



1370 N ST ANDREWS PL, HOLLYWOOD, CA, 90028

# RE- THINK

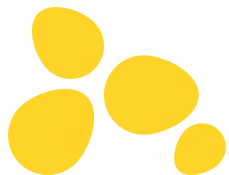
THE WAY YOU WORK



**CBRE**



CBRE



Second Home is an office campus **committed to supporting entrepreneurship, community and creativity**. We designed our spaces to nurture wellbeing, keeping in mind that our physical environment can enhance our mood, creativity and productivity.





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# DAY IN THE LIFE ON- SITE



Ignite your morning with a coffee or matcha



Relax your mind during daily meditation



Connect with a friend in the Garden

ENJOY A BITE FROM OUR AWARD WINNING RESTAURANT, LA DESPENSA



Host a meeting in a conference room or private studio



Practice your flow with a mid-day yoga session

End your day at a member event or workshop





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Spanning across two acres, Second Home offers up to **41,487 SF of one-of-a-kind workspaces** and expansive indoor/outdoor areas for the ultimate balance of form, function and flexibility.



# LA'S HEALTHIEST PLACE TO WORK



**CBRE**

MERV-13 air **filters in all common areas** to capture bacteria and airborne viruses

**Independent air filtration systems** and HVACs in all Garden Offices

**Filtered fresh air** pumped directly from outdoors (no dirty air!)

Open windows facilitating **healthy cross-ventilation**

Desks made of Corian, a **certified hygienic nonporous material**

**100% green energy** & recaptured rain water lowers pollution & Co2 output

Home to **over 6,500 plants & 112 species** making us LA's most dense urban forest







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# PRICING

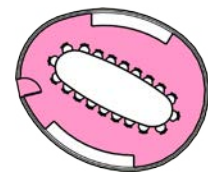
\$6.25/SF FSG

+ MEMBERSHIP FEE PER INDIVIDUAL POD

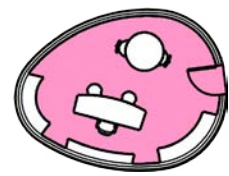
POD SIZE		MEMBERSHIP FEE
Small	430 SF (approx. 7 ppl)	\$2,000/Mo
Medium	650 SF (approx. 12 ppl)	\$3,000/Mo
Large	980 SF (approx. 20 ppl)	\$4,000/Mo

## SUGGESTED LAYOUTS

UP TO 60 BUNGALOW OPTIONS



Conference Room



Executive Office



Soft Seating



Collaborative Workspace



# MEMBERSHIP OFFERING



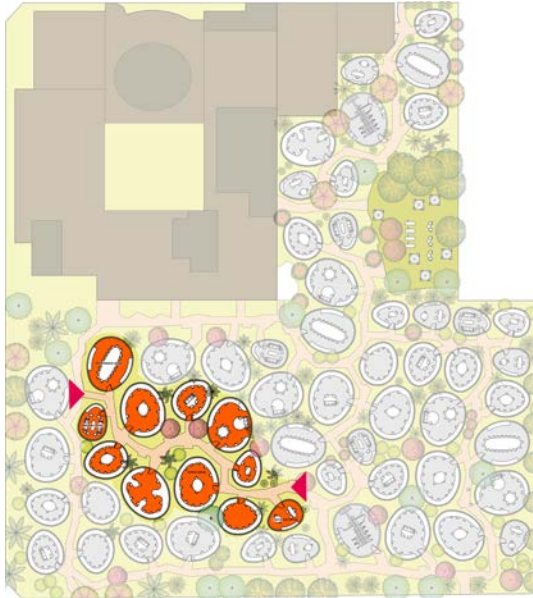
- Full access to our lush two-acre campus
- Reception
- High speed WiFi
- Mail room service
- Generous guest policy
- Underground and satellite parking
- Access to 11 meeting rooms & private studios
- Coffee and tea service
- Printing services
- Members only wellness classes
- Yoga studio
- Nursing room
- Preferred access to our full cultural program
- Acclaimed organic restaurant
- Discounted event spaces
- Monthly access to 5 international Second Home locations
- Phone booths
- Pet friendly
- On-site catering
- Bike parking
- Roof deck
- Breakout spaces
- La Despensa Market (note: we sell snacks, wine, pantry goods, beer, beverages, etc.)
- Outpost of our independent bookstore in London, Libreria
- Weekly community events (Tea @ 3, Members Drinks, Community Breakfast, etc.)
- Security
- Cleaning services
- Membership perks (discounts at local businesses including workout studios, pet store (Healthy Spot), and more to come)



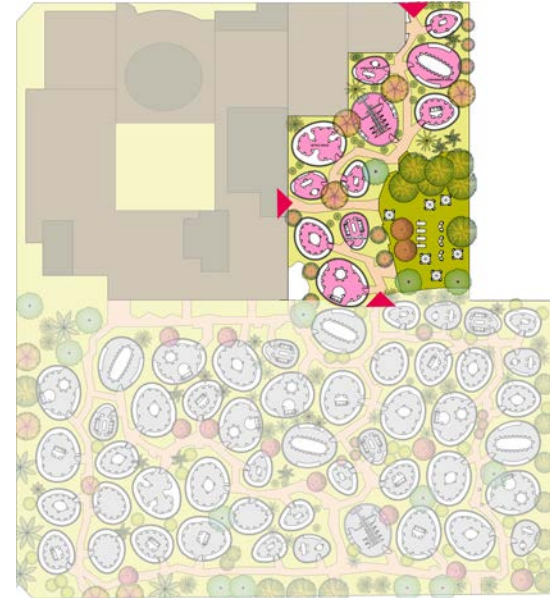
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# THE OPPORTUNITY

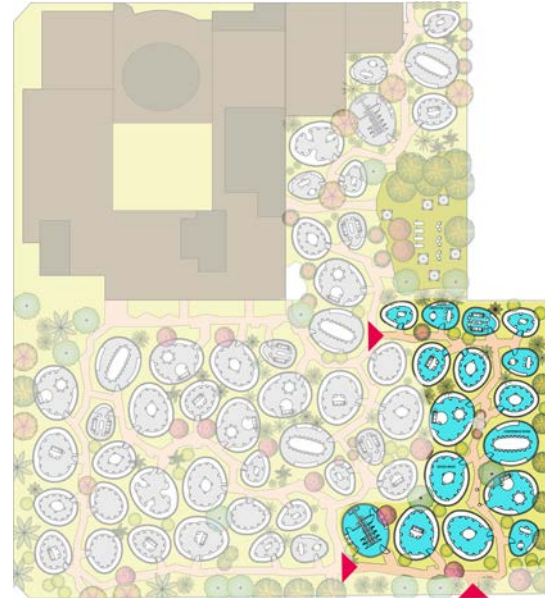
DIVISIBILITY OPTIONS RANGING FROM 1K TO 41K SF



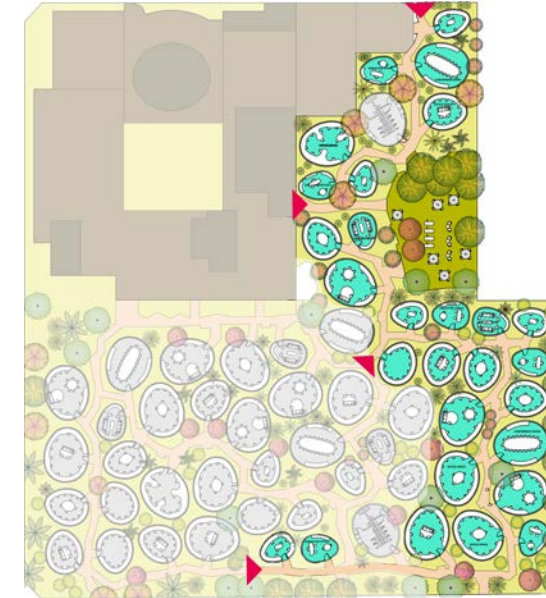
6,000 SF



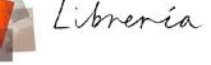
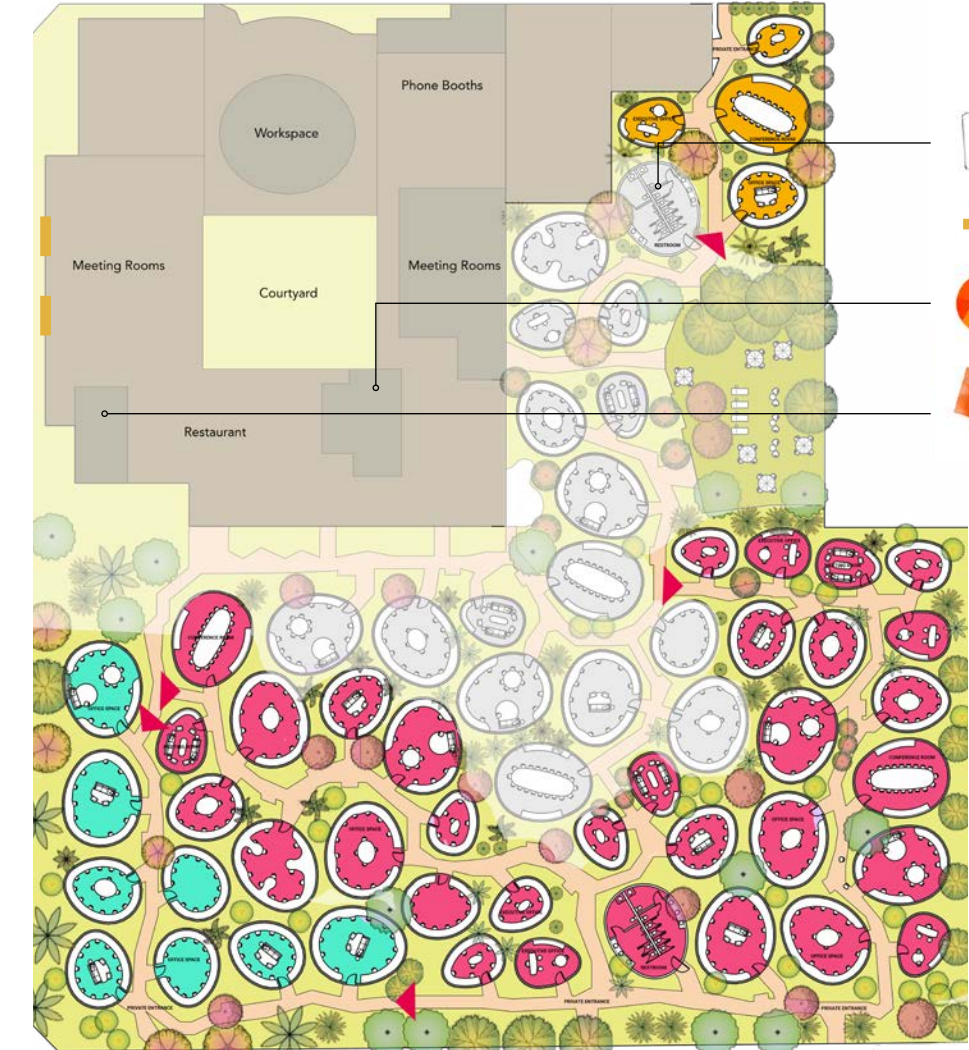
8,000 SF



9,000 SF



25,000 SF



Sample Demising Options



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# VISUALIZE YOURSELF AT SECOND HOME

[“The future of the office.”](#) - NPR Marketplace radio feature

[“What will offices look like in the post-pandemic future? This Hollywood space offers a preview.”](#) - LA Times





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