

# 12655

## JEFFERSON

**CBRE**



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PARTNERS

12655 W. Jefferson Blvd, Playa Vista CA  
Creative Office Space for Lease in the Heart of Playa Vista  
Available Immediately





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# ABOUT 12655 JEFFERSON

12655 Jefferson Boulevard provides a rare office experience in the midst of a vibrant community. The 6-story, 100,000-square foot property offers expansive, modern spaces for business, an abundance of natural light and a sleek outdoor balcony overlooking the expanding neighborhood.

About Playa Vista: Playa Vista is the first new master-planned community to be established in West Los Angeles in more than 50 years. Nearing completion of development, the 1,087 acre site is expected to serve 12,000 residents and contain 3.3 million square feet of commercial space, with 70% of its acreage dedicated to permanent open space. The community is attracting some of the best and brightest to live, work and play. Playa Vista has become

a burgeoning hub of EMT (Entertainment, Media, Technology) tenants, that are driving strong, high-wage jobs directly within the community. Google anchors the office market in Playa Vista but other major area employers include YouTube (Google), Sony Playstation, Facebook, Microsoft, TMZ, Belkin, IMAX, Yahoo, Verizon and the USC Institute for Creative Technology. Playa Vista also boasts world-renowned advertising agencies such as 72andSunny, TBWA/Chiat/Day, numerous Omnicom subsidiaries, Team One and Deutsch. Additionally, Los Angeles is home to a number of educational institutions, including UCLA, USC, Pepperdine, Occidental, Cal Tech and Loyola Marymount University which is located immediately south of The Property.



# PROPERTY HIGHLIGHTS



102,822 Square Feet Available.  
Divisible to 5,000 SF



Rental Rate: Upon Request



Parking: 3/1000 at \$200.00 per  
space per month

# PROPERTY FEATURES



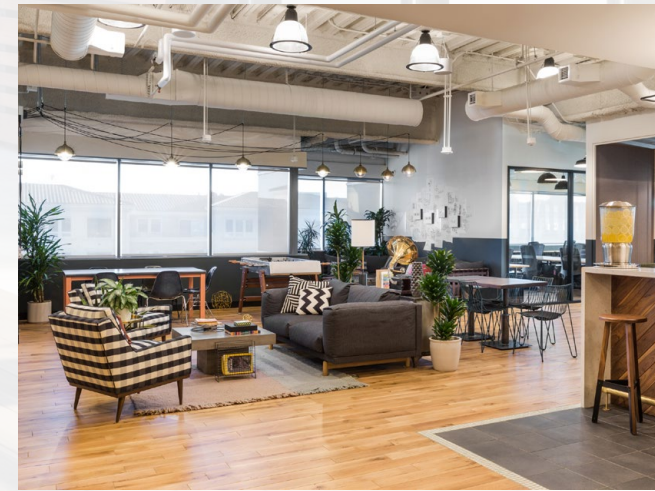
Direct access to the 90 & 405 Freeways



Building top signage available



Located close to numerous  
amenities & restaurants including  
The Runway at Playa Vista, Whole  
Foods and Starbucks

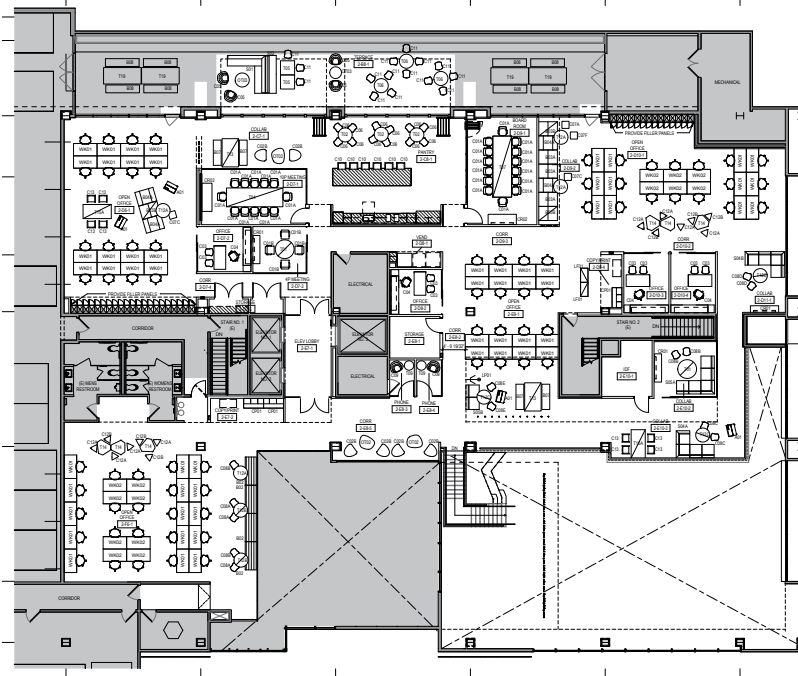
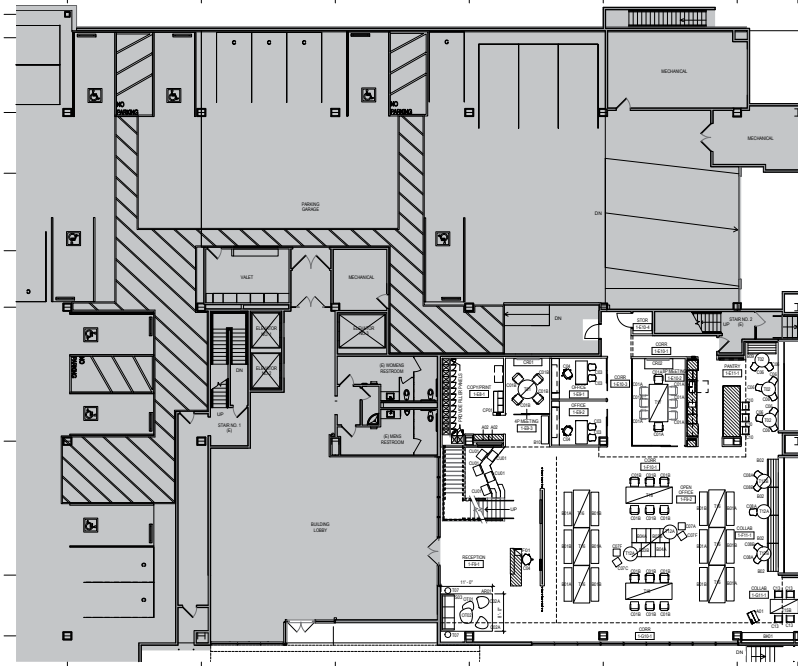


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1

5,246 SF



2

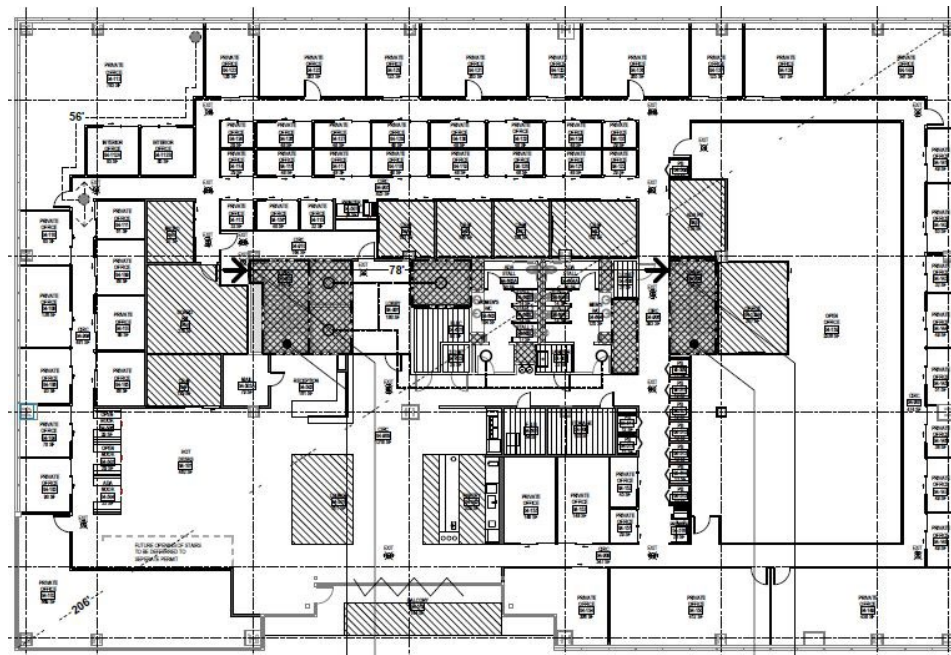
14,414 SF

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3

21,176 SF



4

21,112 SF

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5

21,112 SF



6

20,353 SF





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**VILLA MARINA MARKETPLACE**

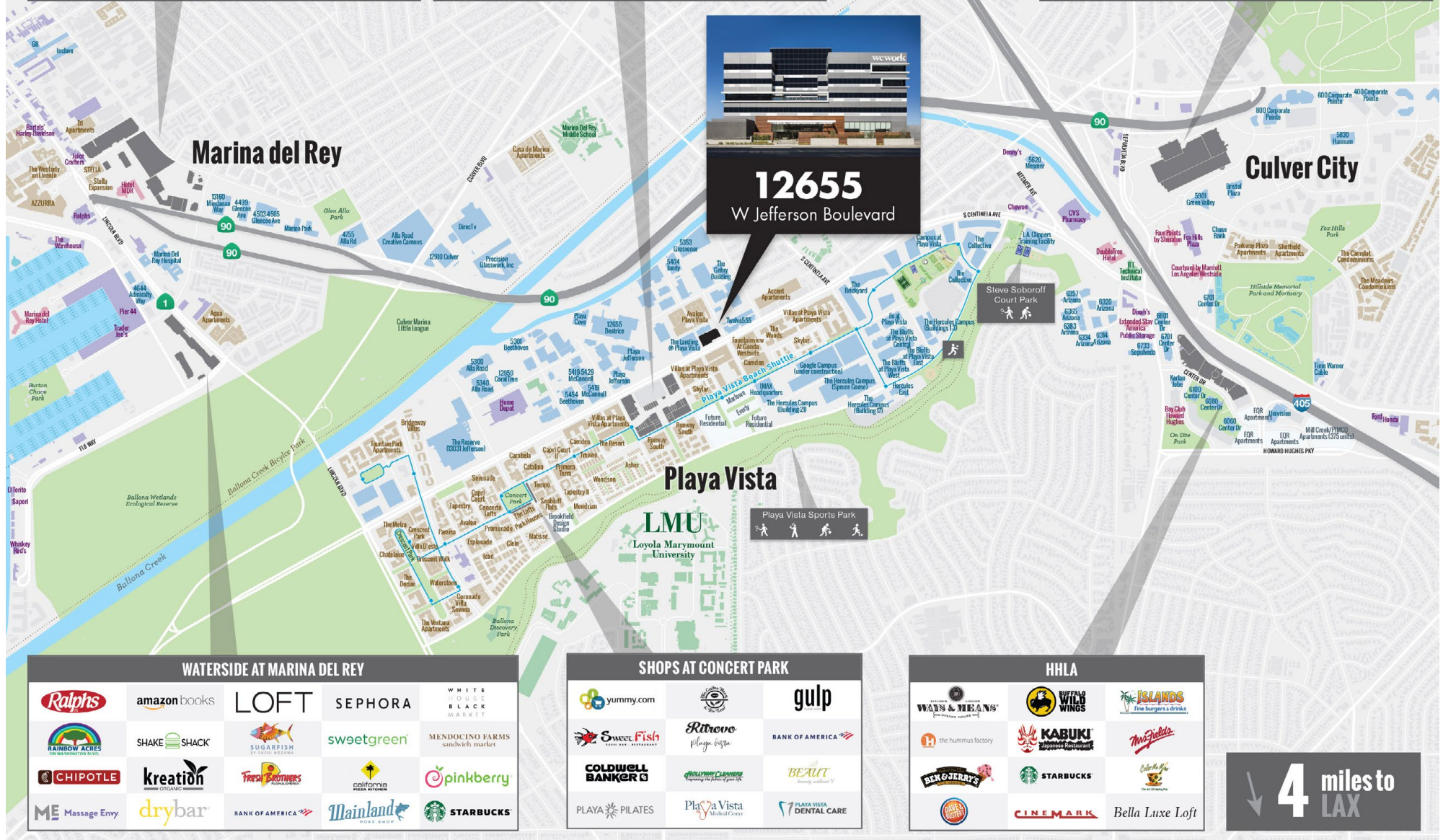
Gelson's	PAVILIONS	BARNES & NOBLE	ULTA BEAUTY
BARNES & NOBLE	CVS pharmacy	DSW	M
Yard House	BARBURGER	burgerlounge	3rd
Yogurtland	BAJA FRESH	Jamba Juice	tenderloins
J-NICHOLS	STARK'S	RUTH'S CHRIS STEAK HOUSE	Equinox
AMC THEATRES	CHASE	EQUINOX	corepower YOGA

**RUNWAY AT PLAYA VISTA**

WHOLE FOODS	CVS pharmacy	AT&T	ATTACK
PERAN	TRIPLI-KIT	La Jolla	PERF
hopdoddy	SOL	BlueBottle	RIO C
REFINE	STARBUCKS	CINEMARK	CHASE
Cedars Sinai	varnishLAB	the studio (mdr)	BBL
healthyspot	WELLS FARGO	yogaworks	

**WESTFIELD CULVER CITY**

TARGET	TRADER JOE'S	MACY'S	BEST BUY
OLD NAVY	rack	VANS	TRUE RELIGION
ALDO	MAC	Bath & Body Works	H&M
Disney	FOREVER 21	AÉROPOSTALE	HOLLISTER
adidas	GameStop	Starbucks	STARBUCKS
CHIPOTLE	FIVE GUYS		







RUNWAY AT PLAYA VISTA

CINEMARK

WHOLE FOODS  
MARKET

THE RESERVE



SONY



verizon



TMZ

MARINA DEL REY

VENICE BEACH

SANTA MONICA

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IMAX  
THEATRE

Google



THE ANNEX

Winc



vevo



PLAYA JEFFERSON

Regus



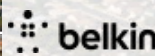
R/GA

facebook



LMU

facebook

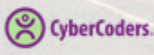


ICANN



72andSunny

THE BLUFFS AT PLAYA VISTA



FOX  
INTERACTIVE MEDIA



CANVAS  
WORLDWIDE

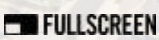
YAHOO!

i o AT PLAY VISTA

SAMSUNG



WPP



TRAINING FACILITY





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PARTNERS

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