

# 5950

jefferson

Los Angeles, CA

Culver City Submarket

LENDER  
FACILITATED  
SALE

July 2025

NEWMARK

New Construction User Opportunity



# The Offering

Newmark, as exclusive advisor, is pleased to present the exceptional opportunity to acquire **5950 Jefferson** (the Property), an **80,286 rentable square-foot, four-story creative office jewel box** located in the heart of the **Culver City submarket**.

Delivered in 2023, this **new-construction** office building is currently **vacant** and features a **distinctive architectural design** of stacked, shifting boxes that offer private outdoor terraces on every floor. The building's expansive **24,000-square-foot floorplates** are ideally designed to support a **collaborative, employee-focused work environment**—highlighted by an interconnected stairwell that fosters connectivity across floors. Natural building materials, including subtly varied exterior cement panels, complement floor-to-ceiling glass and native landscaping, creating a timeless aesthetic.



This **lender-facilitated sale** provides a **rare opportunity** for an **owner-user** to acquire a new-construction office building in Culver City at over a **50% discount to replacement cost—an unprecedented value that enables unbeatable occupancy economics at this level of quality**.

5950 Jefferson is strategically positioned in the heart of Culver City's vibrant Jefferson Corridor. The submarket has emerged as the **epicenter of media, entertainment, and technology growth** in Los Angeles, fueled by the rapid expansion of content-driven and innovative tenants. The building is **highly accessible** proximate to the **La Cienega/Jefferson Metro Station** and just minutes from both the I-10 and I-405 Freeways, the key arterials connecting West LA.

## Property Overview

**5950 Jefferson**  
**Los Angeles, CA**  
(Culver City Submarket)

**80,286**  
RSF

**0%**  
Leased

**2023**  
Year Built

**4**  
Stories

**2.1/1,000 SF**  
Parking Ratio



# Investment Highlights



## New Construction Trophy Office Jewel Box

80,286 RSF four-story creative office building delivered in 2023 with floor-to-ceiling glass and private outdoor terraces on every floor



## Exceptional Value – Discount to Replacement Cost

Lender-driven sale offering the Property at a 50%+ discount to replacement cost, providing an unrivaled cost basis for an owner-user in prime Culver City



## Iconic Views

Panoramic sightlines to the Pacific Ocean, Hollywood Hills, and Baldwin Hills Scenic Overlook



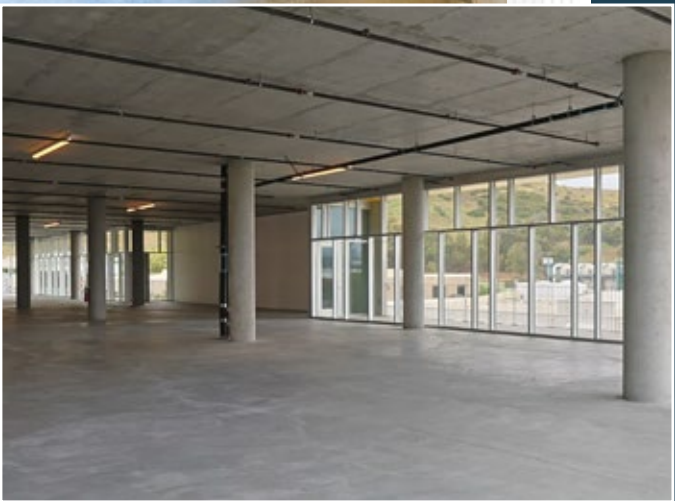
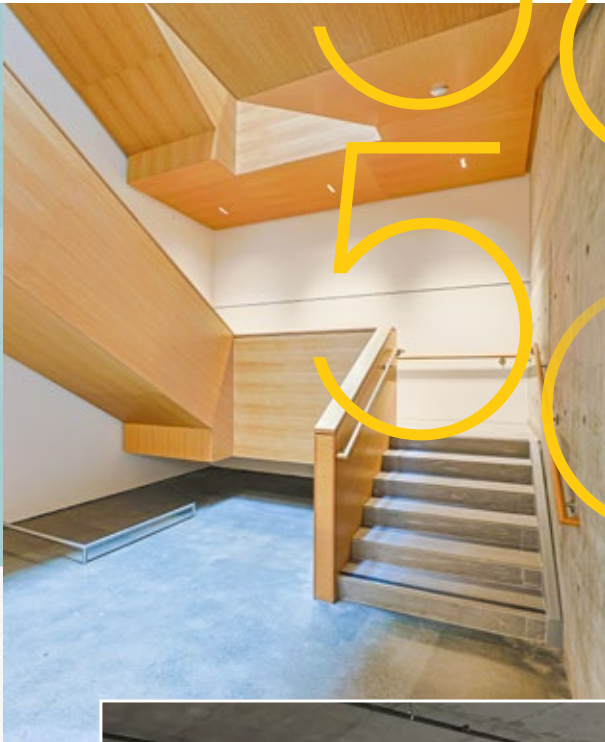
## Efficient & Collaborative Design

Expansive 24,000 SF floorplates with interconnected stairwell designed to foster workplace connectivity and innovation



## Health & Wellness Focus

Designed with a focus on health and wellness, the Property features three stairwells, touchless controls, onsite gardens, and a Wynd air quality monitoring system, reflecting the developer’s commitment to creating a healthy, employee-friendly environment



## Booming Culver City Submarket

Located in the heart of Culver City’s Jefferson Corridor—the epicenter of LA’s media, entertainment, and technology growth



## Superior Accessibility

Minutes to La Cienega/Jefferson Metro Station and I-10/I-405 Freeways, providing seamless regional connectivity



## Ample Structured Parking

2.1/1,000 RSF parking ratio to support user flexibility and modern office needs

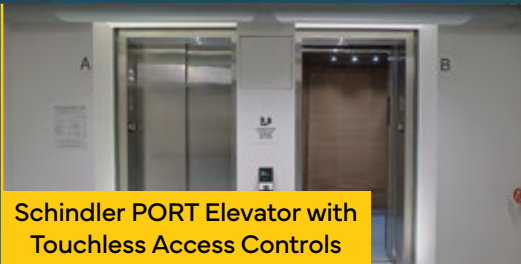




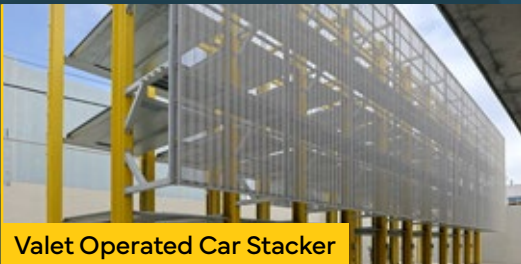
**New Construction  
Office Jewel Box**



Panoramic Ocean  
and Mountain Views



Schindler PORT Elevator with  
Touchless Access Controls



Valet Operated Car Stacker



Bike Parking & Access to  
Ballona Creek Bike Path



Floor to Ceiling Glass

Private Outdoor  
Terraces on Every Floor

Touchless Plumbing  
and Lighting Controls

**24,588 SF**  
4th Floor Office

**24,184 SF**  
3rd Floor Office

**25,200 SF**  
2nd Floor Office

**6,315 SF**  
1st Floor Office/Retail

Wynd System Air  
Quality Monitoring

Electric Vehicle  
Charging

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# Transformative New Hayden Tract Developments

## HABITAT

260 residential units  
250,000 SF office

## CUMULUS

1.5 MSF mixed-use site  
1,210 apartments  
100,000 SF commercial

# Dominant Tech & Media Tenant Base



Nearly 4 million SF of media and tech tenancy driven by original content

Amazon Studios

585,000 SF

Fortune 100 Tech Company

1,145,000 SF

**HBO**

240,000 SF

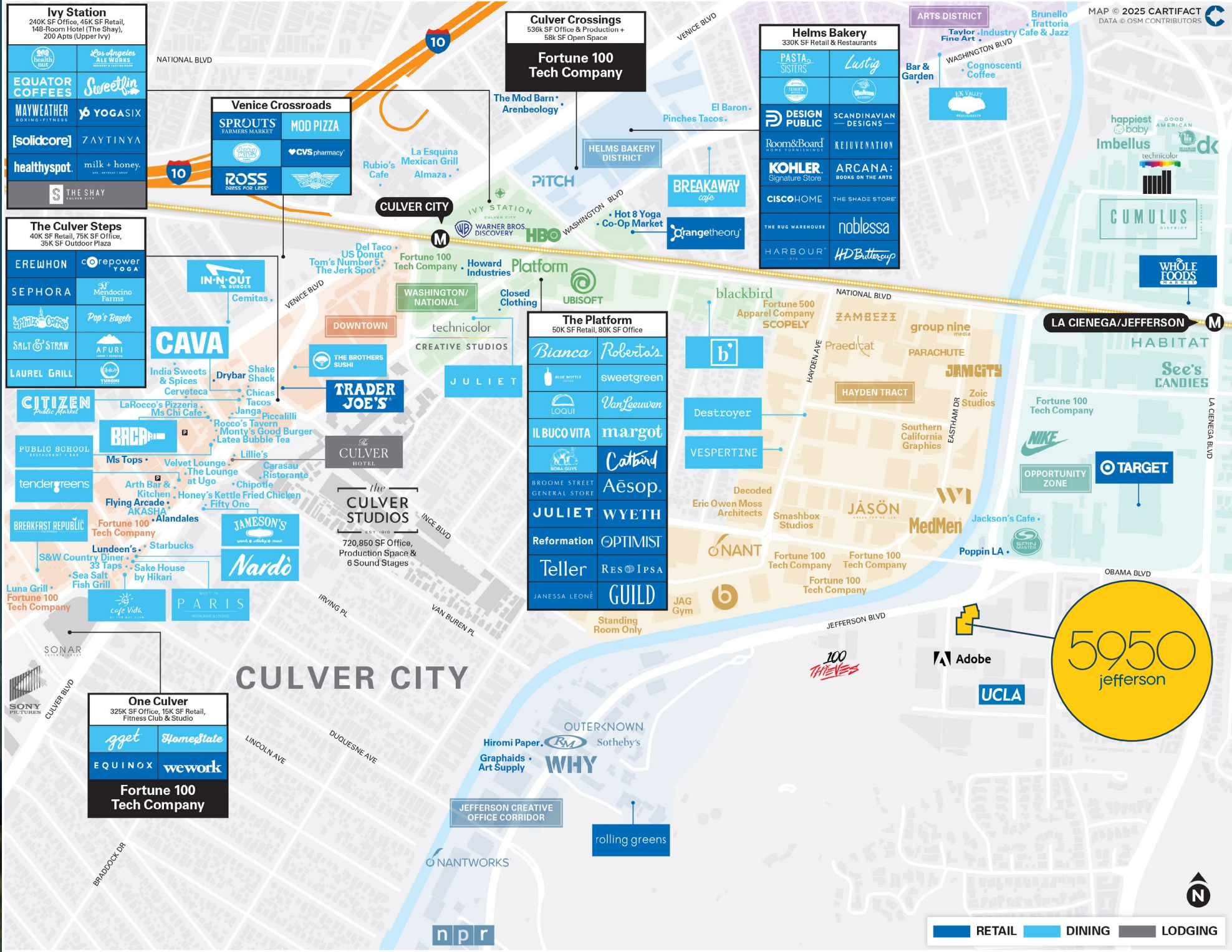
**SONY**

1,000,000 SF





# Amenity-Rich Culver City Location





# Centrally Located Office Destination



## Transit-Oriented Location

### Metro Ride Times

La Cienega	Ivy Station	Sawtelle	Santa Monica
4 Blocks	3 min	9 min	23 min

### Freeway Proximity

I-10 Freeway	I-405 Freeway
1 mile	3 miles



## Proximate to Executive Housing

Culver City	Beverly Hills	Santa Monica	Manhattan Beach
0 miles	5 miles	9 miles	12 Miles



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Culver City Submarket



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