

Overland
& Ayres

Overland & Ayres is redefining
modern living in LA's creative core.



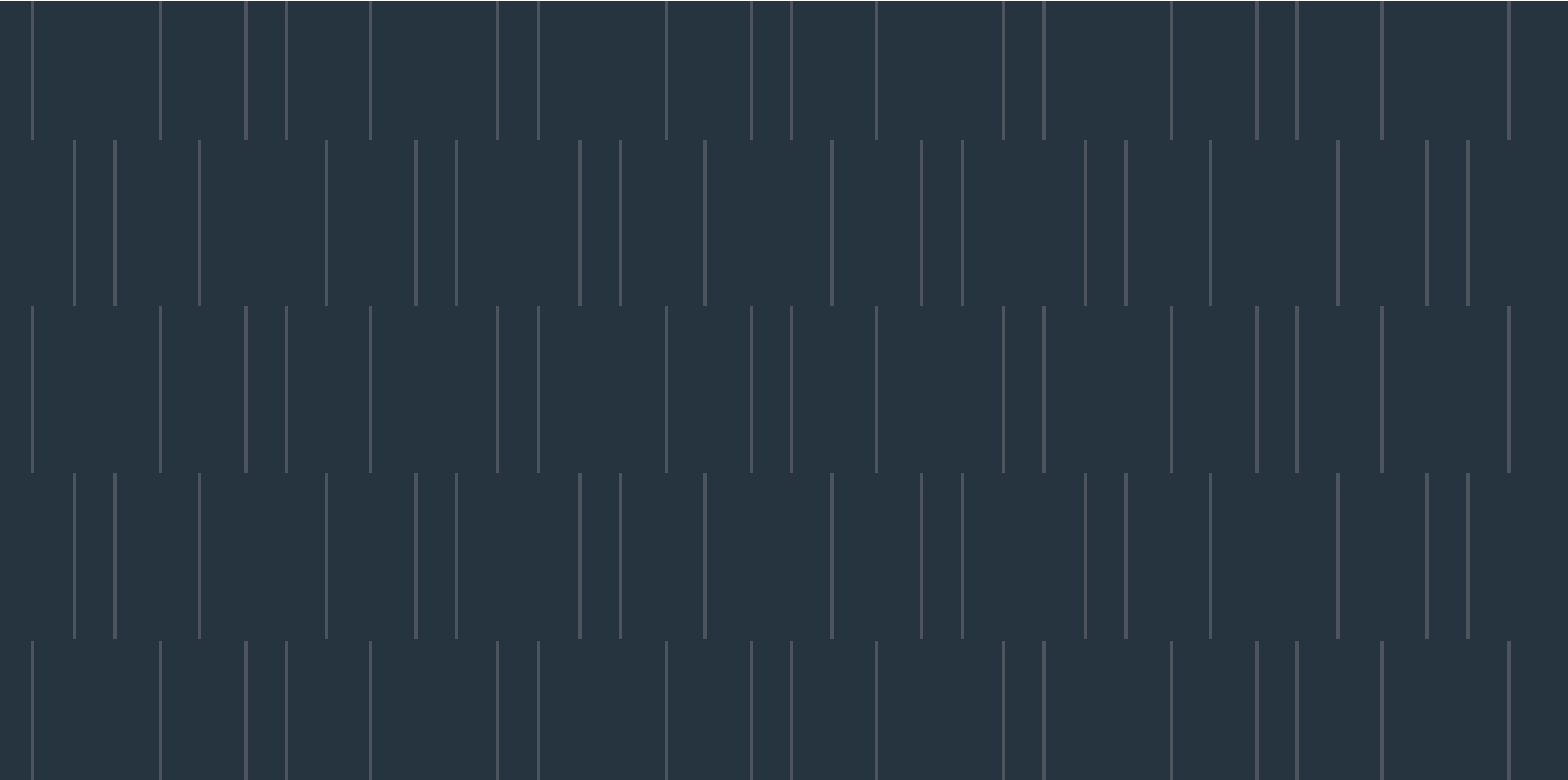
At the Forefront of LA's Bright Future

A visionary community in the heart of the westside, Overland & Ayres seamlessly blends sleek, contemporary design with exceptional amenities—elevating daily life into an extraordinary urban experience. From impeccably crafted residences to resort-style pool and spa deck, rooftop lounge, and cutting-edge fitness center, each moment is curated to inspire connection and a sense of balance. At the nexus of LA's dynamic cultural and business hubs, Overland & Ayres is the launchpad for the City's next wave of innovation.





The Residences



THE RESIDENCES

At Home in a Modern World

Evoking a sense of pride with exceptional details, residences are modern and refined with high-end finishes and an impeccable palette from award-winning interior designers, architects, and art consultants. Select studio, one- and two-bedroom residences include built-in workstations, laying the foundation for one's best work to unfold from home effortlessly.





Every residence features eco-friendly finishes: porcelain countertops, soft-close cabinetry, handmade tile backsplashes, low-VOC paints, and carbon-neutral flooring.



Natural light and elevated design coalesce to offer an elegant and inviting living experience.



Chef-inspired kitchens with Samsung stainless appliances, Latch keyless entry, elegant interiors, and an energy-efficient washer/dryer with Sensor Dry complete each residence.



Select one-bedroom and two-bedroom floor plans feature an added den and closet, allowing residents the freedom of a home office or work out space.

TOWNHOMES

Tranquil, Two-Story Living in the Heart of LA

A limited number of well-appointed townhomes are set along a quiet, tree-lined residential street that provides a private neighborhood environment with direct access to all of Overland & Ayres amenities. Sunlit interiors with floor-to-ceiling windows, refined chef's kitchens, three points of entry, and open, flowing floor plans create a comfortable living space. Private terraces, sleek staircases, and high ceilings set these special two-bedroom homes apart with quiet sophistication in every detail.





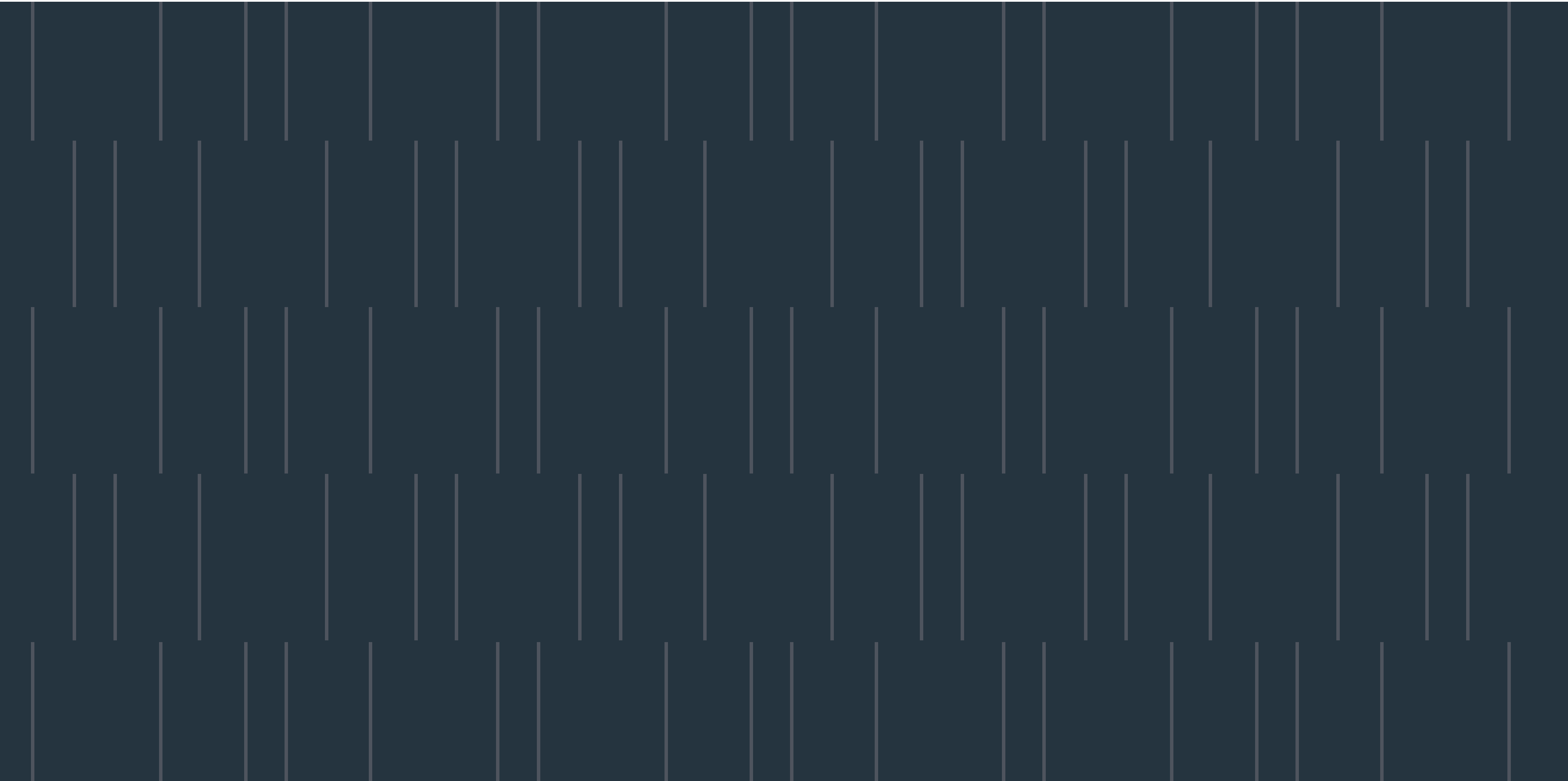
Expansive glass doors open onto private outdoor terraces, washing the living room and kitchen in warm, natural light.



Serene bedrooms provide a refined retreat tucked away from the energy of the city.

Designed with grace, primary bathrooms feature a rain shower head, a soaking tub, and recessed stainless steel wall shelves.

Amenities & Services



AMENITIES & SERVICES

An Unparalleled Urban Lifestyle

Our world-class amenities are designed to enhance every aspect of life. From a lush courtyard with a cutting-edge fitness center and resort-style pool and spa, to a luxurious clubroom and rooftop lounge, to five-star concierge services, Overland & Ayres delivers on the promise of extraordinary indoor-outdoor living.



AMENITIES

Rooftop Lounge with Outdoor Kitchen

BBQ Grill & Dining Areas

Outdoor Cabanas & Fire Pits

Resident Clubroom with Entertainment Kitchen

Game & Lounge Space

Resort-Style Pool & Spa

Indoor-Outdoor Fitness Center with Technogym equipment

Meditation & Yoga Room

Outdoor Sauna & Cold Plunge

Dog Park & Dog Wash

Co-working Lounge

Board Room

Covered, Gated Parking

Bicycle Parking

WiFi Throughout Community Areas

Keyless Latch Entry

Storage Available

SERVICES

24/7 Concierge & Security

Personal Trainer & Private Yoga Instructor Services

Complimentary Towel Service at Pool & Fitness Areas

Electric Vehicle Recharging

Morning Coffee, Pastries, & Fresh Fruit

Dry Cleaning Pickup & Delivery Services

Car Wash Services

Dog Walking Services

Grocery Delivery Services

Cleaning Services

Complimentary Secure Package Collection



Level 3 Pool & Spa Deck

Set against a beautifully landscaped backdrop, the pool and spa offer a serene oasis. Enjoy lounging in the sun, taking a refreshing swim, or unwinding in this resort-style setting designed for relaxation and recreation.



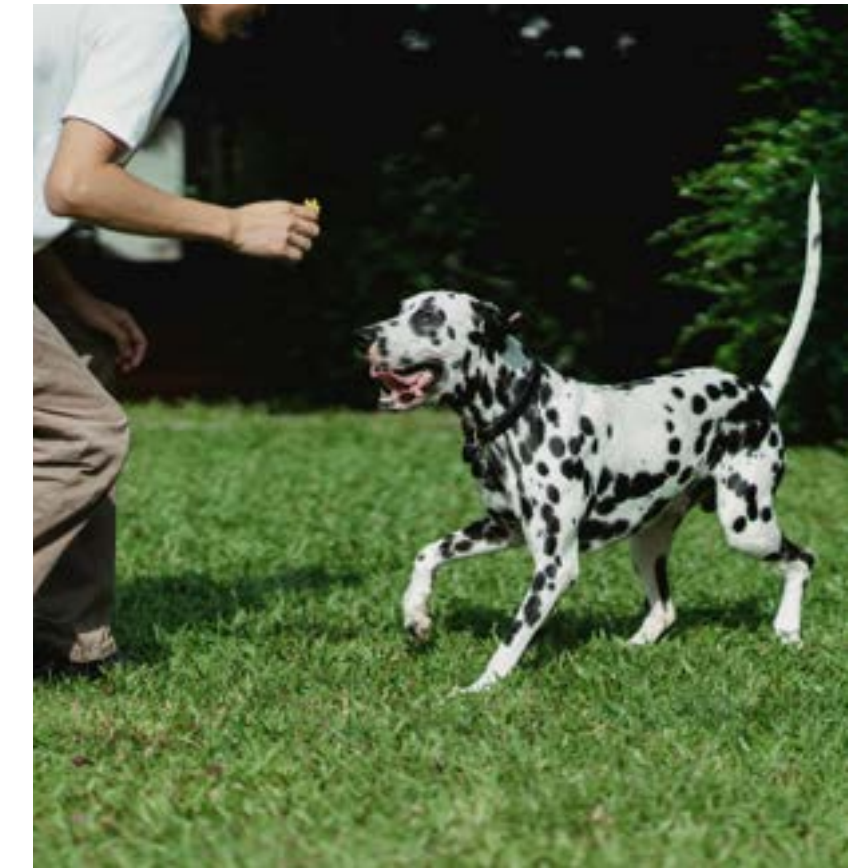
State-of-the-Art Fitness Center

At our indoor-outdoor fitness center, residents can train and stay active with Technogym, the same equipment used by professional athletes and prestigious sports team around the world. A meditation and yoga room is available for individual breathwork or for reserved lessons. Enjoy an open-air workout on the fitness lawn or relax with a session in the outdoor sauna and cold plunge.



Rooftop Lounge

Designed to capture the best of LA, the 5,550 sq.ft. rooftop lounge offers rare panoramic city views that stretch above treetops. With outdoor TVs, BBQ grills, and plenty of seating, this expansive space is perfect for socializing, relaxing, or simply enjoying the skyline at sunset.



Dog Park

Designed with your four-legged friends in mind, the landscape dog park features nearly 2,800 sq.ft. for a game of fetch or puppy play dates. A dog wash room is available for residents to ensure your pet always feels clean and right at home.



Co-working Lounge

With individual work booths and collaborative areas set against high ceilings, the Co-working Lounge and the Board Room are designed to inspire creativity and productivity. Whether residents need a change of scenery from your usual work-from-home space or a quiet place for group meetings, these spaces can accommodate various work styles.



Resident Clubroom

Immediately adjacent to the rooftop lounge and designed to facilitate social connections, this expansive and airy space is ideal for hosting. Featuring sophisticated lounging and dining areas, a full kitchen, games tables, and several high-definition TVs, the Resident Clubroom is the heart of entertainment at Overland & Ayres.



Five-Star Resident Services

From our stylish, secured entrance lobby to dedicated services, Overland & Ayres ensures convenience and comfort. Enjoy access to an on-site concierge, residence upkeep, parking, electric vehicle charging, bike storage, resident events, and more — all tailored to meet your needs.

NEIGHBORHOOD

The Westside's Heart of Innovation

Overland & Ayres is located within a dynamic creative campus, home to UCLA's new Science Research Park and the West End office building. This Westside neighborhood is at the heart of LA's tech, culture, and innovation scene, with easy access to tree-lined streets, entertainment studios, business hubs and creative agencies, and top culinary destinations.

Families benefit from one of LAUSD's top-ranked elementary schools just moments away. Commuting options abound, with direct transit to UCLA, USC, Santa Monica College, and Downtown LA. Less than ten minutes away lies the lively creative hub of Culver City—home to Amazon Studios and Apple—while easy access to I-10 and I-405 freeways connects you to the greater Los Angeles area.



NEARBY & NOTEWORTHY

- UCLA Science Research Park
- Westfield Century City & AMC Theaters
- West End Creative Offices
- Rancho Park Golf Course & Driving Range
- Riot Games
- Hulu
- The Apple Pan
- The Stalking Horse Brewery
- Trader Joe's



Leasing 2025

OVERLAND-AYRES@GREYSTAR.COM | OVERLAND-AYRES.COM
2455 OVERLAND AVENUE | LOS ANGELES, CALIFORNIA



All images are artists' renderings for illustrative purposes only. Specifications and details may vary. See a representative for more information.
Greystar California, Inc. dba Greystar Corp. License No. 1525765. Broker: Gerard S. Donohue License No. 01265072



O
&A