

DONE DEALS

BIGGEST SALES OF 2011

Ranked by sales price.

The largest office, industrial, multifamily and retail building sales in Los Angeles County.

OFFICE SALES



100 W. Walnut St. Pasadena

Parsons Corp. secured the top spot for commercial office sales in Los Angeles County last year with the whopping \$320 million sale of its Pasadena headquarters campus. The worldwide construction and engineering firm sold the 950,000-square-foot three-building campus at 100 W. Walnut St. to a joint venture of Lincoln Property Co. and New York's Morgan Stanley Real Estate. Parsons then leased back the office space that it occupies for 15 years. A few small tenants also occupy the complex, which was constructed in stages from 1974 to 1982.



12121 Bluff Creek Drive Playa Vista

JPMorgan Chase & Co. bought two of the four buildings in the high-profile office campus known as Horizon at Playa Vista for \$270 million in the second largest office sale. The buildings, completed in 2009, were purchased from the development partnership of Lincoln Property Co. and ASB Capital Management, which still owns the other half of the complex. Fox Interactive Media leases nine of the 10 stories of the buildings but occupies only one floor. The multi-media unit of News Corp. has sublet a portion of the remaining space to other tech and entertainment companies.

Property Address	Property Name	SF/ Bldg. Class	Year Built	Buyer	Buyer Broker	Seller	Seller Broker	Sale Price (in millions)
100 W. Walnut St., Pasadena (3 Proprs.)	Parsons Campus	950,000 A	1974-1982	Lincoln Property Co.; Morgan Stanley Real Estate	Kevin Shannon, CBRE Group	Parsons Corp.		\$320
12121 Bluff Creek Dr., Playa Vista (2 Proprs.)	Horizon at Playa Vista	488,071 A	2009	JPMorgan Chase & Co	Sean Sullivan, Eastdil Secured	ASB Capital; Lincoln Properties		270
550 S. Hope St., Los Angeles	550 South Hope	590,207 A	1991	LBA Realty		MPG Office Trust Inc.	Michael Kathrein, Eastdil Secured	157
6922 Hollywood Blvd., Los Angeles (2 Proprs.)	Hollywood Center	292,251 A		Hudson Pacific Properties Inc., Los Angeles	Bob Safai, Madison Partners	CIM Group LP	Sean Sullivan, Eastdil Secured	92.5
200 Oceangate, Long Beach (2 Proprs.)	Arco Center	461,263 A		Molina Healthcare Inc.		The Swig Co.		81.0
9336-9346 Civic Center Drive, Beverly Hills (2 Proprs.)	Office at Beverly Hills	185,690 A		Tishman Speyer		Hilton Worldwide	Marc Renard, Cushman & Wakefield	62.0
12233 W Olympic Blvd., Los Angeles	Tribeca West	151,029 B	1981	Ocean West Capital Partners		Broadreach Capital Partners	Bob Safai, Madison Partners	58.0
2160 E. Grand Ave., El Segundo	BT Infonet	157,049 A	1999	GLL Real Estate Partners Inc.		Broadreach Capital Partners	Mark Penrod, Eastdil Secured	51.2
800 W. Sixth St., Los Angeles	Pacific Financial Center	213,079 A	1973	Walter Conn	John Anthony, Charles Dunn Co.	Equity One Inc.	Thomas Bohlinger, CBRE Group	49.5
45400 Sherman Way, Van Nuys (2 Proprs.)	Sherman Plaza	273,618 A		Majestic Investments LLC		Embarcadero Capital Partners LLC	Bob Safai, Madison Partners	49.5
150 S. El Camino Drive, Beverly Hills (2 Proprs.)	150 & 151 S. El Camino Drive	127,141 A		CIM Group LP		Brickman	Bob Safai, Madison Partners	47.8
800 W. Sixth St., Los Angeles	Pacific Financial Center	213,079 A	1973	Equity One Inc.		Capital & Counties USA Inc.		46.8
16501 Ventura Blvd., Encino	Encino Executive Plaza	183,997 A	1986	Kennedy-Wilson Properties Ltd.		JPB Partners		46.3
2300 W. Empire Ave., Burbank	Burbank Empire Center	351,300 A	2009	Walton Street Capital LLC		Higgins Development Partners		45.0
150 S. Rodeo Drive, Beverly Hills	William Morris Rodeo	73,700 A	1991	Douglas Emmett Inc.		Brickman Management LLC	Marc Renard, Cushman & Wakefield	42.0
5801 E. Stauson Ave., Commerce	Commerce Office Park	285,000 A		Omninet Capital LLC	Kevin Shannon, CBRE Group	Thomas National Properties LLC	Kevin Shannon, CBRE Group	40.1
795 E. Second St., Pomona	Patient Care Center (PCC) at Western University	75,000 B	2010	Nationwide Health Properties Inc.		Pacific Medical Buildings		37.5
520 Broadway, Santa Monica	Broadway Plaza	111,756 A	1981	LNR Partners Inc.		BlackRock Realty Advisors		37.4
9301 Wilshire Blvd., Beverly Hills	Wilshire Rexford Plaza	86,614 A	1963	Kennedy-Wilson Properties Ltd.		Jamison Services	Bob Safai, Madison Partners	33.3
12731-12755 W. Jefferson Blvd., Los Angeles (2 Proprs.)	Playa Jefferson	203,422 B		Vantage Property Investors LLC	Kevin Shannon, CBRE Group	Embarcadero Capital Partners LLC	Kevin Shannon, CBRE Group	33.0