



2216-2223  
FEDERAL AVENUE

2222-2226  
BARRY AVENUE

LOS ANGELES, CA 90064

EXCLUSIVELY LISTED BY:

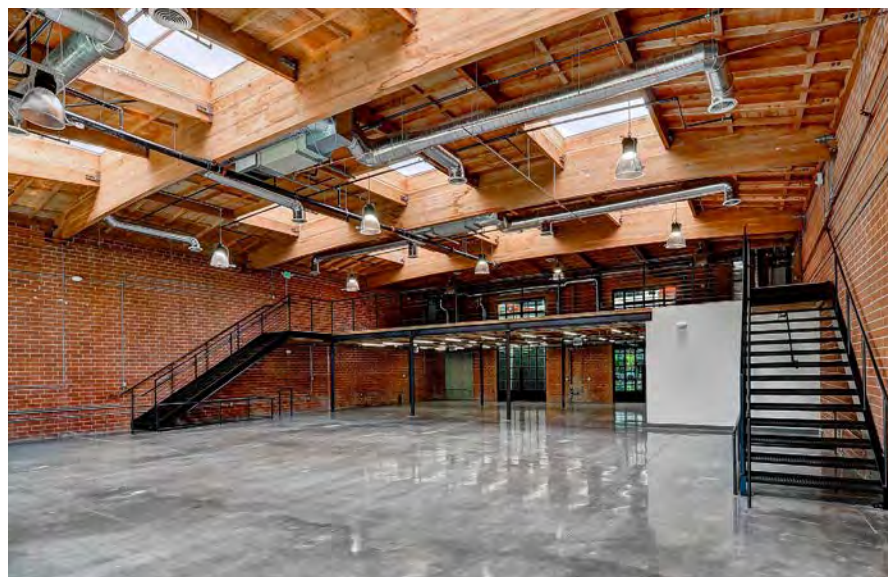
**Travis Forster**  
Vice President  
949.533.5810  
tforster@voitco.com  
Lic. #01935471

**April Foster**  
Client Coordinator  
949.263.5311  
afoster@voitco.com  
Lic. #01933401

***Voit***  
REAL ESTATE SERVICES

[www.VoitCo.com](http://www.VoitCo.com)





FederalCampus.com





# CAMPUS OVERVIEW

4 PROPERTIES TOTALING ±21,308

- 2216 FEDERAL AVENUE ±6,707
- 2223 FEDERAL AVENUE ±5,246
- 2226 BARRY AVENUE ±5,324
- 2222 BARRY AVENUE ±4,031

ASKING PRICE: \$5.90 MG

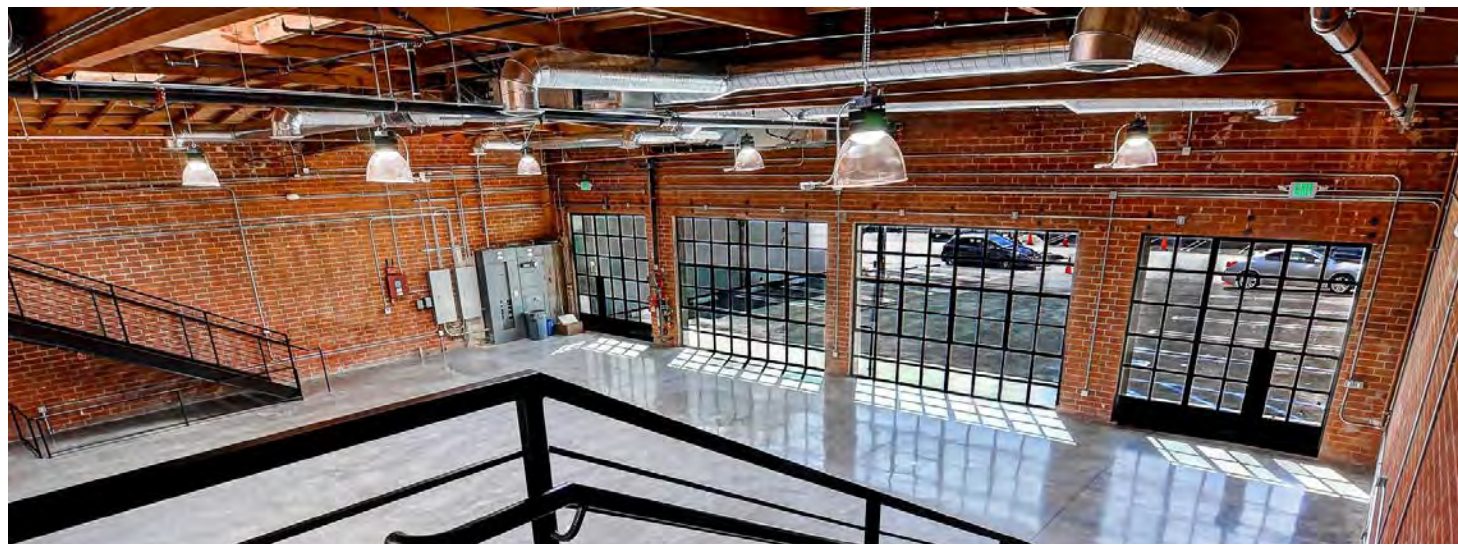
FREESTANDING BUILDINGS

BUILT: 1947 & 1963

RENOVATED: 2018/2019

***Voit***

REAL ESTATE SERVICES



## PROPERTY FEATURES

- RARE WEST LA CAMPUS
- SECURED PRIVATE PARKING
- OUTDOOR SPACE & ROOF TOP PATIO
- 16' CLEAR HEIGHT
- EXCELLENT ACCESS TO 405 AND 10 FREEWAYS
- CLOSE PROXIMITY TO SANTA MONICA AIRPORT AND WALKING DISTANCE TO METROLINK BERGAMOT STATION
- AMPLE AMENITIES INCLUDING RESTAURANTS, RETAIL & ENTERTAINMENT AND HOTELS
- NEW CONTEMPORARY IMPROVEMENTS THROUGHOUT:
  - NEW MECHANICAL SYSTEMS
  - NEW TORRANCE WINDOWS & DOORS
  - NEW EFFICIENT LED BAY LIGHTING
  - NEW RESTROOMS
  - NEW OVERSIZED 8' SKYLIGHTS
  - NEW ROOF
  - NEW HVAC

**FLOOR PLAN**

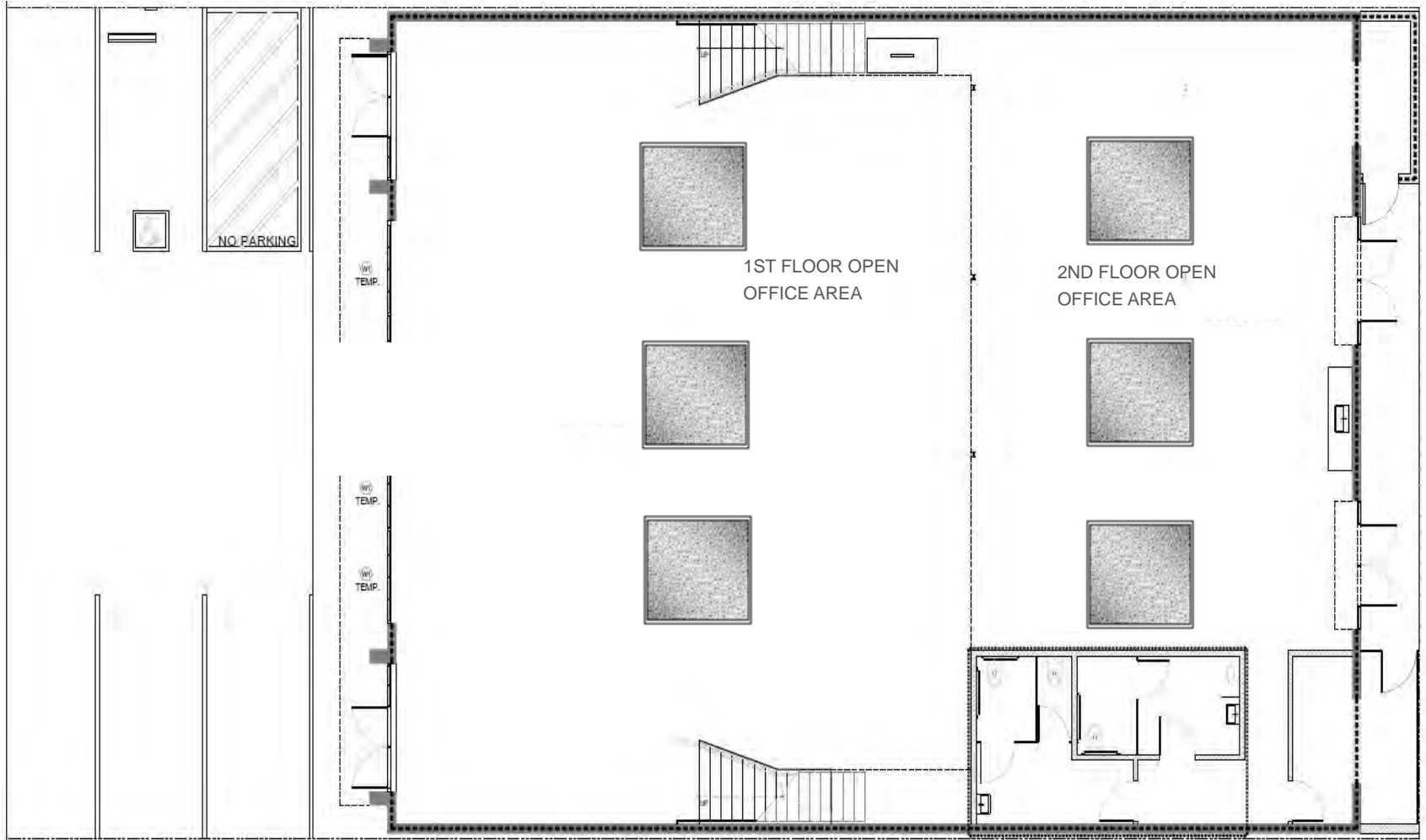
**6,707 SF**

FIRST FLOOR - 4,872 SF

SECOND FLOOR - 1,835 SF

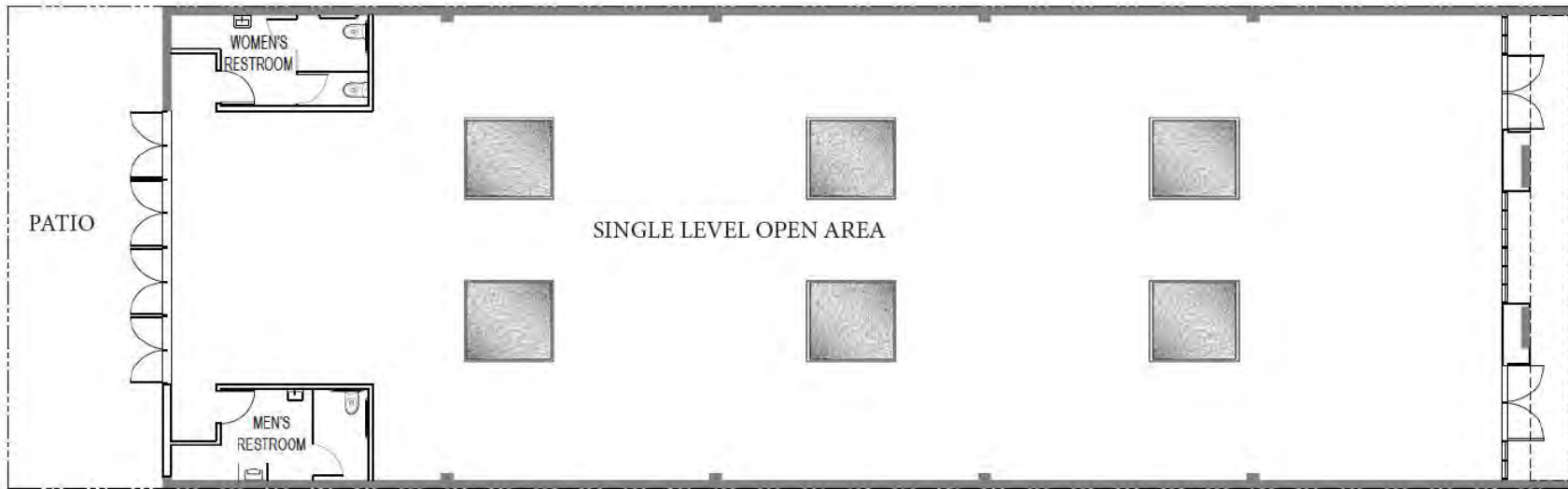
2216 FEDERAL

Federal Avenue



**FLOOR PLAN**  
**5,246 SF**

2223 FEDERAL



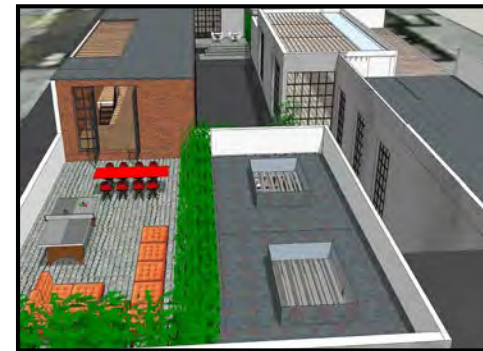
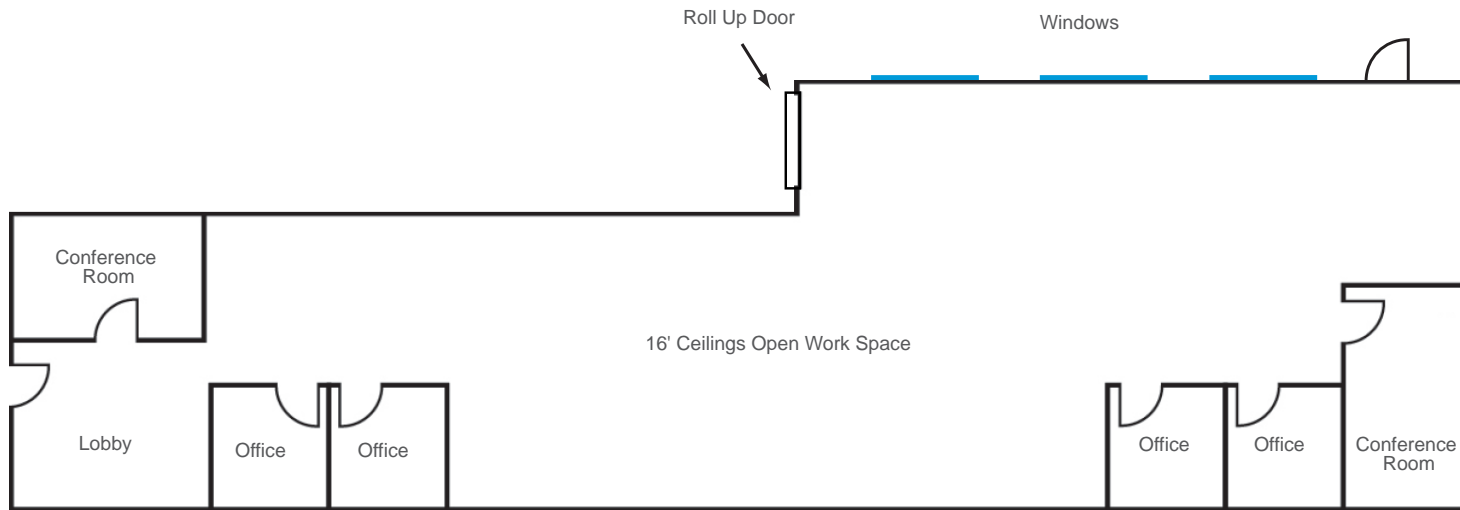
RESERVED PARKING

Federal Avenue

**FLOOR PLAN**  
**5,324 SF**

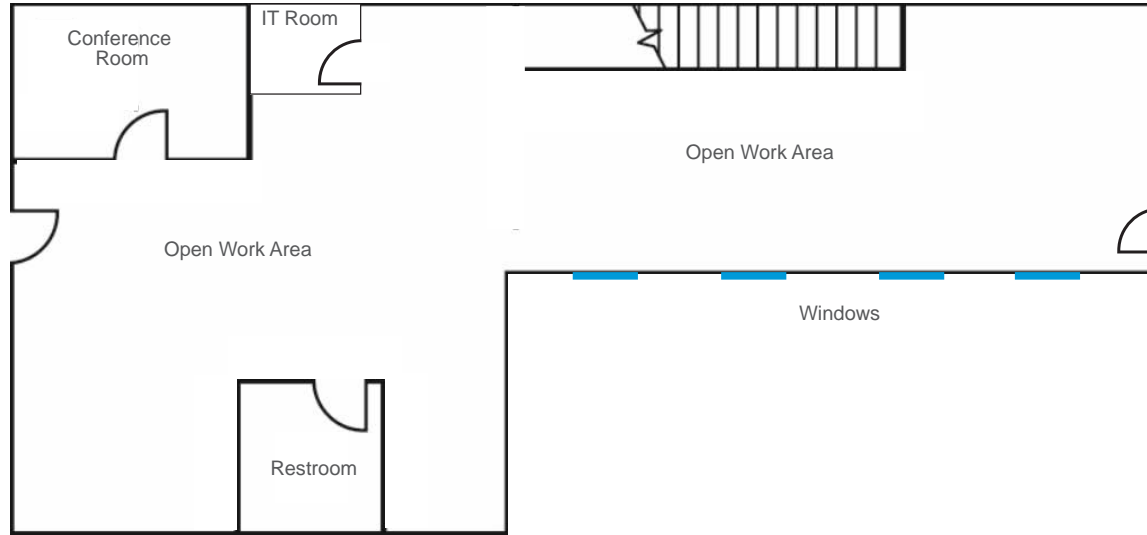
2226 BARRY

Barry Avenue

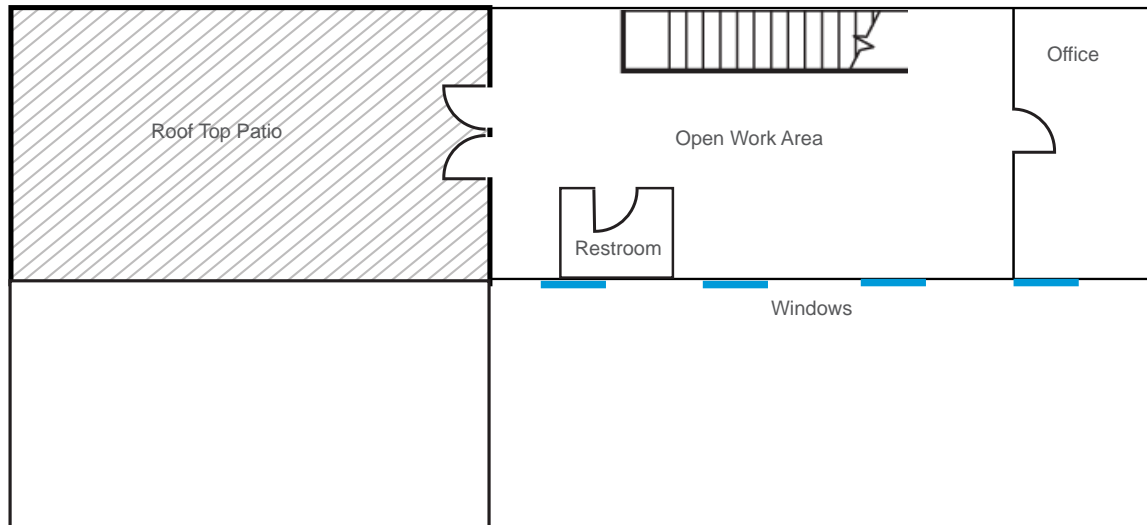


**\*Hypothetical Floor Plan**  
**\*Under Renovation**

FIRST FLOOR



SECOND FLOOR



**\*Hypothetical Floor Plan  
\*Under Renovation**



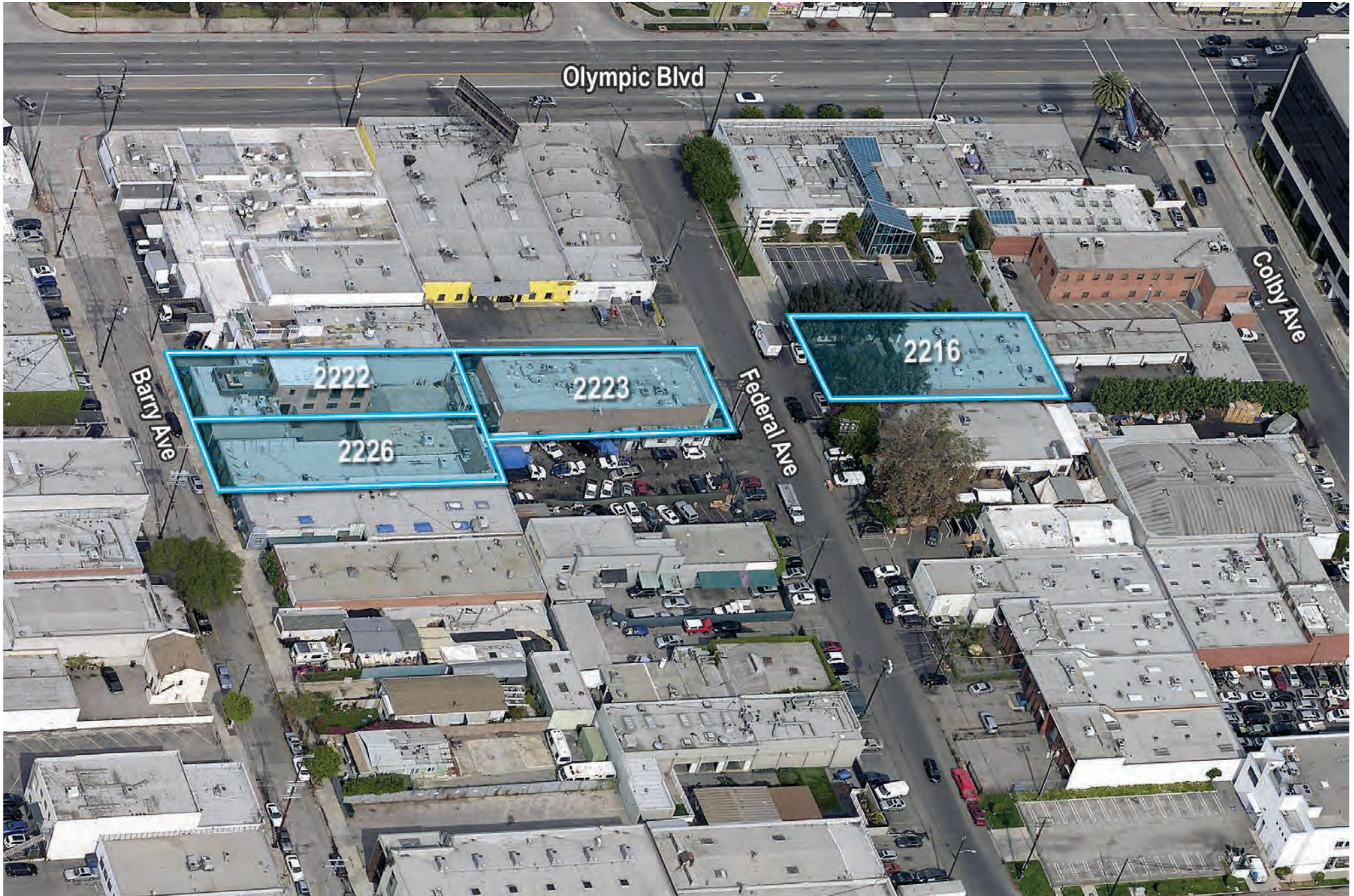
RENDERINGS

2222 & 2226 BARRY



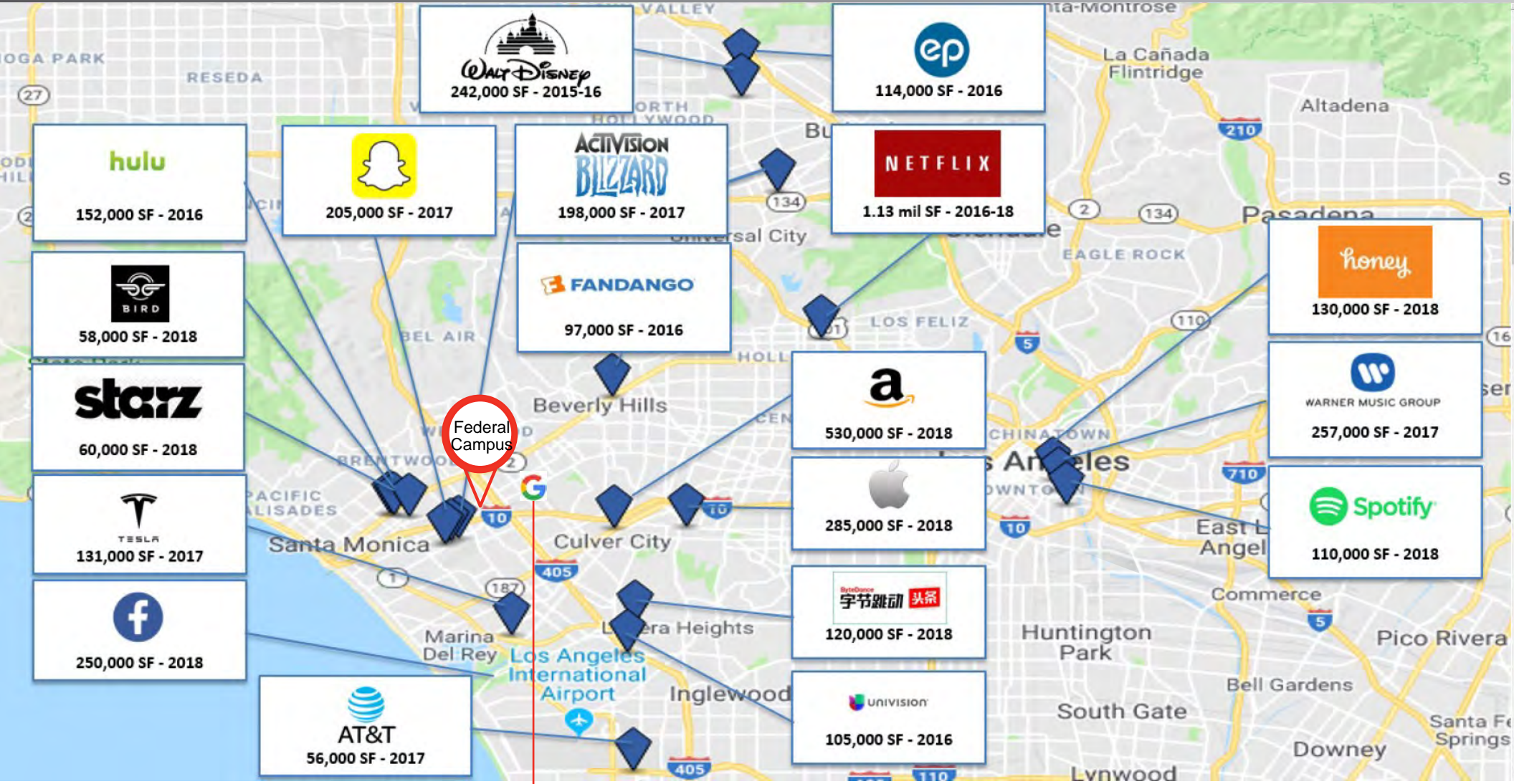


# SITE MAP



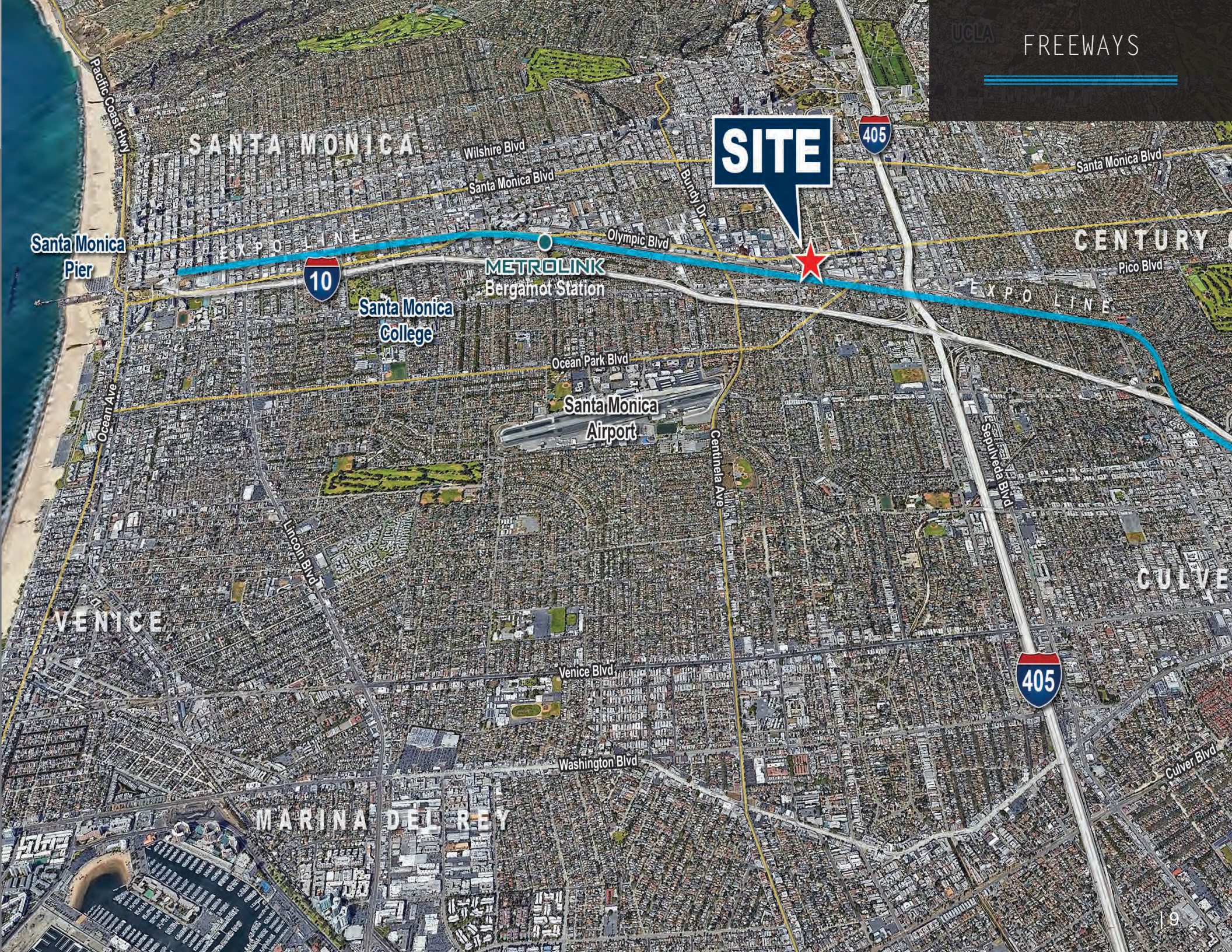


# NEARBY TENANTS



GOOGLE HAS SIGNED A NEW 14-YEAR LEASE AT WESTSIDE PAVILION 1.2 MILES FROM THE FEDERAL CAMPUS. UPON COMPLETION, THE SHOPPING MALL WILL BE HOME TO NEARLY 600,000 SQUARE FEET OF OFFICE SPACE AND KNOW AS ONE WESTSIDE.





**SITE**



Santa Monica Pier

METROLINK  
Bergamot Station

Santa Monica College

Santa Monica Airport

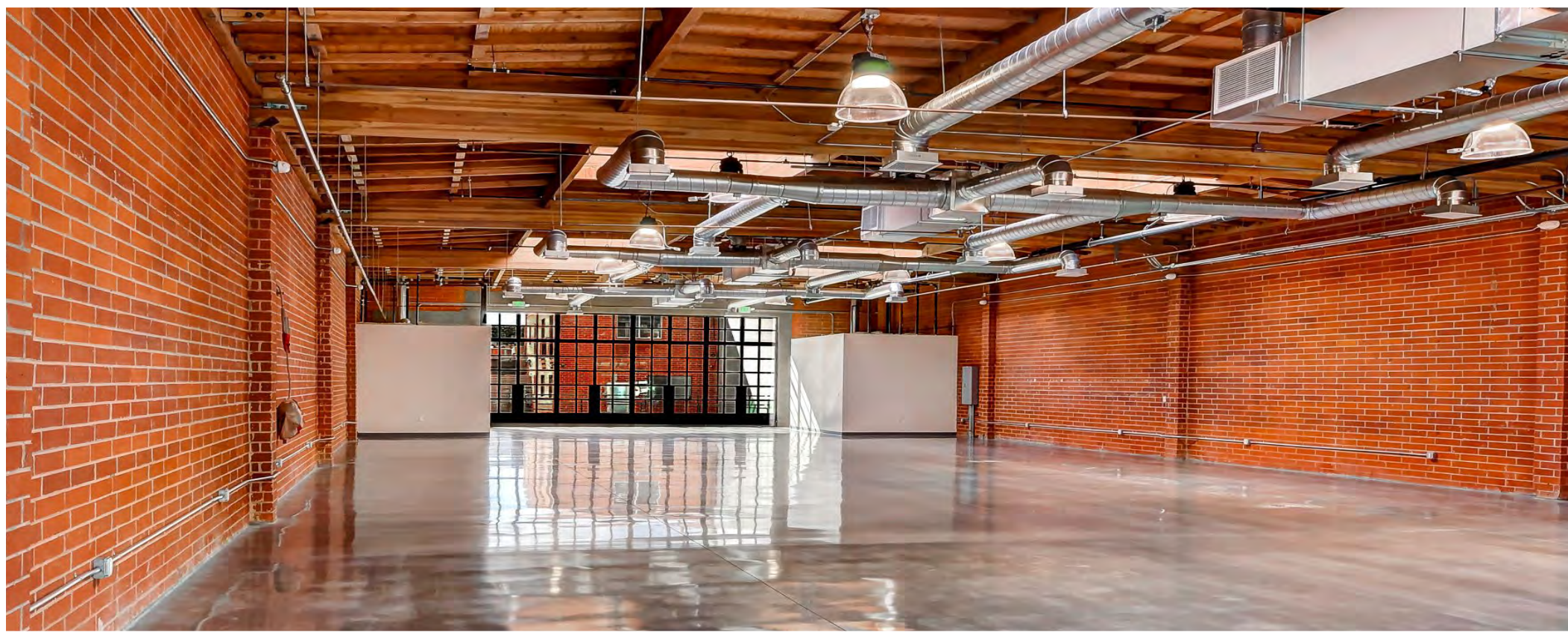
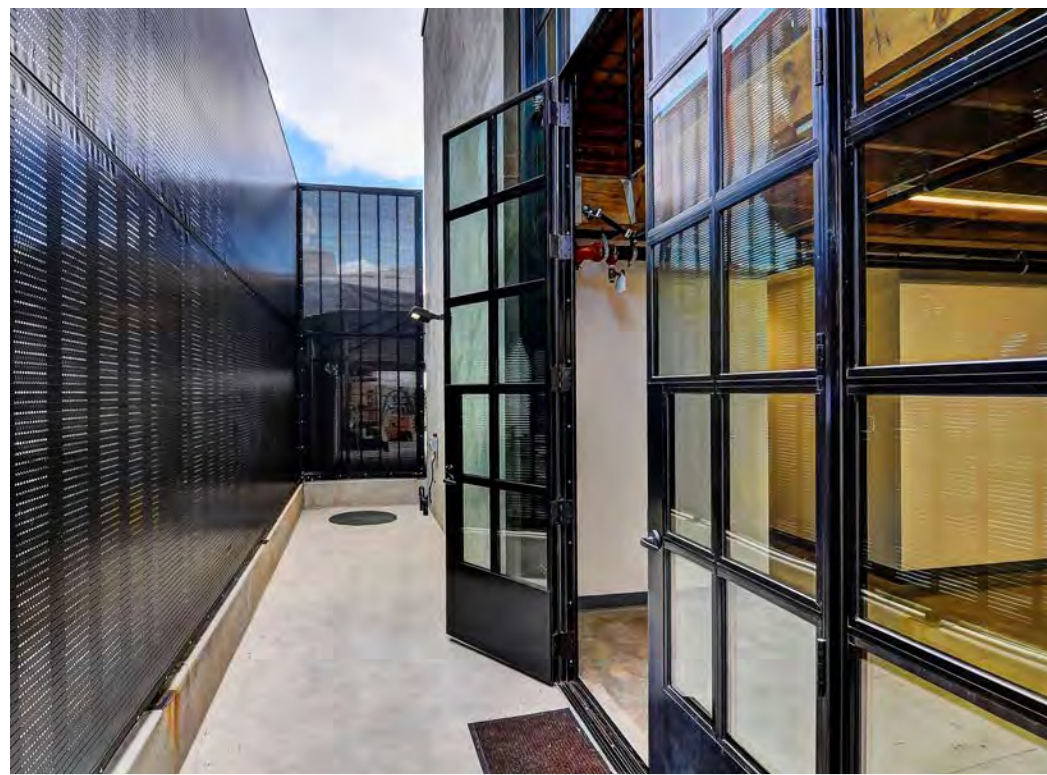
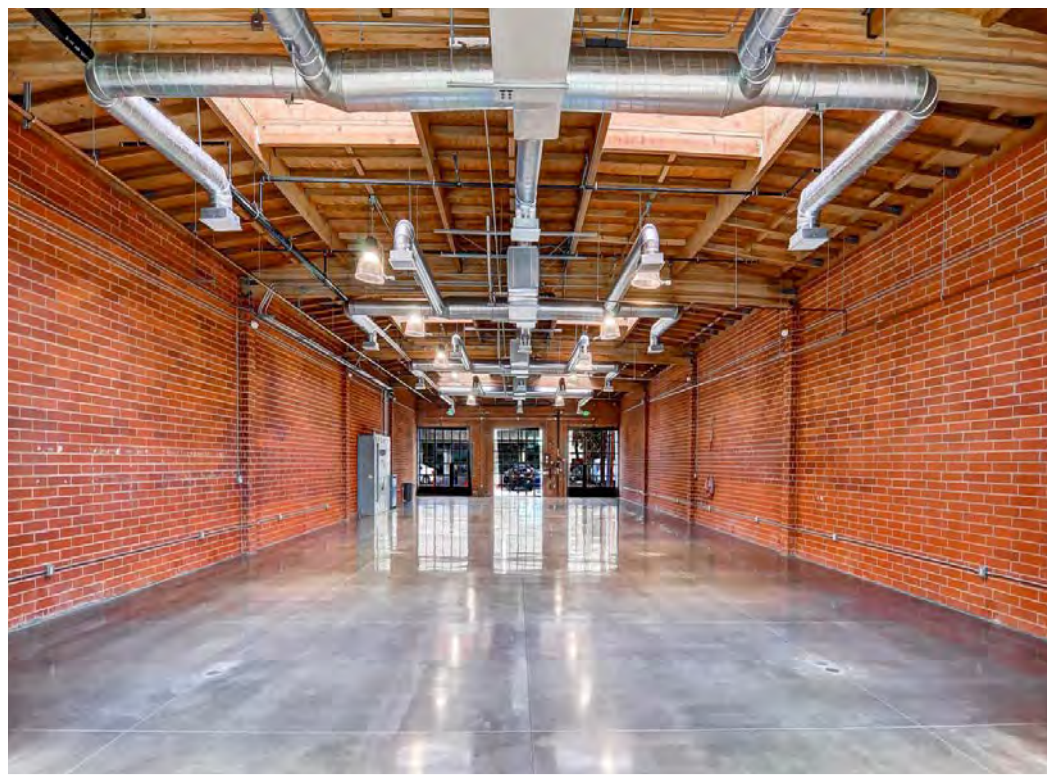
VENICE

MARINA DEL REY

CENTURY CITY

CULVER CITY







# LOS ANGELES

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the cultural, financial, and commercial center of Southern California. With a census-estimated 2018 population of 3,999,759, it is the second-most populous city in the United States (after New York City) and the most populous city in California. Located in a large coastal basin surrounded on three sides by mountains reaching up to and over 10,000 feet, Los Angeles covers an area of about 469 square miles. The city is the focal point of the larger Los Angeles metropolitan area and the Greater Los Angeles Area region, which contain 13 million and over 18 million people, respectively. Los Angeles is also the seat of Los Angeles County, the most populated county in the United States.

## At A GLANCE



Nicknamed the "City of Angels," Los Angeles is known for its Mediterranean climate, ethnic diversity, and sprawling metropolis. The city is also famous as the home of Hollywood, a major center of the American entertainment industry, and one of the leaders in the world in the creation of motion pictures, recorded music, and television productions. Los Angeles also has a diverse economy in culture, media, fashion, science, sports, technology, education, medicine, and research. A global city, it has been ranked 6th in the Global Cities Index and 9th in the Global Economic Power Index. The city is home to renowned institutions covering a broad range of professional and cultural fields, and is one of the most substantial economic engines within the United States.



**POPULATION**  
**3,999,759**



**MEDIAN HOME VALUE**  
**\$615,000**



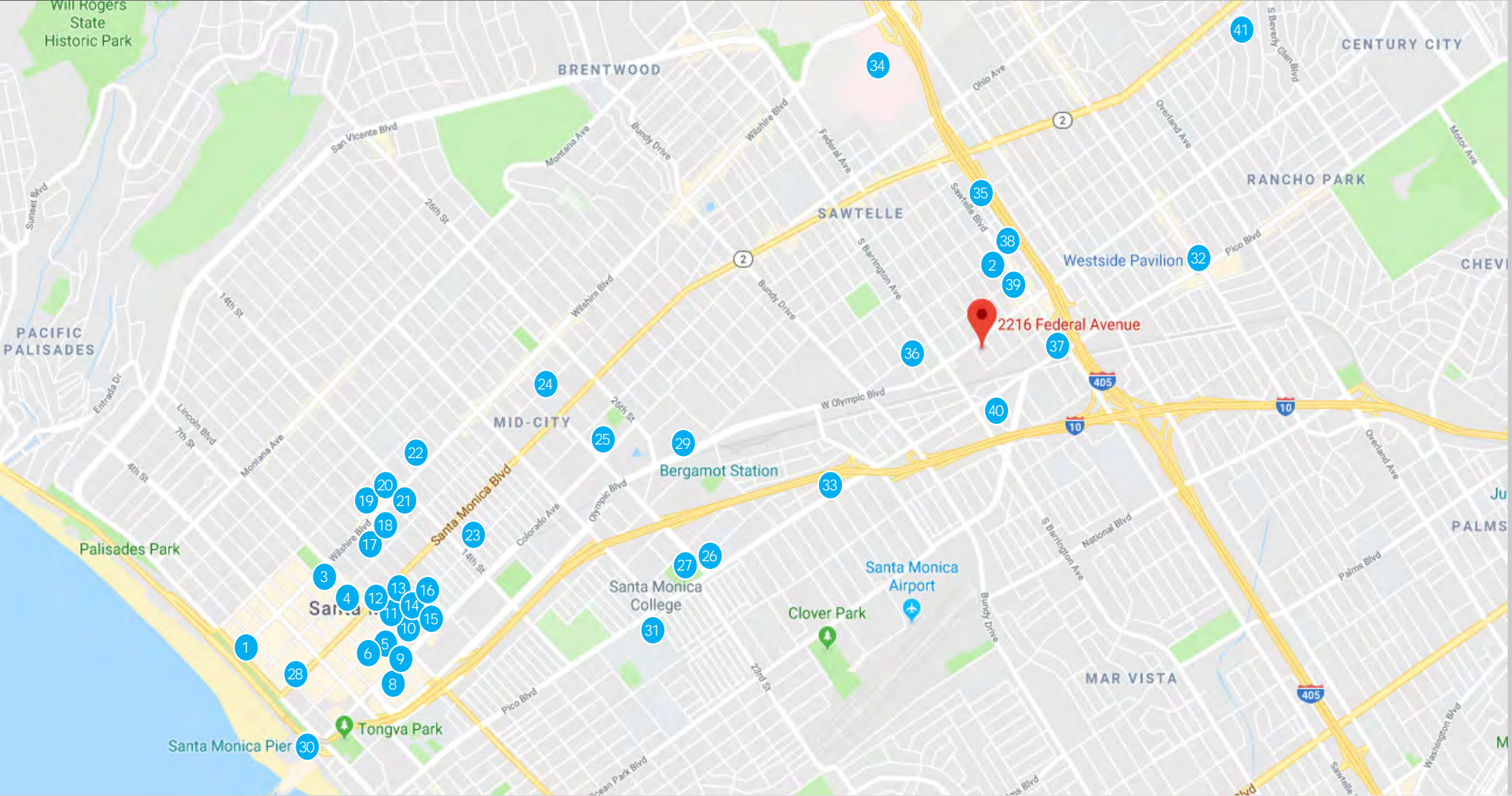
**UNEMPLOYMENT**  
**4.1%**



**HOUSEHOLD INCOME**  
**\$54,501**



# NEARBY AMENITIES



- 1. The Bungalow
- 2. Sawtelle District
- 3. Sidecar Doughnuts & Coffee
- 4. Cassia
- 5. Wexler's Deli
- 6. Tar & Roses
- 7. Umami Burger
- 8. The Hive - Organic Cafe & Superfood Bar
- 9. Von's Supermarket
- 10. Bay Cities Italian Deli & Bakery

- 11. Swingers
- 12. Starbucks
- 13. Pono Burger
- 14. Sweetfin Poke
- 15. Bodega Wine Bar
- 16. Tacos Punta Cabras
- 17. Santa Monica Seafood Market & Cafe
- 18. Huckleberry Cafe
- 19. El Cholo
- 20. Rustic Canyon

- 21. Dunkin' Donuts
- 22. Estate Restaurant + Bar
- 23. Co-Opportunity Market & Deli
- 24. Whole Foods
- 25. Ralph's Supermarket
- 26. Whole Foods Market 365
- 27. Virginia Park
- 28. Third Street & Promenade/ Santa Monica Place
- 29. Expo Line/Bergamot Station

- 30. Santa Monica Pier
- 31. Santa Monica Collage
- 32. Westside Pavilion
- 33. Trader Joes
- 34. VA Greater LA Health Ctr.
- 35. Plan Check Kitchen & Bar
- 36. Ralphs
- 37. Best Buy
- 38. B Sweet Dessert Bar
- 39. Coco Fresh Tea & Juice

- 40. Subway
- 41. Downtown Century City
- 32. Westside Pavilion
- 33. Trader Joes
- 34. VA Greater LA Health Ctr.
- 35. Plan Check Kitchen & Bar
- 36. Ralphs
- 37. Best Buy
- 38. B Sweet Dessert Bar
- 39. Coco Fresh Tea & Juice





EXCLUSIVELY LISTED BY:

**Travis Forster**  
Vice President  
949.533.5810  
tforster@voitco.com  
Lic. #01935471

**April Foster**  
Client Coordinator  
949.263.5311  
afoster@voitco.com  
Lic. #01933401

***Voit***  
REAL ESTATE SERVICES

[www.VoitCo.com](http://www.VoitCo.com)