938098

**CONOR HALLORAN  
PRINCIPAL**

challoran@leewestla.com  
310-899-2724  
DRE 02085970

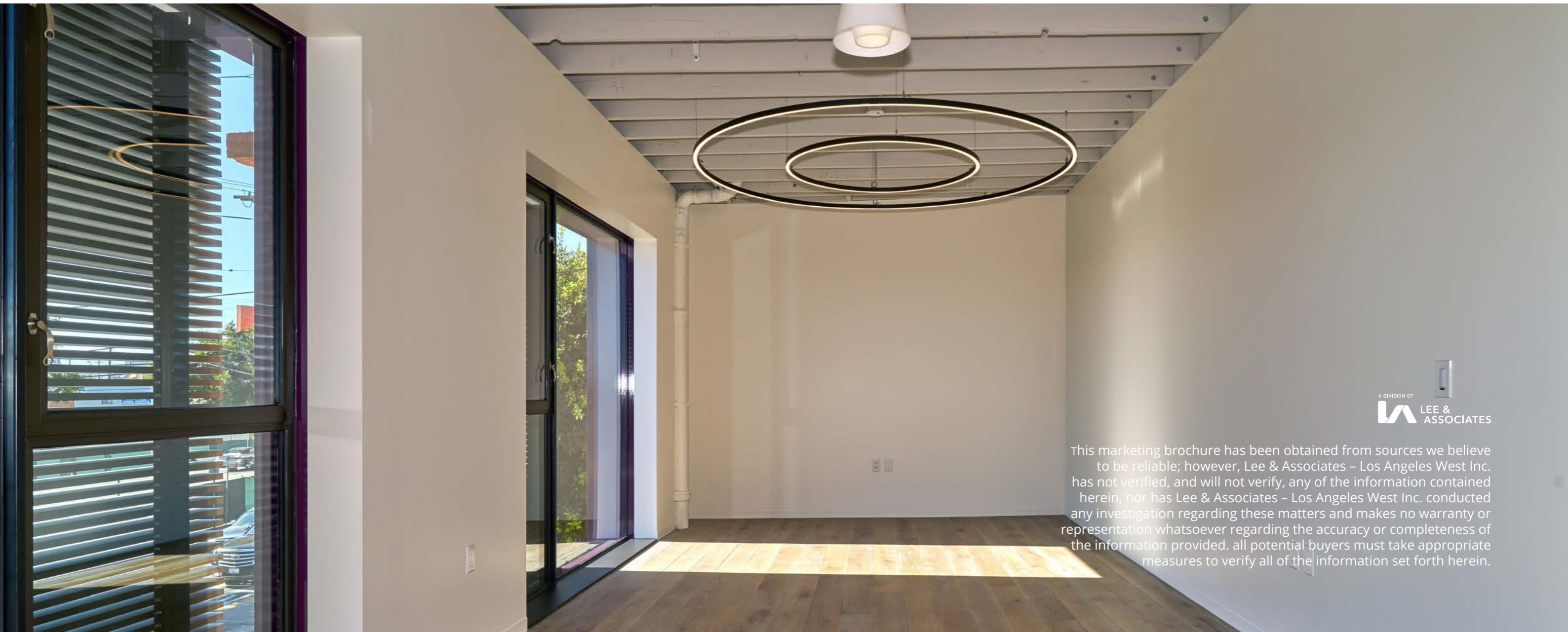
**DYLAN MAHOOD  
PRINCIPAL**

dmahood@leewestla.com  
310-899-2706  
DRE 02027002



**LEE & ASSOCIATES  
LOS ANGELES WEST INC**

1508 17th Street  
Santa Monica, CA 90404  
(310) 899-2727  
www.leewestla.com



This marketing brochure has been obtained from sources we believe to be reliable; however, Lee & Associates - Los Angeles West Inc. has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates - Los Angeles West Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.