

Best Creative Office Space in Playa Vista

savills

20,678 SF For Sublease

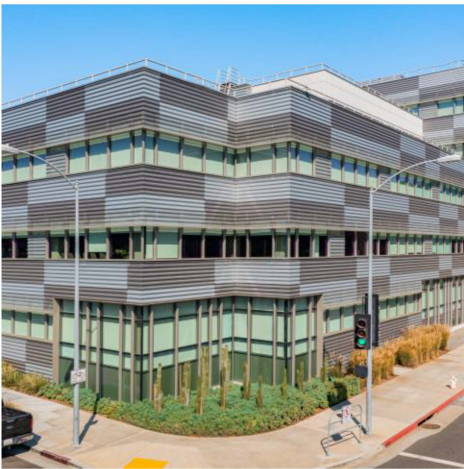
12121 Bluff Creek Drive, Playa Vista, CA 90094





PROPERTY OVERVIEW

Situated within a verdant, park-esque environment, The Bluffs at Playa Vista stands as a prestigious creative office complex, proudly holding LEED Gold certification. Positioned at the epicenter of the Playa Vista submarket in West Los Angeles, this campus comprises two towering five-story office edifices, encompassing around 500,000 square feet. The property showcases cutting-edge building infrastructure, generous floor layouts featuring dual cores for optimal spatial arrangement versatility, plentiful parking facilitated by a six-level parking structure, and lofty 13-foot exposed slab-to-slab ceiling heights. Additionally, floor-to-ceiling windows flood the interiors with natural light while offering sweeping vistas of the surrounding bluffs.





SPACE PROFILE

20,678 SF
Total SF Available

Suite 250
Premises

\$6.40 FSG
Rental Rate

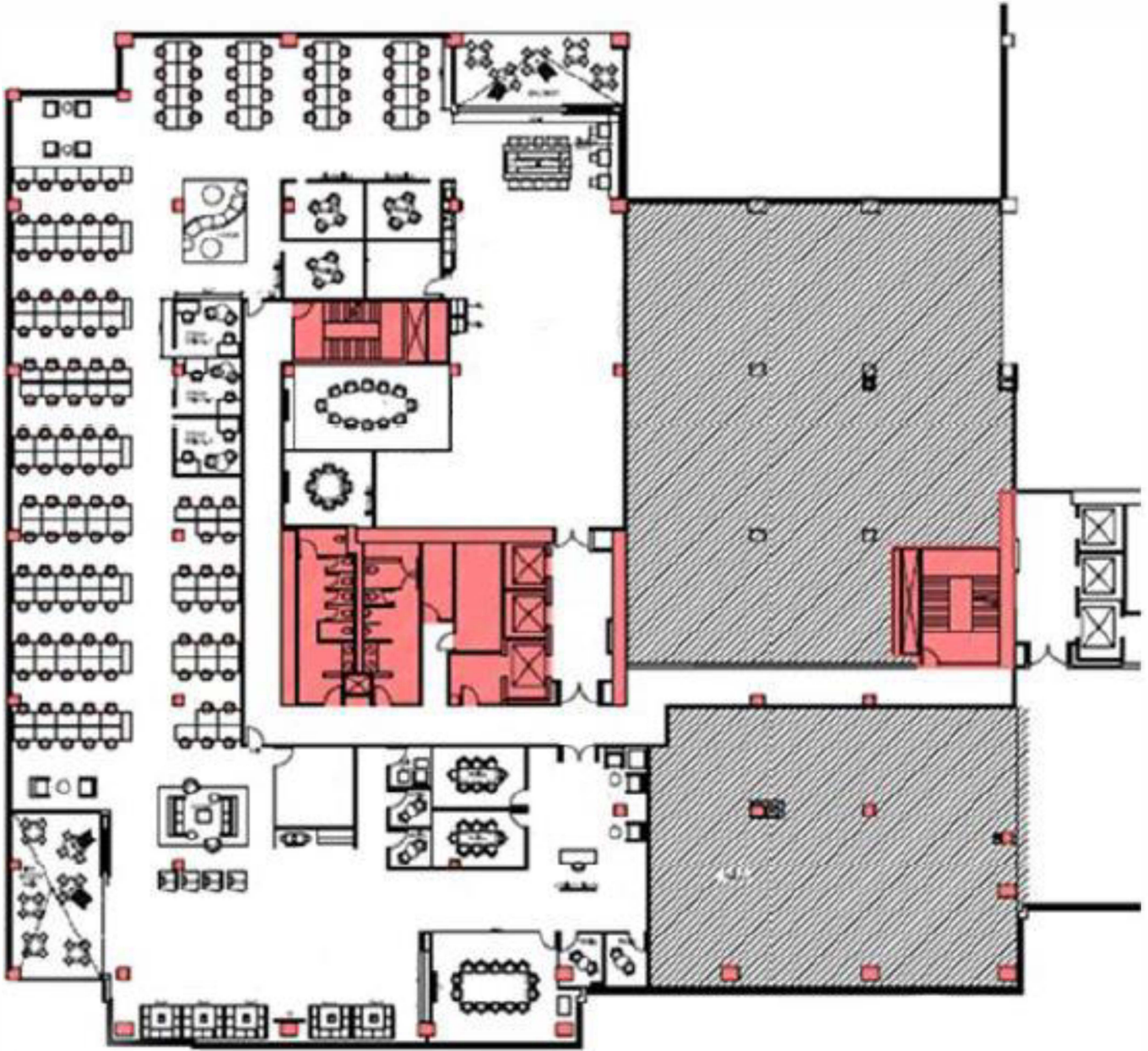
Thru 11/30/2026
Term

Immediate
Availability

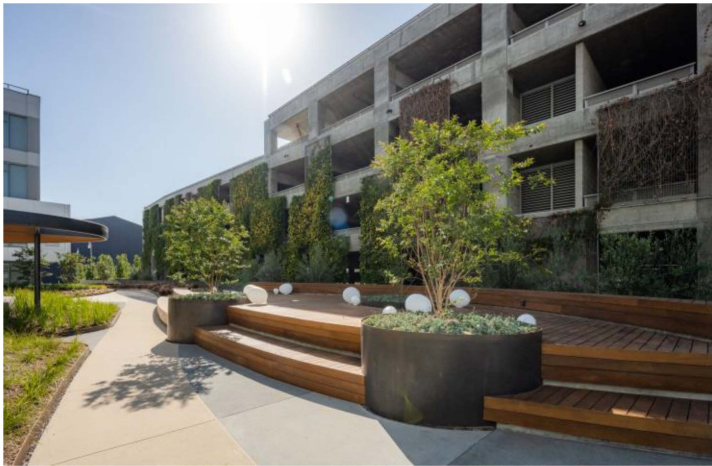
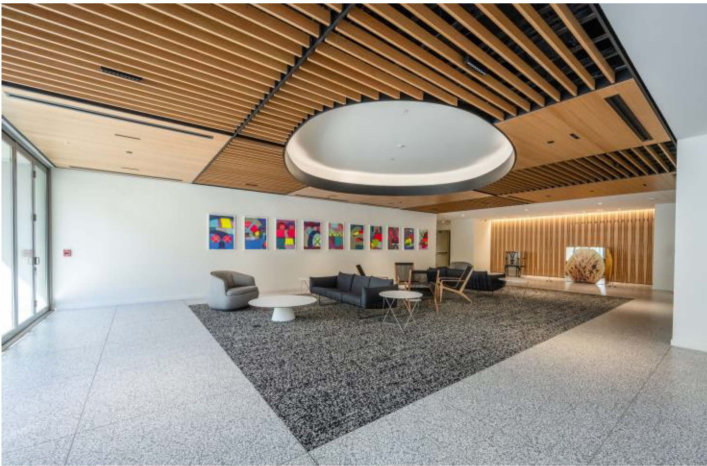
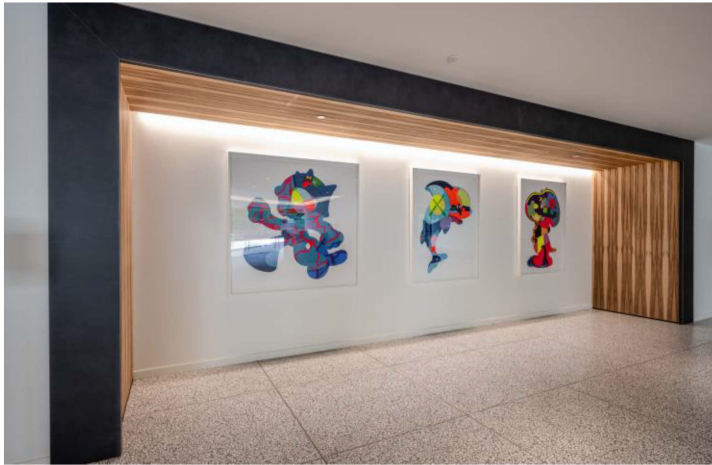
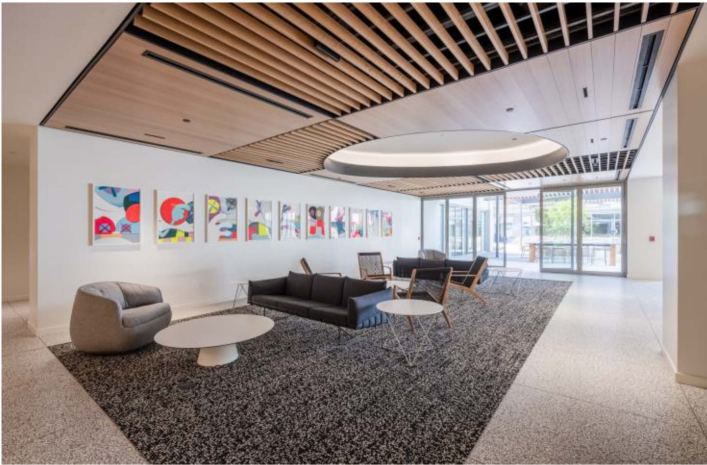
2/1,000 SF
Parking

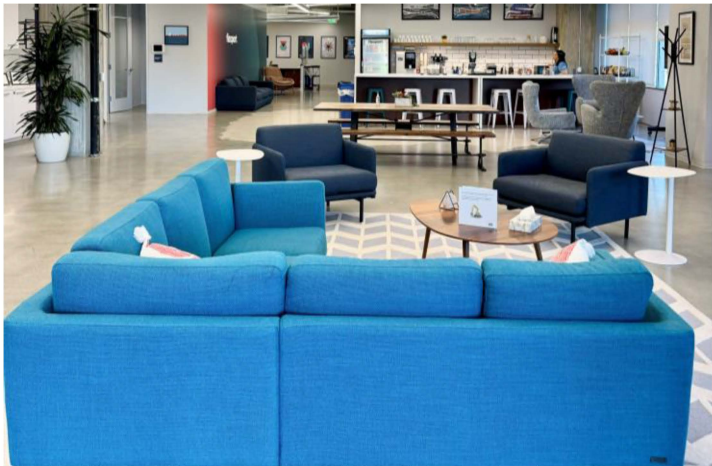
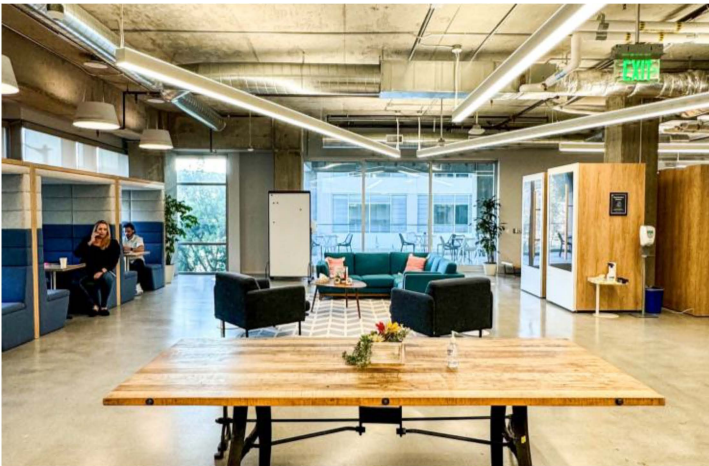
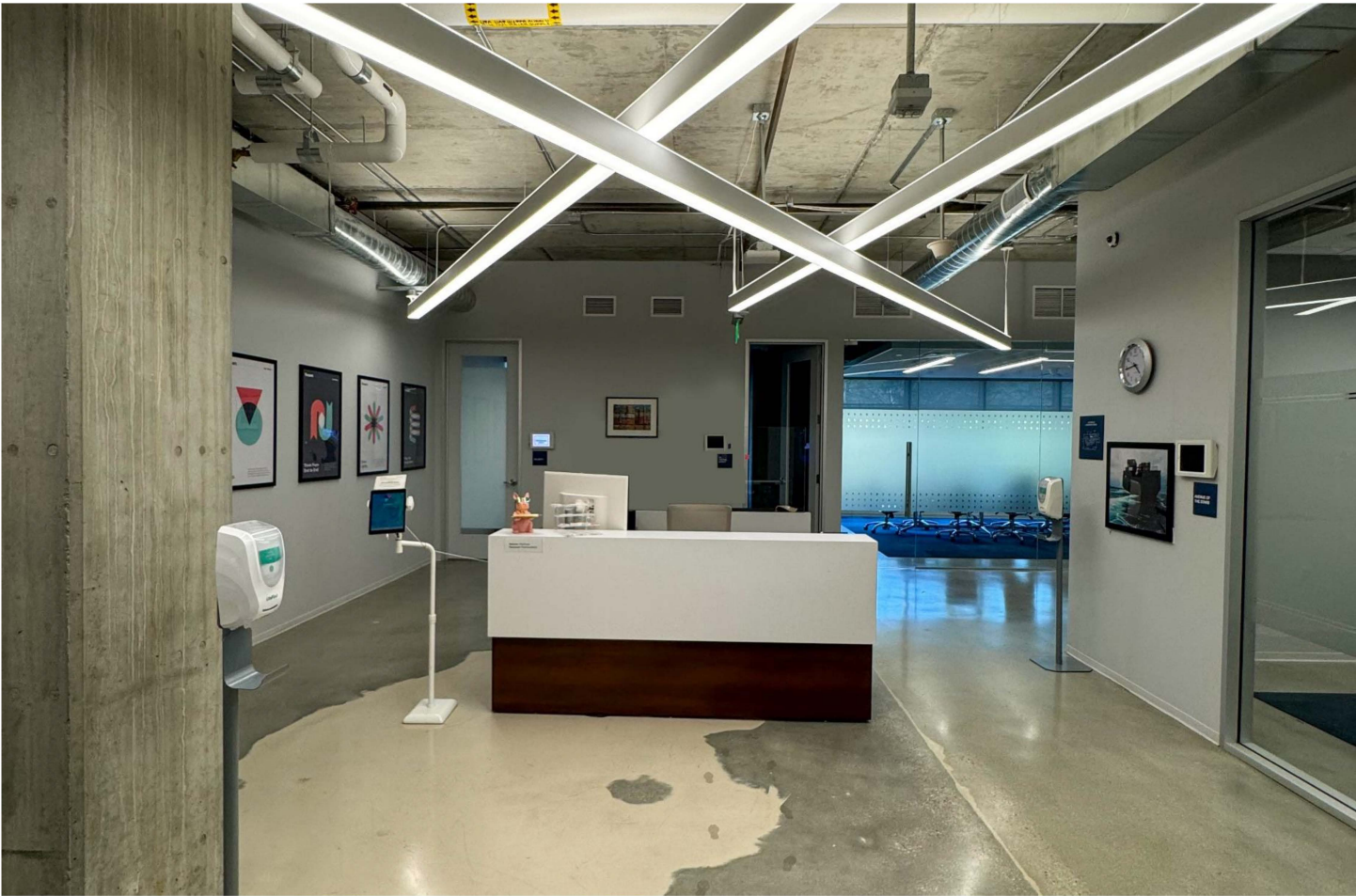
KEY HIGHLIGHTS

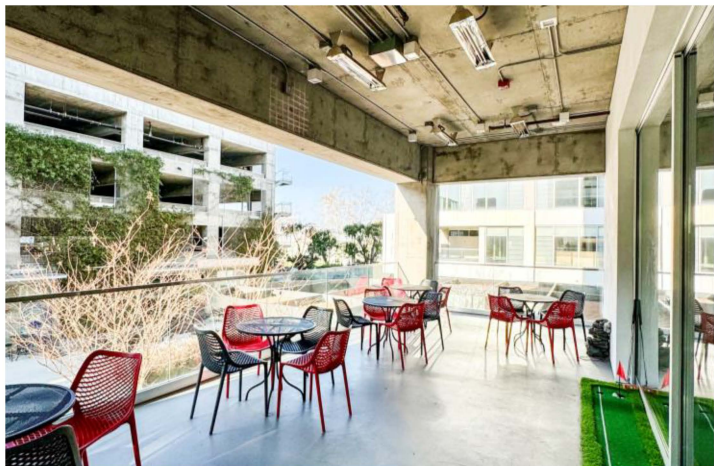
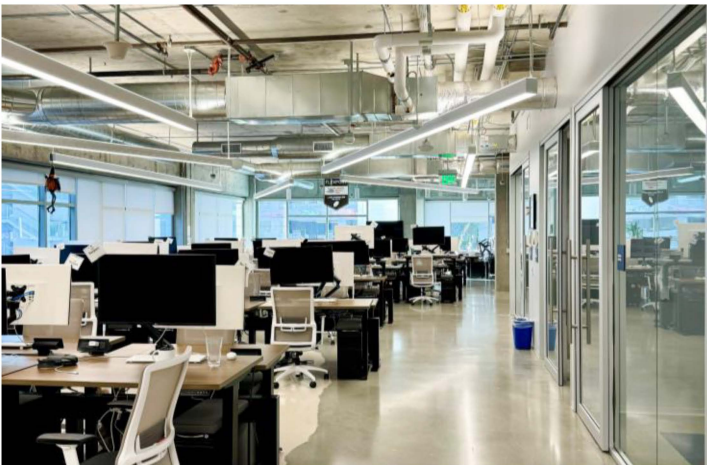
- Open and efficient floor plan
- Multiple conference rooms and collaboration spaces
- Private outdoor patio
- Furniture available
- Building amenities include indoor and outdoor collaboration spaces, café, restaurant and wine bar, and fitness center
- Call to schedule tour

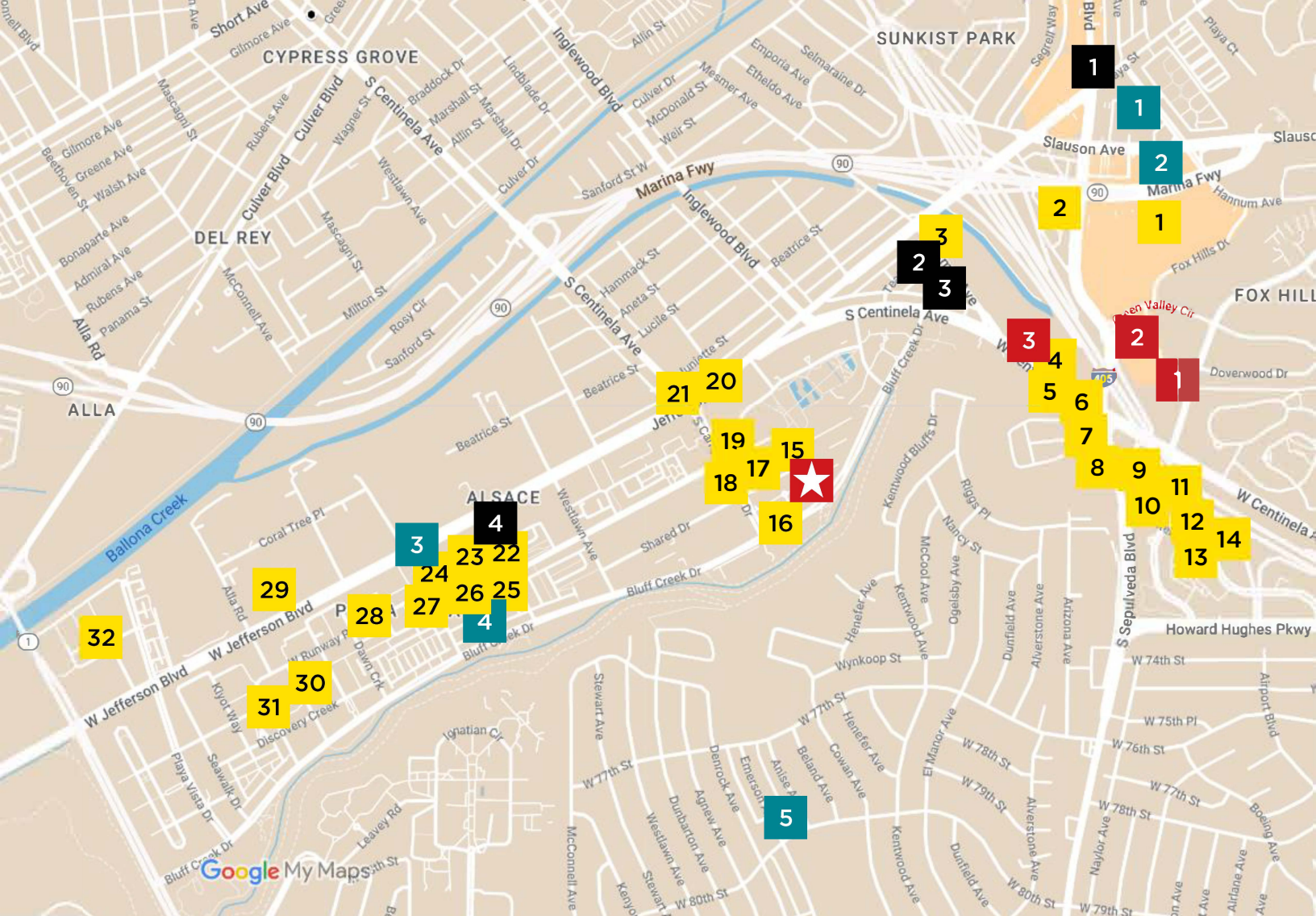












RESTAURANTS

1. The Bombay Frankie Company
2. Sage-to-Go
3. Chick-fil-A
4. West & Co.
5. Martini's Pizzeria
6. Viva Fresh Mexican Grill
7. Dinah's Family Restaurant
8. Tortilla Beach Westchester
9. Islands Restaurant
10. Buffalo Wild Wings
11. Starbucks
12. Dave & Busters
13. The Hummus Factory
14. Rodini Park
15. Hash Restaurant
16. Café Ruisseau
17. Tocaya Modern Mexican
18. Blue Bottle Coffee

19. Baja Catch & Grill
20. Starbucks
21. Joliet Restaurant & Bar
22. Runway Playa Vista
23. SOL Mexican Cocina
24. Starbucks
25. dan modern Chinese
26. Homestate
27. The Coffee Bean & Tea Leaf
28. Gulp Restaurant & Brew Co.
29. Mom, Please
30. Angel Maid Bakery

GROCERY

31. Sprouts Farmers Market
32. Trader Joe's
33. Whole Foods Market
34. Playa Vista Farmer's Market
35. Vons

HOTELS

36. Courtyard by Marriott
37. Four Points by Sheraton
38. Hilton Los Angeles

RECREATION

39. Logic Fitness Studios
40. Believe Fitness Studio
41. Evolution Fitness
42. Orangetheory Fitness

Luke Troedson

+1 310 444 1017

ltroedson@savills.us

License 01847137

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.