



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.

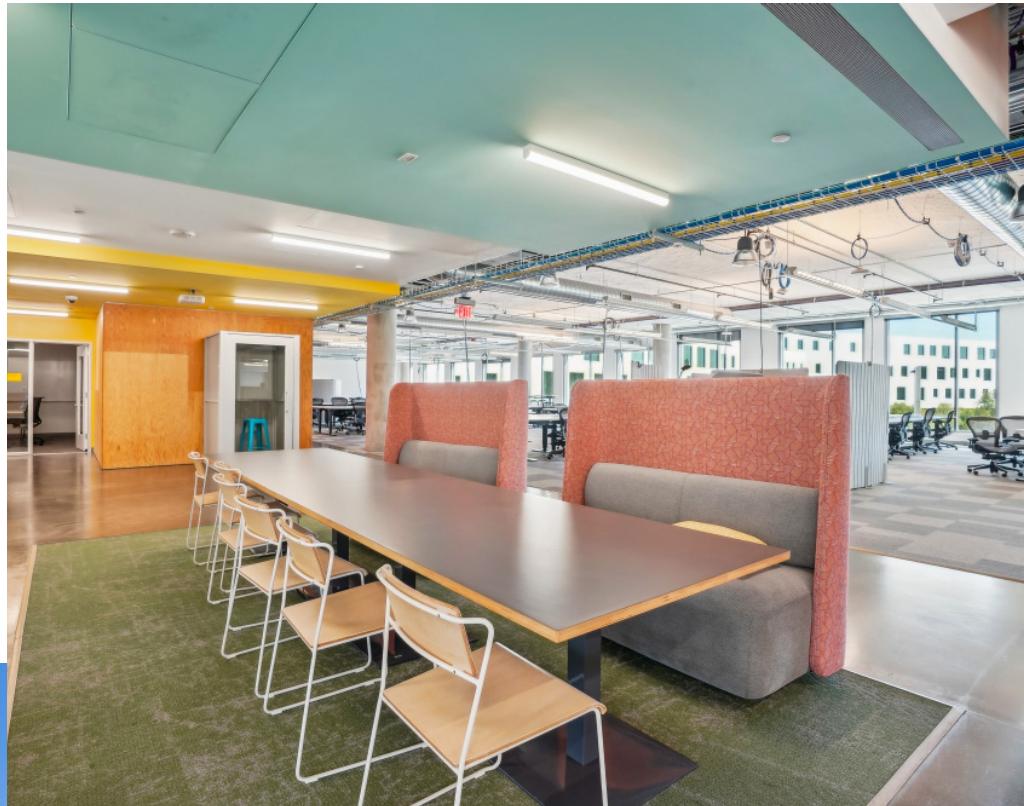
Situated at 12105 W. Waterfront Dr, adjacent to Playa Vista Central Park, The Brickyard is seamlessly integrated into the pulse of this burgeoning tech hub. The presence of Blue Bottle, HomeState, and SweatYoga on-site contributes to a thriving ecosystem of dining and wellness options, encouraging a 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

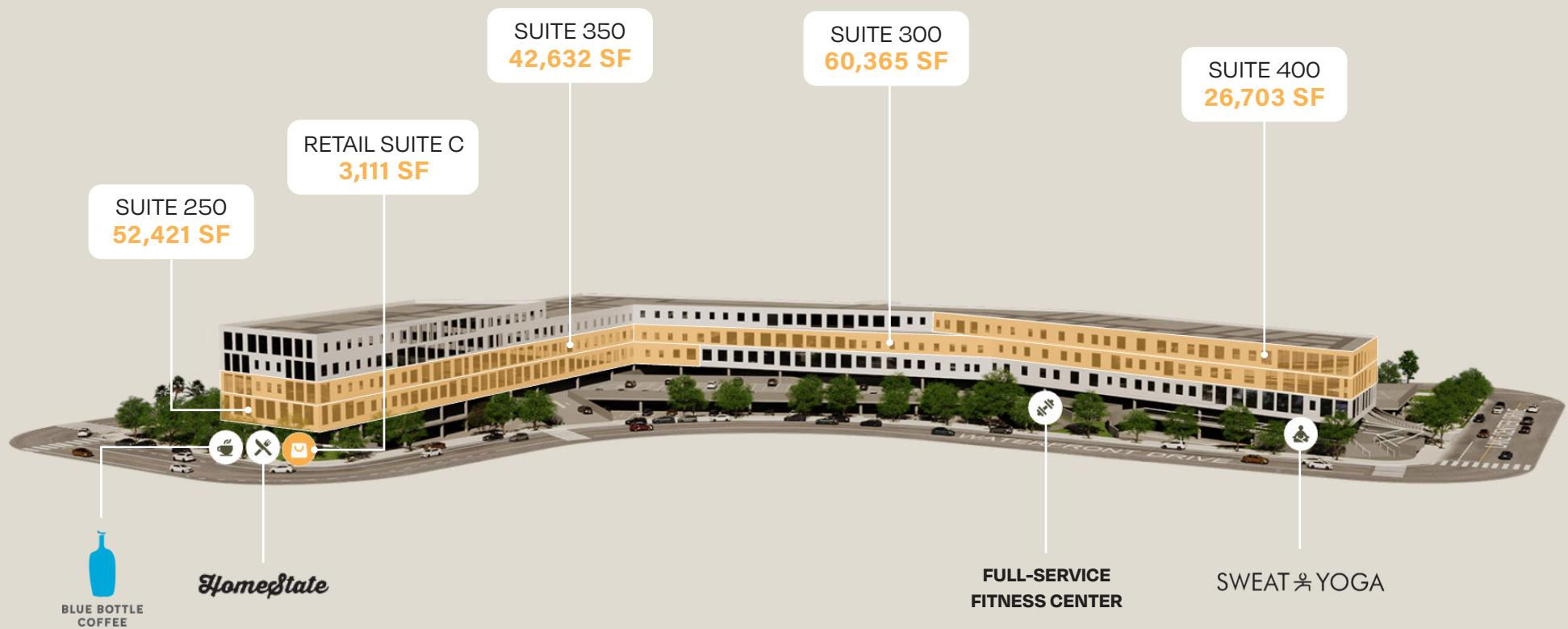
861 stalls
L1 convenience parking: 150
LO tenant parking: 711

SECURITY

24-hour lobby attendant
with keycard access

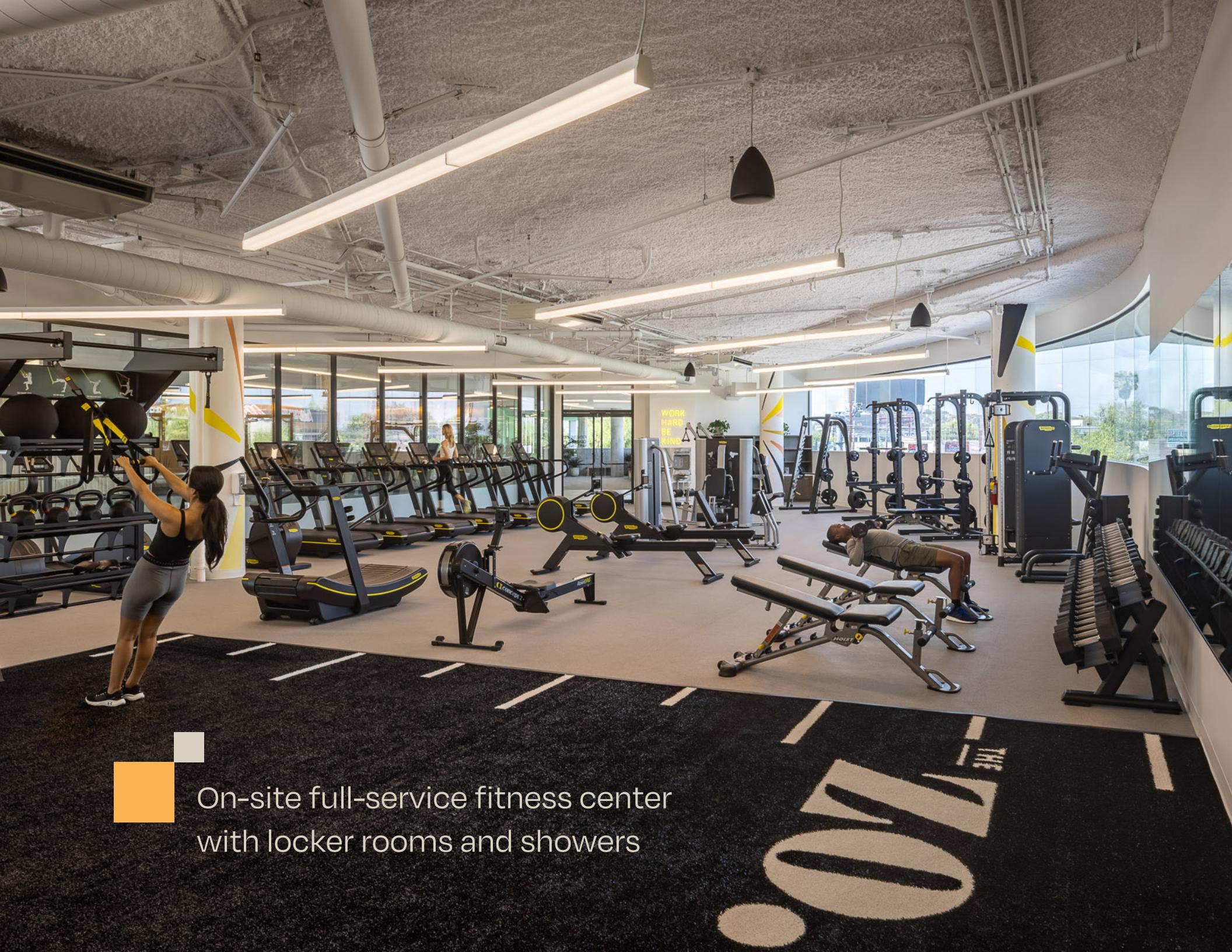


Availabilities



 AVAILABLE SUITS

Energize



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

HOMESTATE



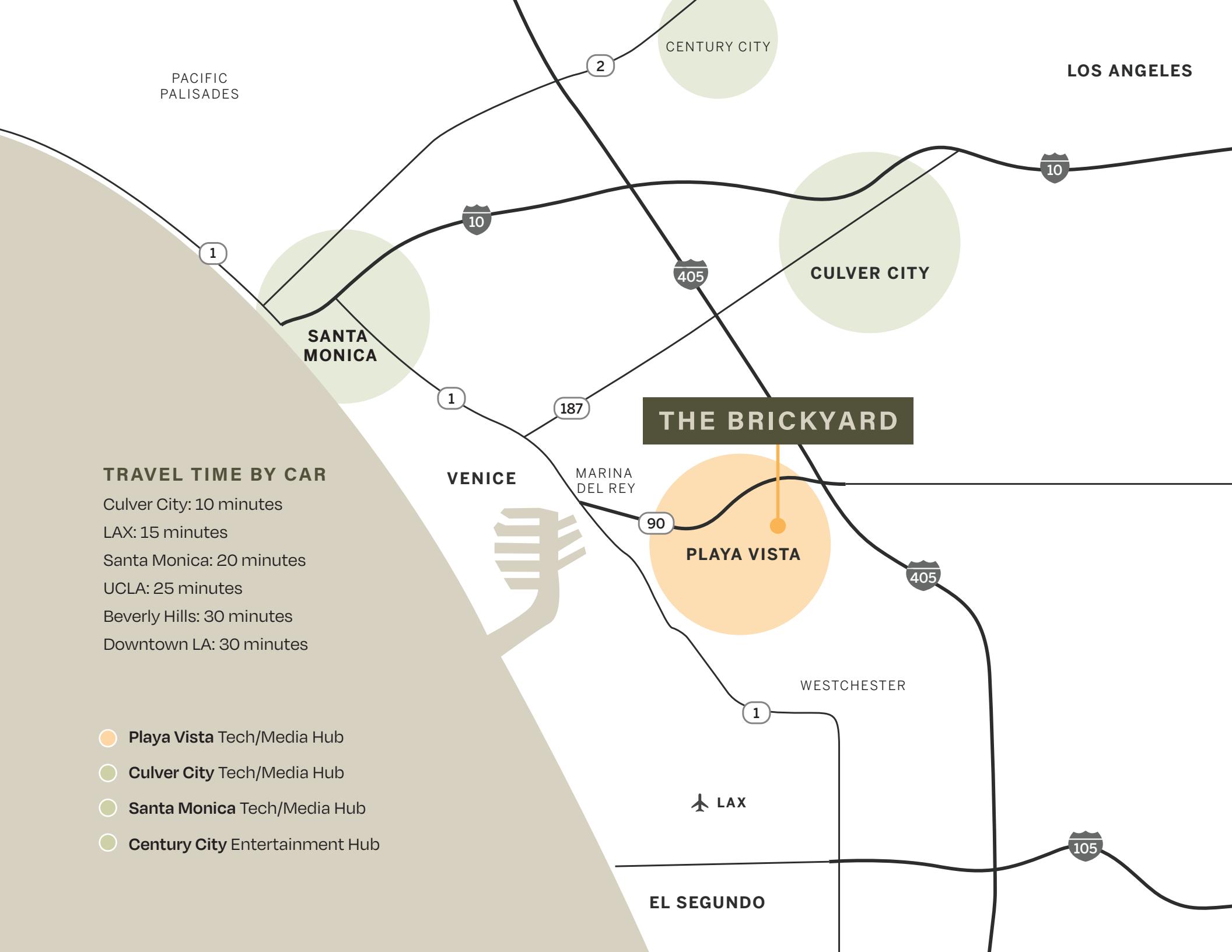
SWEAT YOGA



BLUE BOTTLE



Connect





Danny Rainer

Executive Vice President | Lic. #1921442
+1 310 595 3650 | Danny.Rainer@jll.com

Bryan Dunne

Senior Managing Director | License #01294414
310.407.2177 | Bryan.Dunne@JLL.com



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