

# 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

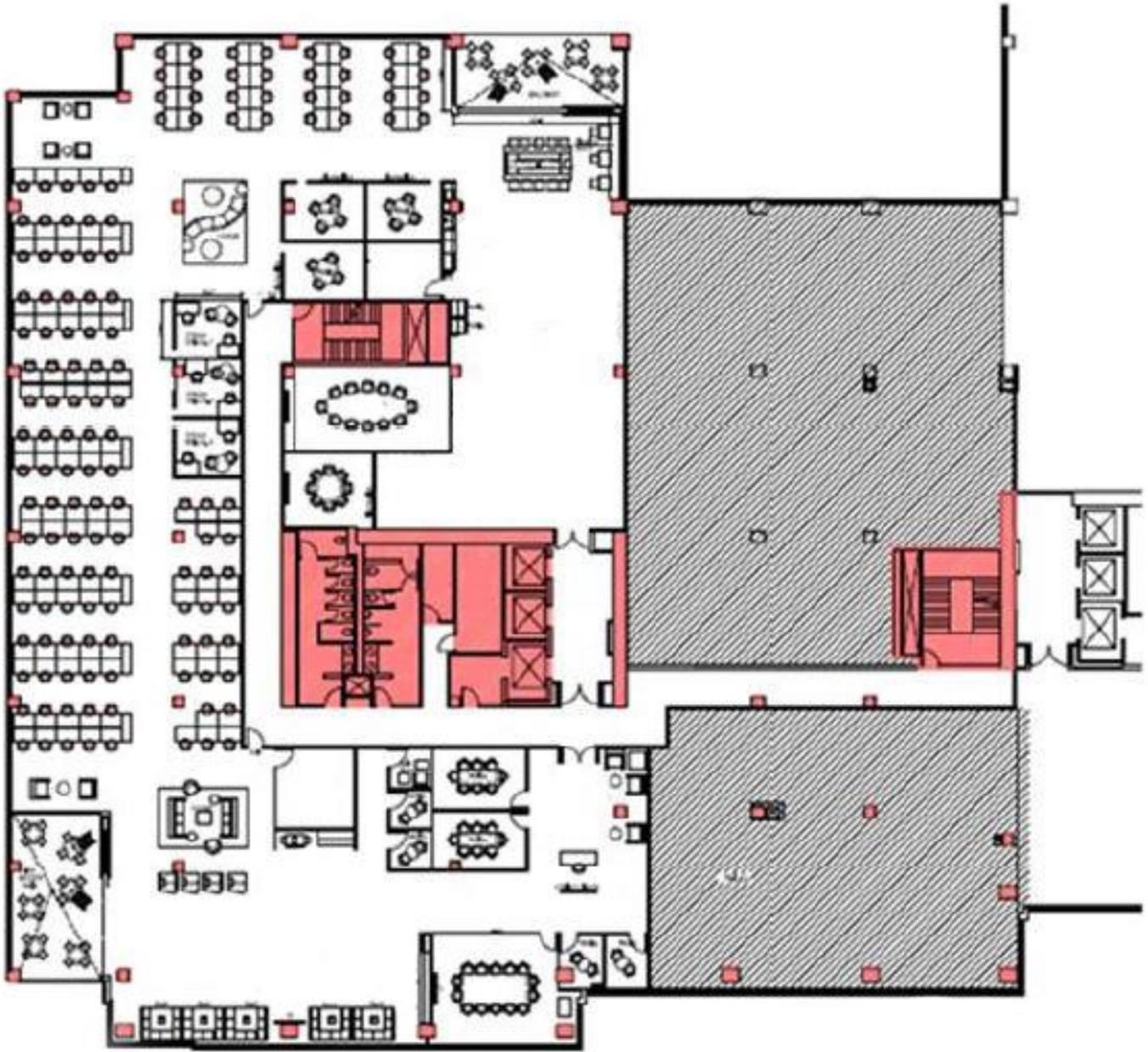
Thru 11/30/2026  
Term

Immediate  
Availability

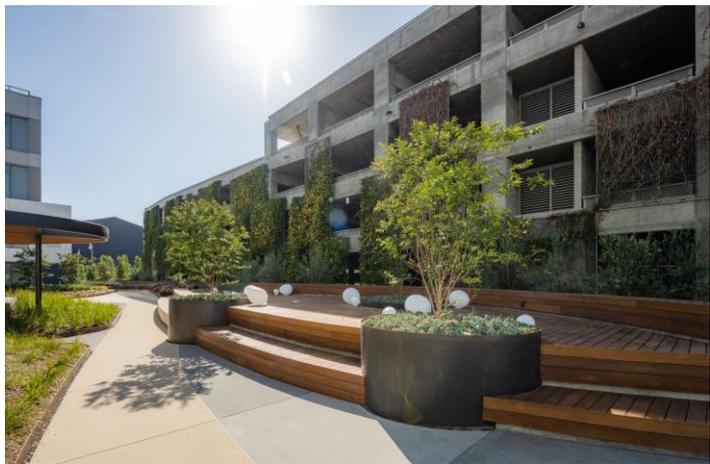
2/1,000 SF  
Parking

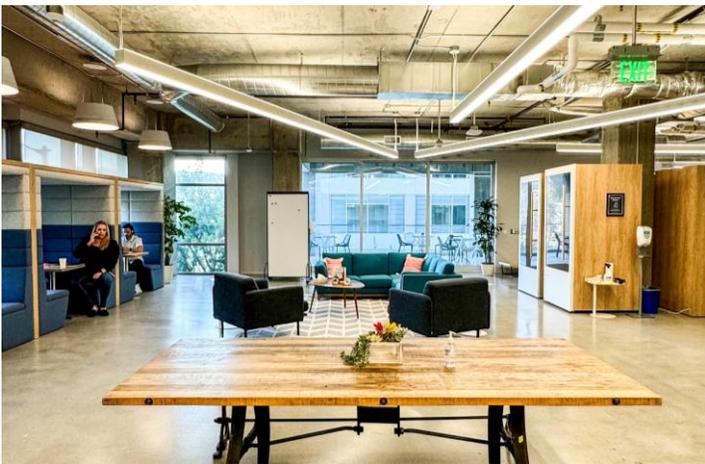
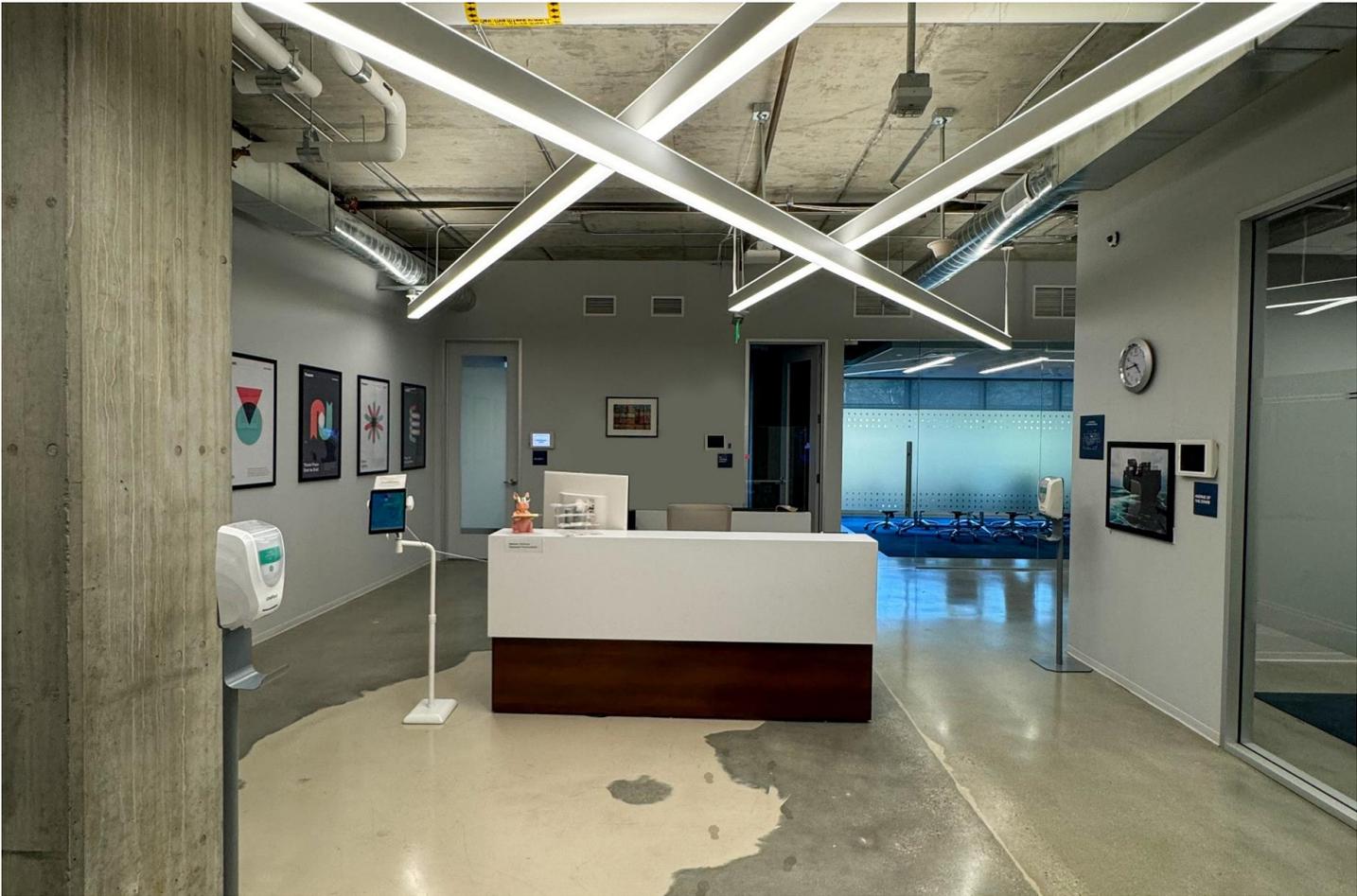
#### KEY HIGHLIGHTS

- 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

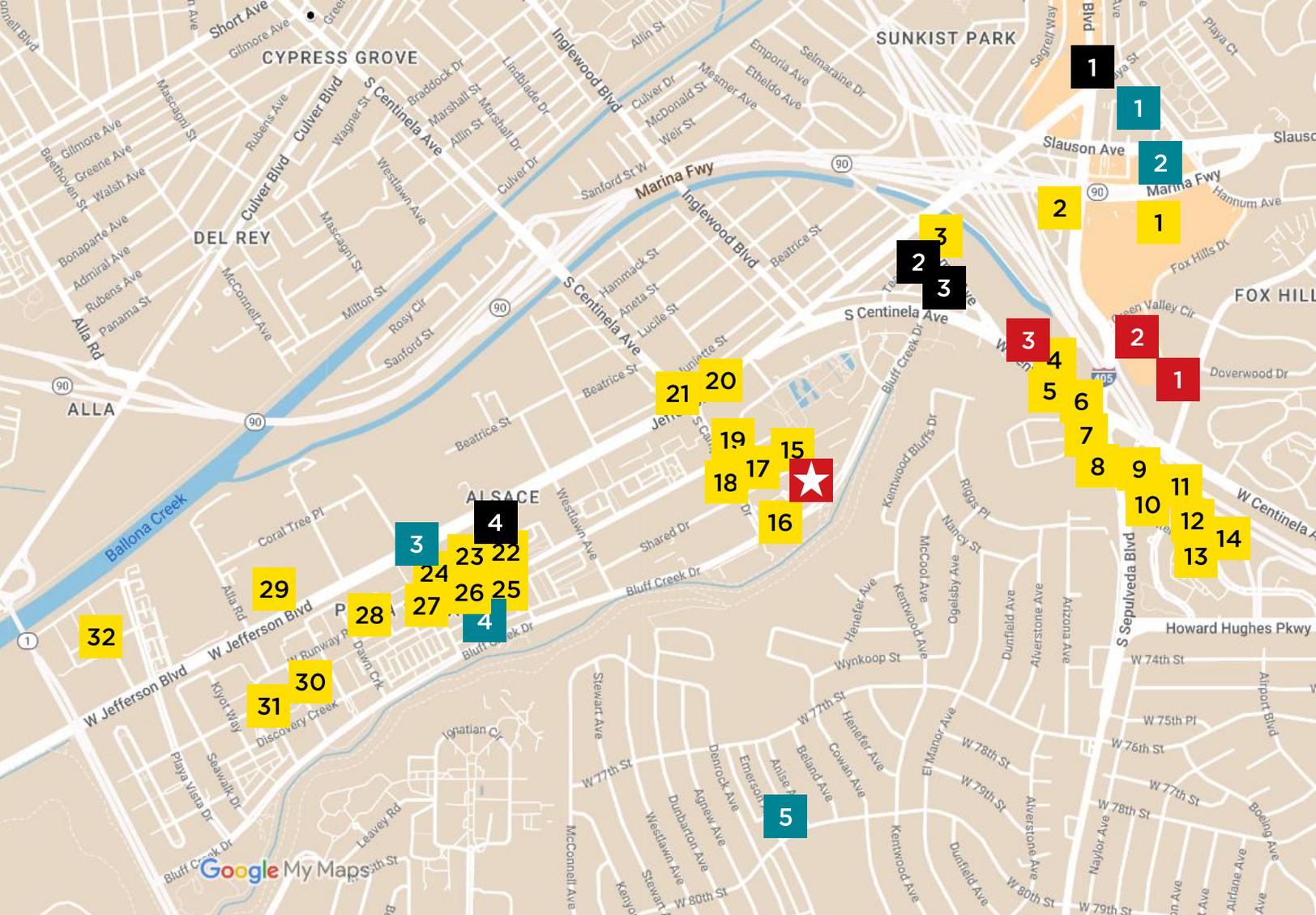












## RESTAURANTS

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

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