

1 | 3 | 3 | 3 | 5

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.

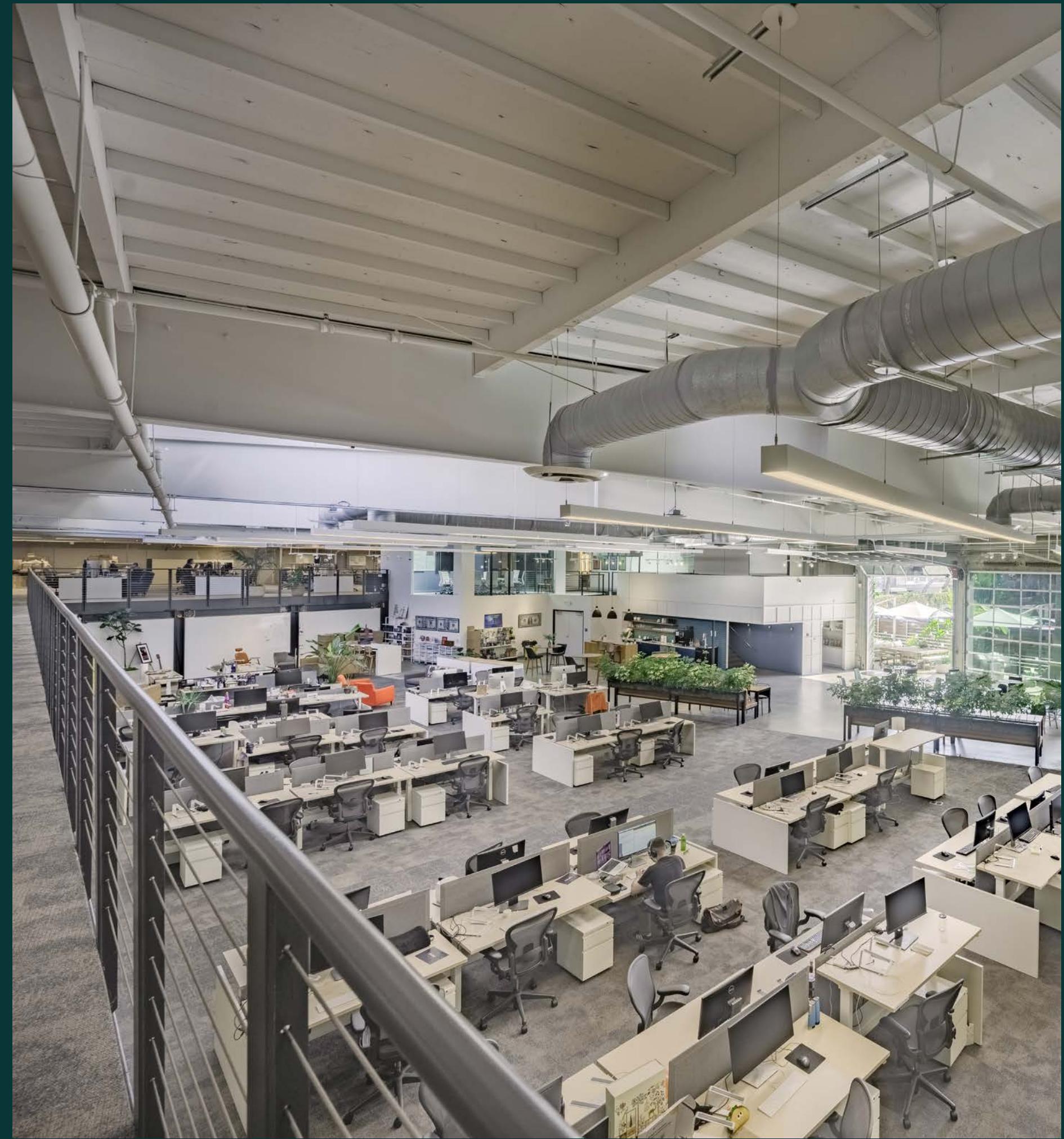
Featuring  $\pm 21,076$  SF of prime office space, this property can also be combined with the adjacent building at 4221 Redwood for an additional  $\pm 20,068$  SF—ideal for businesses seeking flexibility, scale and a creative campus.



13335 MAXELLA

## PURPOSEFULLY DESIGNED

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



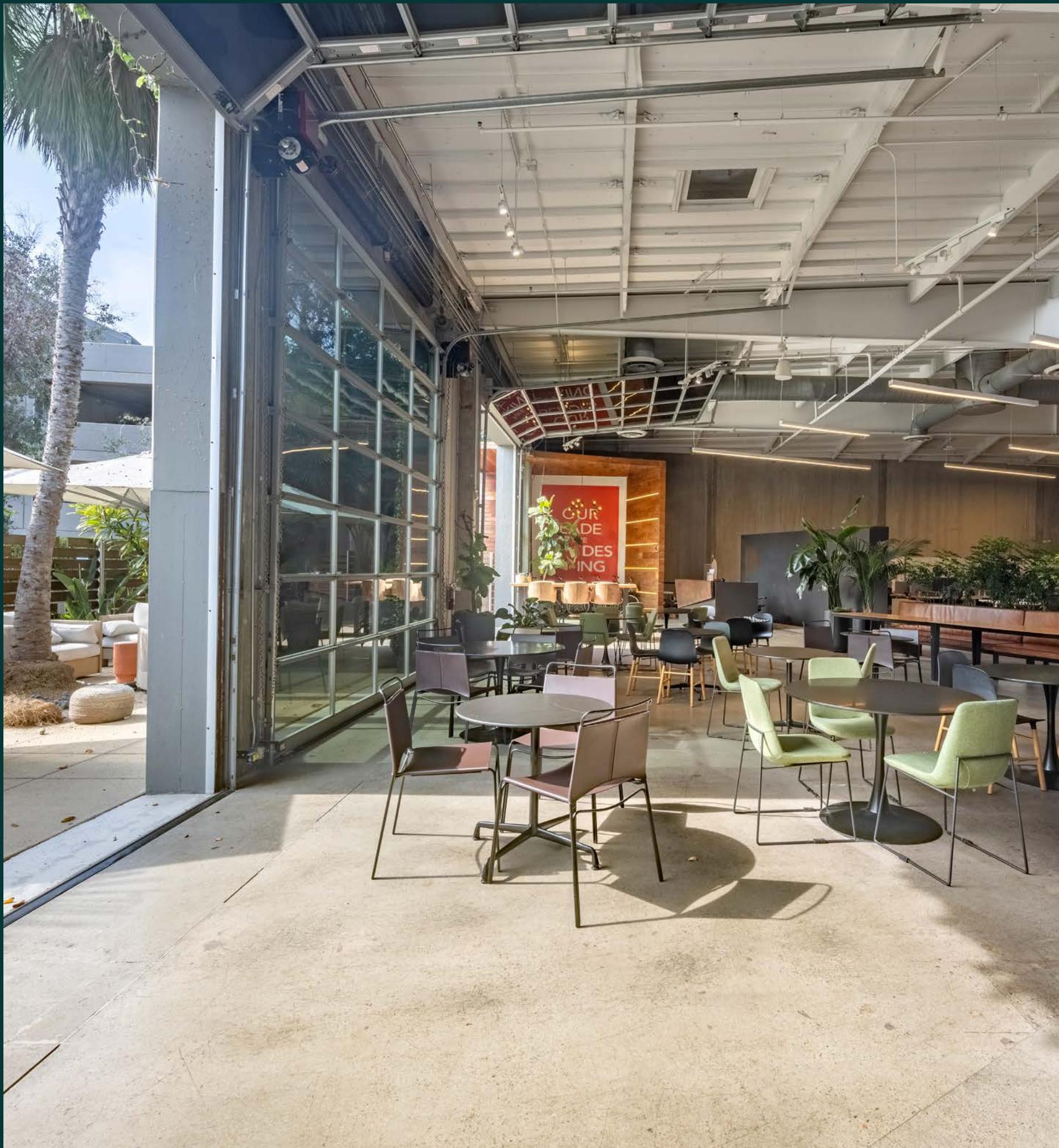


13335 MAXELLA

## 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

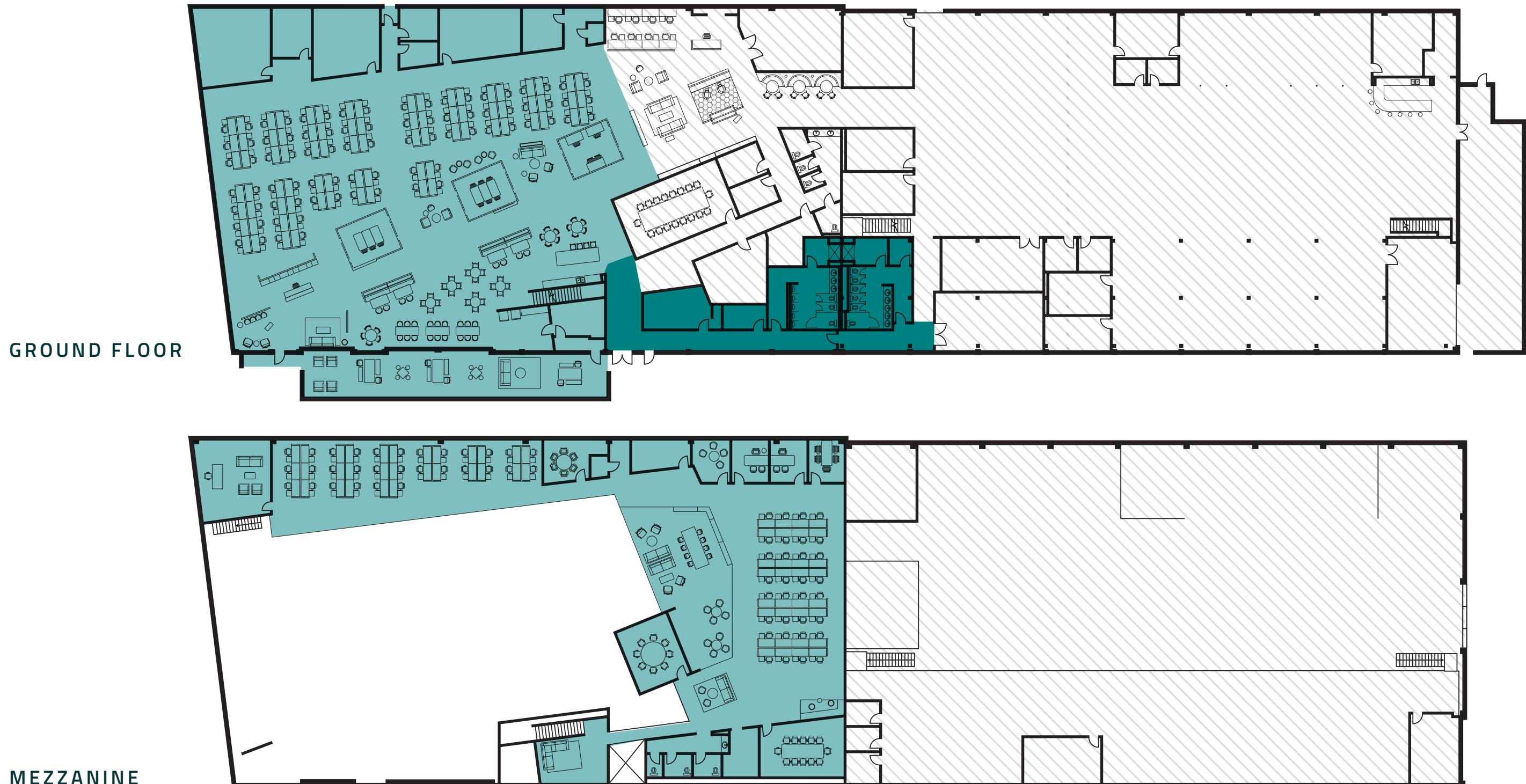
## EFFORTLESS PROXIMITY

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

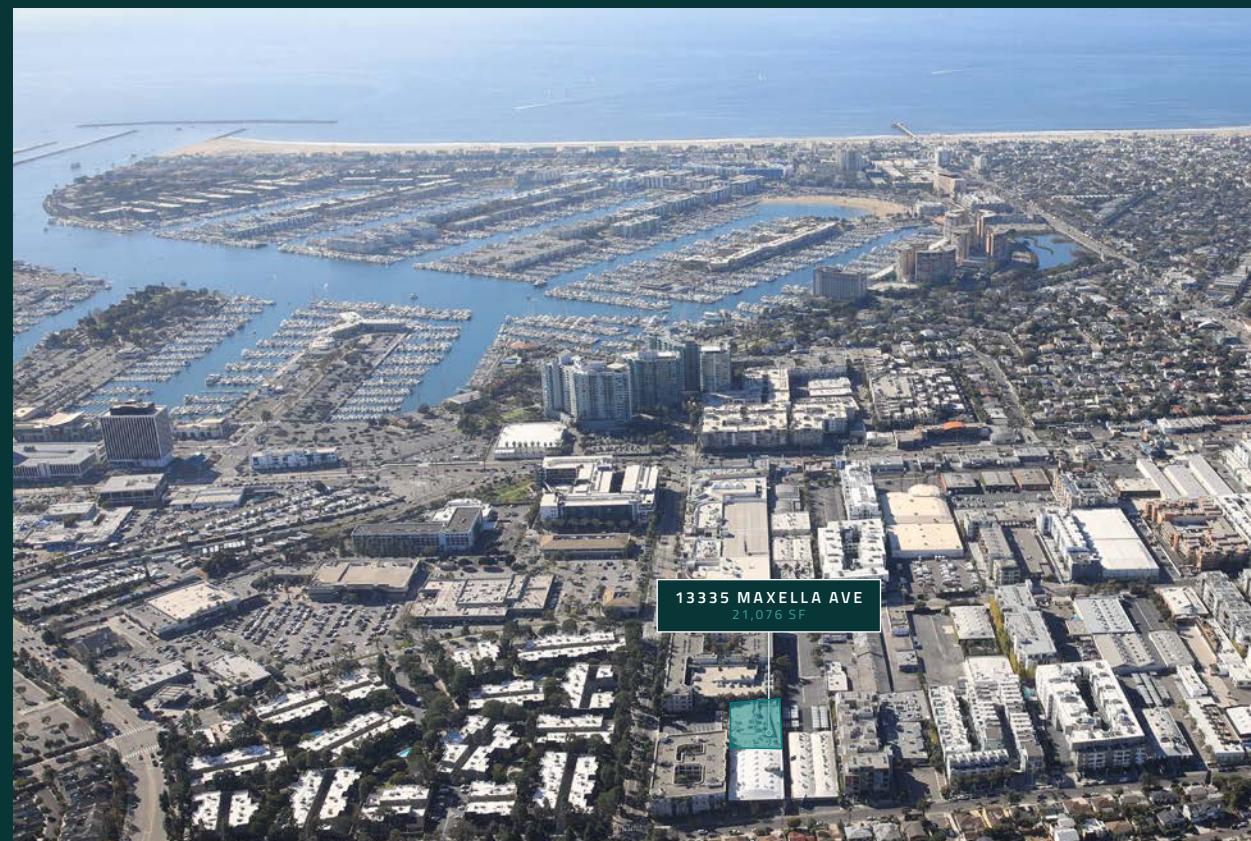




13335 MAXELLA

## 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.



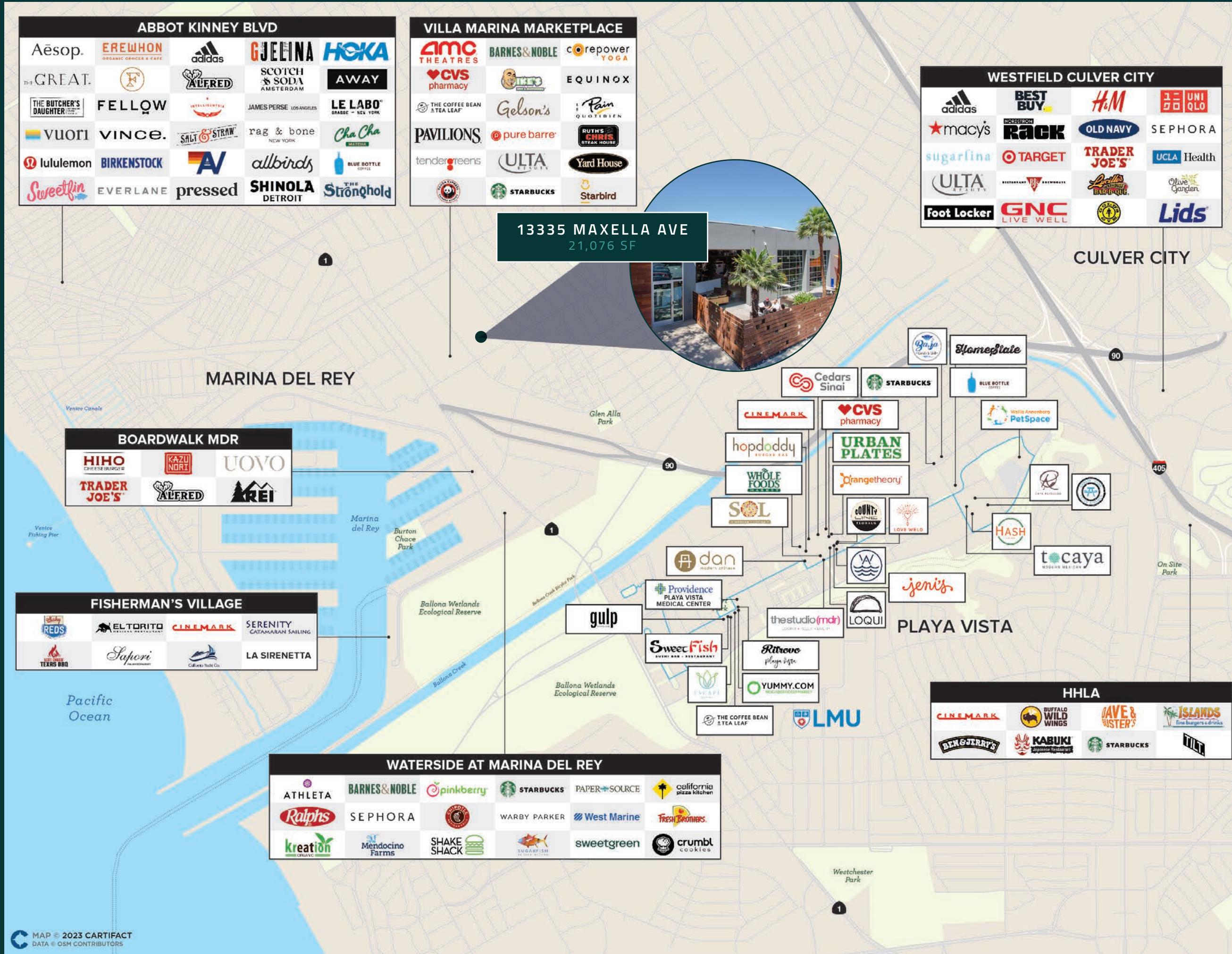
13335 MAXELLA

# LOCAL AMENITIES



13335 MAXELLA

# LOCAL AMENITIES



1 | 3 | 3 | 3 | 5

13335 MAXELLA AVENUE  
MARINA DEL REY



#### CONTACT

**Jeff Pion**  
Vice Chairman  
[jeff.pion@cbre.com](mailto:jeff.pion@cbre.com)  
Lic. 00840278

**Michelle Esquivel-Hall**  
Executive Vice President  
[michelle.esquivel@cbre.com](mailto:michelle.esquivel@cbre.com)  
Lic. 01290582

**Drew Pion**  
First Vice President  
[drew.pion@cbre.com](mailto:drew.pion@cbre.com)  
Lic. 02085229

**CBRE**