

CBRE

4086 DEL REY AVE

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DEL REY AVE

MARINA DEL REY, CA 90292

STAND ALONE CREATIVE OFFICE BUILDINGS

AVAILABLE IMMEDIATELY

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\$5.00/SF, NNN

12,490 SF

200+ PARKING SPACES @ \$200 PER SPACE PER MONTH

LOCATED ONE BLOCK OFF LINCOLN AND WASHINGTON BOULEVARDS, THIS INDUSTRIAL CONVERSION TO A STANDALONE CREATIVE OFFICE SPACE OFFERS A CREATIVE TENANT THE ABILITY TO OFFICE MINUTES AWAY FROM THE MARINA MARKETPLACE OFF GLENCOE & MAXELLA, WATERSIDE MDR ALONG THE MARINA, AND ABBOTT KINNEY - ONE OF THE MOST FAMOUS RETAIL STREETS IN THE COUNTRY.

WITH OVER 16 PARKING SPACES PER 1,000 SF (200+ TOTAL), A USER CAN MAXIMIZE THE SPACE TO ITS HIGHEST AND BEST USE BY UTILIZING THE OUTDOOR SPACES FOR AN INDOOR-OUTDOOR RETURN TO WORK.

INTERIORS ARE FULLY BUILT OUT AND HAVE BEEN OCCUPIED BY A LOCAL TECHNOLOGY AND MEDIA & ENTERTAINMENT COMPANIES FOR YEARS.





PROPERTY FEATURES:



UNIQUE BULLPEN WITH HIGH EXPOSED CEILINGS



POLISHED CONCRETE FLOORS AND CREATIVE FINISHES THROUGHOUT



STYLISTIC AND AV CONNECTED BREAKOUT CONFERENCE ROOMS AND OFFICES



PACKING/SHIPPING ROOM WITH ROLL-UP DOOR TO OUTSIDE DECK AREA



TWO DIFFERENT BUILDINGS ENABLES FLEXIBILITY FOR A USER



SIGNIFICANT AMOUNT OF PRIVATE ENCLOSED SPACES SURROUNDING LARGE OPEN BULLPEN AREA WITH ELEVATED CEILING HEIGHTS

ABBOT KINNEY BLVD

| | | | |
|----------------|-----------------|--------------------|-----------------|
| Aesop. | ALEXIS BITTAR | adidas | ALTERNATIVE |
| CAUDALIE | CURRENT ELLIOTT | FIORENTINI + BAKER | STYLISH GOLD |
| SCOTCH & BODIE | GARRETT LEIGHT | Humphry Slocombe | Bluebird |
| LE LABO | Miansai | | |
| VINCE. | TOMS | rag & bone | pressed juicery |



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WESTFIELD CULVER CITY

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

RUNWAY AT PLAYA VISTA

| | | | |
|--------------|--------------|------------------|-----------|
| WHOLE FOODS | CVS pharmacy | AT&T | AT&T |
| VEGAN | TRIPLI-KIT | la Jolla | FACE OF |
| hopdoddy | SOL | Bluebird | RI:O C |
| STARBUCKS | CINEMARK | CHASE | |
| REFINE | varnish RB | the studio (m&r) | BBL |
| Cedars Sinai | healthyopt | WELLS FARGO | yogaworks |

VILLA MARINA MARKETPLACE

| | | | |
|----------------|--------------|----------------|----------------|
| Gelson's | PAVILIONS | BARNES & NOBLE | ULTA |
| BARNES & NOBLE | CVS pharmacy | DSW | M |
| Yard House | YARD HOUSE | burger lounge | YARD HOUSE |
| Yogurtland | BAM FRESH | Smoothie Juice | tenderloins |
| J-NICHOLS | STARK'S | OUTLET FITNESS | |
| AMC THEATRES | CHASE | EQUINOX | corepower YOGA |

SHOPS AT CONCERT PARK

| | | |
|-----------------|-------------|-------------------------|
| yummy.com | gulp | |
| Sweet Fish | Retrove | BANK OF AMERICA |
| COLDWELL BANKER | PLAYA VISTA | BEAUTY |
| PLAYA VISTA | PLAYA VISTA | PLAYA VISTA DENTAL CARE |

HHLA

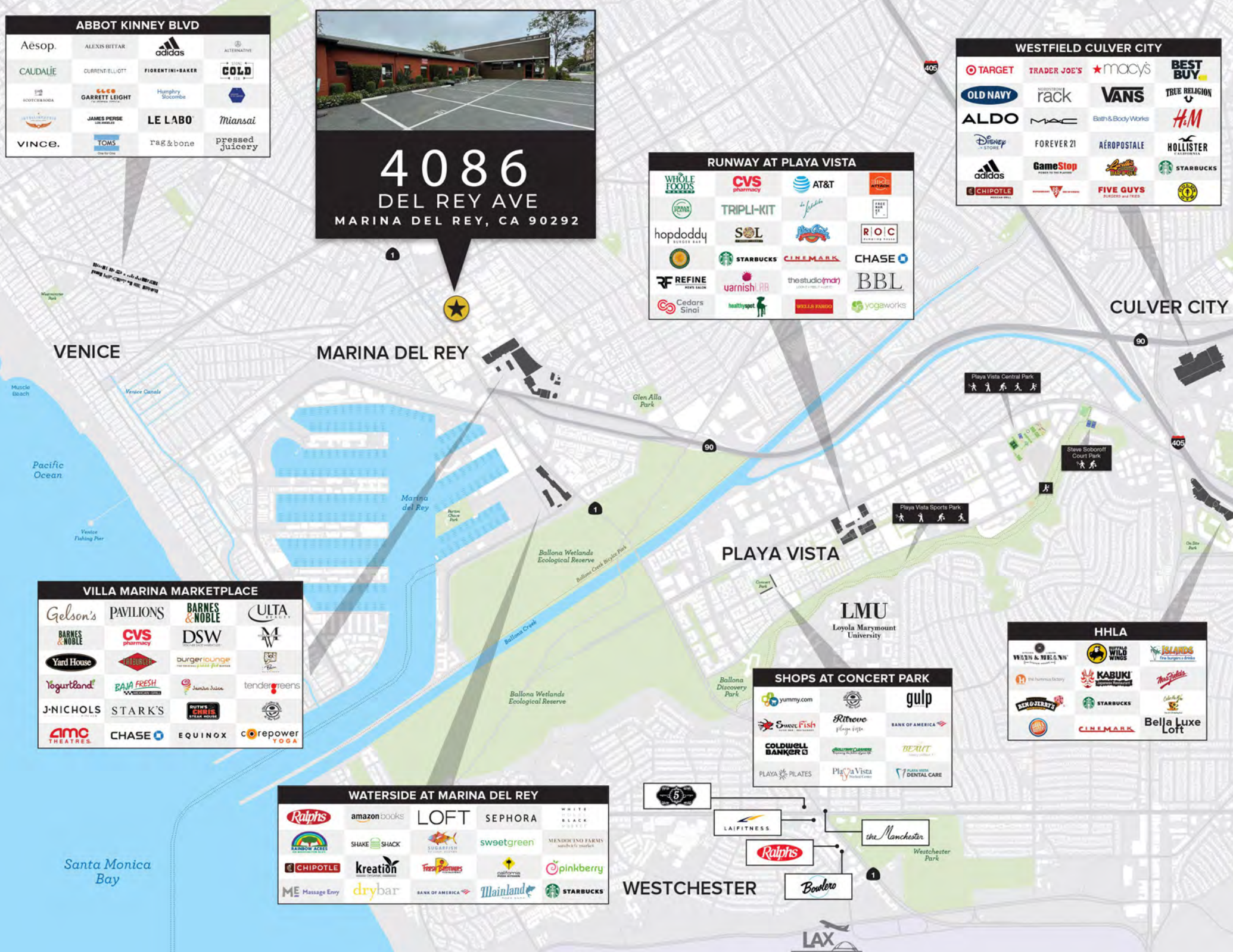
| | | |
|--------------------|----------|-----------------|
| WILD WINGS | ISLANDS | |
| the hummus factory | KABUKI | True Justice |
| STARBUCKS | CINEMARK | Bella Luxe Loft |

WATERSIDE AT MARINA DEL REY

| | | | | |
|-----------------|--------------|-----------------|------------|--------------------------|
| Ralphs | amazon books | LOFT | SEPHORA | WHITE HOUSE BLACK MARKET |
| RANDOM ACES | SHAKE SHACK | SUGARFISH | sweetgreen | MENDING FARM |
| CHIPOTLE | kreation | FARM TO FRESH | pinkberry | |
| ME Massage Envy | drybar | BANK OF AMERICA | Mainland | STARBUCKS |

WESTCHESTER

| | |
|------------|----------------|
| LAIFITNESS | the Manchester |
| Ralphs | Boulevard |
| | LAX |

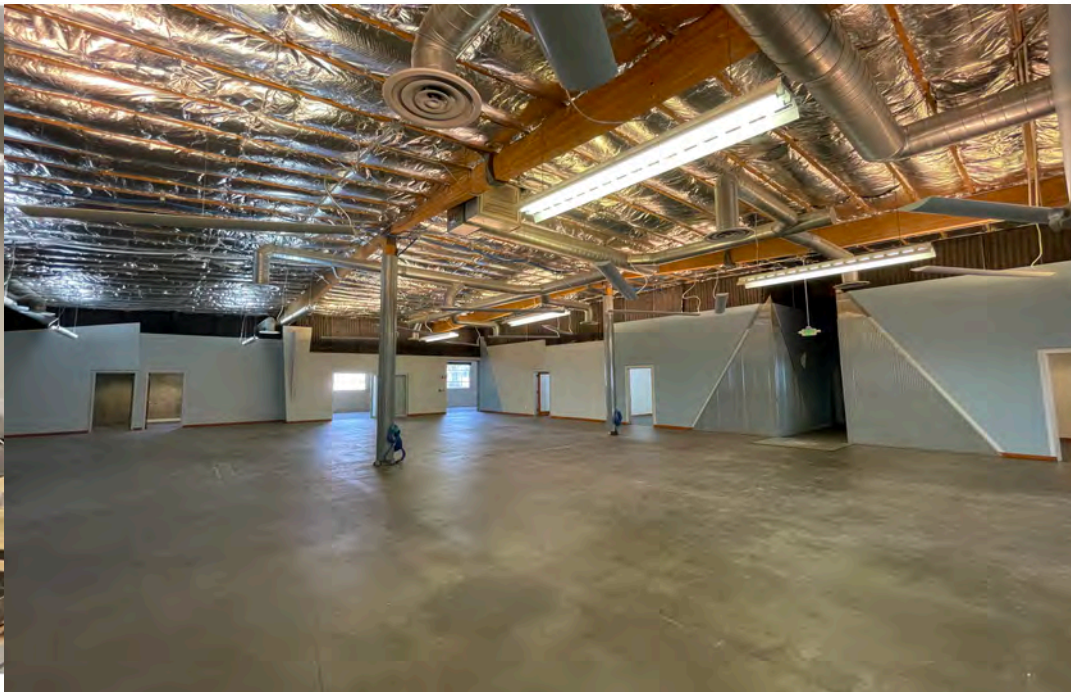




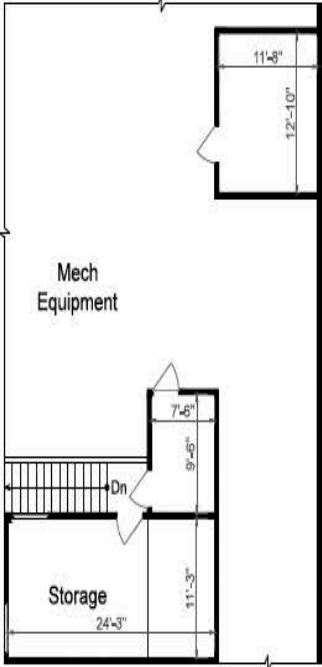
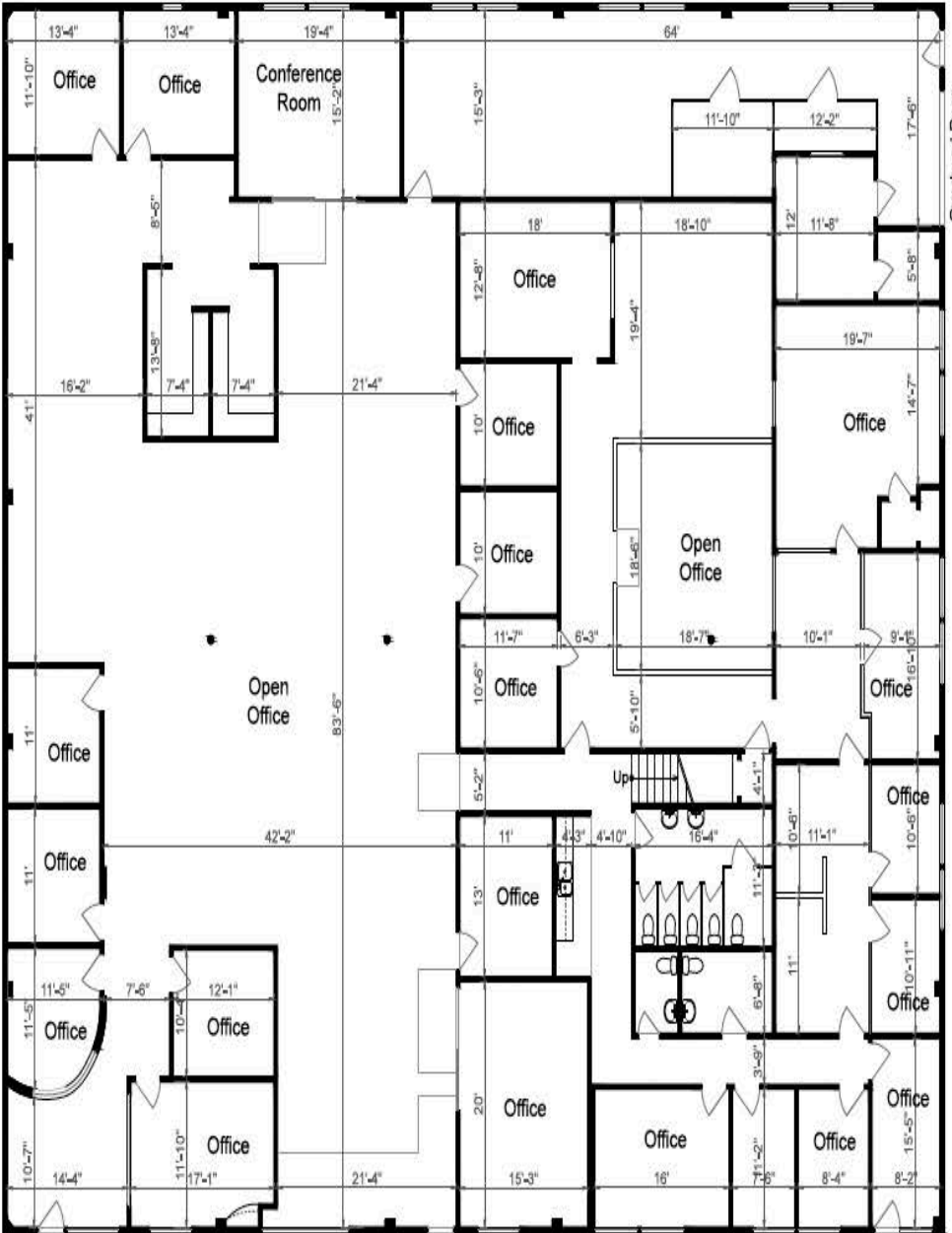
LINCOLN BOULEVARD
DEL REY AVENUE

WASHINGTON BOULEVARD





FLOOR PLANS



MEZZANINE LEVEL - A
630 SQ FT
SCALE: 1/8"=1'-0"

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