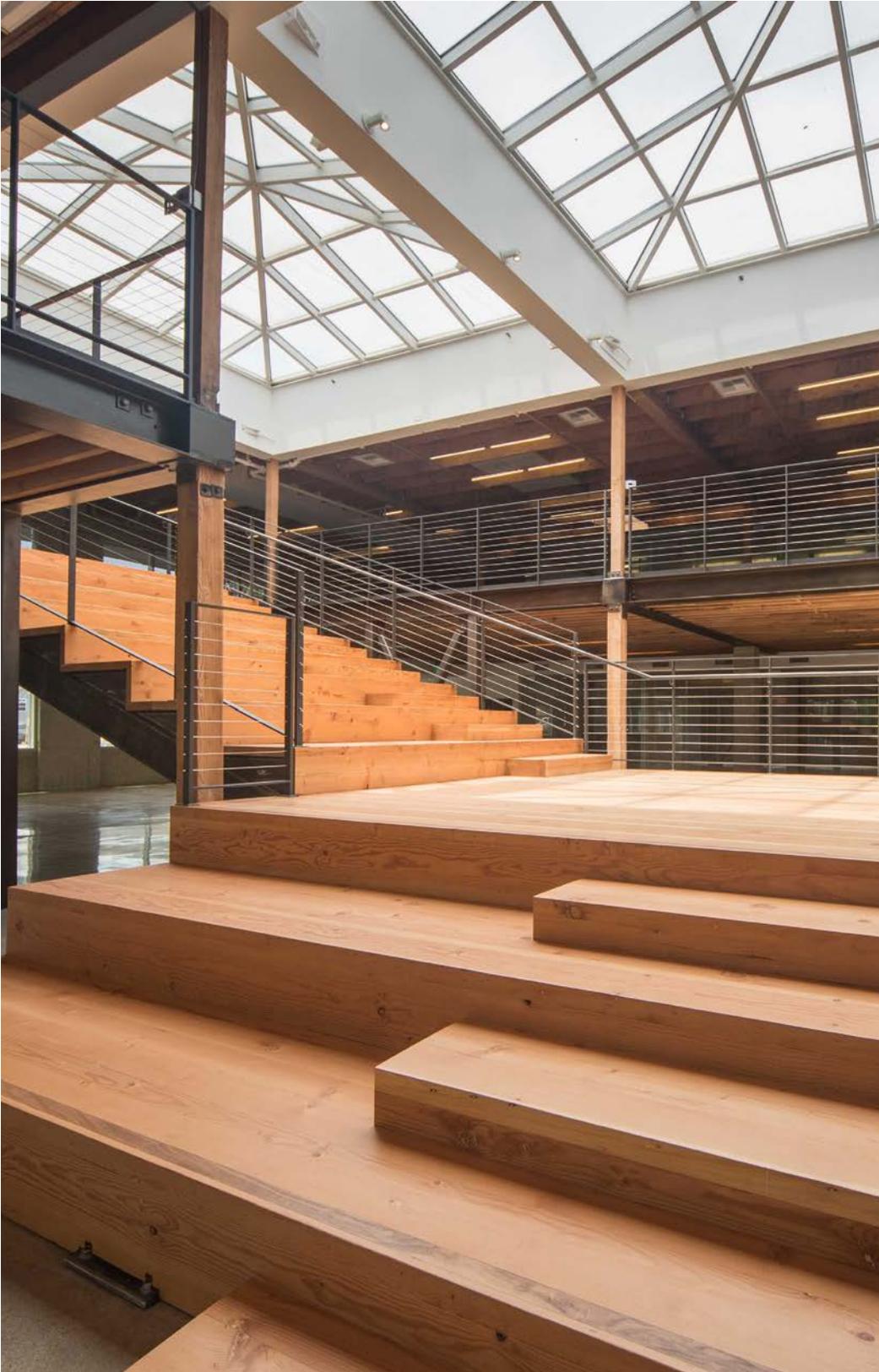


JEFFERSON CREATIVE CAMPUS

5870 - 5890 W JEFFERSON BLVD
LOS ANGELES, CA 90016





JEFFERSON CREATIVE CAMPUS PRESENTS

PREMISES	<u>5870 Jefferson - Available</u>	<u>5890 Jefferson - Available</u>
5870 C	± 5,400 SF	5890 A ± 4,300 SF
5870 D	± 4,000 SF	5890 D ± 10,200 SF
		5890 A & D ± 14,500 SF
		5890 E ± 18,500 SF
		5890 J ± 10,575 SF
		5890 K ± 5,400 SF
		5890 J & K ± 15,975 SF
		5890 Q ± 12,000 SF
		5890 (ALL) ± 66,000 SF
		5880 & 5890 ± 103,000 SF
<u>5880 Jefferson - Available</u>		
5880 A	± 10,800 SF	
5880 D	± 8,000 SF	
5880 A & D	± 18,000 SF	
5880 G & H	± 18,200 SF	
5880 A, D, G	± 37,000 SF	

RATE \$5.60/SF, MG (Plus Janitorial & Electricity)

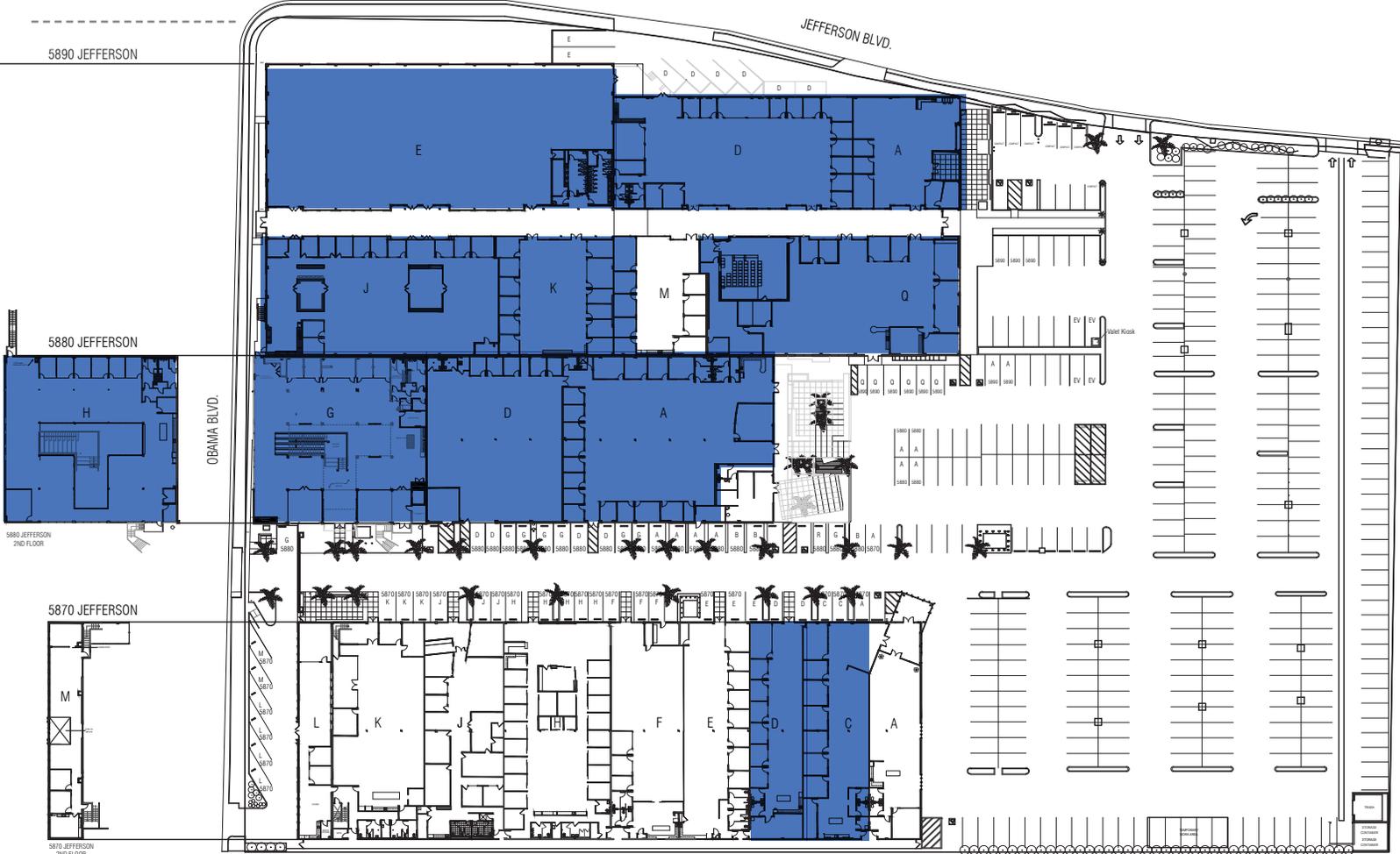
- FEATURES**
- Creative Office Space Designed by SAA and Fred Fisher Partners
 - Professionally Managed Campus
 - On-site Cafe
 - Outdoor Gathering Areas
 - EV Chargers
 - Weekly Car Washes

LOCATION Hayden Tract
1 Mile from Downtown Culver City, the 10 Freeway and Helms Bakery
Walking Distance to Metro La Cienega Stop

PARKING Reserved @ \$255/Mo
Unreserved @ \$165/Mo
Parking Above 3/1,000 reserved and unreserved

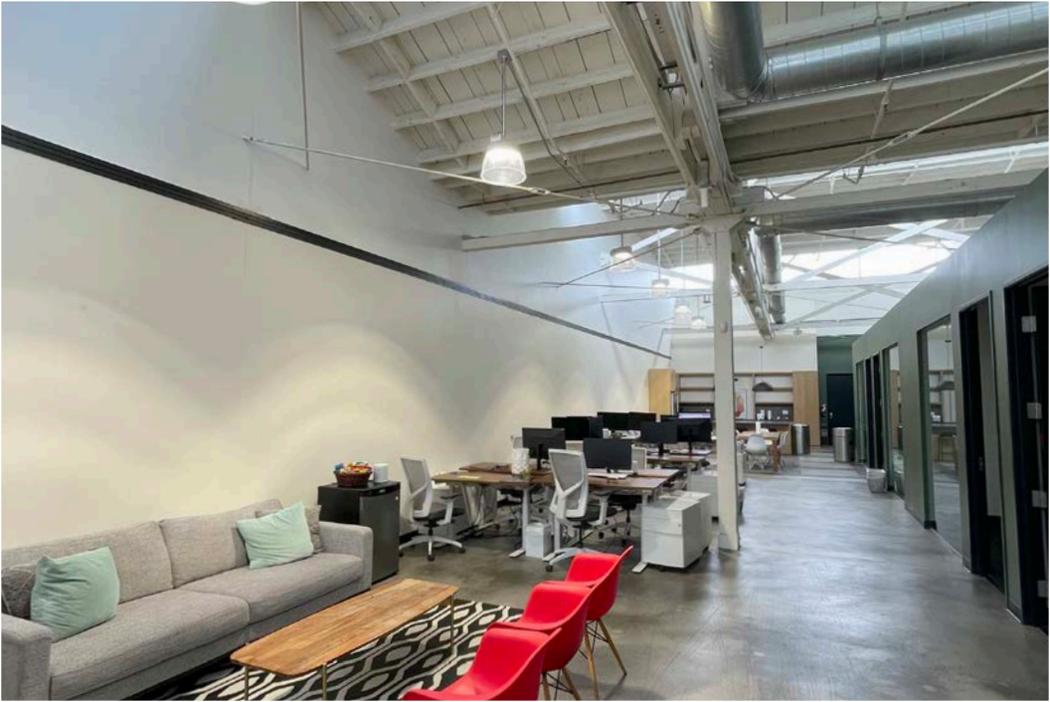
SITE MAP

JEFFERSON CREATIVE CAMPUS



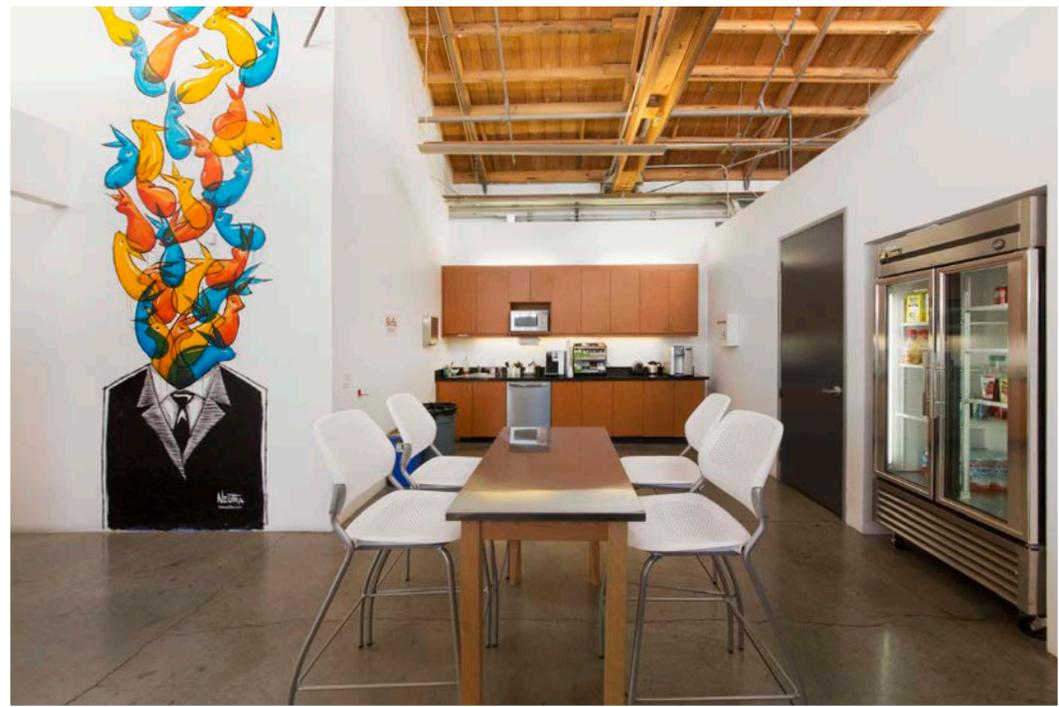
INTERIOR PHOTOS

JEFFERSON CREATIVE CAMPUS



INTERIOR PHOTOS

JEFFERSON CREATIVE CAMPUS





CAMPUS FEATURES

Converted industrial space at the corner of Jefferson Boulevard and Obama Boulevard in the Hayden tract. Twenty-two unique spaces occupied by creative, entertainment, and production tenants. On-site cafe/ market and gorgeous patios throughout for outdoor meetings, lunch, and your occasional phone call.

The campus continues to evolve with recent installations of additional bike racks, improved high definition surveillance cameras and electric charging stations. Guard service at sun down.



Open Air Parking



Separate Studio Entrances



Bike Racks

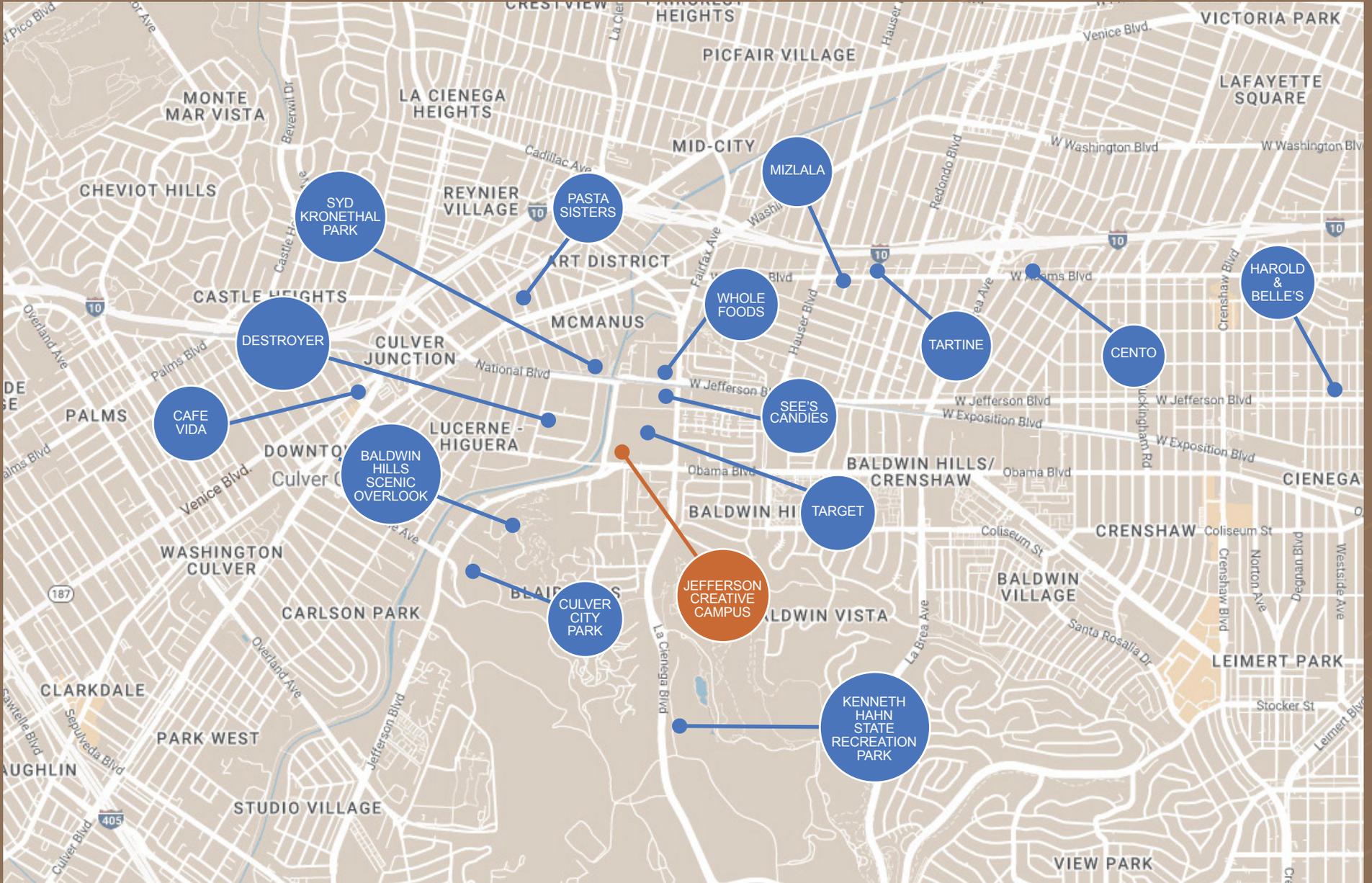


EV Chargers



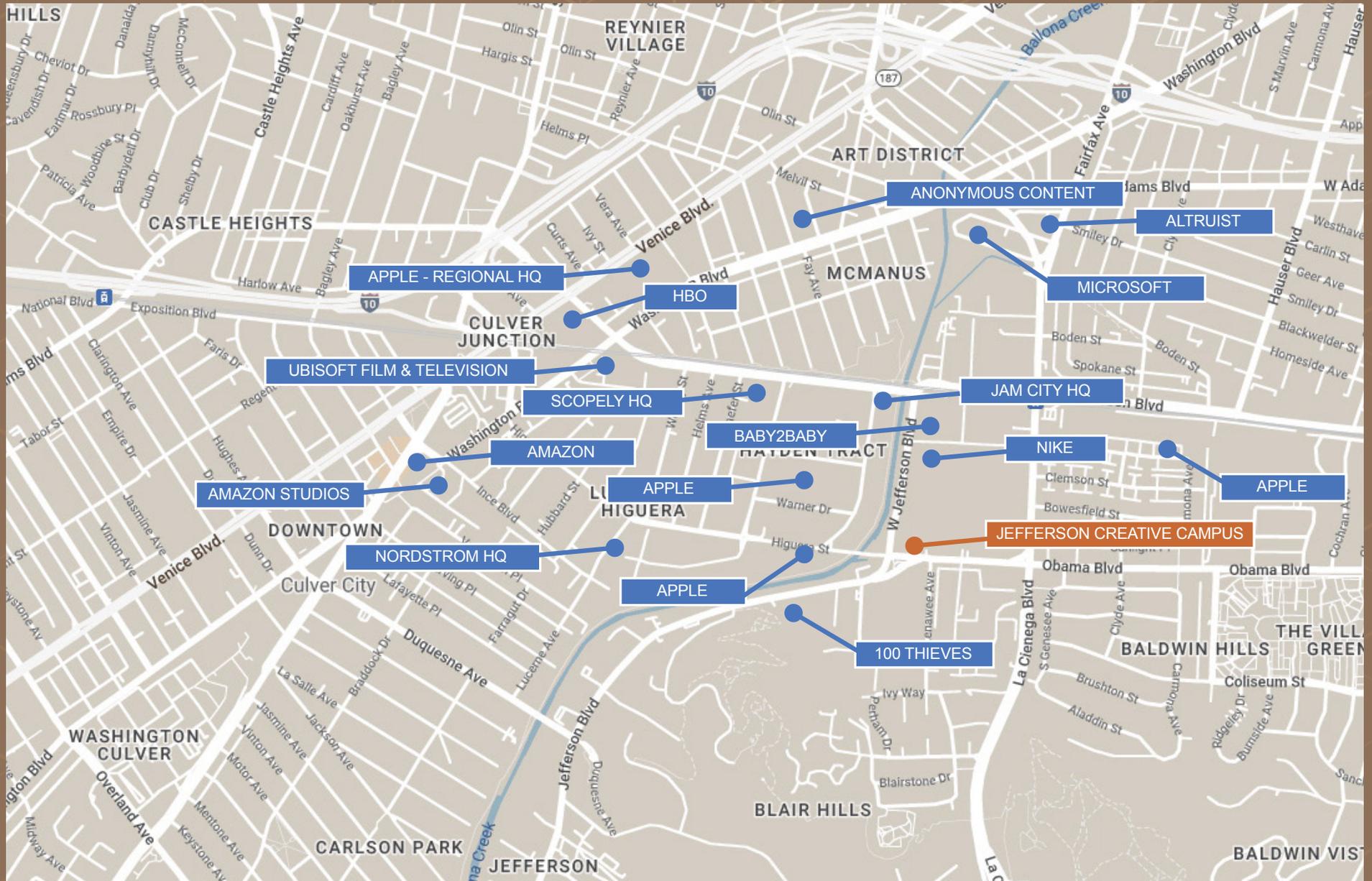
NEARBY PARKS & AMENITIES

JEFFERSON CREATIVE CAMPUS



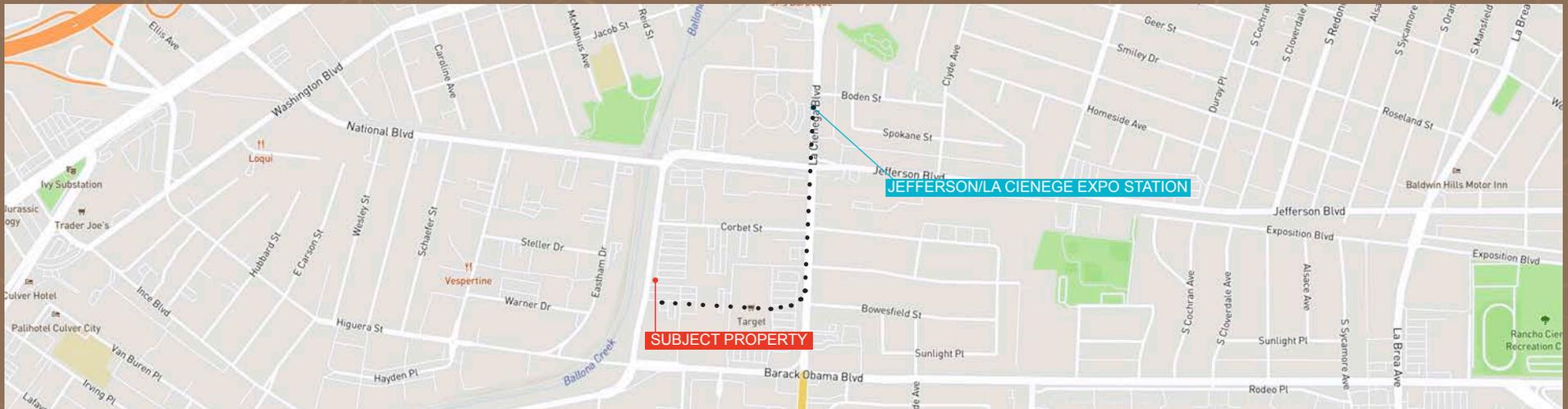
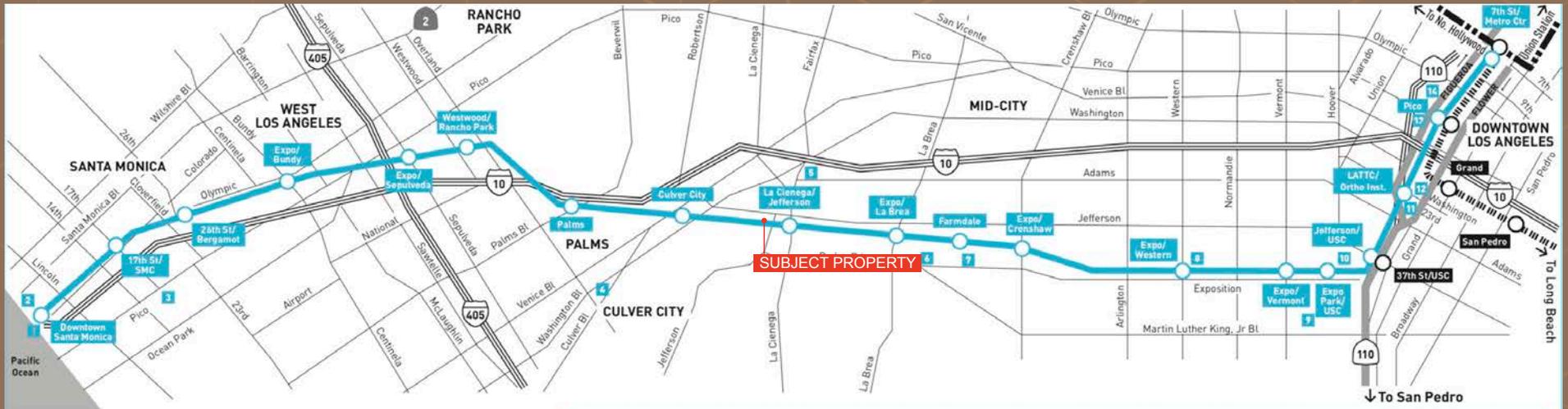
NEARBY NEIGHBORS

JEFFERSON CREATIVE CAMPUS



EXPO LINE

JEFFERSON CREATIVE CAMPUS



AERIAL MAP

JEFFERSON CREATIVE CAMPUS



Century City

Beverly Hills

West Hollywood

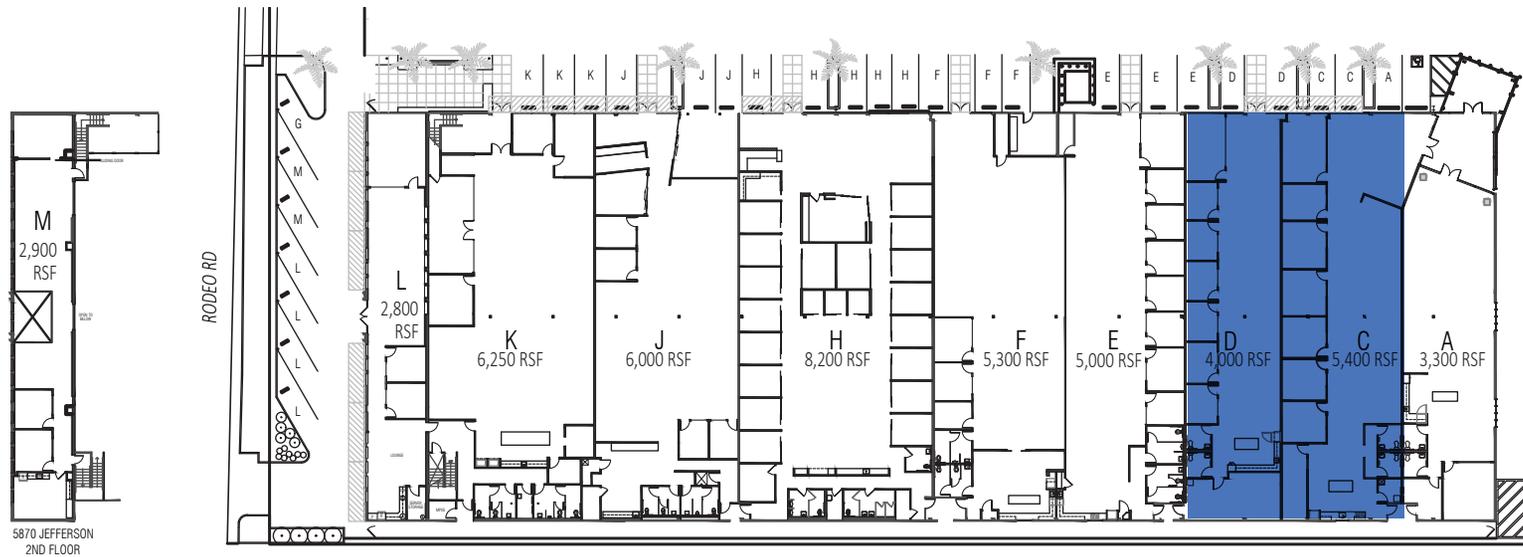
Hollywood

Hayden Tract

BUILDING 5870

JEFFERSON CREATIVE CAMPUS

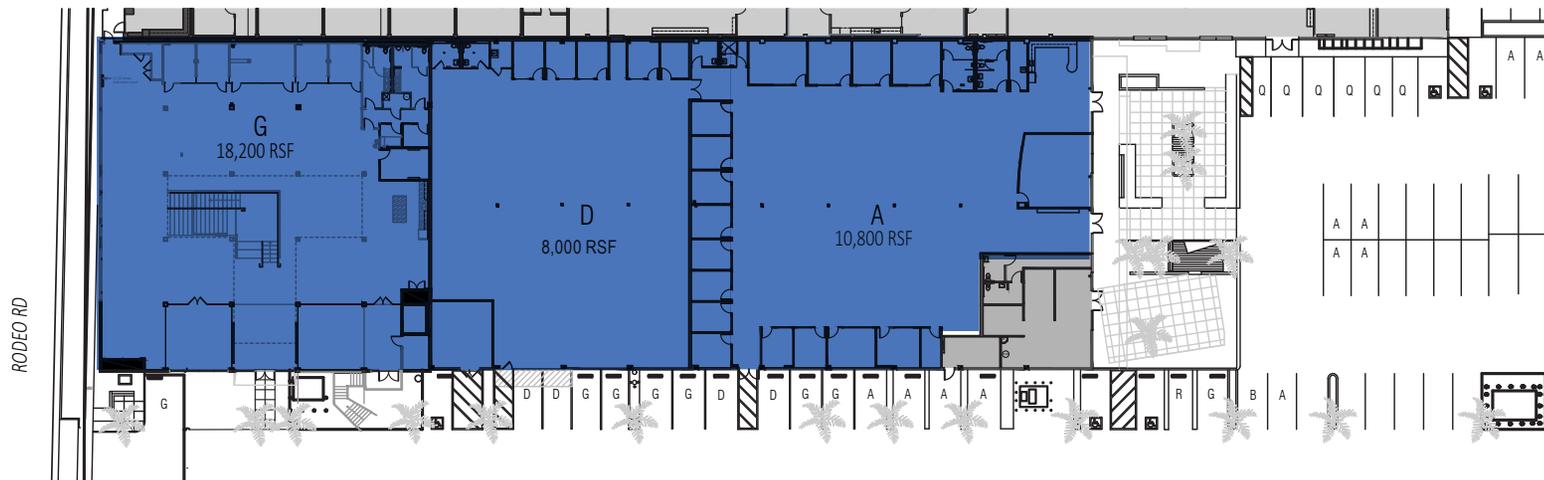
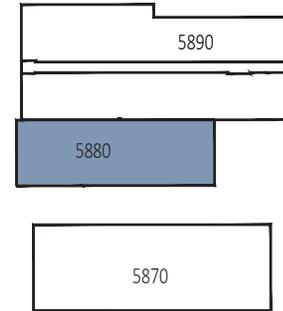
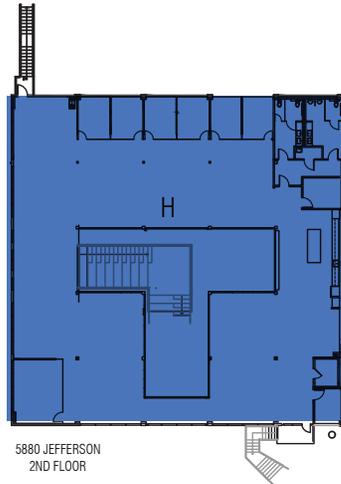
Available



BUILDING 5880

JEFFERSON CREATIVE CAMPUS

Available



BUILDING 5890

JEFFERSON CREATIVE CAMPUS

Available



JEFFERSON CREATIVE CAMPUS

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ASSOCIATES