Over the last 10 years, the city’s once-overlooked Downtown area has welcomed a host of new developments, with everything from trendy hotels, to renovated theaters and revamped iconic buildings. This has heralded a new Golden Age for Downtown Los Angeles, which is undeniably becoming a top tourist destination and a vibrant commercial hub.

In the heart of it all, is the US Bank Tower, dubbed the tallest building west of the Mississippi River. Built in 1989, the iconic building has captured the attention of tourists from around the globe. In 2013, Singapore real estate developer OUE Limited acquired the building and spearheaded a massive renovation effort that included the ground floor lobby and development of OUE Skyspace LA.

“As Los Angeles continues to see an influx of tourists to downtown, the travel and tourism industries will be critical in fueling the region’s growth,” said Peter K. Johnston of OUE. “We’re excited to fuel the fire and to do our part to help revitalize the region.”

Opened in the summer of 2016, OUE Skyspace LA is California’s tallest open-air observation deck and the only destination for panoramic, 360-degree views from the San Gabriel Mountains to the Pacific Ocean and everything in between. The OUE Skyspace LA experience begins on the second floor entrance located off the historic Bunker Hill Steps, where visitors embark on their journey to the top of the building. Guests are guided through a multi-dimensional adventure on the 54th floor where they can experience an array of interactive technology, including a 360-degree time lapse of the spectacular Los Angeles skyline, a jaw-dropping infinity mirror that simulates the view from 54 floors above, and a unique silhouette wall that uses pixels to create reflective images based on body movement. The journey continues up to the 70th floor, where visitors can ride the world’s first ever Skyslide. Located 1,000 feet above the ground, the 45-foot long outdoor glass-encased slide extends from the 70th to 69th floor and is truly a must-do for any thrill seeker. From the two outdoor observation terraces on the 69th floor, visitors can experience Los Angeles from an entirely new and breathtaking vantage point.

In addition to OUE Skyspace LA, the US Bank Tower lobby has also undergone extensive renovations. The enlivened streetscape creates a pronounced and welcoming entry on Fifth Street. To create a more spacious and bright environment for tenants and the public, the former exterior of the building has been replaced with a transparent glass curtainwall. Among the many additions, the most significant is a vast digital art wall, the largest of its kind in an office building in the country, composed of bright LED tiles that span across the entire lobby, allowing visitors to view the vibrant display from street level. Additional enhancements include a radiant floor cooling system and unique teardrop shaped stone column covers. Of course, none of this would be possible without the support of the Southern California business community. As Angelenos continue to flock to Downtown whether for work or fun, interest in the Downtown region will continue to rise and we can expect to see many more exciting new developments in the coming years.
How Working with Expert Bankers Can Make a Difference

Doing business in the commercial real estate world can be a challenging undertaking requiring top-notch experts. You have surrounded yourself with the best employees, partners and contractors. Have you put the same amount of thought into choosing your bank?

Finding the right banking partner for your real estate financing needs can mean the difference between breaking ground on the project on time or getting wrapped up in red tape. Beyond the basics of banking, consider the following characteristics when selecting your bank:

1) Experience/Expertise – Knowledge of your sector and the market is critical. In today’s development climate, you want to make sure your bank delivers on established terms in a timely manner. In other words, getting you what you need when you need it. For a competitive edge, choose a fast-moving bank that can craft a deal early on and will deliver.

2) Support/Network – You want your business to grow and expand; it only makes sense to partner with a bank that isn’t going to hold you back. If you decide to branch out into working in other states, or change from your usual niche to include property acquisition or new ground-up construction, a financing expert with an expansive background can help simplify the process. Look for a bank that encompasses the high quality service of a local bank along with the connections, expertise and knowledge library – not to mention sizable capacity – of a large financial institution.

3) Culture / Values – Finding a bank that shares your priorities is essential. It can make a significant difference when your banking partner knows what you find most important and embodies those qualities. High-quality customer service makes a huge difference.

4) Relationship Track Record – What do the bank’s clients have to say about them? Find out about the bank’s track record with long-term clients and investors in the commercial real estate and construction sector and learn about their first-hand experiences.

5) Understanding – The bank should have a knowledgeable underwriting team. The professionals you work with should have the ability to make decisions and offer tailored solutions to meet your unique needs.

In the ever-changing world of real estate, you need the ability to focus on the project at hand and manage your business. It will significantly improve your efficiency when you can stop worrying about whether your financial transactions are being handled properly. Curious about other ways the right commercial real estate banker can help you? Connect with one of Torrey Pines Bank’s experts today. Torrey Pines Bank is a division of Western Alliance Bank. Member FDIC.

To learn more, visit torreypinesbank.com
LAEDC’s “Activate LA” Helps AltaSea Research Park Obtain $3 Million in Funding

The Los Angeles County Economic Development Corporation (LAEDC) ACTIVATE LA subsidiary recently announced that the AltaSea Research and Business Hub at the Port of Los Angeles took a big step forward to being realized due to a regional collaborative effort, which included the bold leadership of L.A. City Councilmember Buscaino, to secure $3 million from the U.S. Economic Development Administration (EDA) to finance “hard” infrastructure at the research facility. ACTIVATE LA has played an active and meaningful role in AltaSea’s development up to this point and will continue to make AltaSea’s progress and success a top ACTIVATE LA priority.

Applied research facilities such as AltaSea not only help to catalyze and accelerate innovation in a way that strengthens the comparative advantages of our own region’s key innovation-intensive industries vis-à-vis other regions and nations, but these types of facilities help to create new industries that we don’t even know about today, whether through cross-industry or inter-industry convergence, as, for example, between bioscience and water conservation technology, or by recombining older technologies and innovations into newer, more productive and valuable uses, such as with advanced algae protein-based processes for biofuels and power generation. In short, translational research facilities, such as AltaSea, are on the leading edge of 21st century economic development initiatives, which use local, national and global challenges, such as clean power generation and water scarcity, to foment new export-oriented industries and jobs.

“We have great respect for the EDA and our partners, who made this possible,” said Carolyn Hull, Executive Director of ACTIVATE LA. “We are especially grateful to City of Los Angeles which embraced the opportunity to activate an underutilized publicly-owned real estate asset to help accelerate new marine-based applied research and innovation, which will spawn the next generation of marine-based industries here in L.A., along with new local investment; increased state and local tax revenue; and added direct, indirect and induced jobs, which is the primary mission of ACTIVATE LA.” Hull added, “This is economic development 101.”

In addition to EDA funding secured by LAEDC and various partners, AltaSea has also been awarded $100,000 from the Goldhirsh Foundation and $250,000 from outgoing L.A. County Supervisor Don Knabe.

It is anticipated that the century-old wharf will be transformed into a 35-acre marine research campus. According to grantee estimates, the project will create 220 jobs during a six-year period and attract $102 million in private investment.

Accelerating innovation and entrepreneurship is goal three in the 2016-2020 L.A. County Strategic Plan for Economic Development, which provides specific ideas that our region can collaboratively implement to create the jobs of the future and increase prosperity for our region. Learn about the Strategic Plan at www.LACountyStrategicPlan.com

ACTIVATE LA is a subsidiary of the LAEDC and partners with the public sector, non-profits and philanthropic institutions throughout Los Angeles County to deliver real estate and financing solutions that attract businesses and jobs from the industries and sectors that are, or will be, leading the Los Angeles regional economy.
PERFORMANCE ADVANTAGE.

CBRE congratulates our 2016 Top Producers in the Greater Los Angeles area.

Through our industry leading perspectives, scale and local connectivity, CBRE deliver outcomes that drive business and bottom-line performance for every client we serve. How can we help transform your real estate into real advantage?

For more information, contact:
Lewis C. Horne
President
Southern California/Hawaii Region
+1 213 613 3305
As a continuation of the hospitality design work Montalba Architects has done with the widely praised Nobu Malibu adjacent to Little Beach House, the two-story, 7,000-plus square foot renovation of the former Nikita restaurant space along Malibu’s iconic Billionaire’s Beach transformed this waterfront establishment into a true beach house, social club, and dining destination. In an effort to maximize the space in accordance with the tastes of Soho House members, two completely new bars were added – one on the second floor and the second on the patio overlooking the ocean. Additional lounge spaces for cocktail, meetings, and taking in the scenery were created on both floors to provide interior and exterior landscaping and views. An outdoor pergola was custom made to provide shade and highly valued privacy for guests enjoying a meal on the dining terrace. The overall interior aesthetic was overloaded to fit with the Soho House brand but with a unique Malibu twist – chic, comfortable and vintage.

LITTLE BEACH HOUSE MALIBU
Location: 22716 Pacific Coast Hwy, Malibu
Size: 7,000+ sf
Developer: Soho House
Contractor: Shawmut Design & Construction
Architect: Montalba Architects

The new Hollywood Park Casino is an expansive 110,000 square foot card club and new parking structure constructed on 10.6 acres in Inglewood. The first of several new entertainment developments in the revitalized Inglewood community, the new Hollywood Park Casino boasts 125 gaming tables, high-end custom interior finishes and the best amenities in gaming and technology. Designed by JCJ Architects and constructed by Turner Construction Company, the new Hollywood Park Casino broke ground in July 2015.

HOLLYWOOD PARK CASINO
Location: 3883 W Century Boulevard, Inglewood
Size: 110,000 sf
Developer: Wilson Meany
Contractor: Turner Construction Company
Architect: JCJ Architecture
A Dynamic Commercial, Real Estate Platform.

Full-service integrated real estate solutions for tenants, buyers, landlords, owners, developers and investors around the globe.

Newmark Grubb Knight Frank

Newmark Grubb Knight Frank Los Angeles Area Offices:

West LA: 1875 Century Park East, Suite 1380, Los Angeles, CA 90067 • T 310.201.2060
Downtown LA: 700 S Flower St, Suite 2500, Los Angeles, CA 90017 • T 213.596.2222
San Gabriel Valley: 13191 Crossroads Pkwy N, Suite 555, City of Industry, CA 91746 • T 562.364.2000
South Bay: 2301 Rosecrans Ave, Suite 4100, El Segundo, CA 90245 • T 310.491.2000
Ontario: 3281 E. Guasti Rd, Suite 600, Ontario CA 91761 • T 909.605.1100

Steve Kolsky 310.201.2061 skolsky@ngkf.com • Greg May 979.608.2101 gmay@ngkf.com

www.ngkf.com
In developing the Magellan Gateway project, the Magellan Group completed the first infill industrial project in the San Gabriel Valley in eight years. The $55 million El Monte development provides 502,020 square feet of industrial space to a supply-constrained market. Magellan Gateway’s five-building industrial park offers the latest in industrial amenities with 26- to 30-foot clear heights, dock-high and grade-level loading, concrete driveways and truck courts, T5 warehouse lighting, flexible column spacing, ESFR sprinkler systems, completed ground floor office spaces and generous mezzanine space, and LEED certification. The Magellan Group engaged HPA Architecture as designer and Millie & Severson as general contractor of the 28.6-acre infill site. These two partners coordinated seamlessly with the receptive cities of El Monte and Rosemead to design and construct the aesthetically and environmentally advanced project. Aesthetically, the Magellan Group installed high-end restroom finishes, stone facade frontage, green screens, attractive signage, and thoughtful landscaping.

MAGELLAN GATEWAY
Location: 4181-4189 Temple City Boulevard, El Monte
Size: 502,020 sf
Developer: The Magellan Group
Contractor: Millie & Severson
Architect: HPA Architecture

Xebec recently completed the development of 10th Street Center, a three building Class A industrial park totaling 343,699 sf on a 21.63-acre parcel of land on North Todd Avenue in the City of Azusa. The buildings are concrete tilt-up, ESFR sprinkler system and concrete truck courts. The entire property was pre-leased to Lagunitas Brewing Company for a diverse, community hub that will include a brewery/bottling/distribution, tap room, restaurant and music venue. The project will make Lagunitas the 6th largest craft brewery in the nation.

10TH STREET CENTER/
LAGUNITAS BREWING CO.
CAMPUS
Location: 1207 & 1223 10th Street, Azusa
Size: 343,699 sf
Developer: XEBEC
Contractor: Xebec Building Company, Inc.
Architect: DRA Architects, Inc.
ABOVE ALL... ENTERTAINING

LA’S MUST-SEE ATTRACTION FEATURES:
California’s tallest open-air observation terrace
Unobstructed 360° views
The thrilling Skyslide
Interactive exhibits

OUE-SKYSPACE.COM
213.894.9000
@SKYSPACELA

OUE-SKYSPACE
LOS ANGELES
TRANSFORM YOUR VIEW
The new medical office project adds a tremendous resource to the nationally recognized hospital and will serve downtown Los Angeles’ growing residential community with world-class medical services. The 7-story project consists of new construction of core and shell plus significant tenant improvements including physician suites, radiation oncology, a 30,000 sf Ambulatory Surgery Center, and a cafe. The project began with a slate of preconstruction services to ferret out budget issues, confirm program requirements and determine constructability. Also considered was patient safety during construction—the design professionals, owner and general contractor spent numerous hours in preconstruction formulating a cohesive site logistics plan to ensure patient safety with sensible way-finding means. Once precon was completed, the first project called for was the relocation of the site electrical and the installation of a temporary generator. The team credits the project’s success to strong collaboration among the owner, design professionals, general contractor and subcontractors.

**GOOD SAMARITAN MEDICAL PAVILION**

**Location:** 1225 Wilshire Boulevard, Los Angeles  
**Size:** 193,000 sf  
**Developer:** Good Samaritan  
**Contractor:** Millie & Severson  
**Architect:** Ware Malcomb

On April 27, 2016, Kaiser Permanente celebrated the grand opening of its Santa Monica Medical Office Building project. Located on the corner of 10th Street and Broadway Avenue, Kaiser Permanente’s Santa Monica Medical Offices brings convenient access to high-quality primary care services for members who live and work in the city of Santa Monica. The Medical Offices’ comprehensive services include six primary care providers with two specialty providers including dermatology and podiatry as well as a pharmacy, laboratory and nurse clinic.
In Hollywood, the land of dreams, anything is possible. And whatever our tenants can dream up, we listen closely and share our leading industry insights to build beautiful workspaces together. That’s why we’re proud to introduce ICON, Netflix’s new Los Angeles headquarters located in the entertainment capital of the world. This ground-breaking creative office space allows them to have it all: innovative architecture, sustainable design, and immediate access to top-of-the-line sound stage and production facilities.

LOS ANGELES • SILICON VALLEY • SAN FRANCISCO • SEATTLE
HUDSONPACIFICPROPERTIES.COM
BLOSSOM PLAZA
Location: 900 N Broadway, Los Angeles
Size: 19,000 sf
Developer: Forest City Residential West
Contractor: Morley Builders
Architect: Johnson Fain; Tagawa Smith Martin

Blossom Plaza is a new transit-oriented, urban mixed-use development, links a highly accessible and pedestrian-friendly network of public open spaces to the Metro Gold Line Chinatown Station in downtown Los Angeles. The plaza ignites a vibrant and culturally rich urban experience with apartments, an art gallery pop-up and soon to be leased retail shops, and restaurants for residents, shoppers, tourists, and workers. Right at the foot of the Gold Line Metro Station, a 19,000-square-foot public space accommodates neighborhood events and a paseo for retail businesses. Paving patterns reflect historic Chinese geometries in the plaza. The design, while contemporary in shape and color, draws inspiration from signature elements of traditional Chinese architecture. A grand staircase leads from College Street up to the Cultural Plaza, reinforcing pedestrian connectivity in the neighborhood, as well as the site’s highly porous and public nature.

TWO 5-story residential buildings feature 237 urban apartments (20% of which are reserved as affordable units) that rise four floors above 20,000 square feet of ground-level retail.

RUNWAY AT PLAYA VISTA - PHASE 1
Location: 12746 W. Jefferson Boulevard, 12775 & 12751 W. Millennium, Playa Vista
Size: 200,000 sf
Developer: Lincoln Property Company
Contractor: Austin Commercial
Architect: Johnson Fain

Runway is the new urban social and cultural center for locals of Silicon Beach. This long-awaited project provides an authentic destination serving the daily lifestyle needs of residents, tech professionals and creatives of Silicon Beach. Located on the former site of Hughes Aircraft Company, the 10-acre project is a dense mixed-use community with in-line shops, restaurants and a wide array of retail anchors including Whole Foods Market and Cinemark Theater, which complete the 200,000 square foot retail program.
Would your clients recommend you to others?

Ours do. When 273 corporate real estate decision makers were polled in the independent 2015 Watkins Survey*, Cresa came out ahead of all our national competitors - by a long shot. We have to be in sync with our clients’ commercial real estate needs every day in order to earn their trust and keep their business. When you hire Cresa, you’re making the right decision.

*The Watkins Survey - an industry benchmark. Watkins Research Group, Inc., in a joint project with Flaspöhler Research Group, conducted interviews with 273 corporate real estate decision makers, representing North America’s largest users of commercial real estate services. The survey evaluated 23 corporate real estate service providers and identified key considerations in selecting these providers.
Recognized as an iconic addition to the LA skyline with its uniquely angled rooftop, the 40-story Ten Thousand features a dynamic architectural silhouette designed to uniquely fit within the city’s mid-century modern history. Offering spacious two-and three-bedroom residences, Ten Thousand is ideally located where Beverly Hills meets Century City. Its angular, glass-sheathed facade is composed of four crystalline quadrants, where multiple panes of glass slightly angle away from each other and form distinct angles set against the building’s terraces to create a luminous and transparent facade that refracts sunlight during the day and transforms into an illuminated beacon at night. In addition to its dynamic silhouette, one of the most unique architectural features within Ten Thousand is its south-facing one-acre private park, which includes an outdoor terrace with landscaped gardens, canopy trees for shade, and designated walking trails for entertaining and relaxing. The lobby and an unparalleled 75,000 square feet of indoor and outdoor amenity spaces reflect warmth, elegance and sophistication.

TEN THOUSAND
Location: 10,000 Santa Monica Boulevard, Los Angeles
Size: 75,000 sf
Developer: Crescent Heights
Contractor: Swinerton Builders
Architect: Handel Architects

K2LA
Location: 685 New Hampshire & 680 Berendo, Los Angeles
Size: 242,000 sf
Developer: Century West Partners
Contractor: Cobalt Construction Company
Architect: DFH Architects

K2LA is the largest upscale rental community in the burgeoning Koreatown neighborhood of Los Angeles. The 17-story building, 476-unit, luxury multi-family urban community is designed specifically to meet heightened demand among a growing number of diverse and sophisticated renters who wish to live in an area that is undergoing a marked transition and has quickly become one of LA’s hottest neighborhoods.
McLAREN 570S & 570GT

Completely driver-centric and performance oriented. With the lightest weight in its class and the highest power to weight ratio, it delivers super car punch and thrills.
EDMUNDS.COM HEADQUARTERS
Location: 2401 Colorado Avenue, Santa Monica
Size: 143,000 sf
Developer: Boston Properties
Contractor: Corporate Contractors
Architect: M+M Creative Studio; Lewis Schoeplein Architects

Edmunds.com wanted a newly inventive space, focusing on the 600+ person team first and foremost—a space where they could collaborate, team, create, define, dream, recruit, discuss, focus and ultimately work however and whenever they felt best fit their current assignments. Working with two floors totaling 145,000 SF, this floor plate, developed in the late ’80’s was anything but straightforward, with a larger exterior central atrium laying waste to the usable center of the plan. In addition, the 10,000 SF exterior central atrium was completely re-envisioned—a newly dynamic outdoor space with both larger social and more intimate spaces connected to the adjacent interior spaces with over 130 LF of retractable glass doors. Inside the atrium itself, the multiple 15” long raised linear planters and gurgling water features all run in parallel lanes, weaving among the embedded LED strip lighting that, like a highway at night, race and change color with a varying choreography.

BOBRICK HEADQUARTERS
Location: 6935 Tujunga Ave, North Hollywood
Size: 111,772 sf
Developer: Bobrick
Contractor: Millie and Severson
Architect: Gensler

The architectural design of the new Bobrick Headquarters facility is intended to communicate the stability of Bobrick’s standing as a long term Los Angeles company while capturing the hope and aspiration that is the foundation of this forward-looking company. Constructed of concrete panels with a mixture of sand to relate to the desert landscape of the San Fernando Valley, the body of this building is firmly rooted to its site.
We would like to congratulate all the award winners in this year’s Los Angeles Business Journal Commercial Real Estate Awards.

CONGRATULATIONS!
On a seven-acre campus, this new 216,000 sf, five-story Family Support Center and 1,326-stall six-level Parking Structure in the San Fernando Valley consolidated seven Los Angeles County family services departments into one location which serves the most vulnerable and disadvantaged residents of Van Nuys. The project created a community-friendly, park-like campus; provided a safe, welcoming and sustainable environment for the facility’s clients; and promoted interdepartmental collaboration among the 1,000 employees who call the new building home. The primary design goal was to facilitate the County’s service model transformation, which was designed to provide a more convenient and welcoming experience for its clients who have previously needed to visit multiple service-providing locations. The two new building structures and an existing County medical clinic are located so as to create a secure campus environment. The project is now a prototype for future County facilities in their desire to be more effective and user-focused.

ZEV YAROSLAVSKY FAMILY SUPPORT CENTER
Location: 7555 Van Nuys Boulevard, Van Nuys
Size: 216,000 sf
Developer: County of Los Angeles, Department of Public Works
Contractor: Pankow Builders
Architect: HKS, Inc.

LOS ANGELES UNION STATION
Location: 800 North Alameda Street, Los Angeles
Size: 150,000 sf
Developer: Los Angeles County Metropolitan Transportation Authority
Contractors: Swinerton Builders and Skanska
Architect: Architectural Resources Group

Upon Metro’s acquisition of the iconic Union Station in 2011, the team launched immediately into a series of projects that would bring Union Station into a state of good repair. Big investments into the structure (such as the need to repair the historic red-tiled roof and upgrade the station’s infrastructure) were high on Metro’s list. These restoration projects also exhibit a large investment and solid commitment to the appropriate care and preservation of the terminal building by a public agency.
Turner Construction Company is a proud sponsor of the 2017 CRE Awards

Congratulations to the Hollywood Park Casino team and to all of the 2017 CRE Award winners

www.turnerconstruction.com
ACTIVE BASIC HEADQUARTERS

Location: 744 E Pico Boulevard, Los Angeles
Size: 59,000 sf
Developer: Active Basic
Architect: EWAI Architects

Founded in 1989 in Los Angeles, Active Basic was initially a fabric company dedicated to providing the local market with the highest quality materials available. With a strong foundation and deep roots in high quality fabric, the company evolved and emerged as one of the world’s primary providers of women’s and junior’s apparel. The company’s solid reputation and success can be credited to a fundamental focus on exceeding customers’ expectations in quality, design, and cost. With 25 years of industry experience, Active Basic’s main mission continues to simply be a consistent provider of premium yet affordable clothing for everyday wear. It’s headquarters, including full showroom for wholesalers, is one of the biggest complete renovation projects in the garment district in recent years. The redevelopment of the Active Basic Headquarters building utilized modern building materials, well-located skylights, and a new wholesale floor plan concept.

OUE US BANK TOWER LOBBY RENOVATION

Location: 633 W 5th Street, Los Angeles
Size: 11,261 sf
Developer: OUE
Contractor: Hathaway Dinwiddie
Architect: Gensler

In 2013, OUE purchased the iconic US Bank Tower in Downtown LA investing nearly $60 million in renovation and improvements. The lobby renovation of the US Bank Tower contributes to the revitalization of Downtown Los Angeles, creating a pronounced and welcoming entry on Fifth Street, engaging the public and enlivening the streetscape. Among other improvements, the new facade consists of a high performance glass curtainwall system that significantly improves visibility into the lobby and enhances the building’s overall appearance.
Brookfield would like to thank the following brokers and tenants for their efforts in helping us close over 650,000 sf of lease transactions in 2016.

**ABELEON HERRON HALPERN**
Will Adams
Newmark Grubb Knight Frank

**ACCELERATED SPORTS CAREER ACADEMY**
Steve Marcussen
Cushman & Wakefield

**ALLIANT INSURANCE SERVICES**
Darren Eades
JLL

**ARMAMINO**
Stephen Bay & Danny Rees
CBRE

**ASPEN INSURANCE**
Paul Arrob
CBRE

**AT&T**
Brandon Youngman & Steve Marcussen
Cushman & Wakefield

**BANC OF CALIFORNIA**
Richard Ratner
CBRE

**BAUTE CROCHETIERE & GILFORD**
Jonathan Larsen & Chandler Larsen
Avison Young

**BEAZLEY USA SERVICES**
Michael Jones
Cresa

**BENTHAM CAPITAL**
Dana Vargas
JLL

**BLX GROUP**
Eric Duncanson
Cushman & Wakefield

**BROOKFIELD**
John Barganski
Senior VP, Leasing
213.330.8027
john.barganski@brookfield.com

**CARRIER JOHNSON**
Matthew Mallers
CBRE

**CEDARS-SINAI MEDICAL CENTER**
Todd Doney
CBRE

**CENTURY INDEMNITY COMPANY**
Tom McDonald
JLL

**CLARION PARTNERS**
Rocky Binswanger & Stephen Bay
CBRE

**COMERICA BANK**
Jamie Dingeman & Kevin Bonder
CBRE

**CONWAY MACKENZIE**
Terence Kirk
Colliers International

**COTTONWOOD MANAGEMENT**
Jonathan Larson & Chandler Larsen
Avison Young

**COVINGTON CAPITAL MANAGEMENT**
Jonathan Larson, Chandler Larsen & Eric Moore
Avison Young

**EVEREST NATIONAL INSURANCE COMPANY**
Ben Gary
CBRE

**GIBSON TRANSPORTATION CONSULTING**
Giora Bazanski
Newmark Grubb Knight Frank

**GIRARD BENGALI, APC**
Carol Roth
Commercial Realty Partners

**HEIGHTS BANK**

**GREENBERG TAUSSING**
Randy Parker
Cresa

**GRID 110**

**HARRINGTON FOX DUBROW & CANTER**

**HARTFORD FIRE INSURANCE COMPANY**
Michael Harwick
CBRE

**ING FINANCIAL**
Scott Scobee
Faller Real Estate

**JETRO**
Kenji Sakai
CBRE

**JLT SPECIALTY**
Rob Fudiingle
IDS Real Estate Group

**KAUFMAN LEGAL GROUP**
Will Adams
Newmark Grubb Knight Frank

**KNOLL**
Carol Meade
CBRE

**LITTLETON JOYCE UICHETTA PARK & KELLY**
Steve Marcussen
Cushman & Wakefield

**MCGUIRE WOODS**
Scott Becket
JLL

**MICHAEL R. WEINRAUB**
Brett Ross & James Robbins
Colliers International

**NEILSON FINANCIAL SERVICES**
Alan Gecht
Corporate Realty Associates

**NORDSTROM RACK**
Jeff Nichols
Western Retail Advisors LP

**OAKTREE CAPITAL**

**ORRICK HERRINGTON & SUTCLIFFE**
Stephen Bay & Danny Rees
CBRE

**PERKINS COIE**
John Zoellner & Philip Reul
CBRE

**R&D INCENTIVES**
Howard Reback
Reback Realty

**SAVILLS STUBLEY**
Mark Sullivan
Savills Studley

**SKIDMORE, OWINGS & MERRILL**
Cari Muhlstein & Hayley Blockley
JLL

**SMITH AND COMPANY**
Kyle Smith
Colliers International

**SOCIUS INSURANCE**
Matt Nester
Faller Real Estate

**STARBUCKS CORPORATION**

**STRIS & MAHER**

**THE ACT 1 GROUP**
Dave Wash
Stone-Miller

**THE RABEN GROUP**
Laks Daraz
Travers Cresa

**TIM FINANCIAL**
Ryan Phillips
Cushman & Wakefield

**UMB BANK**
Suzanne Lee
Cushman & Wakefield

**UNITED STATES FIRE INSURANCE COMPANY**
John Zanetos & Philip Ruhl
CBRE

**WINSTON & STAWN**
Nancy Pacher & Stephen Bay
CBRE

**WORLDWIDE FACILITIES**
Bryce Laskar
Transwestern

**YACOUBIAN & POWELL**
DBB
Transwestern

**ZIPCAR**
Dan Gallup
Cresa

---

**LEASING CONTACTS**

John Barganski
Senior VP, Leasing
213.330.8027
john.barganski@brookfield.com

James Malone
Vice President, Leasing
213.330.8028
james.malone@brookfield.com

Rachael Zanetos
Leasing Manager
213.330.8086
rachael.zanetos@brookfield.com

Marin Turney
Leasing Manager
213.330.8087
marin.turney@brookfield.com

---

brookfield.com | @BrookfieldDTLA
BEST RETAIL PROJECT

OUE SKYSPACE LA
Location: 633 W 5th Street, Los Angeles
Size: 42,773 sf
Developer: OUE
Contractor: Hathaway Dinwiddie
Architect: Gensler

OUE Skyspace LA, an integral component of the iconic US Bank Tower in Downtown LA's renovation, is the tallest observation deck west of the Mississippi, serving as the premiere destination for panoramic 360-degree views of Los Angeles. The all-new OUE Skyspace LA is also California's tallest open-air observation deck and the premiere destination for panoramic, 360-degree views of Los Angeles. From nearly 1,000 feet above the city, OUE Skyspace LA honors the culture, community and people that make Los Angeles unlike any other city in the world. With pristine whites, blacks and golds, the ambiance is reminiscent of old Hollywood glamour. Upon exit from the elevator in the Observation Deck (floor 70), warm light fills the space giving the visitor a sense that they are in the “golden hour,” no matter the time of day. Dramatic new observation decks have 2,800 square feet of outdoor terraces, featuring thrilling infinity edges and 7-feet high glass balustrades to showcase the view as far as the eye can see.

THE BLOC
Location: 700 S Flower St, Los Angeles
Size: 1,000,000+ sf development on nearly 2,000,000 sf
Developer: The Ratkovich Company
Contractor: Webcor Builders
Architect: Studio One Eleven

The Bloc is an inspiring cultural and commercial destination occupying an entire city block in the heart of reinvigorated downtown Los Angeles. Over the course of the last two years, the almost two million square foot property has been transformed into a gorgeous mixed-use destination featuring a state-of-the-art European Standard 478-room Sheraton hotel, a fully updated Macy’s Department Store, over 150,000 sf of unparalleled retail shops and restaurants surrounding an open-air, multi-level public plaza, and a fully renovated 33-story, 700,000 sf office tower with rooftop garden lounge.
AT DAUM, IT’S NEVER LONELY AT THE TOP

From March 19 - March 23, our 2016 President’s Club producers and their significant others will be celebrating together at the Fairmont Kea Lani on Maui, courtesy of DAUM.

DAUM’s team of experienced professionals move in front of the pack. If you want to climb higher, close more deals, keep more of what you make and have more fun doing it, then join us at the top.

CONGRATS TO DAUM’S 2016 PRESIDENT’S CLUB

#1 DAVID FREITAG
LOS ANGELES
DAUM’s #1 TOP PRODUCER

#2 RICK JOHN
INLAND EMPIRE

#3 CASEY MUNGO
SOUTH BAY

#4 BIFF SMITH
NEWPORT BEACH

#5 CHRIS MIGLIORI
NEWPORT BEACH

#6 BRAD LEVIN
SOUTH BAY

#7 DAVID MUIR
LOS ANGELES

#8 MIKE BARREIRO
NEWPORT BEACH

#9 JERRY SACKLER
LOS ANGELES

#10 MIKE FOXWORTHY SR.
VENTURA COUNTY

CONGRATS TO DAUM’S 2016 PRESIDENT’S CLUB PRODUCERS:

DAUM’s team of experienced professionals move in front of the pack. If you want to climb higher, close more deals, keep more of what you make and have more fun doing it, then join us at the top.

Los Angeles | San Fernando Valley | Santa Clarita Valley | San Gabriel Valley | South Bay | Mid-Counties
Orange County | Inland Empire | Ventura & Santa Barbara Counties | Phoenix, AZ

ONCOR INTERNATIONAL
WWW.DAUMCOMMERCIAL.COM
BEST SUSTAINABLE PROJECT

LOS ANGELES FEDERAL COURTHOUSE

Location: 350 W 1st Street, Los Angeles
Size: 631,000 sf
Developer: U.S. General Services Administration
Contractor: Clark Construction Group
Architect: Skidmore, Owings & Merrill

The 11-story, 631,000 square-foot LA Federal Courthouse, called “the Cube,” contains 24 courtrooms and 32 judicial chambers, and has a large skylight that provides natural light and circulation to the building’s interior spaces. Designed and built to earn LEED Platinum certification, the new courthouse boasts a 1,200-ton central utility plant with a 130-ton heat recovery chiller, and a 250 kW roof-mounted photovoltaic solar panel array that will produce 507,000 kWh annually. Additionally, the high efficiency building systems, water-efficient fixtures, and advanced irrigation systems, including a 100,000-gallon rainwater cistern - will help the building meet its energy and water conservation goals, including energy use intensity less than 35 (EUI). The building’s sustainable design has beneficial impacts on its tenants and visitors. The building’s transparent panels in north- and south-facing plats maximize daylight penetration, while opaque panels in east- and west-facing plats minimize solar thermal gain. This strategy reduces central plant load by nine percent, while lending visual dimension and drama to the facade.

LA METRO DIVISION 14 EXPO LINE LIGHT RAIL OPERATIONS & MAINTENANCE FACILITY

Location: 1955 Centinela Avenue, Santa Monica
Size: 360,000 sf site area, 70,000 sf buildings
Developer: Los Angeles County Metropolitan Transportation Authority
Contractor: Kiewit Building Group
Architects: RNL Design and Maintenance Design Group

The LA Metro Expo Division 14 Operations & Maintenance Facility (OMF) sets a new standard for transit facilities. Designed to exceed Los Angeles County Metropolitan Transportation Authority’s (Metro) sustainability, wellness and innovation goals, the facility enhances the operations and maintenance for the Expo light rail line, promotes employee wellness and integrates seamlessly into the surrounding community. The project is beautiful and functional, but also healthy and safe for employees.
DPR Construction is a unique technical builder with a passion for great results. Ranked in the top 50 general contractors in the country since 1997, we are a national commercial contractor and construction manager that has grown with our customers by delivering measurably more value.

Whether a multi-million-dollar technical facility or a conference room renovation, we execute every project with relentless accountability. We listen to your goals. We develop strategies based on your business. We track our performance. We do everything we can to earn your trust and build great lasting relationships.

We Exist To Build Great Things

DPR Construction is a unique technical builder with a passion for great results. Ranked in the top 50 general contractors in the country since 1997, we are a national commercial contractor and construction manager that has grown with our customers by delivering measurably more value.

Whether a multi-million-dollar technical facility or a conference room renovation, we execute every project with relentless accountability. We listen to your goals. We develop strategies based on your business. We track our performance. We do everything we can to earn your trust and build great lasting relationships.

SOUTHERN CALIFORNIA OFFICES

Los Angeles County
88 West Colorado Blvd., Suite 301
Pasadena, CA 91105
P: (626) 463-1265

Orange County
4665 MacArthur Court, Suite 100
Newport Beach, CA 92660
P: (949) 955-3771

San Diego County
5010 Shoreham Place
San Diego, CA 92122
P: (858) 597-7070

DPR was ranked No. 3 in LABJ’s 100 Best Places to Work in the Large Companies category.
Best Tenant Improvement Project

AECOM ONE CALIFORNIA PLAZA
Location: 300 South Grand Avenue, 2nd & 8th-11th Floors, Los Angeles
Size: 121,330 sf
Developer: AECOM
Contractor: Clune Construction
Architect: AECOM

Completed in 2016, this 121,000+ square-foot, Class A commercial office tenant improvement build-out of the downtown Los Angeles office of world-leading architecture and engineering firm, AECOM, is a particularly exciting project. The scope of the project stretched five floors and included offices, conference rooms, collaboration rooms, a focus room, an interconnecting stair, a training room and a high-end senior executive suite. The large-scale project was completed on a tight schedule and Clune Construction delivered an exciting modern office space for hundreds of workers in the One California Plaza skyscraper located in the heart of downtown Los Angeles. Utilizing innovative technology in the design, the AECOM design was based on the WELL Building Standard, an evidence-based system for measuring, certifying and monitoring the performance of building features that impact health and well-being. Clune Construction used this standard to build an office environment for AECOM that improves the nutrition, fitness, mood and sleep patterns of the employees who work in the office.

LATHAM & WATKINS - 10250 CONSTELLATION
Location: 10250 Constellation Boulevard, 11th & 12th Floors, Los Angeles
Size: 35,563 sf
Developer: Latham & Watkins
Contractor: Clune Construction
Architect: Gensler

One of the most exciting and challenging projects Clune Construction completed in 2016 was a 35,564 square-foot build-out in the Century City office of the global law firm, Latham & Watkins. A complex, multi-floor project, Clune Construction used high-end finishes throughout the project and built two inter-connecting stairs, perimeter offices, large and small conference rooms, moveable partitions and a NanaWall. The build-out involved creative meeting and social spaces that support the firm’s market-leading practices advising local emerging companies and clients in the entertainment, sports and media sector, among others.
CBRE Vice Chairman Barbara Perrier (formerly Emmons) and Vice Chairman Darla Longo are two of the most recognized and active investment sales professionals in the industry. In 2016 alone, the duo handled more than 383 transactions, exceeding $10 billion in total consideration. That included 121 deals for a total of 2.75 billion in this region. Some of the largest deals the team transacted in 2016 include the $70 million sale of Thoroughbred Farms Business Park for $70 million to China Lesso Group Holdings, the $188.2 million Anaheim Concourse sale and the $62 million Cerritos Corporate Center disposition. Lifelong Southern California residents, the sisters and partners are powerful female executives who strive to make a difference in their community and in the lives of others.

Kevin Shannon joined Newmark Grubb Knight Frank in December 2015 as president of West Coast Capital Markets and works out of the firm’s El Segundo office. In his role, he leads a team of 21 professionals focused on the disposition and acquisition of investment properties on behalf of both domestic and offshore investors. In 2016, Shannon closed a total of 79 transactions valued at $5.319 billion. In Los Angeles County alone, Shannon took part in a total of $2.25 billion in transactions in 2016.
TOPA IS PROUD TO RECOGNIZE THE FOLLOWING LEASING PROFESSIONALS WHO SUCCESSFULLY COMPLETED OVER 425,000 SF OF COMMERCIAL AND RETAIL LEASE TRANSACTIONS IN 2016

ANDREW RILEY
CBRE GROUP, INC.

In his role as tenant representative and investment sales professional, Andrew Riley’s total consideration for the year amounted to an impressive $227.8 million. Due to the immense success of Riley, 26, he was just promoted from Senior Associate to First Vice President. Riley credits his success – he was part of the top 10% of producers at CBRE nationwide in 2016 – to cultivating exclusive and long-term relationships with office users, developers and investors. In recent months, he has increasingly focused on clients in the Life Science, Healthcare and Healthcare Technology sector, including Kite Pharma, Macrogen, Neural Analytics, Trethera and Palomar Health, for which he is currently marketing the sale of their nearly 980,000 square-foot hospital.

STEVEN GOLDSMITH
MARCUS & MILICHAP

In 2016, Steven Goldstein closed five transactions and achieved a total sales volume of $27,061,000. Two of Goldstein’s largest transactions last year were the $10.5 million sale of 612 North Orange Avenue, a 21-unit multifamily property in West Hollywood, and the $8 million sale of 1467 Rexford Drive, a 15-unit apartment asset in Los Angeles. He joined Marcus & Millichap in 2015.

LEASING INQUIRIES

Darren Bell
Senior Vice President, Leasing
(310) 203-9199 • Los Angeles, CA • dbell@topa.com

Lisa Friedman
Leasing Associate
(805) 604-7112 • Ventura, CA • lfriedman@topa.com
It’s an honor just to be nominated!

Millie and Severson congratulates our client and architect partners for earning top honors at this year’s Los Angeles Business Journal Commercial Real Estate Awards!

Good Samaritan Medical Pavilion – Gold Award, Medical
Ware Malcomb Architects

Magellan Gateway - Gold Award, Industrial
HFA Architects

Bobrick – Silver Award, Office
Gensler + RGA, Office of Architectural Design

It’s an honor just to be nominated!
CBRE’s Darla Longo, Barbara Emmons Perrier, Mike Kendall, and Rebecca Perlmutter Finkel completed the sale of a nine-property industrial portfolio by CT Realty Investors to publicly traded real estate investment trust Rexford Industrial Realty for $191 million. The portfolio, located in markets throughout Southern California such as Los Angeles County, Inland Empire West, Central San Diego and Orange County, increased the company’s owned square footage by 12 percent. It is currently occupied by 12 nationally and locally recognized and investment grade tenants, with an average remaining lease term of 55 months. With the exception of two of the three recently constructed, state-of-the-art, Class A warehouse facilities totaling 380,000 square feet, the Portfolio is 100% leased.

Vital Statistics
Property Address: Fontana/Irvine/Garden Grove/Foothill Ranch/Santa Ana/City of Industry/Poway, CA
Square Footage: 1,530,000
Deal Value: $191,000,000.00

Cushman & Wakefield brokered Principal Real Estate Investors acquisition of the portfolio known as the March Business Center, from the venture of Penwood Real Estate Capital Management, LLC and local development manager Western Resiko. Chuck Belden, SIOR, Kyle Kehner, and Tim Pimentel with Cushman & Wakefield’s Inland Empire office represented the seller in the sale, as well as the new owner (buyer) in the subsequent lease transaction.

Vital Statistics
Property Address: 24101 Iris Avenue & 16415 Cosmos Avenue, Moreno Valley, CA 92551
Square Footage: 1,380,246
Deal Value: $93,000,000
SOUTHERN CALIFORNIA’S LEADING TENANT IMPROVEMENT CONTRACTOR

At HBC, we’re building the future one space at a time. With over 30 years as a general contracting firm, we understand the complexity of construction. That’s why our team is filled with specialists who are not only accomplished in their field, but also innovative in their execution. From the moment a project is established, we take the time to meticulously interpret our clients’ needs. Using the newest technology and project management tools, we ensure that every step of the process is clear and comprehensive, keeping our clients engaged and inspired. What begins with their unique vision, ends with the realization of their ultimate reality. Our approach to construction is more refined than most, but then again, so are our results.

www.howardbuilding.com

LA is changing.
So is the way it gets built.

Focusing on our customers and communities, Skanska creates local jobs and builds the things that will shape LA for the next generation.

usa.skanska.com
CBRE’s Tres Reid and Jay Dick represented the tenant, Floor & Decor, in this 1.1 million square-foot lease, $85 million transaction at the March Business Center in the Inland Empire’s Moreno Valley. It is one of the biggest lease transactions in the Greater Los Angeles area this year. Chuck Belden, Kyle Kehner, and Tim Pimentel with Cushman & Wakefield’s Inland Empire office represented the landlord in the lease transaction (as well as in the acquisition of the property). Floor & Decor signed an 11-year lease at the newly constructed LEED certified state-of-the-art building, which has easy access to the 215 Freeway and sits amidst other high-profile tenants such as Procter & Gamble and near population centers.

Vital Statistics
Property Address: 24101 Iris Avenue, Moreno Valley, CA 92551
Square Footage: 1,103,003
Deal Value: $60,000,000

Paul Sablock, Nicole Welch, Peter McWilliams and Barry Hill of JLL represented Xebec in securing a new lease with Lagunitas Brewing Company for 343,699 square feet of space at 10th Street Center/Lagunitas Brewing Co. Campus, a new speculative three-building, 343,699-square-foot state-of-the-art industrial business park located on 21.6 acres at 1207 - 1223 10th Street in Azusa. Lagunitas chose 10th Street Center for the company’s third production brewery because of its prime location, allowing it to grow and better serve its clients in Southern California and the Southwest.

Vital Statistics
Property Address: 10th Street Center, 1207 - 1223 10th Street, Azusa, CA 91702
Square Footage: 343,699
Deal Value: $24,000,000.00
In May 2016, Kevin Shannon, President, West Coast Capital Markets with NGKF and his team including Michael Moll, Rob Hannan, and Ken White, represented the $330 million sale of 400 S. Hope Street in downtown Los Angeles. NGKF represented the seller, CBRE Group, Inc. The buyer was a joint partnership between PNC Realty Investors and Munich-based GLL Real Estate Partners. The 26-story, Class A, institutional-quality office tower in the Bunker Hill neighborhood totals approximately 700,000-square feet and was built in 1982. The building was 93 percent occupied at the close of escrow. The seller had acquired the asset in July 2012 for $238 million. Just four years later, the sale price increased by $98 million.

Vital Statistics
Property Address: 400 S. Hope Street, Los Angeles, CA 90071
Square Footage: 709,122
Deal Value: $330,700,000

In May 2016, Kevin Shannon, President, West Coast Capital Markets with NGKF and his team represented the seller, Invesco Real Estate, on the $328 million sale of Apollo at Rosecrans, a unique, creative office campus in El Segundo. Invesco Real Estate, in partnership with developer SSV Properties (SSV), originally acquired the 546,833 square foot, four-building office campus in August 2013. It was one of the largest real estate transactions in Southern California in 2016 and the largest suburban office sale in Los Angeles in 2016.

Vital Statistics
Property Address: 800 Apollo Street, 2120, 2121 and 2175 Park Place, El Segundo, CA 90245
Square Footage: 546,833
Deal Value: $328,000,000
COMMERCIAL REAL ESTATE AWARDS

BEST OFFICE LEASE

Vital Statistics
Property Address: Two California Plaza, Los Angeles, CA; City National Plaza, Los Angeles, CA
Square Footage: 518,000

CBRE’s Lynn Williams, Jeff Welch and Michael Hartwick represented City National Bank in both lease transactions in downtown Los Angeles, which together totaled 518,000 square feet. The two transactions, which were part of the bank’s larger strategy in downtown, were executed on the same day and constituted the largest office transaction in LA County in 2016. Williams, Welch and Hartwick simultaneously negotiated both a restructure and extension of City National Bank’s existing lease at City National Plaza and a new lease at Two California Plaza (now known as City National at 2CAL). John Zanetos, Todd Doney and Chris Penrose represented the landlord, CIM Group, in the new 241,000 square-foot, 15-year lease at City National at 2CAL.

Vital Statistics
Property Address: Ford Motor Factory, Downtown Los Angeles/Arts District, 777 South Santa Fe Avenue, Los Angeles, CA 90021
Square Footage: 275,000

CBRE Group, Inc. facilitated the 275,000 square-foot lease at the Ford Motor Factory in the Arts District in Downtown Los Angeles to Warner Music Group. Warner Music committed to taking the entire building starting in August of 2017. CBRE’s John Zanetos, Todd Doney, Rob Waller, Chris Penrose and Phil Ruhl negotiated the nearly 13 year lease on behalf of the landlord, New York-based developer Shorenstein Properties. The agreement includes an option to renew for an additional 10 years.
The team of Miller and Bauman did almost $1 billion in retail transactional volume last year from Ventura County down to San Diego County. However, the one deal that was unique in LA County was the $84,500,000 shopping center sale in El Monte. It had a number of challenges to overcome, including Sears as an anchor tenant operating out of 25% of its space, a dark Staples, and a lease with a Lexus dealership. The team was able to procure a buyer with a strong enough balance sheet willing to acquire on an all-cash basis and meet the seller's pricing demands. Both buyer and seller were thrilled with the transaction and Miller and Bauman once again delivered exceptional results.

CBRE's Rich Rizika represented the seller, SBMC Mesmer LP, in the sale of the former Albertson’s/CVS retail site for $83 million to Mesmer Properties, LLC. The property consists of 381,071 square feet (8.25 acres). The property sits in the middle of the region’s Silicon Beach area. The addition of new creative office space has buoyed demand for all types of commercial and residential real estate in the area.
Hour Fitness will be opening a new, premier athletic club at the mixed-use Del Amo Crossing project in Torrance. Del Amo Crossing’s owner, The Muller Company, will be developing a new state of the art 44,671 square foot freestanding, multi-story Super Sport fitness facility at the project located at the busy intersection of Hawthorne Boulevard and Del Amo Boulevard. Chris Sinfield, Tom Sheets, Leslie Mayer, Patty Kemmerer and Quint Carroll with Cushman & Wakefield’s Torrance office represented the landlord in the transaction. The soon-to-be reinvigorated Del Amo Crossing offers a strategic, high profile location within the hub of Torrance’s robust business district and features great visibility and importantly convenient accessibility.

Vital Statistics
Property Address: Hawthorne Boulevard and Del Amo Boulevard, Torrance, CA
Square Footage: 44,671
Deal Value: $22,150,500

EXECUTIVE Vice President Jay Luchs with Newmark Grubb Knight Frank completed a long-term, 22,000-square-foot retail lease with high-end retailer, Fred Segal in December of last year. Luchs represented Fred Segal, as well as the landlord, CIM Group. Fred Segal will use the space as a flagship store at 8500 Sunset Blvd., at the corner of Sunset and La Cienega. The store will be on the ground floor within a two-building mixed-use retail and residential project.

Vital Statistics
Property Address: 8500 Sunset Boulevard, West Hollywood, CA 90069
Square Footage: 22,000

TOM SHEETS
CUSHMAN & WAKEFIELD

CHRIS SINFIELD
CUSHMAN & WAKEFIELD

QUINT CARROLL
CUSHMAN & WAKEFIELD

LESLIE MAYER
CUSHMAN & WAKEFIELD

JAY LUCHS
NEWMARK GRUBB KNIGHT FRANK
Corporate Contractors congratulates our entire team on our GOLD win in the Los Angeles Business Journal Office category – with a special thanks to our client Edmunds, the design architect M+M Creative Studio and project manager Cherry & Mandel – for allowing us to be part of this world-class project!

www.corporatecontractors.com

2550 Corporate Pl # C111, Monterey Park, CA 91754

CONGRATULATIONS TO ALL OF THE 2017 COMMERCIAL REAL ESTATE AWARD WINNERS

www.syntaxbuildersinc.com

818.957.4077

Congratulations to the JLL Leasing Team 100% Leased in 2016!

Paul Solomon
Jason Fine
Kristen Bowman
COMMERCIAL REAL ESTATE AWARDS

BEST MEDICAL SALE

Vital Statistics
Property Address: 2601-2625 Alameda Avenue, Burbank, CA 91505
Square Footage: 100,000
Deal Value: $48,000,000

Joel Frank
CBRE GROUP, INC.

CBRE’s Joel Frank facilitated the sale of a 100,000 square-foot medical building in Burbank, one of the largest sales in the Greater Los Angeles market last year. The campus, at 2601-2625 Alameda Avenue, is 98 percent leased to more than 50 tenants, including UCLA Health and sits adjacent to the Providence St. Joseph Medical Center (PSJMC) in Burbank’s Media District. Located directly across from the main entry to PSJMC, the project was originally constructed in the 1970s and was marketed as a value-add opportunity, including the potential to create a third medical building on the surface parking portion of the site. The deal drew more than 12,000 solicitations, 152 buyers and brokers registered, 35 property tours and 11 offers.

BEST MEDICAL LEASE

Vital Statistics
Property Address: 14624 Sherman Way, Van Nuys, CA 91405
Square Footage: 9,094
Deal Value: $3,000,000

Bryan Lewitt and Chris Isola
CBRE GROUP, INC.

CBRE’s Bryan Lewitt and Chris Isola negotiated a 10-year medical lease for North East Valley Health Center in Van Nuys for approximately $3 million. The deal was part of the consolidation of North East Valley Health Corporation’s presence in the area. The property, located at 14624 Sherman Way, sits centrally located with access to various freeways and is in proximity to Valley Presbyterian Hospital, Sherman Oaks Hospital and Providence Saint Joseph Medical Center. The tenant will occupy two floors totaling approximately 9,094 square feet. Northeast Valley Health Corporation, a nonprofit organization, is one of the nation’s largest community health centers. The San Fernando Valley is a booming residential and commercial area, and demand for such off-campus medical facilities is ever increasing.

GOLD AWARD

BRANDON MICHAELS
MARCUS & MILlichap

SILVER AWARD

EARLE HYMAN
MARCUS & MILlichap

GOLD AWARD

BRYAN LEWITT
CBRE GROUP, INC.

CHRIS ISOLA
CBRE GROUP, INC.
YOUR GOALS MATTER.

That’s why our in-depth knowledge and expertise can be your advantage.

We are relationship-focused and highly responsive, bringing you deep local roots, expert bankers, access to decision makers, flexible solutions and a real commitment to superior service. All part of Western Alliance Bancorporation, one of the country’s top-performing banking companies, which ranks #4 on the Forbes 2017 “Best Banks in America” list.

Contact your local banking experts:

Keith Drake
SVP/Regional Manager
601 West 5th Street, Suite 100
Los Angeles, CA 90071
Direct Line: 213.362.5240
kdrake@torreypinesbank.com

Kathleen Chapman
SVP/Regional Manager
9355 Wilshire Blvd, Suite 102
Beverly Hills, CA 90210
Direct Line: 310.623.8901
kchapman@torreypinesbank.com

torreypinesbank.com

Torrey Pines Bank, a division of Western Alliance Bank. Member FDIC.
**Best Multi-Family Sale**

**Waterstone Apartment Homes**

- **Property Address:** 9901 Lurline Avenue, Chatsworth, CA 91311
- **Square Footage:** 250,428
- **Deal Value:** $72,500,000

Waterstone Apartment Homes is a 348-unit multifamily community in Chatsworth. Built in 1971 at 9901 Lurline Avenue, the property is one block south of Westfield Topanga shopping mall and approximately one mile from the Chatsworth Metrolink station. Five major freeways and employers such as Aerojet, Rocketdyne, Anheuser-Busch, Boeing, Health Net, Nestle and the Walt Disney Company are within proximity. Chatsworth’s highly rated public schools, low unemployment and strong projected income growth, combined with low vacancy and lack of new supply, make it an excellent place to invest in multifamily assets. Waterstone Apartment Homes is just one of two apartment properties in Chatsworth with more than 200 units, and received over $1.6 million in major system upgrades in the five years prior to its sale.

**Vital Statistics**
- **Property Address:** 9901 Lurline Avenue, Chatsworth, CA 91311
- **Square Footage:** 250,428
- **Deal Value:** $72,500,000

**Woodlake Manor Apartments**

- **Property Address:** 4555 Martin Luther King Jr. Boulevard, Los Angeles, CA 90016
- **Square Footage:** 267,340
- **Deal Value:** $47,000,000

Woodlake Manor Apartments is an eight-building, 276-unit multifamily community in LA’s Baldwin Hills neighborhood. This acquisition was the first time Woodlake Manor Apartments had been on the market in over 34 years, following the introduction of a unit upgrade program to upgrade units to a mid-luxury standard the previous year. New ownership, Vista Investment Group LLC, has the ability to complete the renovations and unlock the full benefit of the repositioning program.
The Cushman & Wakefield team led by Marc Renard, Manfred Schaub, and Jimmy Chai of the firm’s Downtown Los Angeles office advised CRA/LA on the disposition of leased fee land parcels totaling six acres underneath iconic One and Two California Plaza for over $100 million. The site improvements at One California Plaza comprise a prominent 42-story office tower and six-level subterranean parking garage, and the site improvements at Two California Plaza comprise a 1,328,265-square-foot, 52-story office landmark built in 1992, a 44,000-square-foot retail plaza, and a six-level subterranean parking garage. The two sites are an integral part of the master-planned California Plaza development, which is the centerpiece of one of the most recognized skylines in the nation.

Vital Statistics
Property Address: One and Two California Plaza
Deal Value: $100,000,000

CBRE’s Barbara Emmons Perrier, Darla Longo, Rebecca Perlmutter Finkel and Mike Kendall, as well as David Consani, Jim Koening, Ryan Athens and Jeff Fritch, completed the sale of Thoroughbred Farms Business Park, a 108.2-acre industrial and mixed-use land site to China Lesso Group Holdings Ltd. for $70 million or $15 per square foot. This deal is one of the largest and priciest in the area this year.

Vital Statistics
Property Address: SE Quadrant of I-15 and SR-60 off Cantu, Galleano Ranch, Jurupa Valley, CA
Square Footage: 108.2-acre
Deal Value: $70,000,000
COMMERCIAL REAL ESTATE AWARDS

EVENT SCENE

(1) Sponsor Steve Fifield (Century West Partners) with Guest of Event; (2) Adam Levy (Sphere) and Sponsor Mike Malick (Marcus & Millichap) with Kaye Hovik (Bosshard Realty Partners); (3) Michael Fowler (GKL) with Nicole Welsh (GKL); (4) Andrew Lawless (Good Samaritan Hospital) and Sponsor John Grossman (Millie and Severson); (5) Sponsor Brittany Winn (Newmark Grubb Knight Frank); (6) Hayden Kendrick (Xebec) with Guest of Event; (7) Sponsors Lee Keyte with Taylor Keyte (SBI); (8) Sponsor Peter Johnston (OUE); (9) Guest of Event with Sponsor Steve Jaffe (Hudson Pacific Properties); (10) Guest of Event with Teddy Riley, Sponsor Andrew Riley (CBRE Group, Inc.), Tom Sentor (Bosch) with Grant Riley (Gray Law Group); (11) Sponsor Carmen Gonzalez with Scott Gonzalez (SEPC); (12) Sponsors Andrew Riley and Law Home (CBRE Group, Inc.); (13) Sponsor Michael Casals (Stanek) with Guests of Event, Christopher Smith (Swainson Builders), Sponsor Laura Matt (Swainson), Lisa Tabash (Swainson Builders) and Ray Gupta (Swainson Builders); (14) Guest of Event with Sponsor Michael Casals (Stanek); (15) Red Carpet with Guests of Event (Swainson Builders); (16) Devane Reese (Gray Law) with Sponsor Blake Stone (Century West Partners); (17) Sponsor Barbara Foreman Perrier (CBRE Group, Inc.); (18) Rex Sheets with Patty and Leslie Mayer (Schljems & Wilson); (19) Laura Winn (Compass Construction, Inc.) with Guests of Event, Sandra Price (Price Architects) and Ray Irmer (Swinerton Builders); (20) Guest of Event with Sponsor Michael Coakley (Skanska); (21) Red Gay (Swinerton Builders) with Guests of Event (Swinerton Builders); (22) Denise Choe (Greystar) with Sponsor Dustin Storey (CBRE Group, Inc.); (23) Tom Sheets with Patty and Leslie Mayer (Cushman & Wakefield); (24) Hank Warner (Corporate Contractors, Inc.) with Guest of Event, Sandra Price (Price Architects) and Ray Irmer (Swinerton Builders); (25) Avi Grigorescu with Mano Leventakis (Kaiser Permanente) and Mark Hill (Oltmans Construction Co.); (26) Sue Grossman with Mike Grossman (Swainson Builders) and Mark Hill (Oltmans Construction Co.); (27) Silver Sponsors Dimitri Orlov with Rick Raymundo, Steven Goldstein, Guest of Event, Carol Song, Mike Malick and Enrique Wong (Marcus & Millichap); (28) Sponsors Todd Doney with Chris Penrose, Jeff Welch, Lynn Williams, John Zanetos and Phil Ruhl (CBRE Group, Inc.)