

# THE LIST

## OFFICE LEASES

Signed in L.A. County in 2015; ranked by square footage

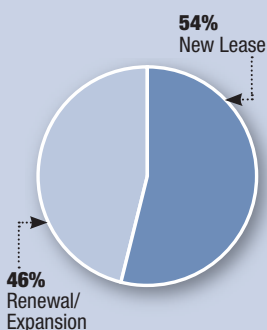
► **NEXT WEEK**

The Largest Performing Arts Venues in L.A. County

**THE PACESETTER:** Capital Group signed the largest lease in L.A. County last year. Its renewal of a 15-year lease at Bank of America Plaza for 323,000 square-feet combined with a renewal and expansion at nearby 400 S. Hope St. gives it occupancy on nearly 500,000 square feet for its downtown headquarters.

**PLAYA VISTA:** In July, Honest Co. signed an 83,288 square-foot lease to move its headquarters from Santa Monica to occupy the top floors of 12130 Millennium Drive in Playa Vista.

**Lease Type**  
Los Angeles County's 50 largest office leases, by type.



Source: Business Journal research

Rank	Tenant • name • address	Office Lease Square Feet	Lease Type	Tenant Representative	Landlord Representative	Building Owner
1	<b>Capital Group</b> 333 S. Hope St. Los Angeles 90071	323,000	renewal	JLL	Brookfield Office Properties	Brookfield Office Properties
2	<b>Lewis Brisbois Bisgaard and Smith</b> 633 W. Fifth St. Los Angeles 90071	215,230	new lease	Cassidy Turley	Cushman & Wakefield	Overseas Union Enterprise Ltd.
3	<b>Netflix</b> 5808 W. Sunset Blvd. Los Angeles 90028	200,052	new lease	CBRE	CBRE	Hudson Pacific Properties Inc.
4	<b>Herbalife</b> 950 W. 190th St. Torrance 90502	188,597	renewal	JLL	JLL	Steelwave
5	<b>DaVita Healthcare Partners</b> 2120-2175 Park Place El Segundo 90245	185,419	new lease	JLL	CBRE	Invesco
6	<b>Capital Group</b> 400 S. Hope St. Los Angeles 90071	166,495	expansion	JLL	CBRE	CBRE Investors
7	<b>IPG</b> 1840 Century Park East Los Angeles 90067	153,000	new lease	Newmark Grubb Knight Frank	CBRE	CalSTRS
8	<b>Munger Tolles &amp; Olson</b> 350 S. Grand Ave. Los Angeles 90071	152,306	new lease	CBRE	CBRE	CIM Group
9	<b>County of Los Angeles</b> 1000 S. Fremont St. Alhambra 91803	148,447	renewal	Direct	CBRE	Ratkovich Co.
10	<b>Yellowpages.com</b> 611 N. Brand Blvd. Glendale 91203	146,270	expansion	Cushman & Wakefield	JLL	LNR Property Corp.
11	<b>City of Hope</b> 1218 S. Fifth Ave. Monrovia 91016	137,936	new lease	Savills Studley	Colliers	Fetter Trust I
12	<b>City of Los Angeles</b> 350 S. Grand Ave. Los Angeles 90071	125,951	new lease	CBRE	CBRE	CIM Group
13	<b>Southern California Edison</b> 2 Innovation Way Pomona 91768	125,000	new lease	Cushman & Wakefield	Cushman & Wakefield	Cal Poly Pomona
14	<b>Aecom</b> 300 S. Grand Ave. Los Angeles 90071	121,330	new lease	CBRE	JLL	Beacon Capital Partners
15	<b>Nickelodeon</b> 203 W. Olive Ave. Burbank 91502	113,760	new lease	Madison Partners	JLL	Accord Interests
16	<b>Walt Disney Co.</b> 2411 W. Olive Ave. Burbank 91506	112,639	renewal	Direct	Charles Dunn	Buena Vista Plaza LP
17	<b>Herbalife</b> 990 W. 190th St. Torrance 90502	111,000	renewal	JLL	JLL	Equity Office
18	<b>Nickelodeon</b> 3000 W. Alameda Ave. Burbank 91505	108,410	new lease	Madison Partners	JLL	Worthe Real Estate Group
19	<b>CIT/One West Bank</b> 75 N. Fair Oaks Ave. Pasadena 91103	104,549	new lease	CBRE	Lincoln Property Co./JLL	Lincoln Property Co./MS
20	<b>Yahoo Inc.</b> 3333 Empire Ave. Burbank 91504	100,000	renewal	JLL	Madison Partners	Worthe Real Estate Group
21	<b>KTLA</b> 5800 W. Sunset Blvd. Los Angeles 90028	94,205	renewal	CBRE	CBRE	Hudson Pacific Properties Inc.
22	<b>WeWork</b> 555 W. Fifth St. Los Angeles 90013	92,000	new lease	Direct	JLL	Bookfield Properties
23	<b>Guthy Renker</b> 100 N. Sepulveda Blvd. El Segundo 90245	90,652	new lease	Cresa	CBRE	Pacific Towers
24	<b>Latham &amp; Watkins</b> 555 W. Fifth St. Los Angeles 90013	87,760	renewal	CBRE	JLL	Bookfield Properties
25	<b>Honest Co.</b> 12130 Millennium Drive Los Angeles 90094	83,288	new lease	Cresa	LA Realty Partners/Lincoln Property Co.	Clarion Partners

NA - Not Available; N/A - Not Applicable  
Source: Business Journal research, Jones Lang Lasalle, CoStar Group Inc. and representatives of the tenants and brokerage firms.  
To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list, omissions and

typographical errors sometimes occur. Please send corrections or additions on company letterhead to the Research Department, Los Angeles Business Journal, 5700 Wilshire Blvd., Suite 170, Los Angeles 90036. ©2016 Los Angeles Business Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from the YGS Group, (800) 290-5460 ext. 100.

Researched by David Nusbaum

OFFICE LEASES

Rank	Tenant • name • address	Office Lease Square Feet	Lease Type	Tenant Representative	Landlord Representative	Building Owner
26	<b>Prospect Mortgage</b> 15301-15303 Ventura Blvd. Sherman Oaks 91403	77,694	renewal	Guardian Commercial	Douglas Emmett	Douglas Emmett
27	<b>Turner Broadcasting</b> 303 N. Glenoaks Blvd. Burbank 91502	76,471	renewal	Direct	CBRE	Lincoln Property Co.
28	<b>iHeartRadio</b> 3400 W. Olive Ave. Burbank 91505	75,214	renewal	Cushman & Wakefield	CBRE	Hudson Pacific Properties/ Worthe Real Estate Group
29	<b>Molina Healthcare Inc.</b> One World Trade Center Long Beach 90802	73,500	new lease	McKinney Advisory Group	JLL/CBRE	Greenlaw Partners, Walton Street Capital and Stillwater Investment Group
30	<b>General Service Administration</b> 606 S. Olive St. Los Angeles 90014	72,210	renewal	Direct	Charles Dunn Co.	Robhana Group
31	<b>Zestfinance</b> 1350 N. Western Ave. Los Angeles 90028	68,834	new lease	Guardian Commercial	JLL	LaTerra Development
32	<b>Truecar</b> 1333 Second St. Santa Monica 90401	67,616	new lease	Cushman & Wakefield	Douglas Emmett	Douglas Emmett
33	<b>SIM Group/Chainsaw</b> 1017 N. Las Palmas Ave. Los Angeles 90038	65,865	new lease	Cresa	JLL	Lincoln Property Co./MS
34	<b>Pilgrim Films &amp; Television</b> 12020 Chandler Blvd. North Hollywood 91607	63,936	new lease	Madison Partners	Colliers	N/A
35	<b>Worley Parsons</b> 125 W. Huntington Drive Arcadia 91007	63,074	renewal	Colliers International	N/A	VG Property Investments
36	<b>Sony</b> 2425 Olympic Blvd. Santa Monica 90404	62,000	renewal	Savills Studley	CBRE	JPMorgan Chase
37	<b>Hulu</b> 2450 Broadway Santa Monica 90404	61,673	expansion	CBRE	LA Realty Partners	Equity Office
38	<b>Pillsbury Winthrop Shaw Pittman</b> 725 S. Figueroa Ave. Los Angeles 90017	61,401	expansion	CBRE	Brookfield Properties	Brookfield Properties
39	<b>Omnicom</b> 12777 W. Jefferson Blvd. Los Angeles 90066	60,000	new lease	CBRE	LA Realty Partners	Vantage Property Investors
40	<b>Morgan Stanley</b> 9665 Wilshire Blvd. Beverly Hills 90212	59,374	expansion	JLL	Cushman & Wakefield	Blackstone Group
41	<b>Milbank Tweed Hadley &amp; McCloy</b> 2029 Century Park East Los Angeles 90067	56,527	new lease	Cushman & Wakefield	CBRE	JPMorgan Chase
42	<b>DirectTV</b> 2200 Imperial Highway El Segundo 90245	56,446	sublease	JLL	N/A	Kilroy Industries
43	<b>Vubiquity</b> 3900 W. Alameda Ave. Burbank 91505	56,055	new lease	CBRE	CBRE	Worthe Real Estate Group
44	<b>Venable</b> 2049 Century Park East Los Angeles 90067	54,551	renewal	CBRE	CBRE	JPMorgan Chase
45	<b>NYX Cosmetics (L'Oreal)</b> 2201 E. El Segundo Blvd. El Segundo 90245	53,788	new lease	Klabin Co.	JLL	Montana Avenue Capital Partners
46	<b>Viner Finance Inc./Oppenheimer</b> 10880 Wilshire Blvd. Los Angeles 90024	53,414	new lease	JLL	LA Realty Partners	Equity Office
47	<b>ADP</b> 55 S. Lake Ave. Pasadena 91101	53,232	new lease	CBRE	JLL	Beacon Capital Partners
48	<b>Digital Domain</b> 12633-12641 Beatrice St. Los Angeles 90066	53,000	renewal	Savills Studley	Direct	Karled Enterprises
49	<b>Kinetic Content</b> 11755 Wilshire Blvd. Los Angeles 90025	52,405	expansion	Avison Young	CBRE	CBRE Global Investors
50	<b>Merrill Lynch</b> 800 E. Colorado Blvd. Pasadena 91101	52,213	renewal	CBRE	JLL	Beacon Capital Partners

**CENTURY CITY:** Law firm Milbank Tweed Hadley & McCloy signed a lease to move its local office from downtown Los Angeles to the Century Plaza Towers in Century City. The firm will vacate its four floors at 601 S. Figueroa St. at the end of its lease and move to 2029 Century Park East in August.

**SUBLEASE:** DirecTV subleased 56,446 square feet of office space from Raytheon Co. in El Segundo in the second quarter last year.

**That's the Spot**  
Los Angeles County's 50 largest office leases, by location.

Westside	12
Downtown L.A.	10
San Fernando Valley	10
San Gabriel Valley	7
South Bay	7
Hollywood	4

Source: Business Journal research

NA - Not Available; N/A - Not Applicable  
Source: Business Journal research, Jones Lang Lasalle, CoStar Group Inc. and representatives of the tenants and brokerage firms.  
To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list, omissions and

typographical errors sometimes occur. Please send corrections or additions on company letterhead to the Research Department, Los Angeles Business Journal, 5700 Wilshire Blvd., Suite 170, Los Angeles 90036. ©2016 Los Angeles Business Journal. This list may not be reprinted in whole or in part without prior written permission from the editor. Reprints are available from the YGS Group, (800) 290-5460 ext. 100.

Researched by David Nusbaum