


ESTABLISH YOUR

# Ba se

AT 6555 BARTON  
& 959 SEWARD





The perfect combination of sophistication and creativity, BA/SE is your ideal office space in the heart of Hollywood, near your top clients.

- / PRIME LOCATION** Hollywood Media District Location, easy to go anywhere, and be reached from anywhere. Near the action, but away from the noise.
- / 2 BUILDINGS CAMPUS** Your choice of large or small spaces — up to 45,000 RSF contiguous available, including a range of 13' to 16'4" ceilings and a large private outdoor patio.
- / BEAUTIFUL FEATURES** Built in 2015 with State-of-the-Art Building Systems, your space comes with beautiful floor-to-ceiling glass with operable windows.
- / MOVE-IN READY** Options of fully-furnished space or open floor completely designed by you, perfect for all needs.
- / UNIQUE AMENITIES** On-campus food and beverage kiosks coming soon with a spacious outdoor patio are convenient for lounging, meetings, events.
- / AMPLE PARKING** 3/1,000 parking ratio located directly on-site at the project's parking structure, including 37 EV charging stations ensures an easy experience.

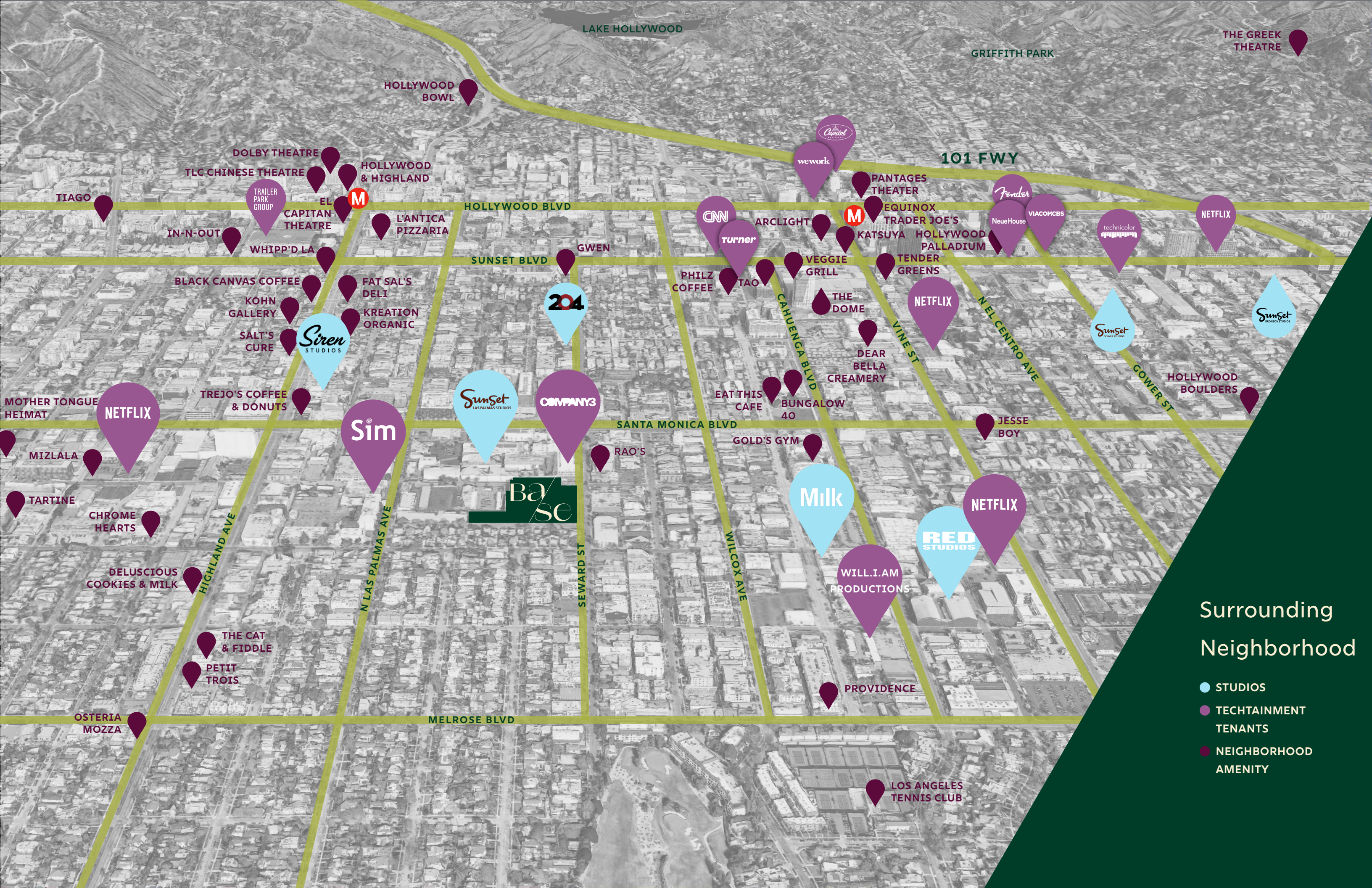
# Barton seward

**/ LEASING CONTACTS**

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Douglas J. Brown, Vice President  
DBrown@lpc.com / 310. 486. 3583





THE GREEK THEATRE

GRIFFITH PARK

LAKE HOLLYWOOD

HOLLYWOOD BOWL

101 FWY

TIAGO

DOLBY THEATRE

TLC CHINESE THEATRE

HOLLYWOOD & HIGHLAND

IN-N-OUT

WHIPP'D LA

BLACK CANVAS COFFEE

KOHN GALLERY

SALT'S CURE

TREJO'S COFFEE & DONUTS

MOTHER TONGUE HEIMAT

MIZLALA

TARTINE

CHROME HEARTS

DELUSCIOUS COOKIES & MILK

THE CAT & FIDDLE

PETIT TROIS

OSTERIA MOZZA

TRAILER PARK GROUP

CAPITAN THEATRE

L'ANTICA PIZZARIA

FAT SAL'S DELI

KREATION ORGANIC

Siren STUDIOS

Sim

Sunset LAS PALMAS STUDIOS

COMPANY3

base

204

GWEN

SUNSET BLVD

PHILZ COFFEE

TAO

SANTA MONICA BLVD

RAO'S

SEWARD ST

CNN

turner

VEGGIE GRILL

ARCLIGHT

THE DOME

EAT THIS CAFE

BUNGALOW 40

GOLD'S GYM

WILCOX AVE

Milk

WILL.I.AM PRODUCTIONS

PROVIDENCE

wework

PANTAGES THEATER

EQUINOX

TRADER JOE'S

KATSUYA

HOLLYWOOD PALLADIUM

TENDER GREENS

DEAR BELLA CREAMERY

NETFLIX

NETFLIX

RED STUDIOS

JESSE BOY

NETFLIX

Fender

NeueHouse

VIACOMCBS

Sunset

Sunset

technicolor

NETFLIX

HOLLYWOOD BOULDERS

### Surrounding Neighborhood

- STUDIOS
- TECHTAINMENT TENANTS
- NEIGHBORHOOD AMENITY







# A TOTAL ASSEMBLAGE OF 56,960 RSF WITH UNIQUE ON-SITE AMENITIES

Major Exterior and Courtyard Renovations Now Complete!

We are working to make our amenities as engaging as our interiors. We have added dining options, seating areas, and planting so that whether you need to take a break or entertain a client, it's all right here.



- 1 Food & Beverage Kiosk
- 2 Dining Court
- 3 Built-in Seating
- 4 Work Bar
- 5 Fire Pits
- 6 Main portal



SUITE 540	6,329 RSF
SUITE 120	2,789 RSF
<b>TOTAL</b>	<b>9,118 RSF</b>

SUITE 303	2,092 RSF
SUITE 315	4,754 RSF
SUITE 200	24,016 RSF
SUITE 109	4,425 RSF
SUITE 103	12,555 RSF

CONTIGUOUS	45,750 RSF
<b>TOTAL</b>	<b>47,842 RSF</b>









## Work, Play, and Everything in Between

Our new courtyard and garden spaces are perfect for quick lunches, team happy hours, or just getting away from your desk.





## Green Initiatives

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LEED GOLD- Core & Shell

Energy Star – Barton 84

Energy Star – Seward 88

37 EV Station

WELL Healthy Safety Rating

Rooftop Beekeeping

Onsite Showers

Green Cleaning Policy

Expectant Mother's Designated Parking

Bike Racks

Recycling Program

E-Waste Program

LED Lighting (Building/Parking Garage)

Optimal Start/Stop ( Program HVAC to start based on weather)

Low Flow Fixtures in Restrooms (Faucet aerators/showerheads)

Hire Diverse/Local Vendors

Local Art in Building Lobbies

Non-Smoking Campus

Quartler Replacement Air Filters (Merv 14/Merv 10)

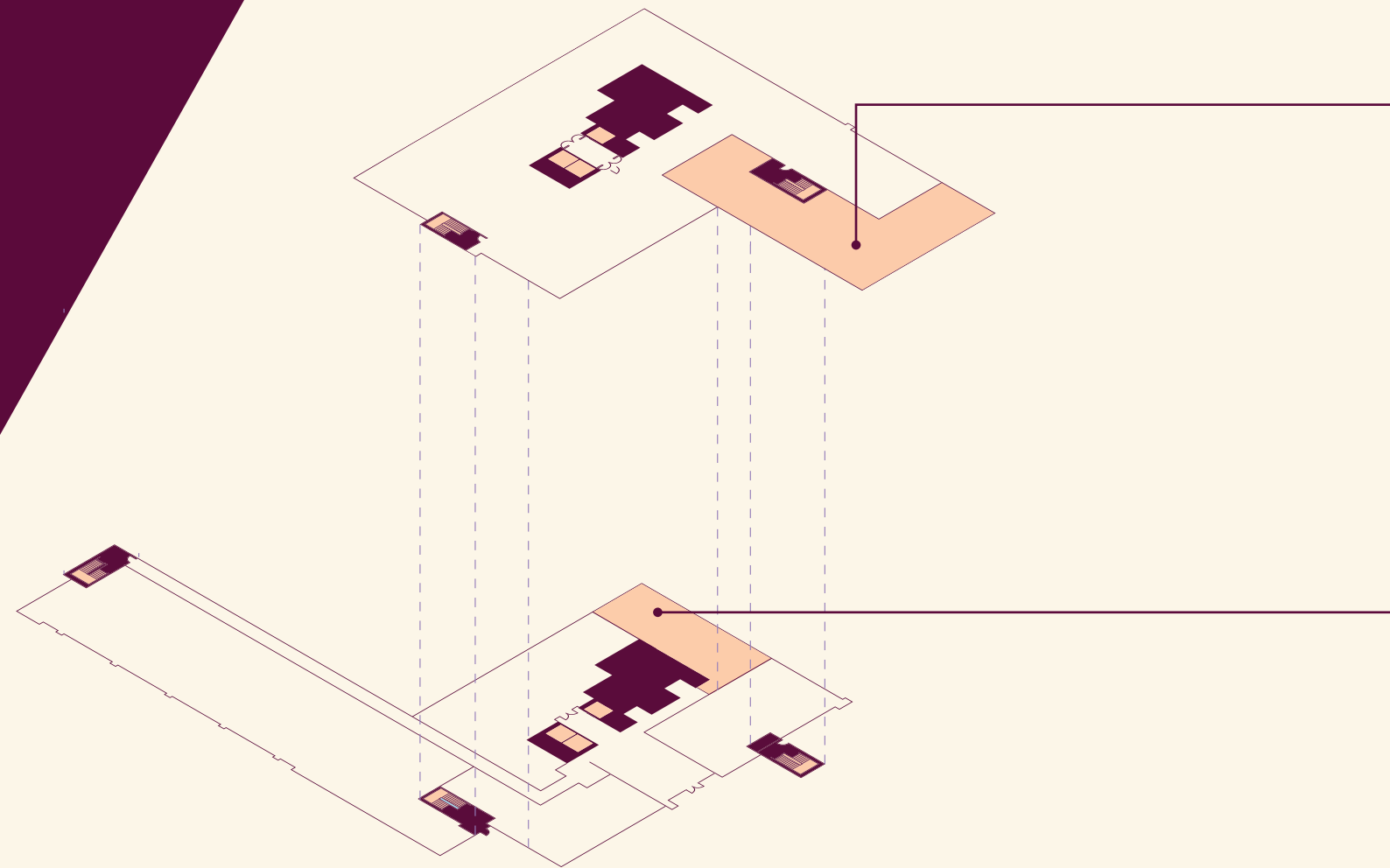




# 6555 BARTON

9,118 RSF

Available fully furnished  
for immediate occupancy



SUITE 540

**6,329 RSF**

- / MOVE-IN READY BUILD OUT, FULLY FURNISHED
- / 13' CEILINGS

SUITE 120

**2,789 RSF**

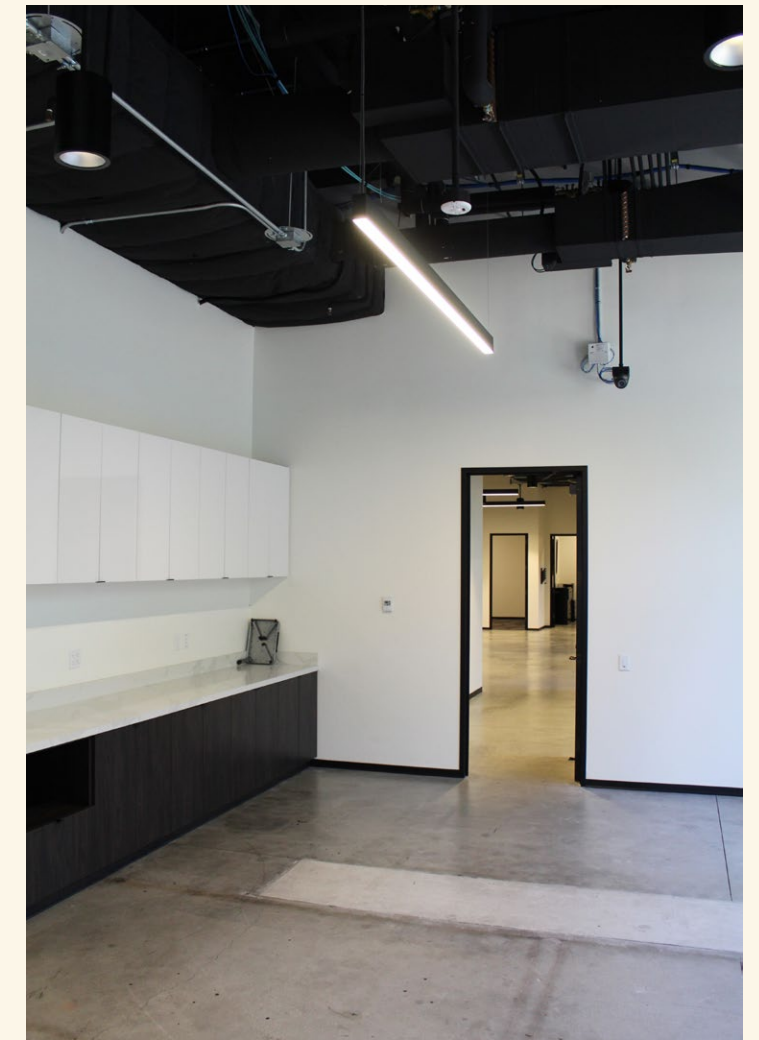
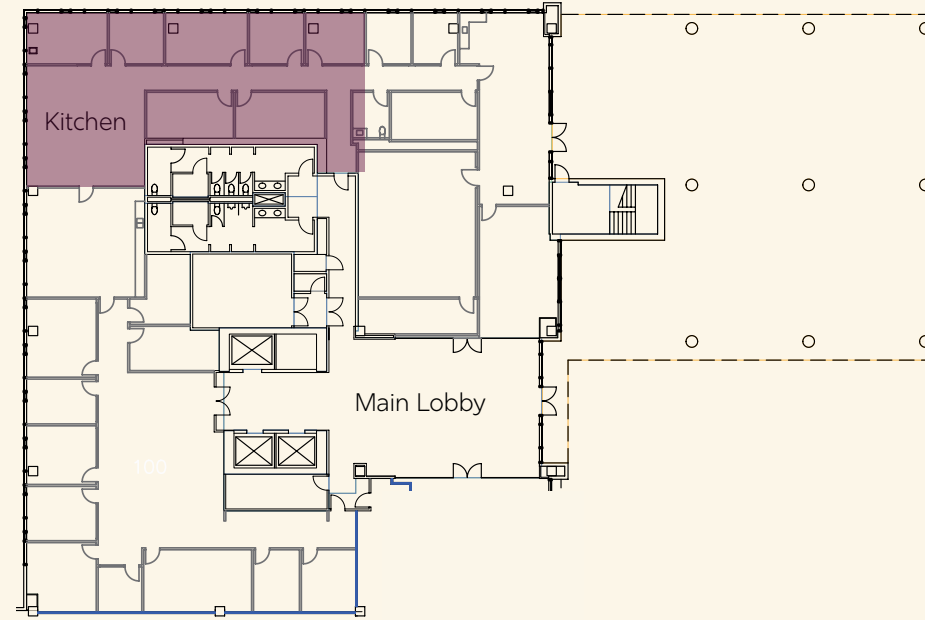
- / MOVE-IN READY BUILD OUT, FULLY FURNISHED
- / INCLUDES PRIVATE SCREENING ROOM
- / DIRECT GROUND FLOOR ACCESS TO COURTYARD
- / 16' CEILINGS

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**6555 Barton  
Suite 120  
2,789 RSF**

- / MOVE-IN READY BUILD OUT, FULLY FURNISHED
- / INCLUDES PERIMETER OFFICES, CONFERENCE ROOMS, EDIT BAYS, AND SERVER ROOM
- / DIRECT GROUND FLOOR ACCESS TO COURTYARD
- / 16' CEILINGS





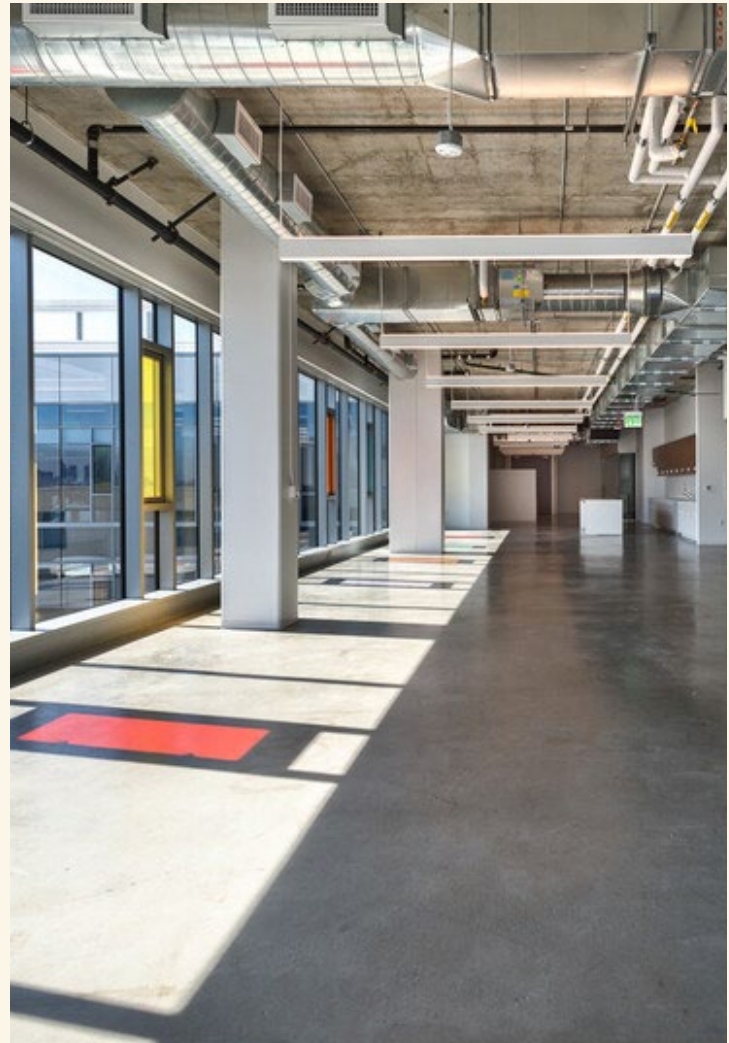
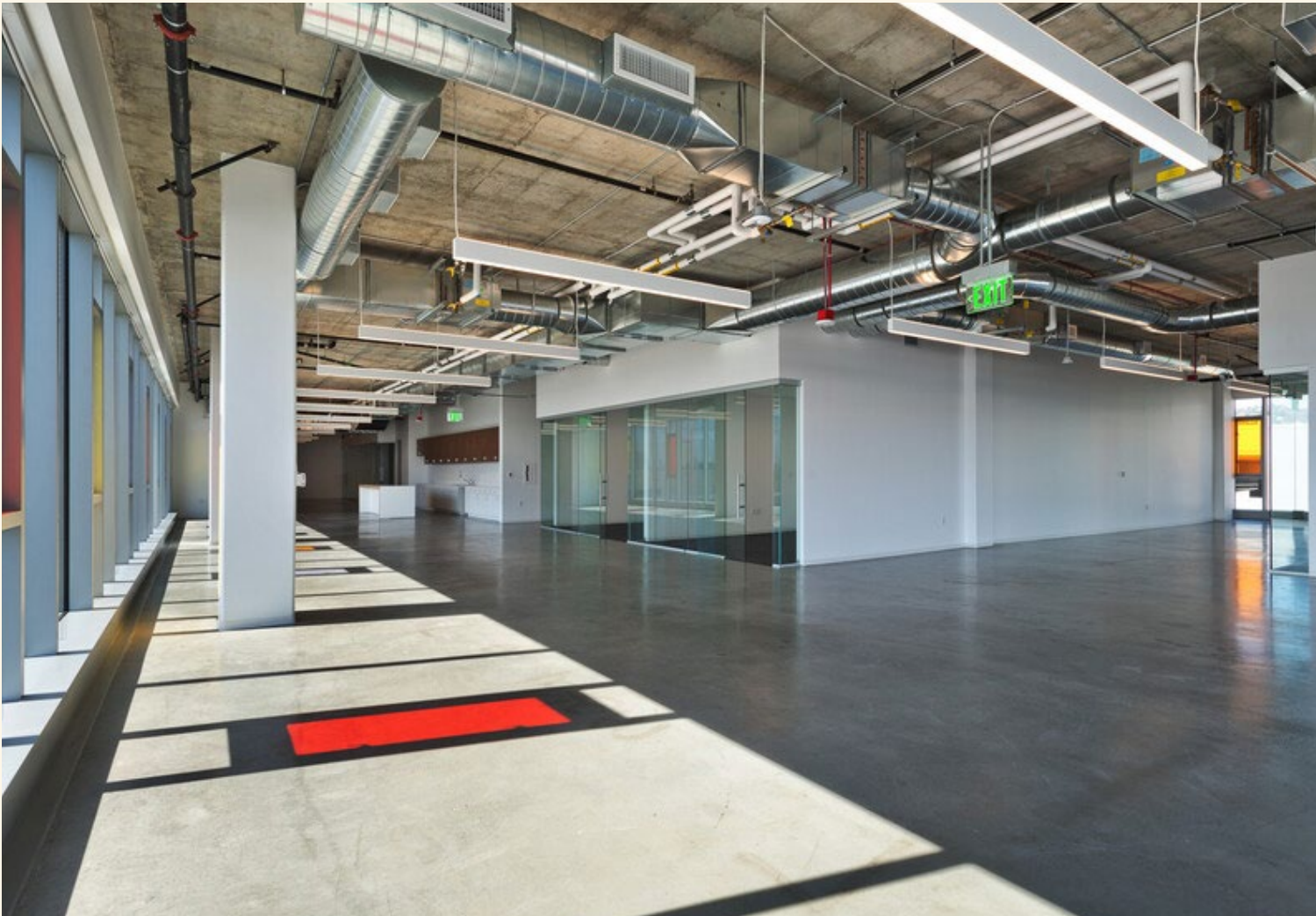
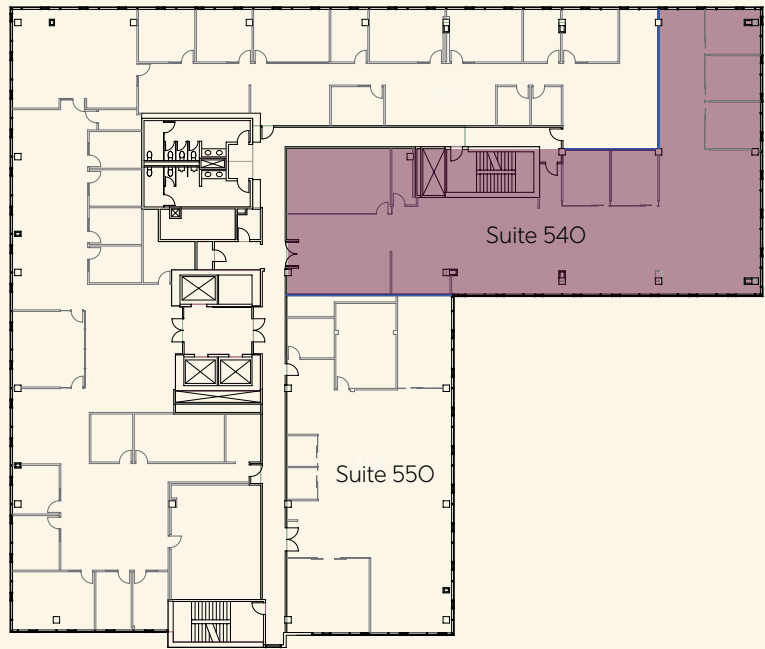




6555 Barton  
Suite 540  
6,329 RSF

/ MOVE-IN READY BUILD OUT, FULLY FURNISHED

/ 13' CEILINGS





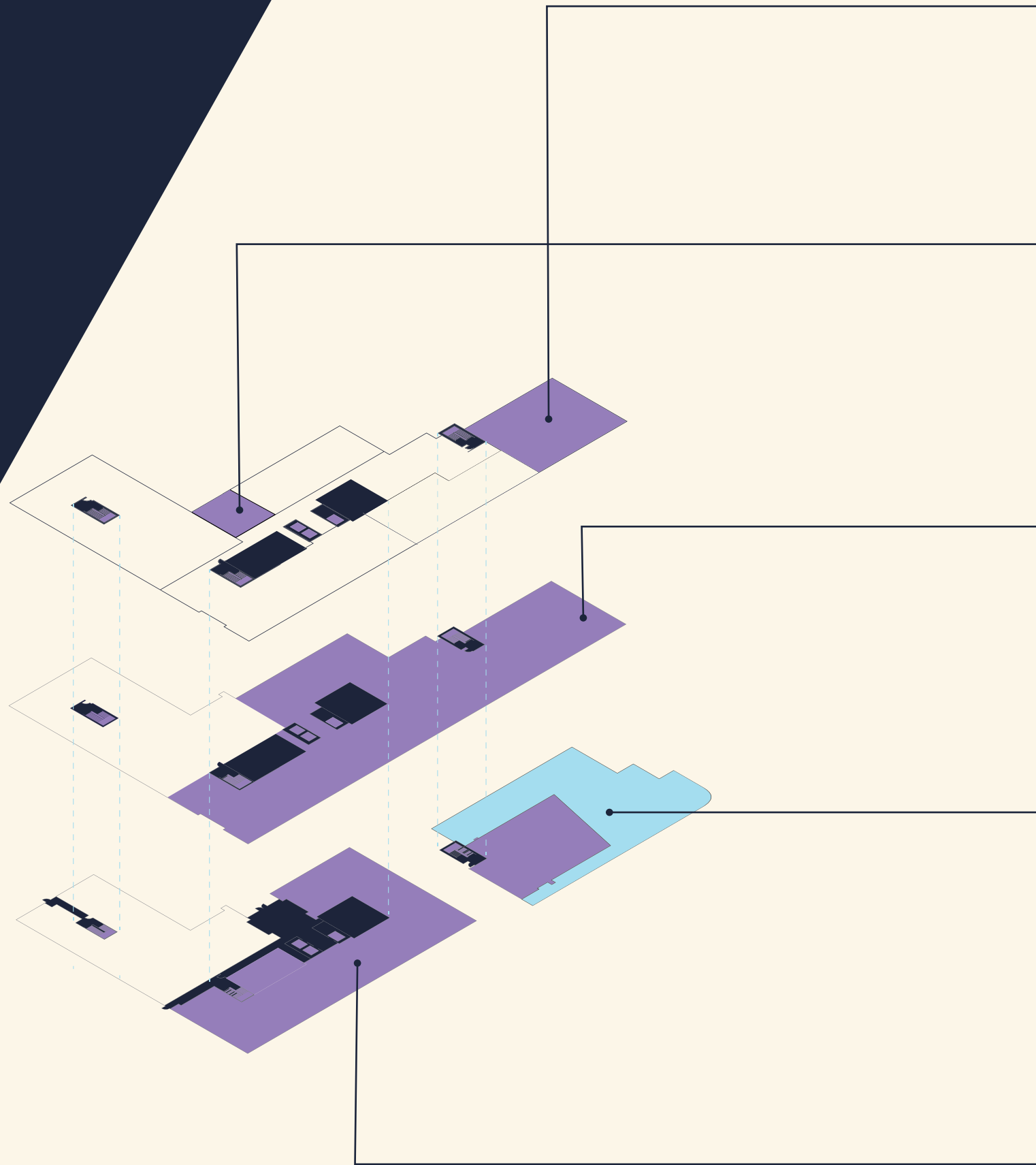




# 959 SEWARD

45,750  
contiguous RSF

available fully furnished  
for immediate occupancy



## SUITE 315 4,754 RSF

- / SPEC SUITE COMING SOON!
- / BTS AVAILABLE
- / 13' CEILINGS

## SUITE 303 2,092 RSF

- / 13' CEILINGS
- / MOVE-IN-READY / FULLY FURNISHED
- / OPEN CONCEPT KITCHEN, ONE LARGE CONFERENCE ROOM, 2 PRIVATE OFFICES, ONE LARGE AREA FOR WORKSTATIONS

## SUITE 200 24,016 RSF (Divisible)

- / 13' CEILINGS
- / CONTIGUOUS TO LARGE PRIVATE OUTDOOR PATIO
- / SUITES 109, 103 & 2ND FLOOR = 40,996 RSF COMBINED

## SUITE 109 4,425 RSF

- / 16'4" SLAB-TO-SLAB ON GROUND FLOOR, GREAT FOR STUDIO & PRODUCTION USE
- / ONLY AVAILABLE AS CONTIGUOUS TO 2ND FLOOR (28,441 RSF TOTAL)
- / INCLUDES A LARGE PRIVATE OUTDOOR PATIO
- / 16' CEILINGS

## SUITE 103 12,555 RSF (Divisible)

- / 16' CEILINGS
- / 16'4" SLAB-TO-SLAB ON GROUND FLOOR, GREAT FOR STUDIO & PRODUCTION USE

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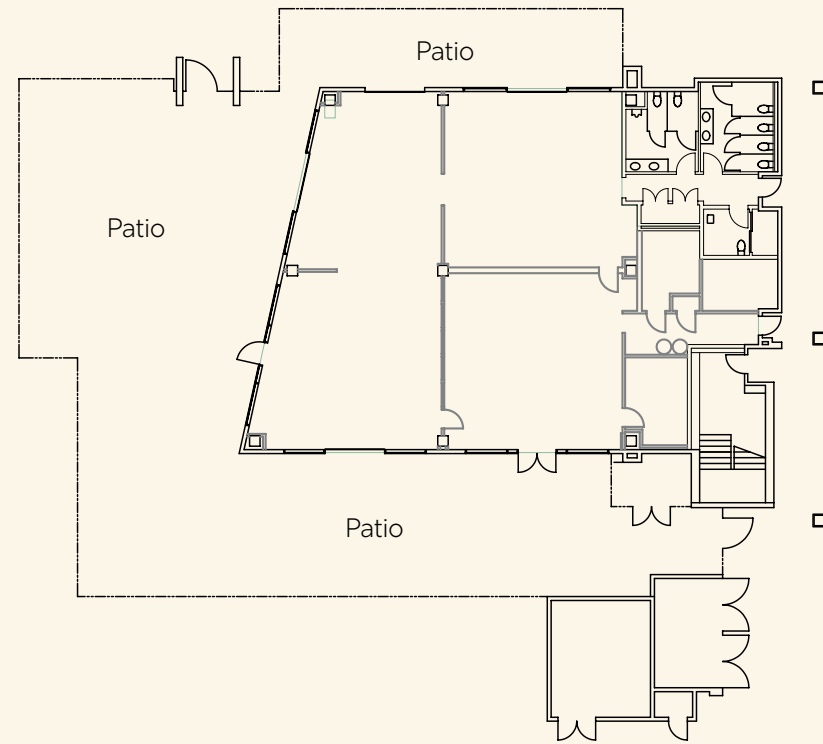






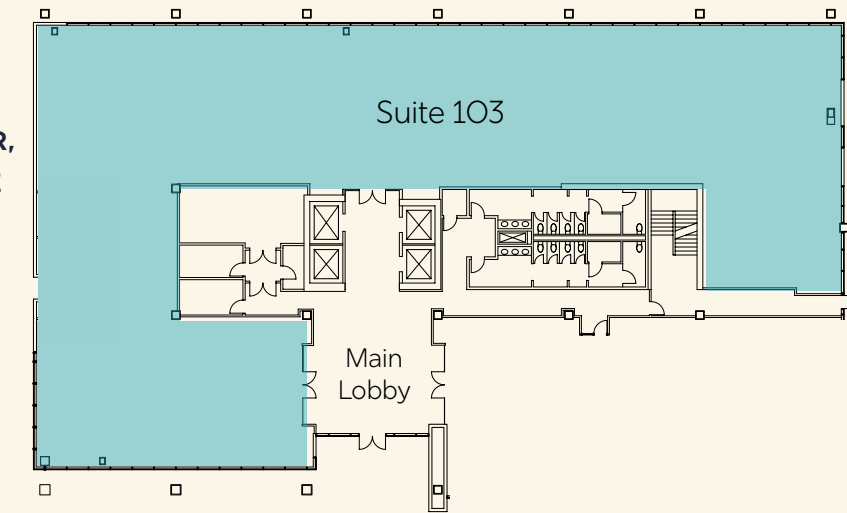
**959 Seward  
Suite 109  
4,425 RSF**

- / 16'4" SLAB-TO-SLAB ON GROUND FLOOR, GREAT FOR STUDIO & PRODUCTION USE
- / ONLY AVAILABLE AS CONTIGUOUS TO 2<sup>ND</sup> FLOOR (28,441 RSF TOTAL)
- / INCLUDES A LARGE PRIVATE OUTDOOR PATIO
- / 16' CEILINGS



**959 Seward  
Suite 103  
12,555 RSF**

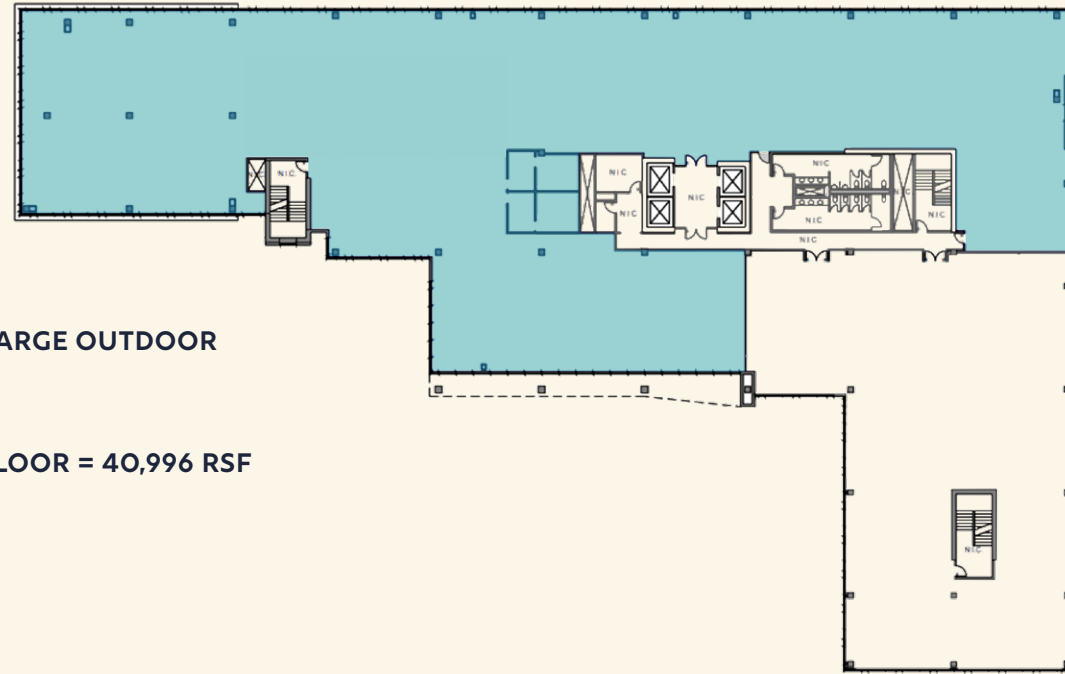
- / 16'4" SLAB-TO-SLAB ON GROUND FLOOR, GREAT FOR STUDIO & PRODUCTION USE
- / 16' CEILINGS





959 Seward  
Suite 200  
**24,016 RSF**  
(Divisible)

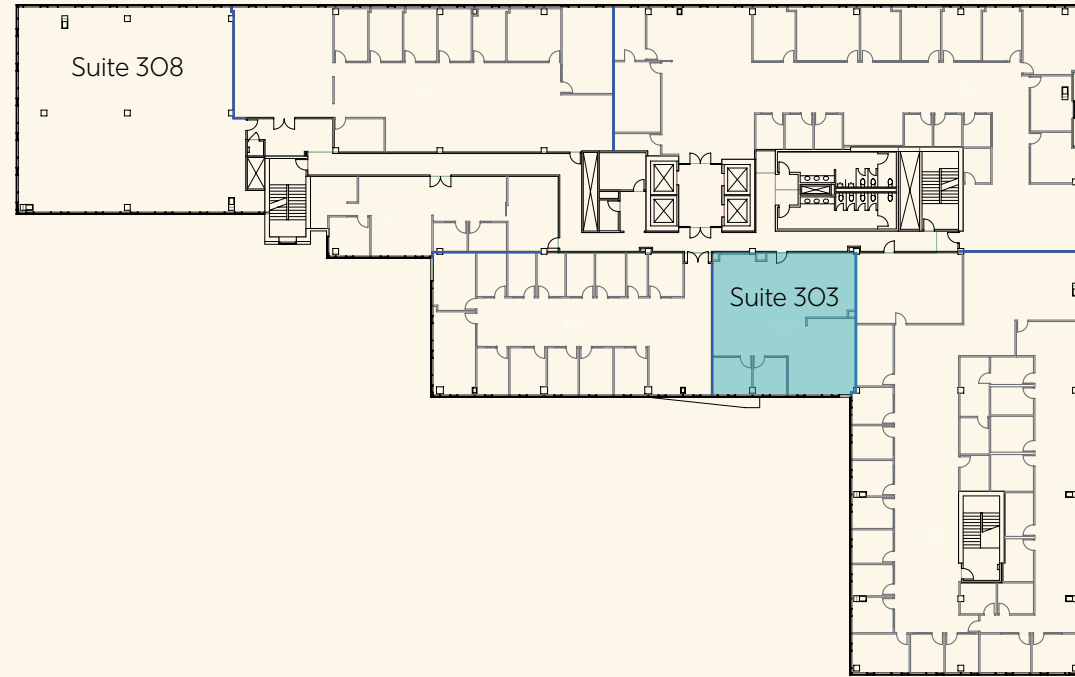
- / 13' CEILINGS
- / ADJACENT TO PRIVATE LARGE OUTDOOR PATIO
- / SUITES 109, 103 & 2ND FLOOR = 40,996 RSF COMBINED





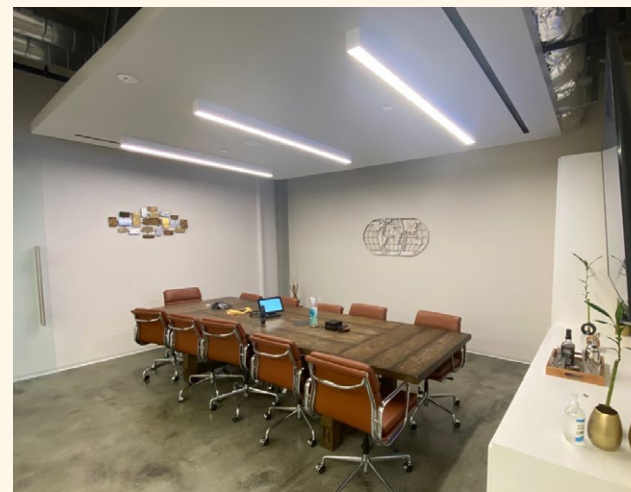
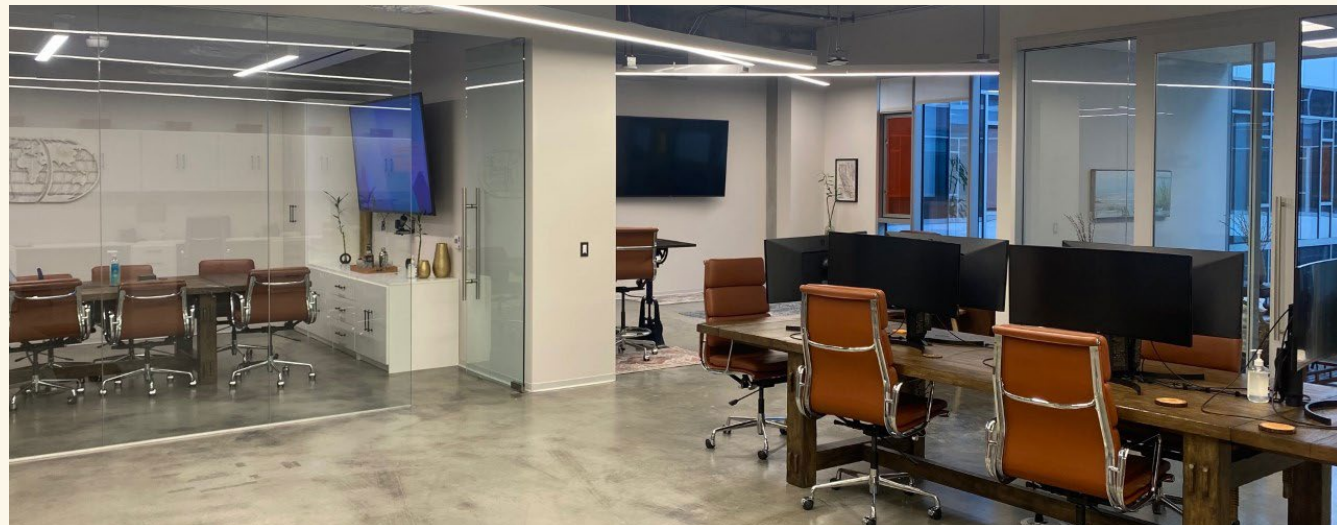
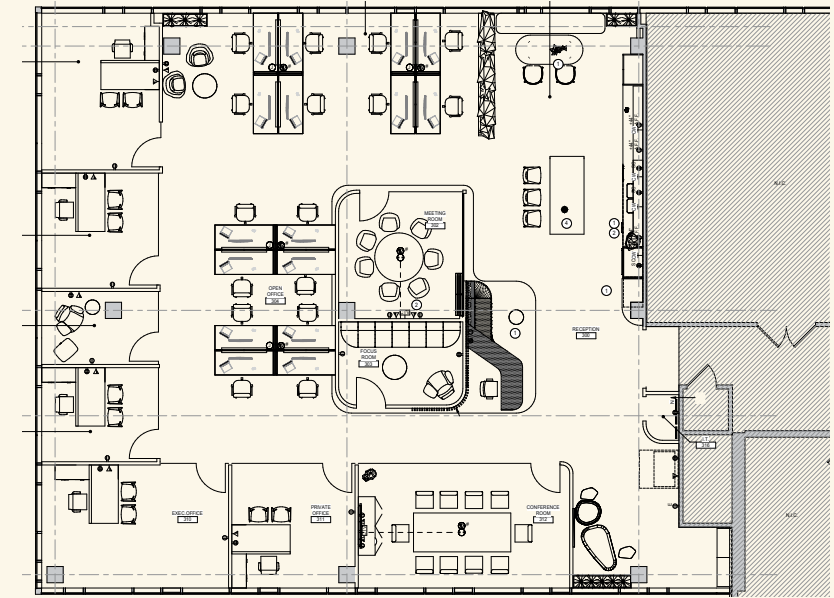
959 Seward  
Suite 303  
2,092 RSF

- / SPEC SUITE COMING SOON!
- / 13' CEILINGS



959 Seward  
Suite 315  
4,754 RSF

- / SPEC SUITE COMING SOON!
- / 13' CEILINGS
- / 6 PRIVATE OFFICES, 2 CONFERENCE ROOMS, 1 FOCUS ROOM, LARGE OPEN KITCHEN, SERVER ROOM AND RECEPTION











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## Lincoln

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