



410-420 Boyd Street Refurbishment

Los Angeles, California, US

Scale:

Existing 6 Story Office Building;
Approx. 6,000 ft² floor plates

Client:

Legendary Investment Group

The updating and refurbishment of the 1960s era 410-414 Boyd office building repositions a neglected landmark of the early beginnings of the now-flourishing LA Arts District. As longtime anchor tenants of the building, K+R was also in a position to advise the owners of emerging market preferences in the area.

Upgrading of the building triggered code-compliant bathrooms and fire escape requirements, and we studied and analyzed options for efficiency, comfort, and market suitability. An earlier third-party proposal for relocating bathrooms was rejected, and the recommended option locates the new bathrooms and escape stair along the one wall that has small punched openings, leaving the floor plate completely open and able to take advantage of generous fenestration and 270 degree views on three sides. The anticipated single-tenant-per-floor option was also tested for multiple tenant scenarios that would provide office spaces of the size and configuration that is in demand and that can be conveniently organized.

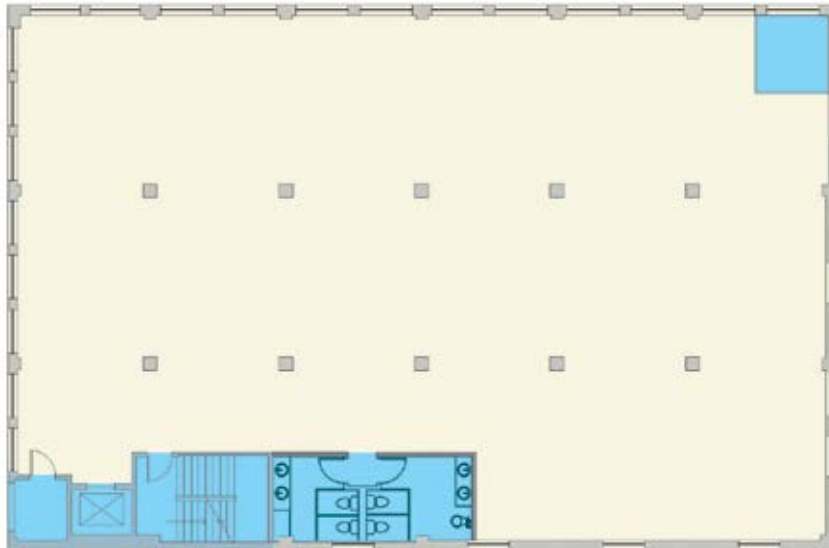
The exterior refurbishment retains all existing openings, upgrades both lobbies with the addition of mural art, and limits the external upgrades to applications only. The result is a building that is strategically clad in metal cladding, and sympathetically 'architecturally' painted. The inclusion of a large mural that can be seen from downtown office buildings, contextualizes the upgrades and returns the building to its former status as an icon of the Arts District.

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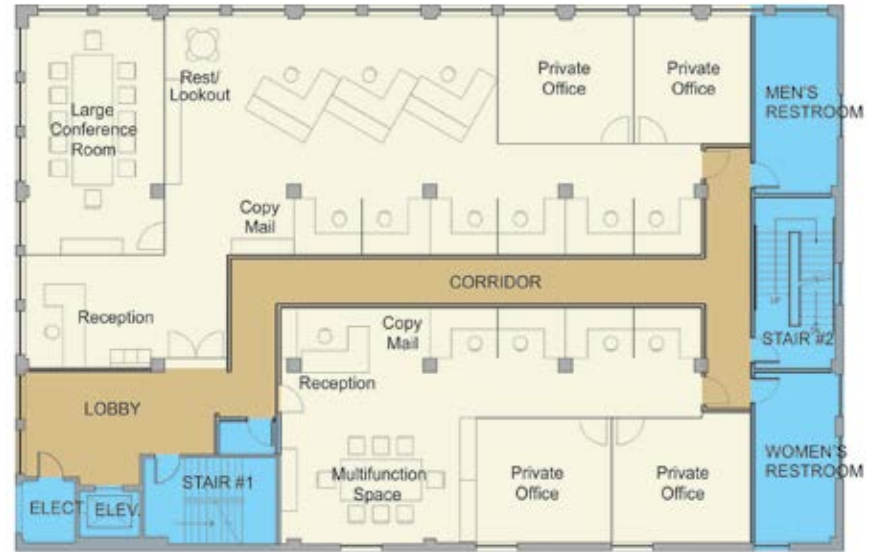




Existing



Office Layout:
Multi-Tenant



Office Layout:
SingleTenant

