

# COMMERCIAL REAL ESTATE AWARDS 2015



**O**N Tuesday, February 17th, the Los Angeles Business Journal hosted the 2015 Commercial Real Estate Awards. The event was held at the LA Hotel Downtown and was attended by more than 400 of Los Angeles' elite real estate professionals. The awards recognized the biggest, best and most notable commercial real estate projects of 2014. The Business Journal honored the developers, general contractors and architects of these trend setting developments in Los Angeles County. Additionally, the Business Journal paid tribute to the region's top commercial brokers, also profiled in these pages.

**PRESENTING SPONSORS:**



**PLATINUM SPONSORS:**



**GOLD SPONSORS:**

Bernards  
City of Pasadena  
Gensler  
John Hancock Real Estate

Legacy Partners  
Oltmans Construction Co.  
Primstor Development Inc.  
Sierra Pacific Constructors

Torrance Memorial Medical Center  
Vantage Property Investors  
W. L. Butler Construction, Inc.



COMMERCIAL REAL ESTATE AWARDS 2015

# Best Office Project

**GOLD**

**Playa Jefferson**  
**12777 Jefferson**  
**Los Angeles**

**Size:** 442,135 sf (Buildings 138,655 sf)  
**Developer:** Vantage Property Investors  
**General Contractor:** Inner Space Constructors  
**Architect:** Gensler

**V**ANTAGE Property Investors enlisted Gensler to reposition this property that had sat vacant for two years. Its four buildings scattered across the eight-acre site were constructed over four decades from the 1960s through the 1990s. Vantage named the property Playa Jefferson and set out to establish a striking new identity and new era for the campus. Gensler completely re-envisioned the site, which previously was surrounded by dense haphazard landscaping that masked the buildings from the street. An internal barrier was formed by a space frame structure with dark-tinted glass between the buildings that limited their views and connections to the outdoors. Using spatial flow as the backbone, Gensler created a place that encourages the casual, contemporary life and work style so sought after by creative companies today. References to hospitality, retail and domestic settings and sensibilities are purposely employed to blur the traditional boundaries between work and play.


**SILVER**

**Formosa South at The Lot**  
**1041 N. Formosa Ave.**  
**Los Angeles**

**Size:** 98,000 sf  
**Developer:** CIM Group  
**General Contractor:** Pinnacle Contracting Corporation  
**Architect:** Studio One Eleven at P+R Architects

**T**HE scope for the design team was to create a new building and comprehensive growth plan attractive to 21<sup>st</sup> century, creative entertainment and media companies while preserving the studio's historic fabric (the lot had been an independent movie studio started by legendary actors Mary Pickford and Douglas Fairbanks). The Formosa South building successfully supplements the historic soundstages and small-scale offices with modern facilities appealing to the needs of larger tenants, preserving the economic vitality of the studio while attracting entertainment jobs.

