



TISHMAN SPEYER



# THE BRICKYARD

PLAYA VISTA, CA

Foundation for Innovation

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Innovate  
Connect  
Energize



## THE BRICKYARD

# Building Brilliance in Playa Vista

**WELCOME TO THE BRICKYARD** - a state-of-the-art workplace situated in the heart of Playa Vista, offering 293,382 sq. ft. of dynamic office space in a vibrant, amenity-rich environment within one of Los Angeles' most progressive neighborhoods.

The Brickyard stands as a pioneering **next-generation workplace campus**. With 19,665 sq. ft. of versatile roof terrace areas and expansive 91,000 sq. ft. floor plates boasting 13' floor-to-floor heights, this campus is designed to meet the evolving needs of today's agile and forward-thinking companies.

***The Brickyard represents a paradigm shift in workplace design.***

Situated at 12105 W. Waterfront Dr., adjacent to Playa Vista Central Park, The Brickyard is seamlessly integrated into the pulse of this burgeoning tech hub. The presence of Blue Bottle, HomeState, and SweatYoga on-site contributes to a thriving ecosystem of dining and wellness options, encouraging a vibrant work-life balance. With ample parking including 861 stalls (150 for convenience), accessibility is never an issue.

At its core, The Brickyard's innovative design fosters creativity, collaboration, and excellence. The seamless blend of indoor and outdoor spaces creates a unique urban oasis, enhancing productivity and corporate culture. Embracing a human-centric philosophy, the campus is engineered to attract and nurture top talent through its harmonious integration of work areas, amenities, and green spaces, all contributing to employee well-being and team synergy. Constructed in 2016, The Brickyard incorporates cutting-edge, sustainable technologies, including an advanced heat recovery VRV system with pre-zoned fan coil units.

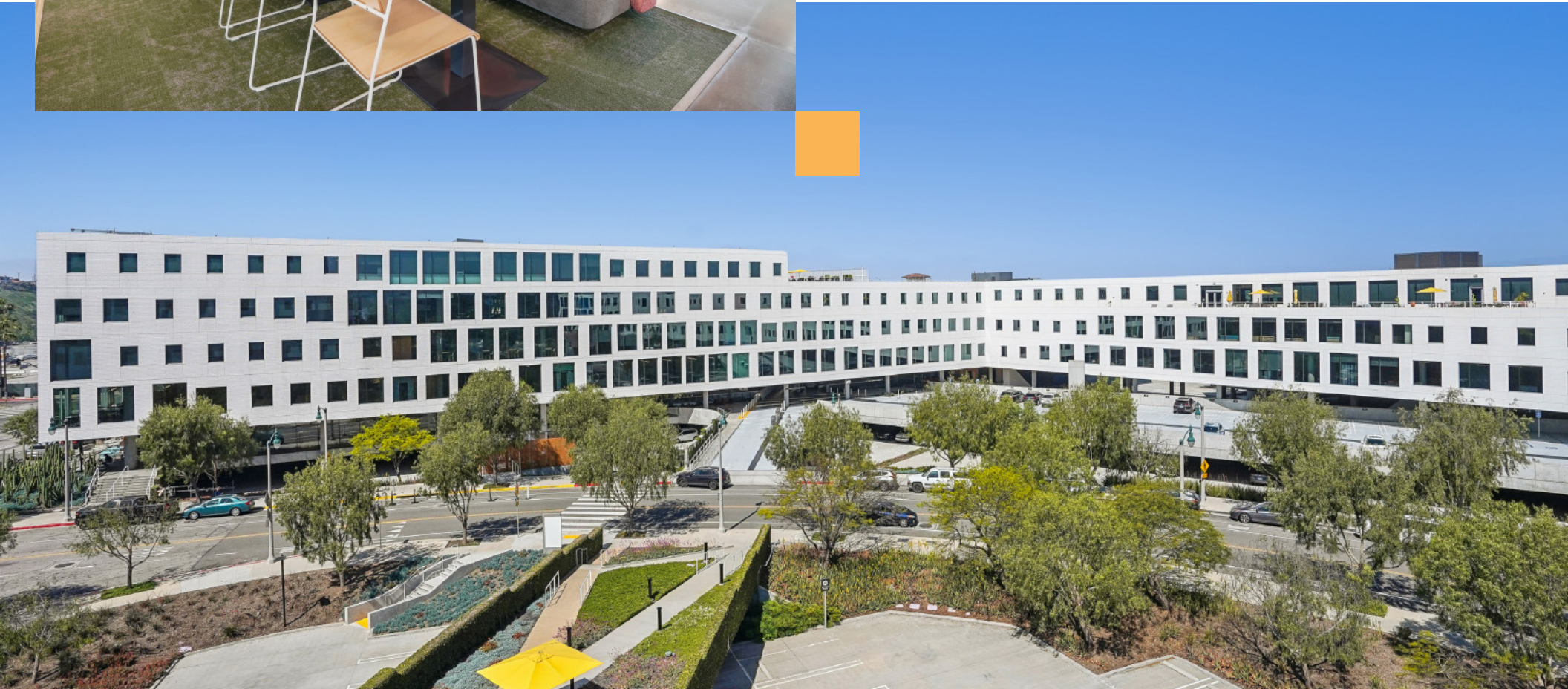
The Brickyard stands as a **next-generation workplace campus**, purpose-built for the workforce of tomorrow, offering unparalleled amenities in a distinctive campus setting. We're excited to explore this exceptional opportunity with you and your clients in the dynamic Playa Vista locale.

**Danny Rainer**  
Executive Vice President

**Bryan Dunne**  
Senior Managing Director



A next-generation  
campus for visionary  
enterprises.





Innovate



# Property Details

## PROPERTY ADDRESS

12105 W. Waterfront Dr.,  
Los Angeles, CA

## YEAR CONSTRUCTED

2016

## ARCHITECT

Michael Maltzan  
Architecture and Gensler

## TOTAL BUILDING SF

293,382 SF

## NUMBER OF FLOORS

5

## PARKING

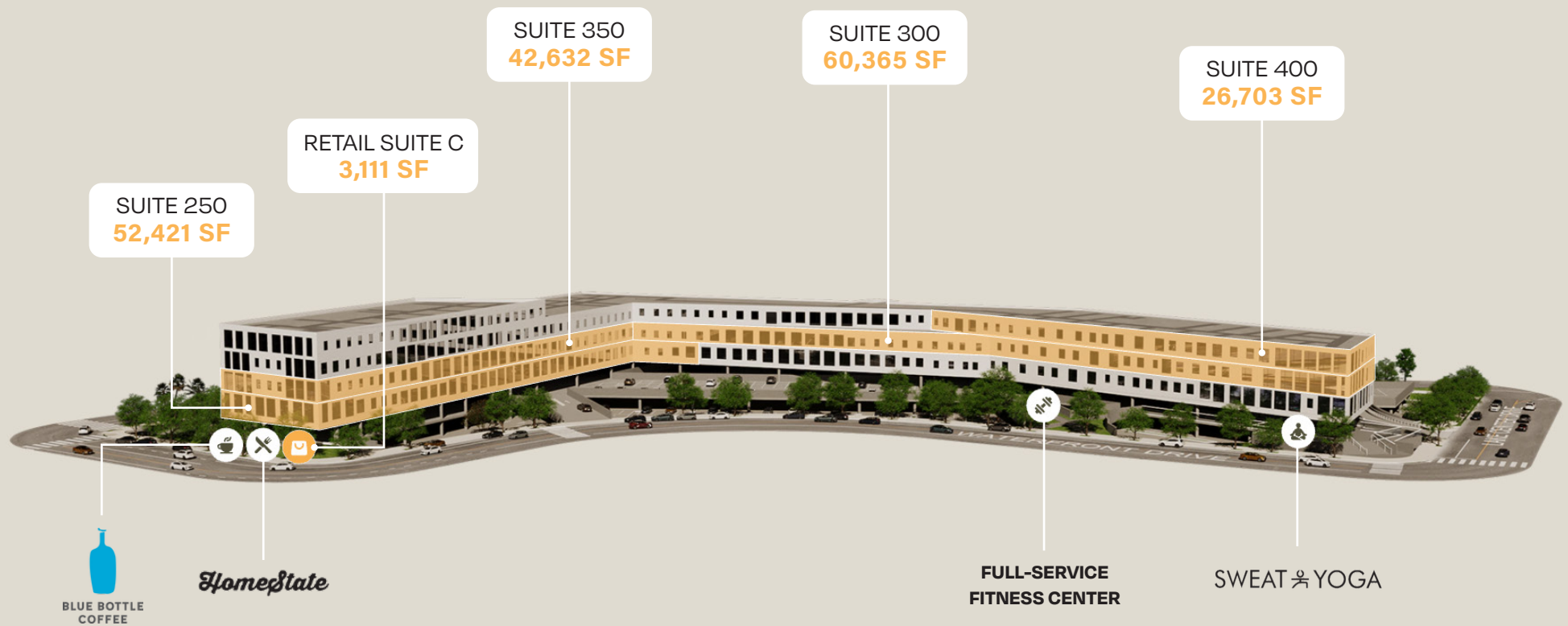
861 stalls  
L1 convenience parking: 150  
L0 tenant parking: 711

## SECURITY

24-hour lobby attendant  
with keycard access



# Availabilities

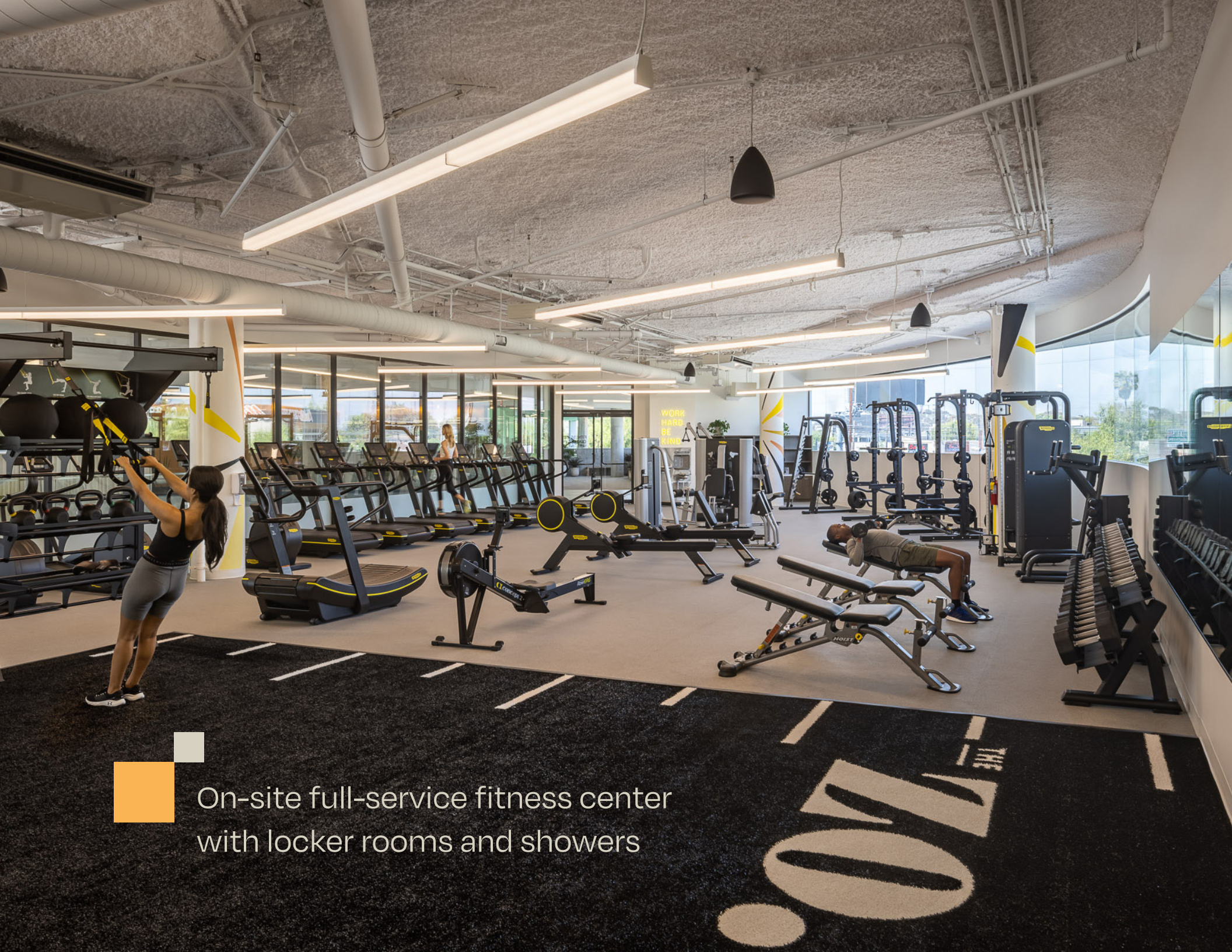


● AVAILABLE SUITS



Energize





On-site full-service fitness center  
with locker rooms and showers



## HOMESTATE



## BLUE BOTTLE



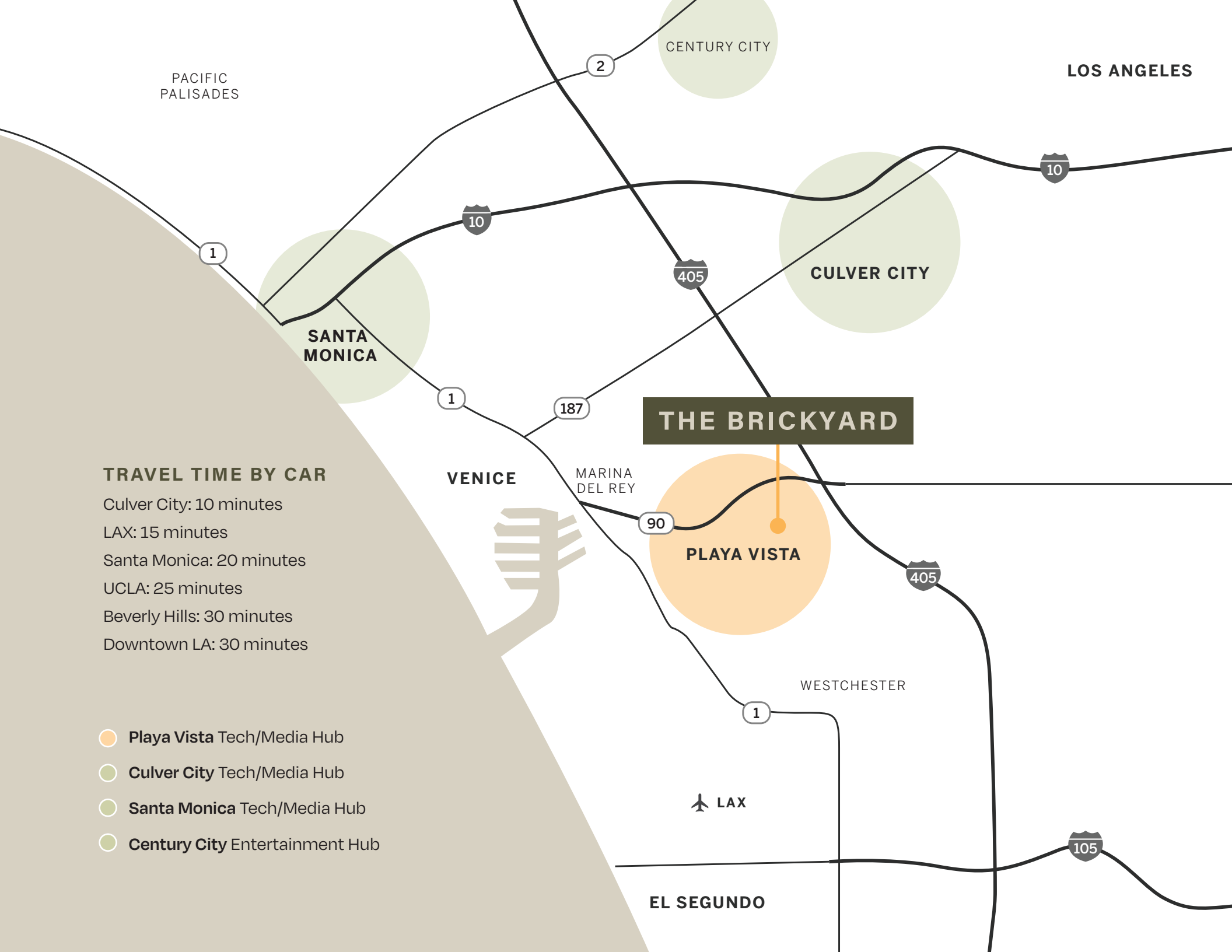
## SWEAT YOGA









Connect





**TRAVEL TIME BY CAR**

- Culver City: 10 minutes
- LAX: 15 minutes
- Santa Monica: 20 minutes
- UCLA: 25 minutes
- Beverly Hills: 30 minutes
- Downtown LA: 30 minutes

-  **Playa Vista** Tech/Media Hub
-  **Culver City** Tech/Media Hub
-  **Santa Monica** Tech/Media Hub
-  **Century City** Entertainment Hub



## Danny Rainer

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