



Impossible to Find Westside Industrial Flex

5310 Beethoven Street, Playa Vista

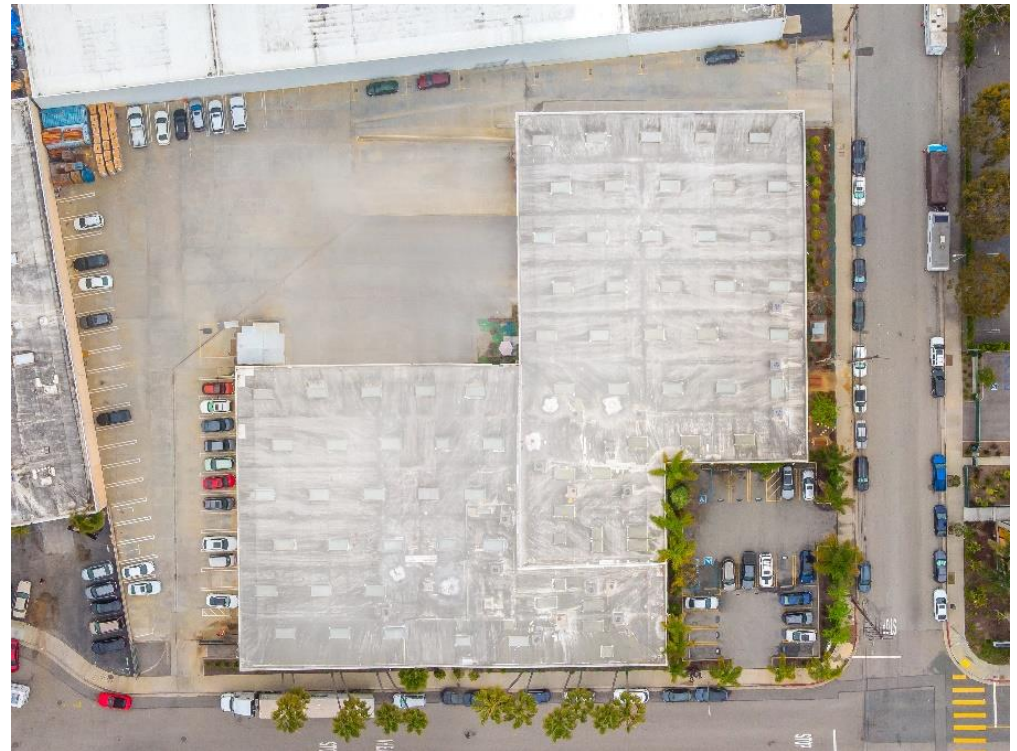


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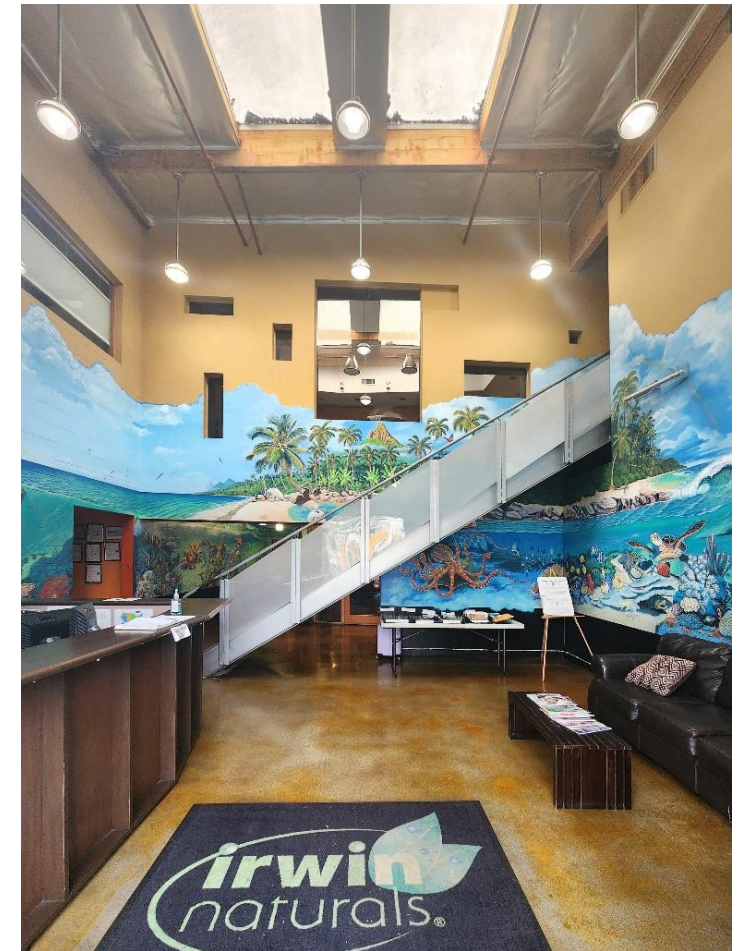


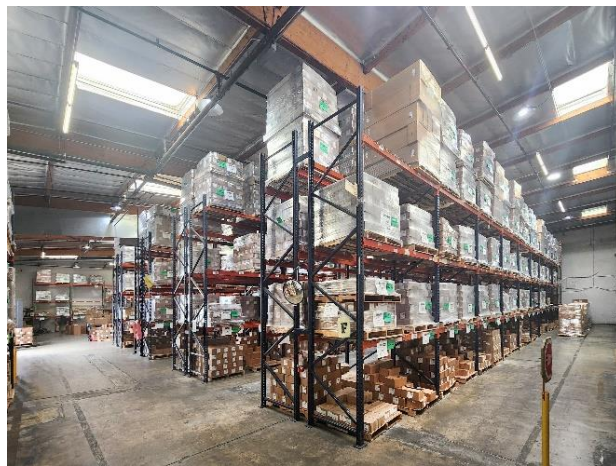
- Premises:** 29,120 SF * Warehouse
27,474 SF * Office
56,594 SF Total
* Landlord will consider increasing warehouse or office sq. ft.

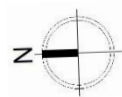
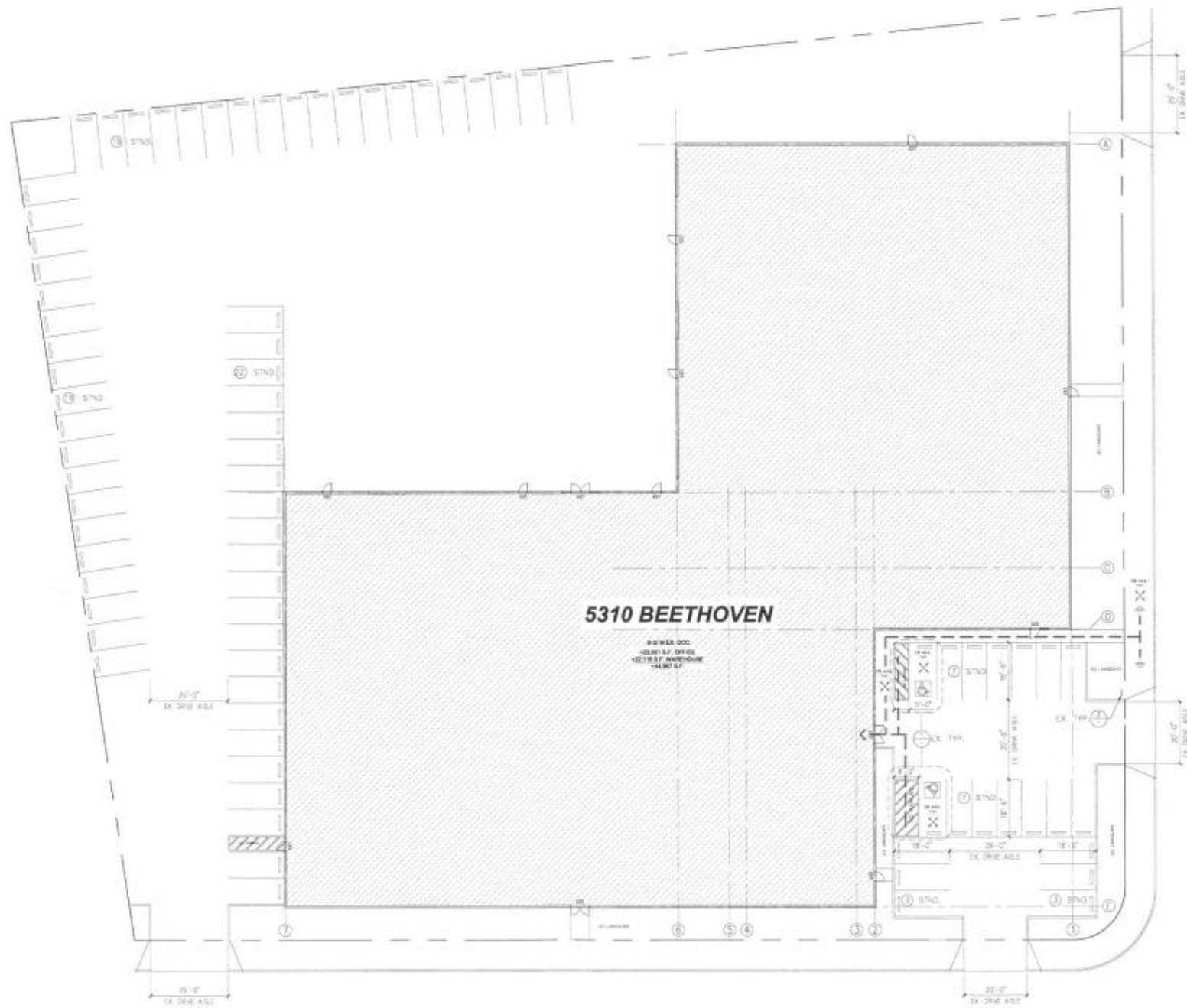
STUDIO CONVERSION POSSIBLE
- Rent:** \$2.75 NNN (approx. \$0.31 NNNs)
- Availability:** August 1, 2024
- Term:** 3 - 10 years
- Parking:** All parking is FREE
87 spaces, 1.6/1,000 (158 possible)
Excellent street parking available
- Clear Height:** 24' slab-to-slab
- Loading:** 2 dock high
3 ground level
- Power:** 1,000 Amps, 480 Volts, 3 Phase, 4 Wire
- Year Built:** 1970/1999

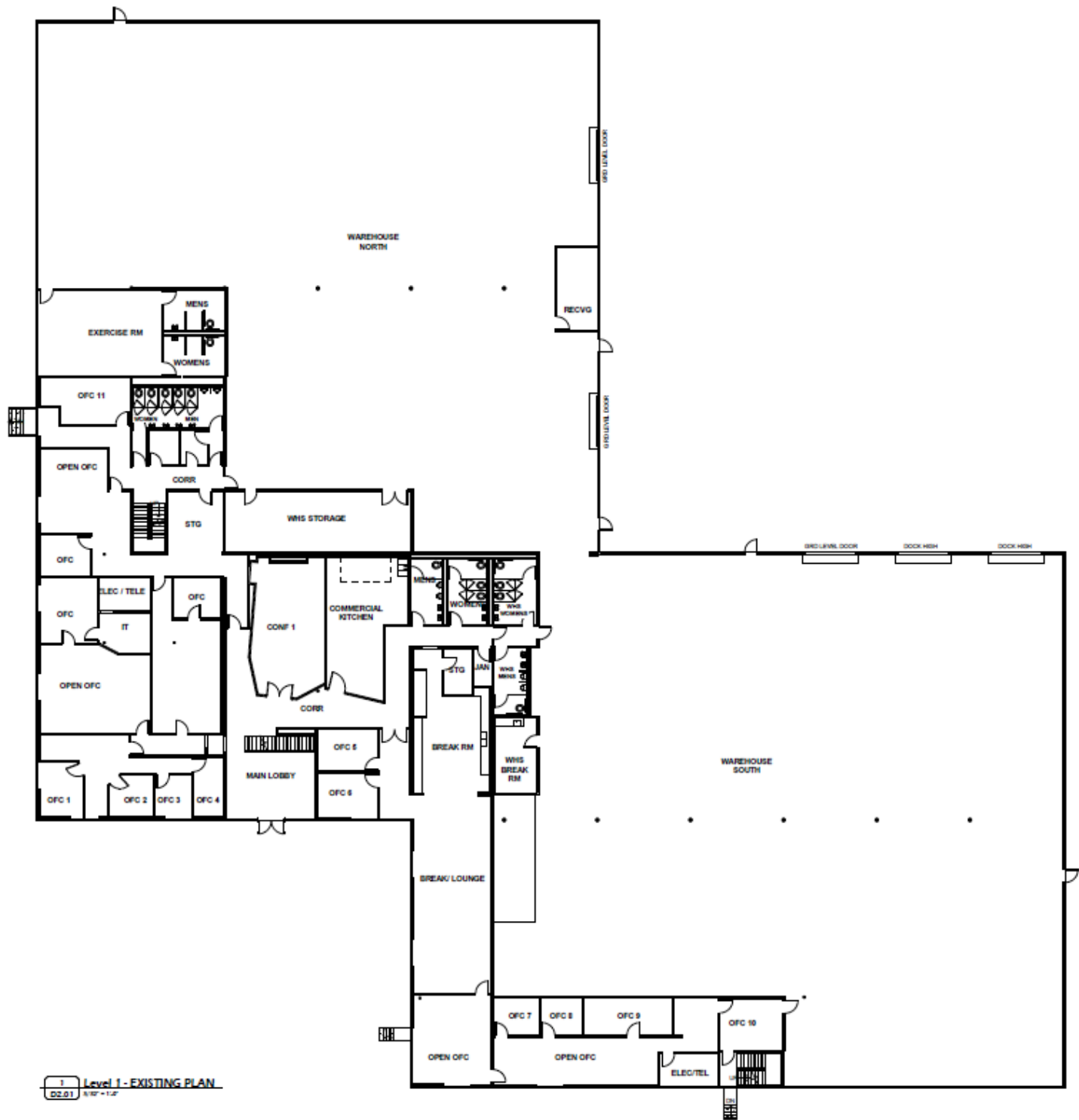


- Rare Westside industrial with high ceilings, excellent loading, accessibility, and turning radius
- Large fenced and secured yard
- Flexible floor plan
- Tasteful project upgrades planned
- Building amenities include a gym, showers, and commercial kitchen
- Full height glass windows and skylights provide exceptional levels of natural light

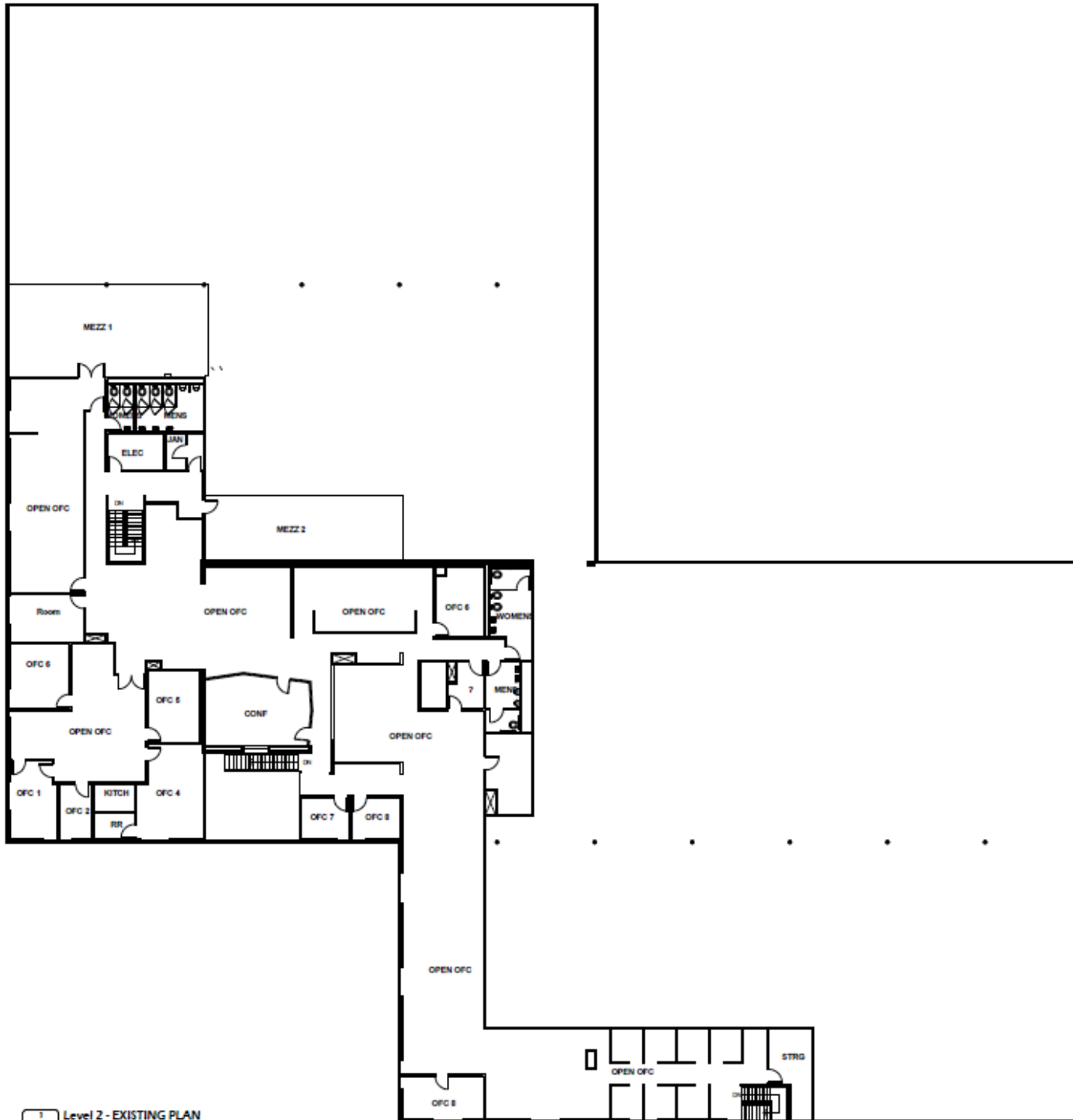






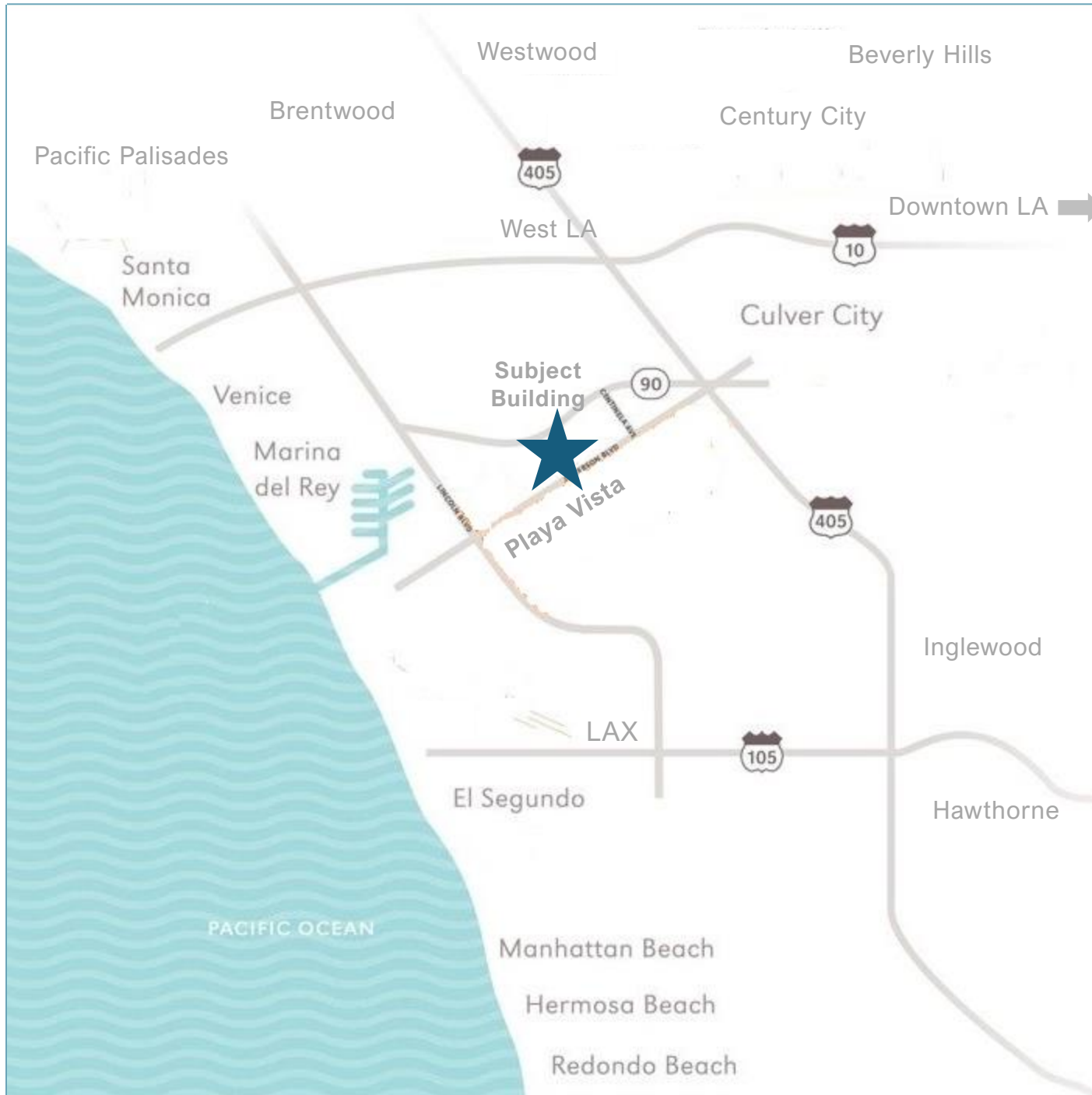


1 Level 1 - EXISTING PLAN
02.01 8/17-1/17



3 Level 2 - EXISTING PLAN
02.02 1/12-1/12

Location Highlights



- Amenity rich environment
- Two blocks from Runway (Whole Foods, CVS, multitude of good eateries, banks, movie theatres, fitness studios)
- Close proximity to major freeways (405/10/105), Westside, South Bay, and Downtown
- 5-minute drive to LAX
- Neighboring tenants include many Fortune 500 companies as well as a who's who in media/tech/entertainment
- Located on a quiet cul-de-sac



RUNWAY AMENITIES

- Whole Foods
- Cinemark Theatres
- CVS
- Starbucks
- Dan Modern Chinese
- Hopdoddy Burger Bar
- Jeni's Splendid Ice Creams
- Joliet Café & Bar
- LOQUI
- SOL Mexican Cocina
- Superfine Playa
- Urban Plates
- N'ice Cream
- Healthy Spot
- AT&T
- Bike Attack
- Orangetheory Fitness
- Chase Bank
- Wells Fargo
- Modern Animal

NEIGHBORING PLAYA VISTA TENANTS

- Facebook
- Google (Spruce Goose Hangar)
- Sony
- TBWA/Chiat Day
- Yahoo
- Home Depot
- Walmart.com
- Ripple Effect Studios (EA)
- 72andSunny
- IMAX
- Activision
- Mindshare
- Carvana
- Core Digital Media
- Honest Company
- Rubicon Project
- TMZ
- Tencent
- ChowNow
- Deutsch/Steelhead



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