

45,079-93,165 SF
OFFICE AVAILABLE FOR SUBLEASE



5533 WATERS EDGE WAY, PLAYA VISTA, CA 90094

CBRE

WATER'S EDGE IS A VIBRANT 6.5-ACRE HAVEN

Filled with endless outdoor opportunities and fantastic on-site perks. Embrace the spirit of play with our sprawling soccer field ready for tenant adventures, and dive into fitness at the state-of-the-art LA Fitness gym complete with a refreshing pool and exciting basketball and volleyball courts. Situated in the bustling heart of Playa Vista, just moments away from the bustling Runway Playa Vista, Water's Edge is the perfect place to live, work, and play!



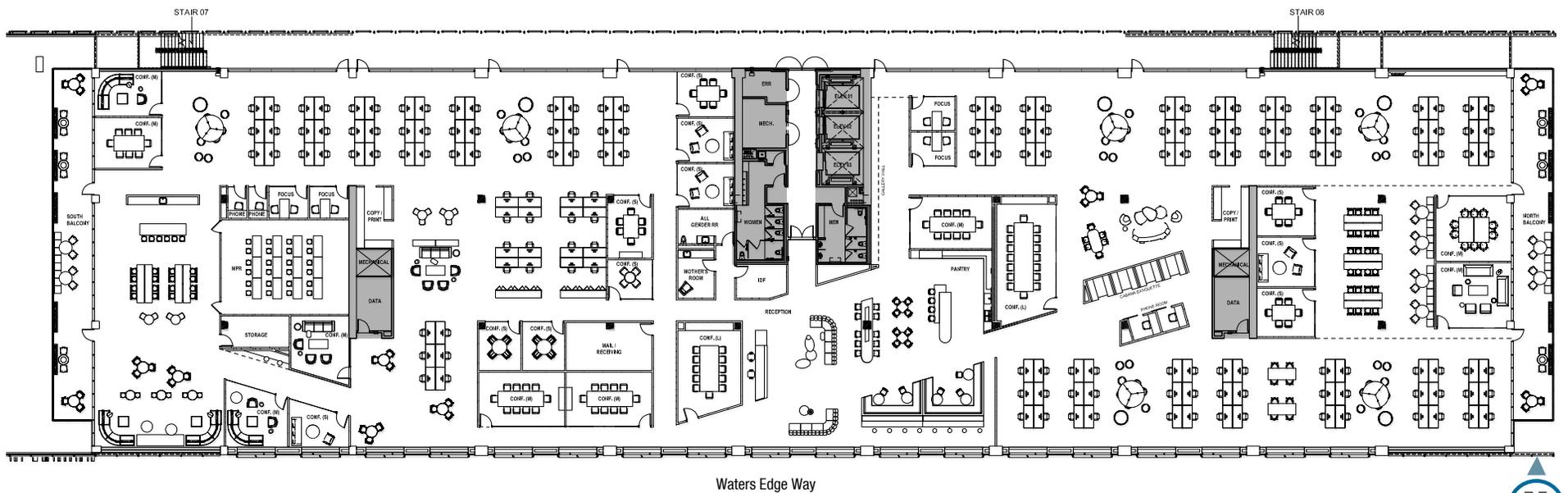
PROPERTY HIGHLIGHTS

AVAILABLE FOR SUBLEASE	45,079–93,165 SF	Floor 1: 48,087 SF Floor 2: 45,079 SF Floors can be leased together, separately, or demised – TI allowance is available
SUBLEASE TERM	Through June 30, 2031 with Longer Term Available	
ASKING RATE	Negotiable	
PARKING	3.8/1,000	



HYPOTHETICAL SINGLE TENANT FLOOR PLAN

Space is currently in raw condition allowing for full customization by a prospective subtenant. Sublandlord will provide a TI allowance to help with the buildout costs. Floors can be leased together, separately, or demised depending on subtenant needs



Waters Edge Way



LIVE, WORK, AND PLAY AT PLAYA VISTA

RESTAURANT

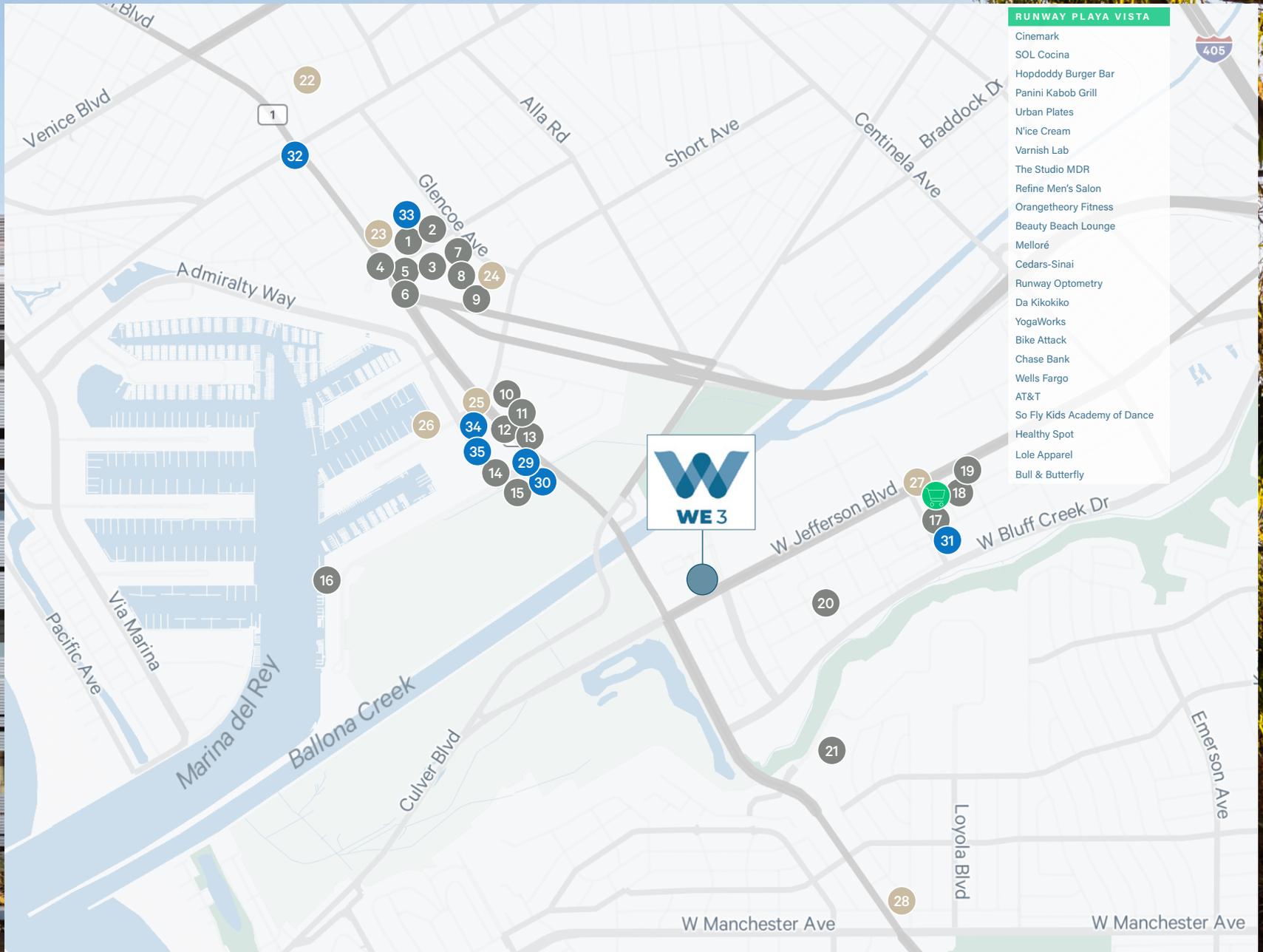
- 1 Le Pain Quotidien
- 2 Yard House
- 3 Ruth's Chris Steak House
- 4 Tender Greens
- 5 Burger Lounge
- 6 Midici
- 7 Baja Fresh
- 8 Panda Express
- 9 Sharky's Woodfired Mexican Grill
- 10 Peet's Coffee and Tea
- 11 sweetgreen
- 12 Chipotle Mexican Grill
- 13 Mendocino Farms
- 14 California Pizza Kitchen
- 15 Shake Shack
- 16 El Torito
- 17 Starbucks
- 18 Jeni's Ice Creams
- 19 Urban Plates
- 20 The Coffee Bean & Tea Leaf
- 21 Einstein Brothers

GROCERY

- 22 Costco Wholesale
- 23 Gelson's Markets
- 24 Pavilions
- 25 Ralphs
- 26 Trader Joe's
- 27 Whole Foods Market
- 28 Bristol Farms

RETAIL

- 29 See's Candies
- 30 Barnes and Noble
- 31 Walgreens
- 32 ULTA Beauty
- 33 L'Occitane
- 34 Sephora
- 35 CVS



RUNWAY PLAYA VISTA

- Cinemark
- SOL Cocina
- Hopdoddy Burger Bar
- Panini Kabob Grill
- Urban Plates
- N'ice Cream
- Varnish Lab
- The Studio MDR
- Refine Men's Salon
- Orangetheory Fitness
- Beauty Beach Lounge
- Melloré
- Cedars-Sinai
- Runway Optometry
- Da Kikokiko
- YogaWorks
- Bike Attack
- Chase Bank
- Wells Fargo
- AT&T
- So Fly Kids Academy of Dance
- Healthy Spot
- Lole Apparel
- Bull & Butterfly



JOHN ZANETOS

Executive Vice President

Lic. 01346686

+1 213 613 3704

john.zanetos@cbre.com

CHRIS PENROSE

Senior Vice President

Lic. 01840456

+1 213 613 3108

chris.penrose@cbre.com

KELLI SNYDER

Senior Associate

Lic. 02004355

+1 213 613 3308

kelli.snyder@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

5533 WATERS EDGE WAY, PLAYA VISTA, CA 90094

CBRE