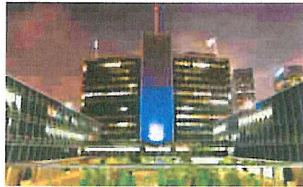


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Downtown Tenants Sign for 78,000 SF of Office

By [Bob Howard](#)



L.A. Center Studios

LOS ANGELES-Los Angeles Center Studios has signed Warnaco Swimwear Group to two floors totaling 38,000 sf, and the L.A. County Bar Association has leased 40,000 sf at a Jamison Properties building in two recently completed Downtown L.A. leases. Warnaco, a New York City-based publicly held firm, plans to relocate its Swimwear Group headquarters to the L.A. Center Studios' Tower Building in September.

Los Angeles Center Studios is an independent studio and entertainment campus that specializes in creative office space as well as full-service studios for television, film and commercial production. Warnaco says that it was looking for a central location that offered its employees a creative work environment, access to public transportation and a choice of amenities located on-site and within walking distance.

Warnaco Swimwear Group was represented by Roy Longman and David Callahan of Cresa Partners. The Los Angeles Center Studios building ownership was represented by Chris Bonbright, John Tronson, and Tom Barich of Ramsey Shilling.

Over the last year, LACS has signed approximately 60,000 sf of long-term leases with tenants including Film L.A., ePrize and Creative Kingdom, all of which have expanded their offices at LACS, in some cases more than doubling their original square footage. The LACS campus also includes five new creative office suites ranging from 2,000 sf to 4,500 sf that the property ownership has built out in anticipation of future demand.

LACS is situated on 20 acres and features six 18,000-sf sound stages and one swing stage, as well as 450,000 sf of short- and long-term class A office space for entertainment-related and creative companies.



1055 S. Seventh St.

In the bar association lease, the group has signed a 12-year lease for 40,000 sf of office space at 1055 W. Seventh St. in Downtown Los Angeles. The bar association will be relocating its offices and personnel from 261 S. Figueroa St., where it has occupied approximately the same amount of space for the past 10 years. The lease is the first significant transaction at the building since Jamison Properties acquired it in December of 2007, according to Ted Simpson of Cushman & Wakefield. He and Scott Steuber of

Cushman & Wakefield represented the county bar association.

Simpson points out that the lease incorporates a list of maintenance and repair requirements that would allow the tenant to pay for maintenance costs as an offset against rent in the event that maintenance or repairs would be deferred. Built in 1988, the 32-story 1055 W. Seventh St. building totals 618,000 sf. The Los Angeles County Bar Association is one of the largest voluntary bar associations in the nation with a membership of 27,000 attorneys.

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