

westside  
r+d  
4503 glenoe  
ave  
marina del rey



lease rate

\$3.50/sf

for sublease

r+d | wet lab space | office



## Key Facts at a Glance

- Size: 35,000 SF  
(an adjacent 25,000 SF is available on a direct basis)
- Rate: \$3.50/SF  
NNN: \$0.49/SF
- Term: Through 12/31/2031
- Parking: 4/1,000 SF
- Availability: Immediate
- Office Furniture: Available



>> setting  
the stage

## Turnkey Lab & GMP Space in a Prime Coastal Location

4503 Glencoe Avenue offers a unique opportunity to secure a purpose-built laboratory facility with GMP manufacturing capabilities in the heart of Marina del Rey. This second-generation wet lab and office space is ready for immediate occupancy and operational use—designed specifically to support advanced laboratory operations with state-of-the-art systems, a highly desirable location, and exceptionally competitive lease rates.



**>> purpose-built  
for biotech success**

### Move-In Ready

Fully built-out wet lab, GMP, and office space. A rare turnkey opportunity, eliminating the time and cost of new construction.

### Strategic Location

Prime access to LAX, the beach, transportation, and a large talent pool from leading area universities. Surrounded by dining, retail, and services to support tenant convenience and well-being.

### Competitive Rates

Outstanding value in one of the Westside's most sought-after commercial markets.

### Future-Proof Operations

US-based GMP manufacturing space – purpose-built for domestic production needs. In light of recent US government restrictions on biotech/pharma operations in China, this represents a critical and strategic asset for companies seeking compliant US manufacturing solutions.



## >> wet lab

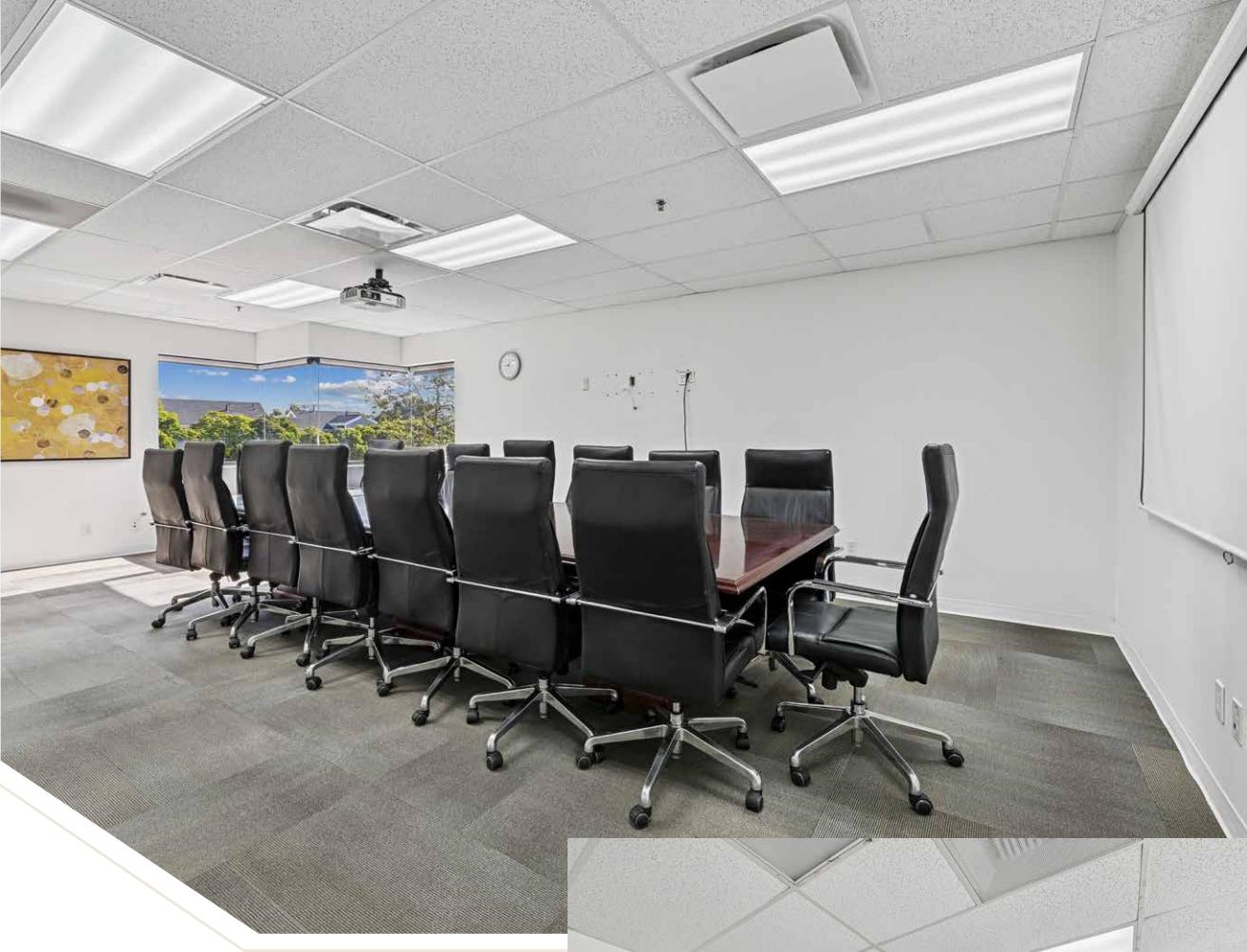
## amenities

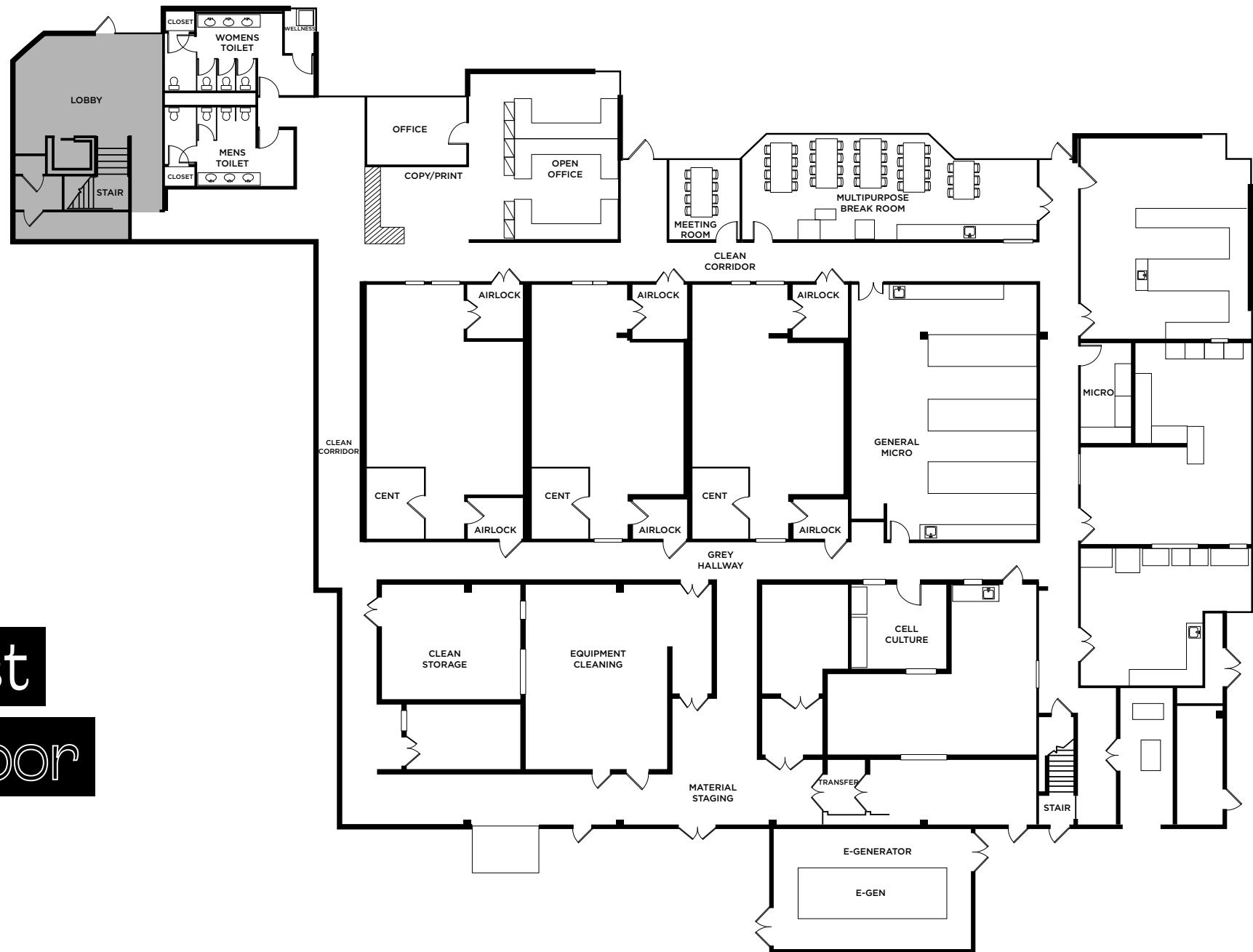


- Robust infrastructure for lab operations
- \$1M HVAC upgrade
- Two operational autoclaves (1 GMP, 1 R&D)
- Walk-in cooler (2–8°C, 8'x18'x8")
- Many labs offer natural light
- Advanced mechanical, electrical, and plumbing systems
- Multiple locations for hoods and specialized equipment
- 120-hour backup generator for uninterrupted operations
- Emergency showers and eyewash stations
- Mother's room

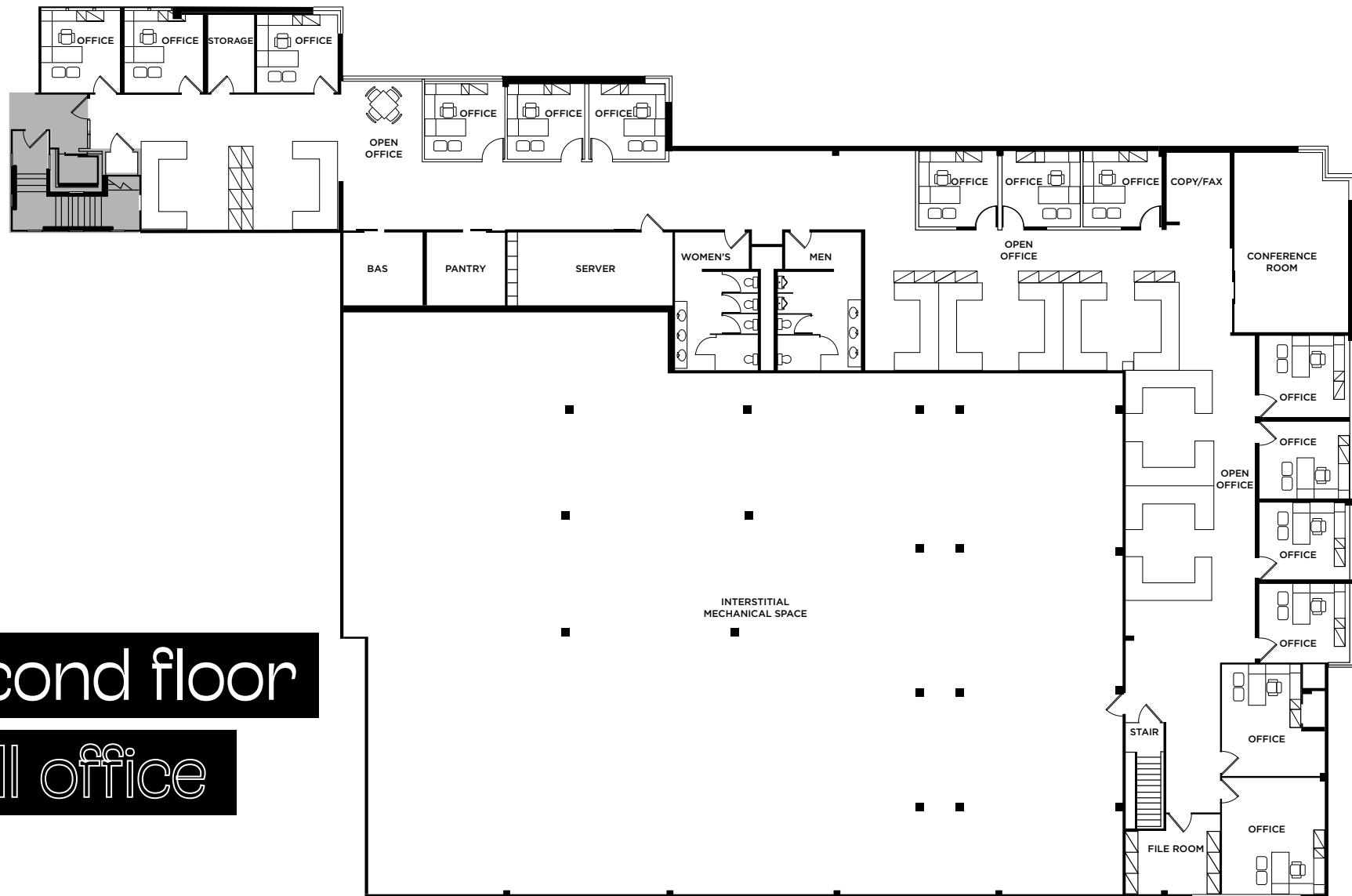
## >> office space

- Two floors with a total of 15 private offices + one executive office
- Open office areas on both floors with 46 total cubicles (13 on first floor, 33 on second floor)
- One large boardroom with seating for 16 and two meeting rooms with seating for five
- One large multi-purpose room for training, all-hands meetings, and more
- Full kitchen with seating on first floor and mini kitchen/break room on second floor
- one storage room, one control room, one server room, one mechanical/electrical room
- Many windows bringing in natural light





>> first  
floor





>> set sail to  
the waterfront

Marina del Rey offers the best of business and lifestyle—an ideal environment for attracting and retaining top talent.



North America's largest man-made small-craft harbor (home to 5,000 boats)



Steps from waterfront dining, shopping, and recreation



Just 4 miles from Santa Monica and 4 miles from LAX.



Easy access to paddleboarding, kayaking, dining cruises, and yacht charters

Nearby Universities & Talent Pipeline

- UCLA
- USC
- Loyola Marymount University
- Caltech (regional)

>> work where life  
feels like the weekend

local amenities

1. Humblemaker Coffee Co.	11. FedEx Ship Center	21. Blue Bottle Coffee	31. Erewhon Venice
2. Panda Express	12. Peet's Coffee	22. Hash Restaurant	32. Costco Wholesale
3. Kalaveras	13. Titen Fitness, LA	23. Gulp Restaurant & Brew Co	33. Rainbow Acres Natural Foods
4. Irori Sushi	14. Private gym	24. Beverage Warehouse	34. Lodge Bread Company
5. Burger Lounge	15. Alfred Coffee	25. Ronnie's Diner	35. Samosa House
6. Yard House	16. HiHo Cheeseburger	26. Hatchet Hall	36. Killer Shrimp
7. The Warehouse Restaurant	17. UOVO   Marina Del Rey	27. Menotti's Coffee Stop	37. Gjusta
8. Brennan's	18. PLANTA Cocina	28. Paco's Tacos	38. Whole Foods
9. AMC DINE-IN Marina 6	19. The Ritz-Carlton	29. Angel Maid Bakery	39. Whole Foods
10. The Bouqs Co	20. Ralphs Fresh Fare	30. In-N-Out Burger	40. The Home Depot

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for sublease

r+d | wet lab space

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