



LUMEN

W E S T L A

WORKPLACE ILLUMINATED



LUMEN is a completely re-imagined experiential office campus.

Introducing **LUMEN West LA** - a metamorphosis of an iconic asset occupying a 3.6-acre, full-city block in the heart of West Los Angeles offering 570,000 sq. ft. of light-infused workspace in an amenity-rich campus connected to public transit and nestled in one of its coolest neighborhoods.

LUMEN is a completely re-imagined **EXPERIENTIAL OFFICE CAMPUS** unlike any other. **LUMEN** offers an unmatched 65,000 sq. ft. of private outdoor space with 55,000 sq. ft. bridge-connected modern floor plates featuring floor-to-ceiling glass throughout. **LUMEN** features meticulously planned amenities and project-wide enhancements that cater to today's flexible and innovative workforce.

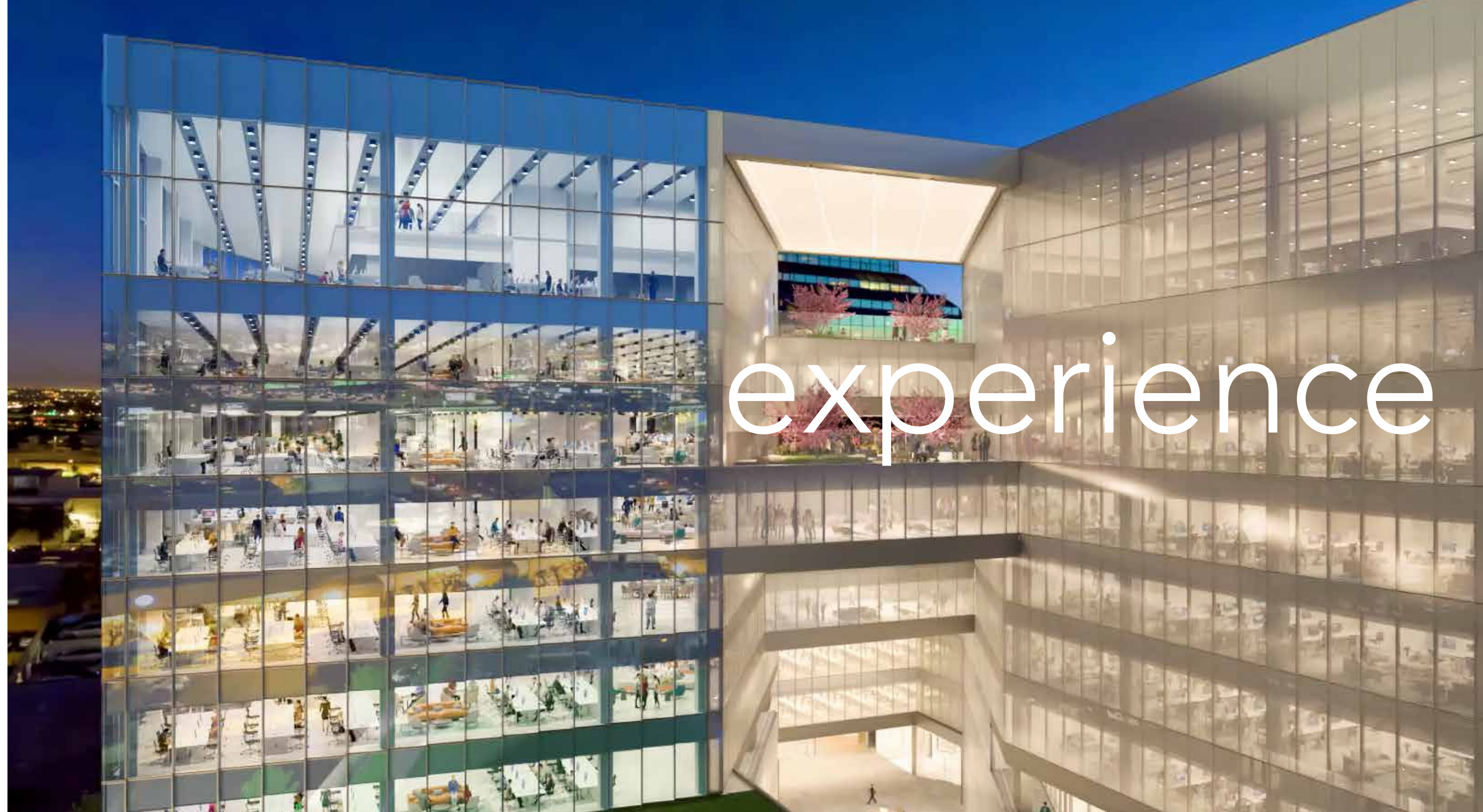
Located at West Olympic Blvd. and the 405 freeway, just one-half block from the food, vibe and culture of Sawtelle-Japantown, **LUMEN** offers an intimate connection to this unique village and one of the fastest growing neighborhoods in West Los Angeles. The first private project to offer a shuttle connection to the successful Metro Light Rail, **LUMEN** not only is connected to public transit but offers secure, on-site parking of up to approximately 5 spaces per 1,000 usable sq. ft.

LUMEN is an **EXPERIENTIAL OFFICE CAMPUS** designed for tomorrow's workforce with unmatched amenities set in a private campus environment. .



Click here to watch the LUMEN video

An illuminated
workplace for today's
forward-thinking
enterprise.





One-acre private
outdoor workspace.

**LUMEN's experiential design
inspires productivity, innovation,
and a competitive edge.**

The campus is designed with a people-first approach to attract and retain top talent through a balance of workplace amenities and indoor to outdoor opportunities that organically improves employee wellbeing.

360°

[Click here to experience the 360 view](#)

MC⁺

Our mission is to revolutionize the commercial real estate experience. By developing relationships based on next-level service, dedication, accountability and knowledge, we are committed to making work more enjoyable and convenient for our tenants, vendors and employees.



[Click here to learn more about MC+
Concierge Management Services](#)

More than an office.

LUMEN's groundbreaking design with light-infused, bridge-connected floor plates create a customizable workplace that reflects and transforms company culture. Large, efficient and bridge connected floor plates create a flexible and efficient workplace with dynamic views and natural light powered workplace for a dynamic company. Amenity activated bridges link the workspaces with private work/lounge areas to enhance connectivity, wellness and productivity.

360° [Click here to experience the 360 view](#)





The Penthouse



Click here to experience the 360 view

**You won't want to leave.
And you won't need to.**

Ideally located in the heart of West Los Angeles within the Sawtelle-Japantown village, **LUMEN** is a catalyst to a neighborhood bursting at the seams with food and culture. The curated restaurants and retail available at street level give tenants a reason to linger while capturing the attention of the surrounding community.



Click here to experience the 360 view





An experiential office campus.

LUMEN's experiential design inspires productivity, innovation, and the competitive spirit with its connection to 65,000 sq. ft. of unmatched private outdoor amenity space creating a balanced interaction with outdoor workspace and social/entertainment areas.

Project Size

Total Project Size:	570,000 SF
Total Office Square Footage:	555,000 SF
Total Enclosed Office:	490,000 SF
Total Outdoor Areas:	65,000 SF
Total Street-Level Retail:	15,000 SF

Parking

Three above-grade parking levels and two below-grade parking levels with VIP elevator access.

TOTAL:	1,924 stalls
Striped:	1383 stalls
Aisle/Valet Assist:	220 stalls
Market Float Factor 25%:	321 stalls
EV Charging Stations:	70+ stalls
Parking Ratio:	Up to 5/1,000

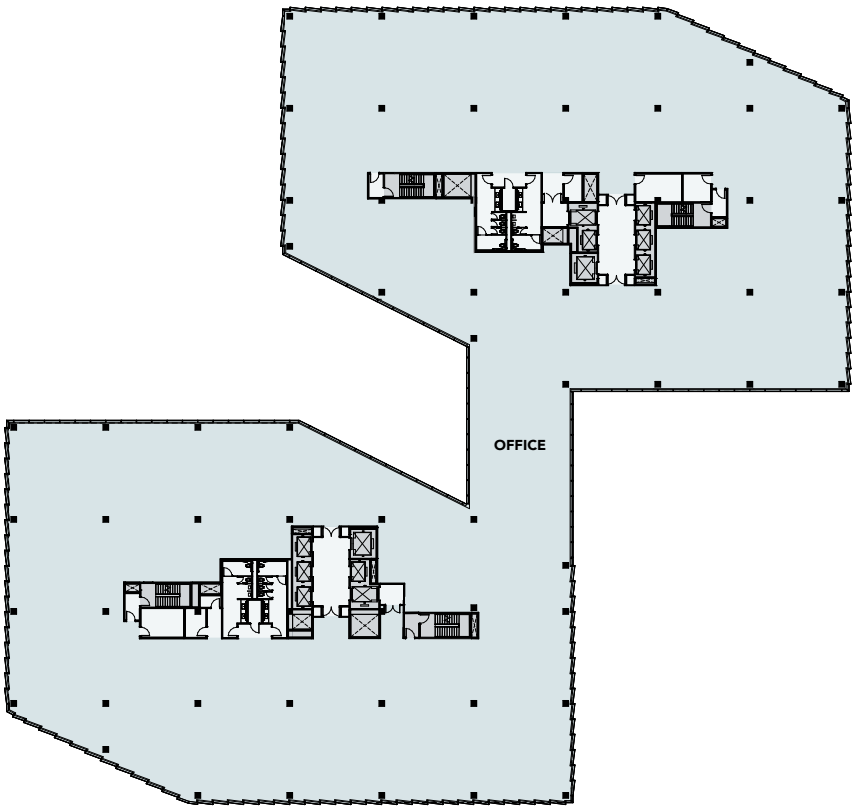


Connectivity in its purest form.



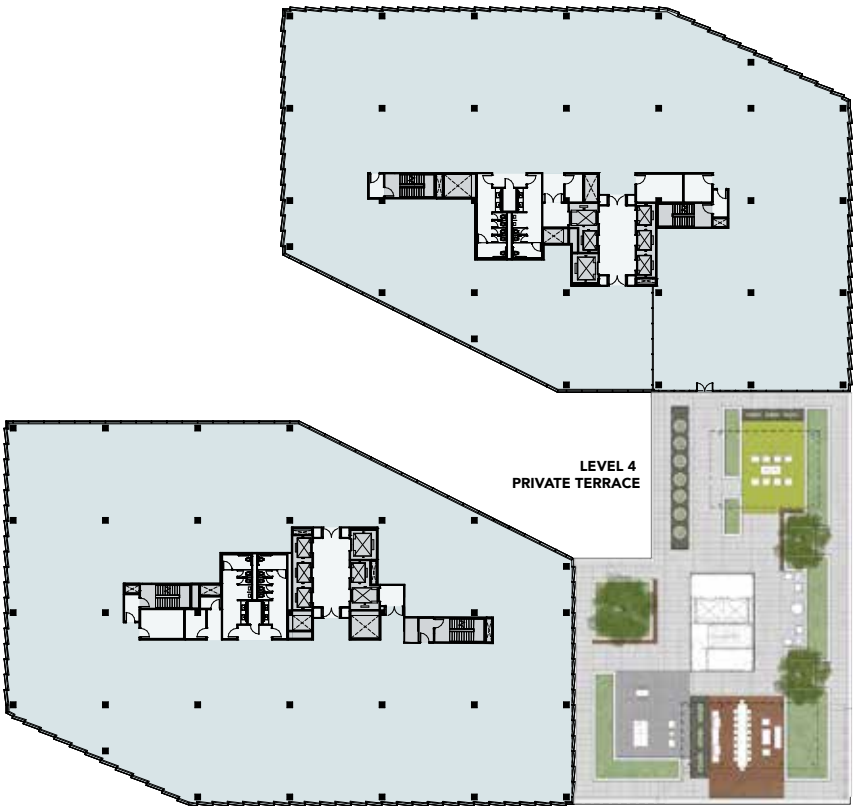
TYPICAL FLOOR PLATE

+/- 55,000 SF horizontally-connected floor plates.



LEVEL 4 PRIVATE TERRACE

The Level 4 Private Terrace offers tenants exclusive access to a 11,400 SF thoughtfully-designed space to work, chill and play.



360° [Click here to experience the 360 view](#)

THE PENTHOUSE – 360 DEGREE WEST LA VIEWS!

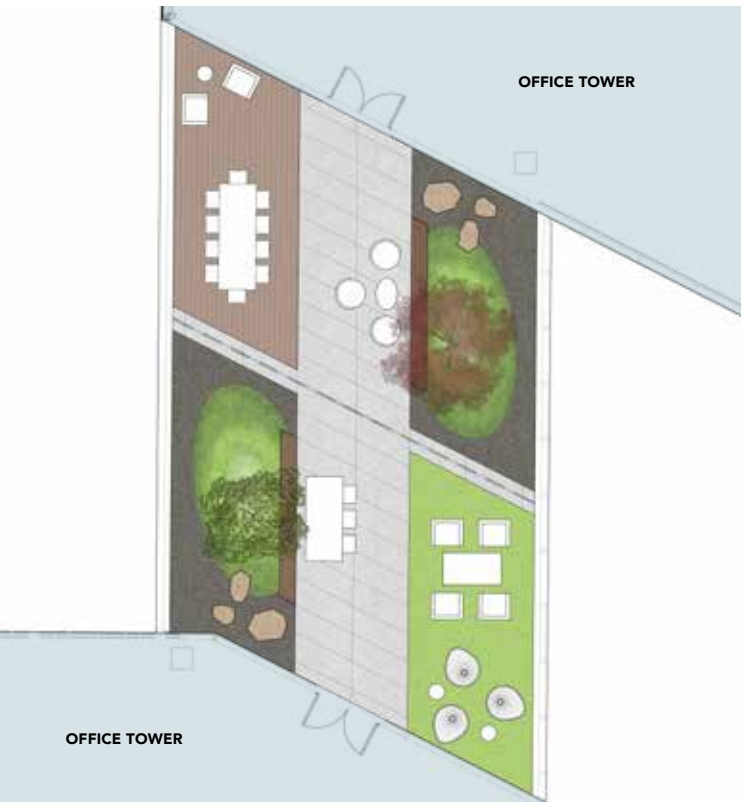
The Penthouse offers 22 ft. floor-to-ceiling clear vision glass and 360 degree views throughout.



360° [Click here to experience the 360 view](#)

SKYPARK TERRACES

Skypark Terraces on levels 6, 8, and 10 create approximately 2,000 SF outdoor work/lounge spaces for tenants. Tenant-appointed programming and design elements can be custom-tailored for day-to-day needs.



360° [Click here to experience the 360 view](#)

**ONE-ACRE PRIVATE OUTDOOR
WORKSPACE** (Tenant Programmable)

The Private Outdoor Workspace offers tenants exclusive access to one-acre of thoughtfully designed space to work, meet, celebrate, relax, and entertain.

Features include:

Event Green for live bands, all-hands company meetings, outdoor yoga classes, etc.

Exhibition Kitchen with pizza oven, Evo grill, sink and faucet, beer and wine taps, sinks and faucets for catered events and/or private use.

Coffee Bungalow for morning coffee and grab & go breakfast service.

Beer & Wine Bungalow for happy hour services in the evenings.

Campus Cabana for private outdoor meetings and breakout sessions.

Chef Grow Gardens provide farm-to-fork ingredients to be served at the restaurants on-site.

Multi-purpose Sport Court striped for basketball, volleyball and pickleball.



360° [Click here to experience the 360 view](#)



We've thought of that!

Amenities and Specifications

Click here to experience LUMEN's unique mix of amenities

Building Design and Features



Innovative Design



Sawtelle-Japantown Neighborhood



Horizontal and Vertical Connectivity



Private Sky Park Terraces



Programmable Conference Center



Concierge Property Management



On-site Security



Campus Wi-Fi

1-Acre Private Outdoor Workspace Features



1-Acre Private Outdoor Workspace



Private Cabanas



Private Japanese-inspired rooftop Biergarten



Evening Happy Hour and Morning Coffee Service



Chef Grown Gardens



Exhibition Kitchen

Sustainability and Wellness

Click here to experience LUMEN's unique mix of amenities

Building Amenities



Basketball Courts & Pickleball



Fitness Center & Wellness Spa



Bike & Scooter Share Programs



Metro/EXPO Shuttle Service

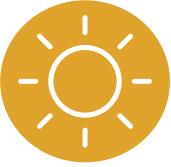


On-Site Parking & Valet Assist



Dog Park

Sustainable Features



High Performance Glazing



Significant Energy Savings



Clean Air Systems



Water Efficiency



4-Pipe Radiant Heating & Cooling System



Transit Score: Good



Walk Score: Very Walkable



Bike Score: Very Bikeable

Transit-friendly
in the heart of
West LA!





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For more information, access to 360 degree
panoramas, renderings and video animation,
please visit our website at:

www.LUMENWestLA.com

McCARTHY • COOK

RELATIONSHIP DRIVEN EXPERIENCE

MC⁺

NORTHWOOD 
INVESTORS

Gensler