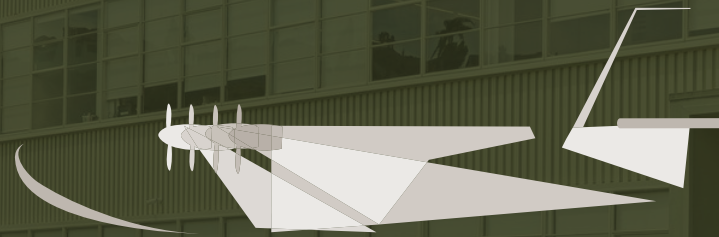




Jones Lang LaSalle Brokerage, Inc.,
Real estate license #01856260



THE
RATKOVICH
COMPANY



HERCULES CAMPUS

AT PLAYA VISTA

12105 W BLUFF CREEK DRIVE

33° 58' 37.75" N

118° 24' 23.39" W

Building 2
12105 Bluff Creek
19,140 RSF
2-story availability

- KEEP OUT OF FOUNTAIN
- NO BICYCLE RIDING
- NO SKATEBOARDING
- NO ROLLERBLADING
- NO SCOOTER RIDING
- NO SMOKING

Be Part of the Campus

33° 58' 37.75" N

118° 24' 23.39" W

A New Era of Innovation

HERCULES CAMPUS' LEGENDARY PAST AS AN AVIATION COMPLEX HAS BEEN TRANSFORMED INTO A MODERN OFFICE SETTING, WHILE PRESERVING UNIQUE HISTORIC DETAILS.



Designed for Collaboration

19,140 SF available in a standalone 2-story portion of Building 2 with a private entrance, an open plan, wood columns, large skylight, dual internal stairs and a shared deck.



Park-like Setting

Set among mature sycamore trees and vibrant amenitized open spaces, the Hercules Campus offers more than office space.



Ultimate Location

The Campus is surrounded by the top creative and tech companies of Los Angeles with the convenience of an accessible Lower Westside location and walking distance amenities.



Creative Office Ready

Create your distinctive work environment within historic walls.

Property Highlights



SOUTH PORTION OF BUILDING 2
AVAILABLE NOW



3.5:1,000 SURFACE PARKING



EARTH-MINDED
ONSITE BEEKEEPING



BBQ GRILLS FOR TENANT USE



CAMPUS WIDE SEATING AND
GATHERING AREAS



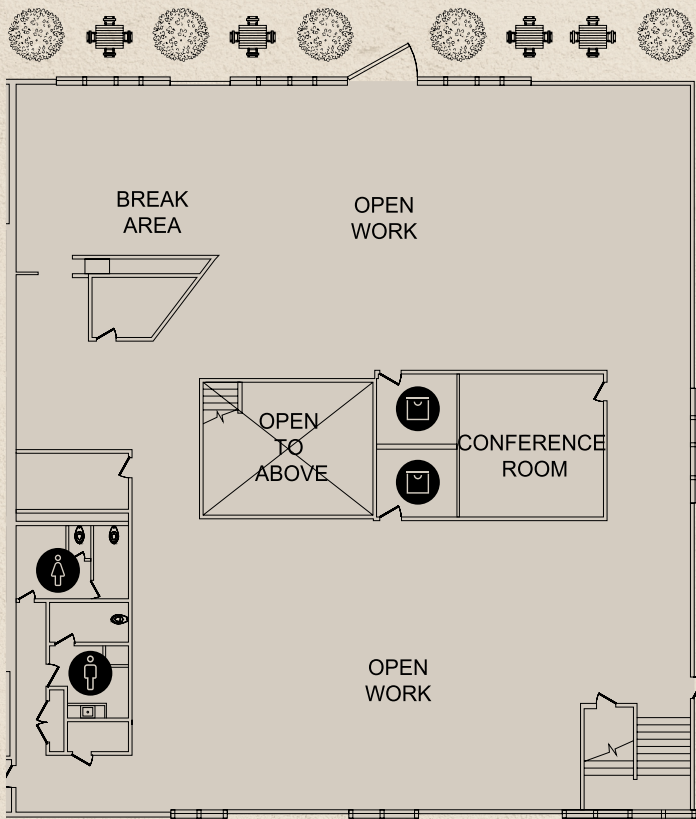
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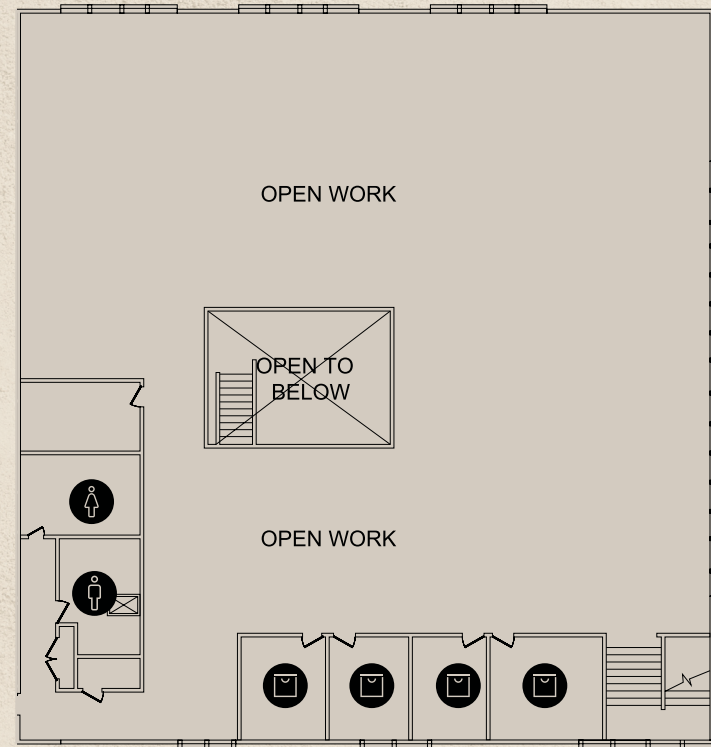
Building 2 Floor Plan

12105 W BLUFF CREEK DRIVE

19,140 RSF (NOT DIVISIBLE)



Level 1



Level 2

33° 58' 37.75" N

118° 24' 23.39" W

Central Park

The master-planned Playa Vista office campus centers around the historic Hughes Aircraft offices and the Central Park, designed by Michael Maltzan and OJB Landscape Architecture. With 9-acres of public outdoor space neighboring the Hercules Campus, the park offers incredible opportunities for a vibrant indoor/outdoor work environment, enhancing work culture, employee retention and happiness. Impeccably manicured grounds feature soccer fields, volleyball and basketball courts, a bandshell for large gatherings, and botanical gardens with walking paths and water features.

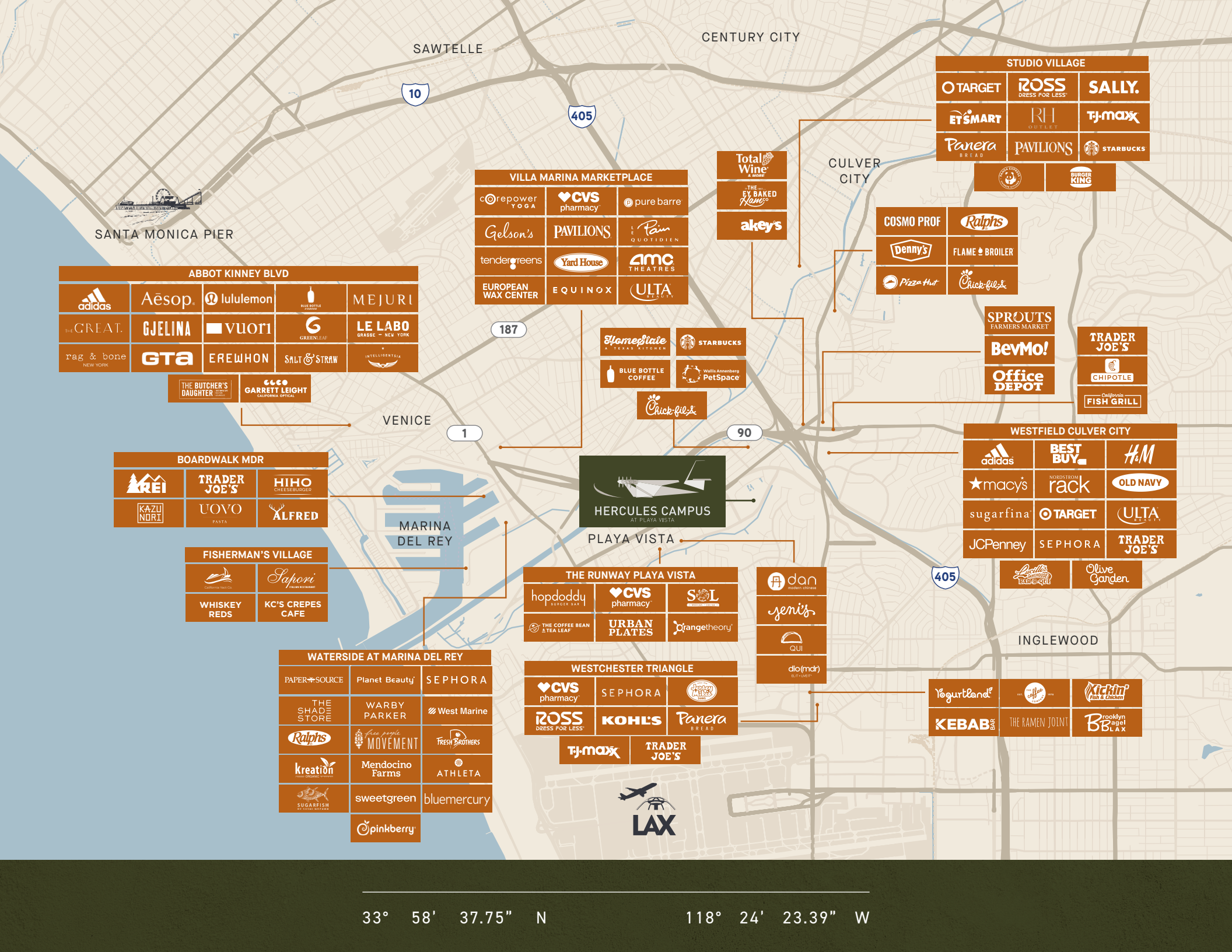
In addition, the location benefits from all Playa Vista has to offer. Walking-distance amenities take you from morning coffee to evening happy hour, day care centers, multiple fitness facilities and easy access to the Westside and South Bay.





33° 58' 37.75" N

118° 24' 23.39" W



SAWTELLE

CENTURY CITY

10

405

SANTA MONICA PIER

CULVER CITY

STUDIO VILLAGE

VILLA MARINA MARKETPLACE

Total Wine & Spirits

THE EY BAKED Home

akeys

COSMO PROF

Ralphs

Denny's

FLAME & BROILER

Pizza Hut

Chick-fil-ly

ABBOT KINNEY BLVD

187

HomeState A TEXAS KITCHEN

STARBUCKS

BLUE BOTTLE COFFEE

Walls Annenberg PetSpace

SPROUTS FARMERS MARKET

BevMo!

Office DEPOT

TRADER JOE'S

CHIPOTLE

California FISH GRILL

VENICE

1

90

HERCULES CAMPUS AT PLAYA VISTA

WESTFIELD CULVER CITY

BOARDWALK MDR

FISHERMAN'S VILLAGE

THE RUNWAY PLAYA VISTA

dan modern cinema

jenis

QUI

dio(mdr) BOUTIQUE

Leola's BARBECUE

Olive Garden

405

INGLEWOOD

WATERSIDE AT MARINA DEL REY

WESTCHESTER TRIANGLE

Yogurtland

THE RAMEN JOINT

Brooklyn agel BLAX



33° 58' 37.75" N

118° 24' 23.39" W

Come experience work with us.

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