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13335 MAXELLA AVENUE
MARINA DEL REY





13335 MAXELLA

COASTAL HUB

Nestled in the energetic heart of Marina del Rey's coastal business district, 13335 Maxella Avenue presents a premier office opportunity.

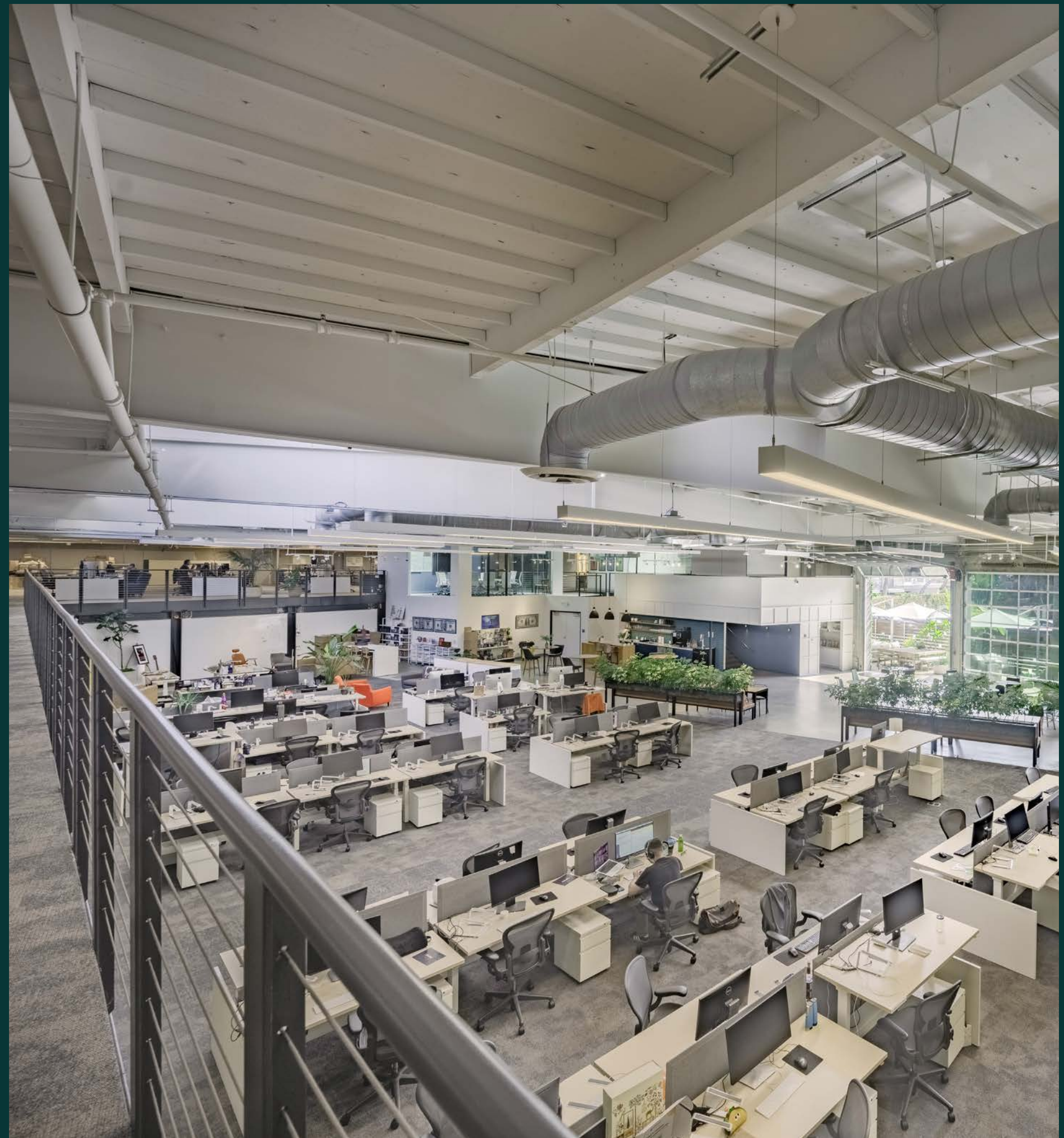
Featuring $\pm 21,076$ SF of prime office space, this property can also be combined with the adjacent building at 4221 Redwood for an additional $\pm 20,068$ SF—ideal for businesses seeking flexibility, scale and a creative campus.



13335 MAXELLA

PURPOSEFULLY DESIGNED

13335 Maxella combines classic mid-century architecture with modern functionality, offering a collaborative and innovative workspace.

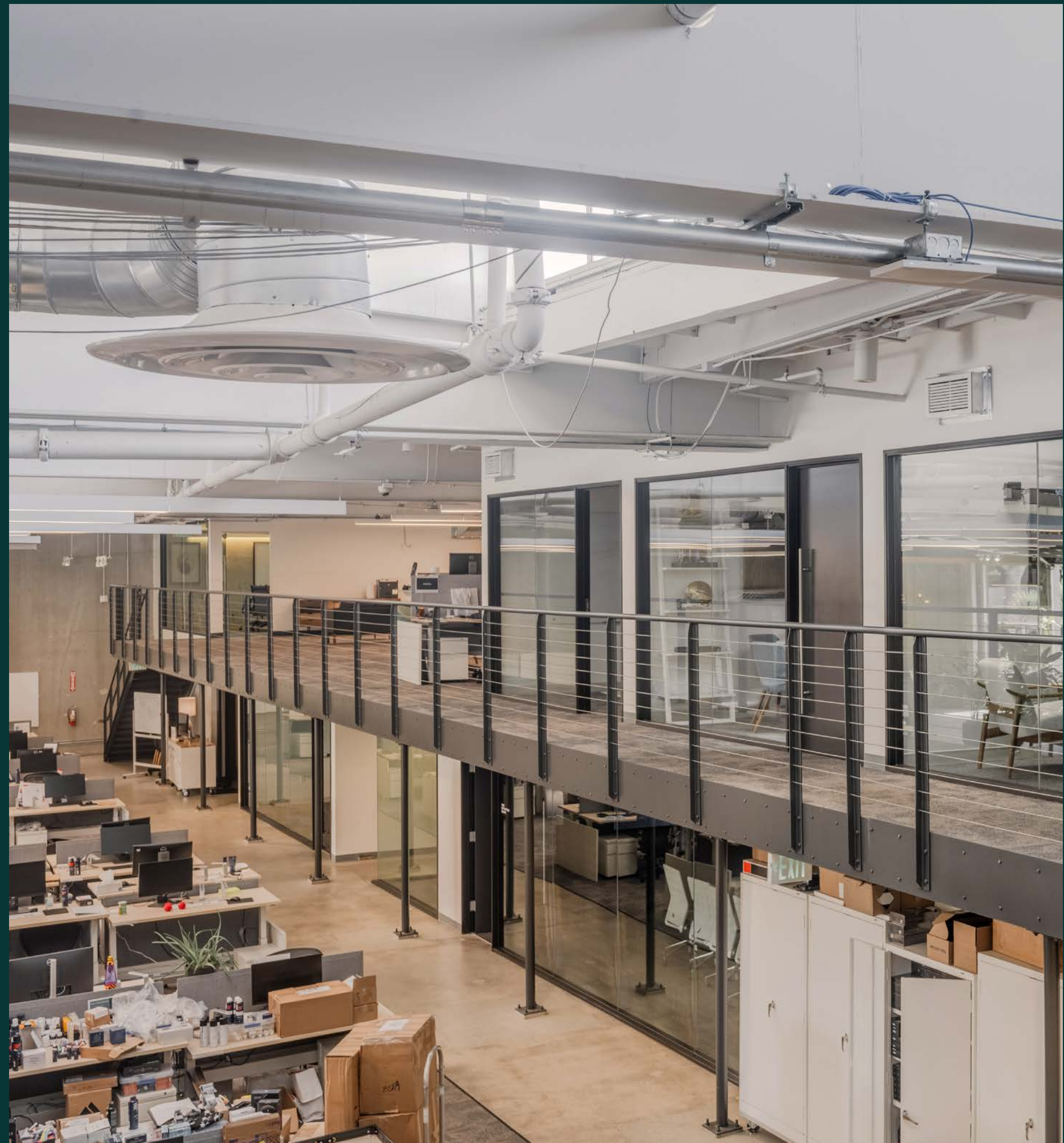




13335 MAXELLA

REFINED FUNCTIONALITY

The space features soaring double height ceilings and sleek polished concrete floors, while a wrap-around mezzanine adds depth and visual interest. Natural light pours in through clear story and skylights, illuminating the glass offices and conference rooms that showcase high-end finishes throughout.





13335 MAXELLA

EXTERIORS WITH INTENTION

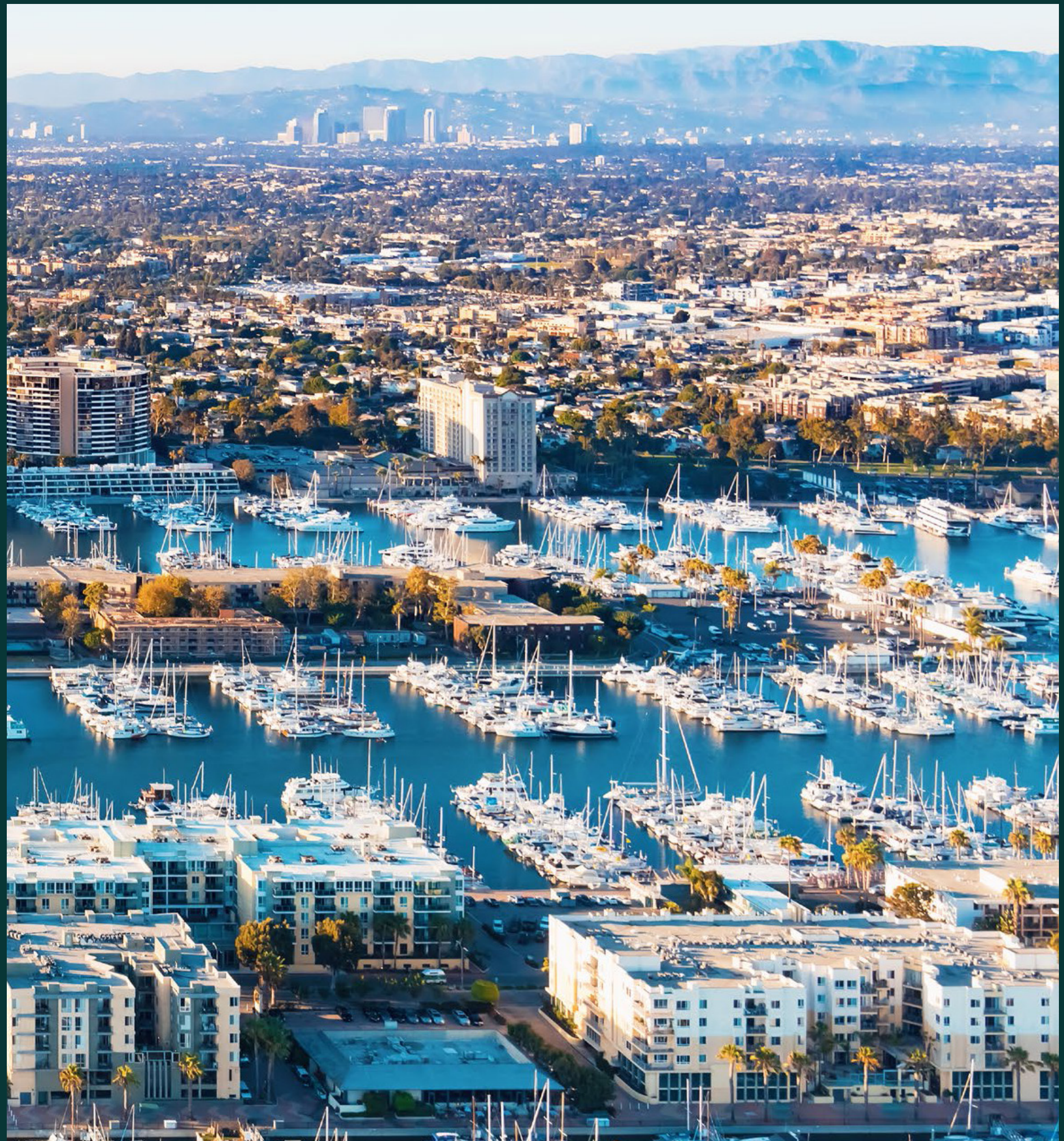
The building offers an indoor-outdoor feel with two roll-up doors that lead to Silicon Beach. The gated parking lot is directly in front of the premises, providing a fully secure space for vehicles including ten (10) EV chargers, four (4) of which are Tesla chargers.



13335 MAXELLA

EFFORTLESS PROXIMITY

Located within Marina del Rey's coastal business district, the area offers a vibrant mix of cafes, restaurants, and retail shops, providing a convenient and lively atmosphere. Additionally, the location offers easy access to the 90 FWY and LAX, making it ideal for commuters and travelers alike.



13335 MAXELLA

FLOORPLANS

GROUND FLOOR



MEZZANINE



13335 MAXELLA AVE
TOTAL 21,076 SF

COMMON AREA

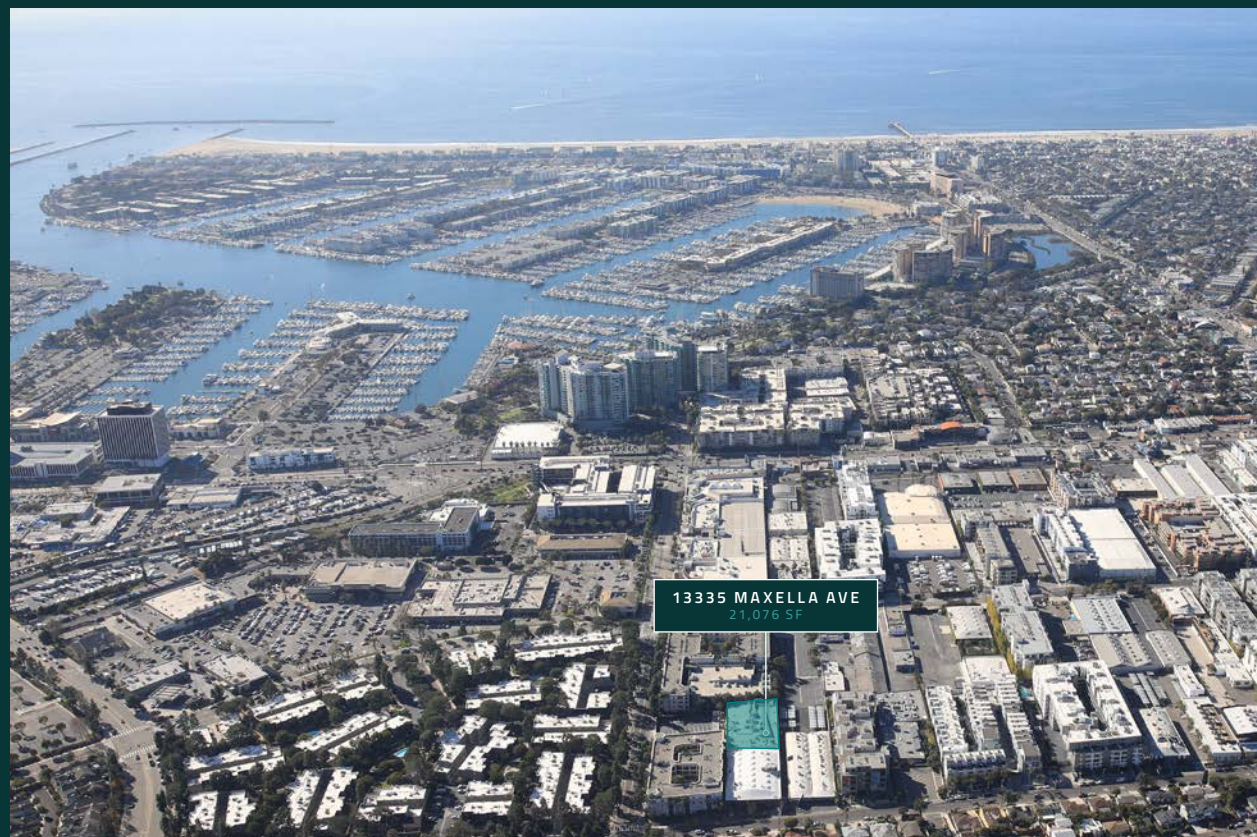
NOT INCLUDED



13335 MAXELLA

PERFECTLY POSITIONED

13335 Maxella's strategic location grants employees and clients effortless access to major arterial roads, waterfront dining, chic retail outlets, and the serene beauty of the marina, elevating the overall workplace experience.



13335 MAXELLA

LOCAL AMENITIES



S·A·L·T
RESTAURANT & BAR



Marina Center



Walgreens



MODO YOGA LA



KAYASUSHI

TRADER JOE'S



PAVILIONS

13335 MAXELLA AVE
21,076 SF

MAXELLA AVENUE

REDWOOD AVENUE

Villa Marina Marketplace Mall



earthbar

BARNES & NOBLE
BOOKSELLERS

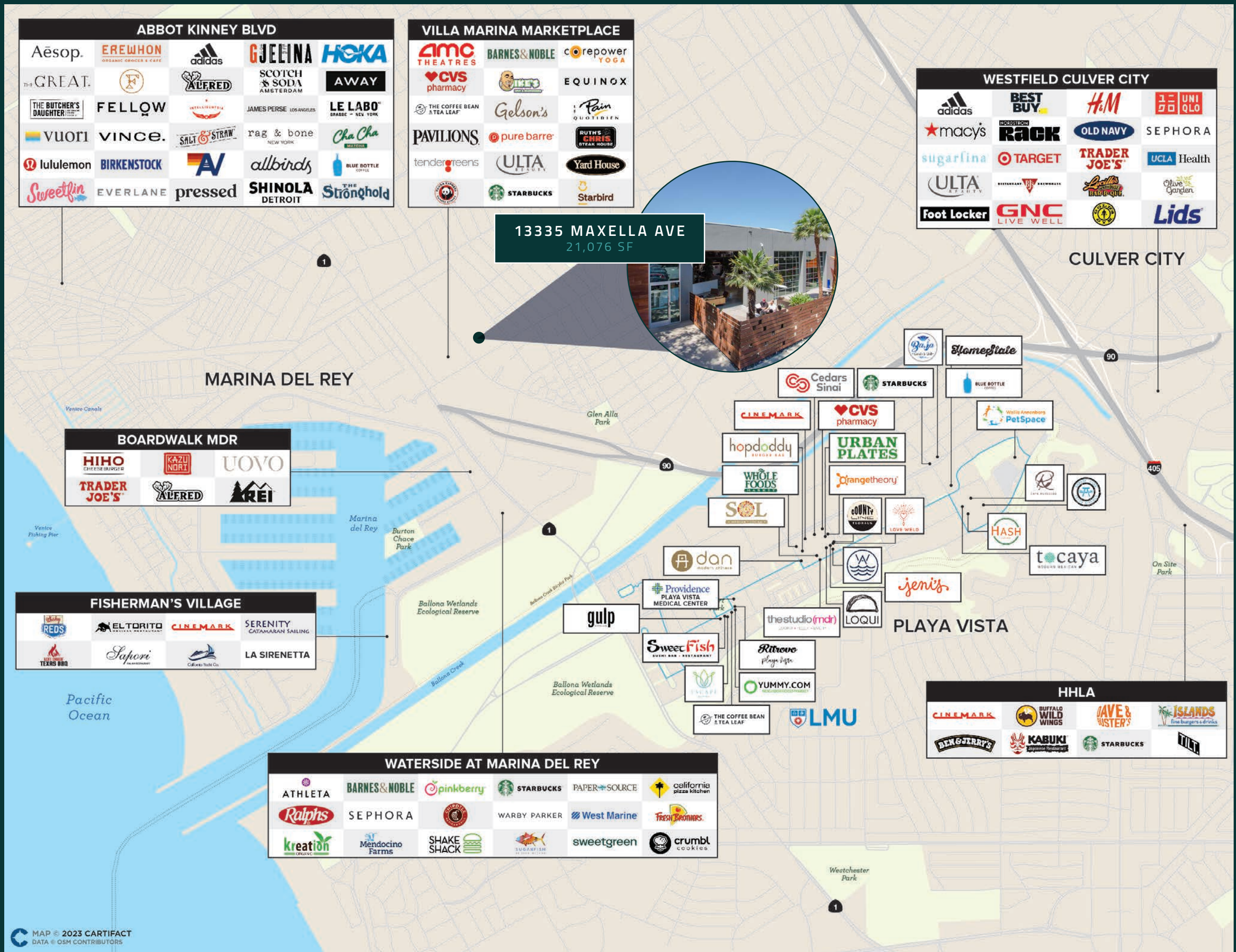


tenderloins

pure barre

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LOCAL AMENITIES



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CBRE