

IIO PLAYA VISTA

Up To 69,855 SF | 3 Floors Creative Office







CAMPUS FEATURES



COLLABORATION

Numerous Outdoor meeting spaces and group areas for connectivity



AMENITIES

Tocaya restaurant and quick serve coffee/cafe both located on-site.



PARKING

4.0 / 1,000 SF parking



TOTAL PROJECT SIZE

2 Buildings / 320,199 RSF



PROJECT TENANTS

A Premier Playa Vista tenant occupancy including Honest Company, WeWork, Samsung, among others

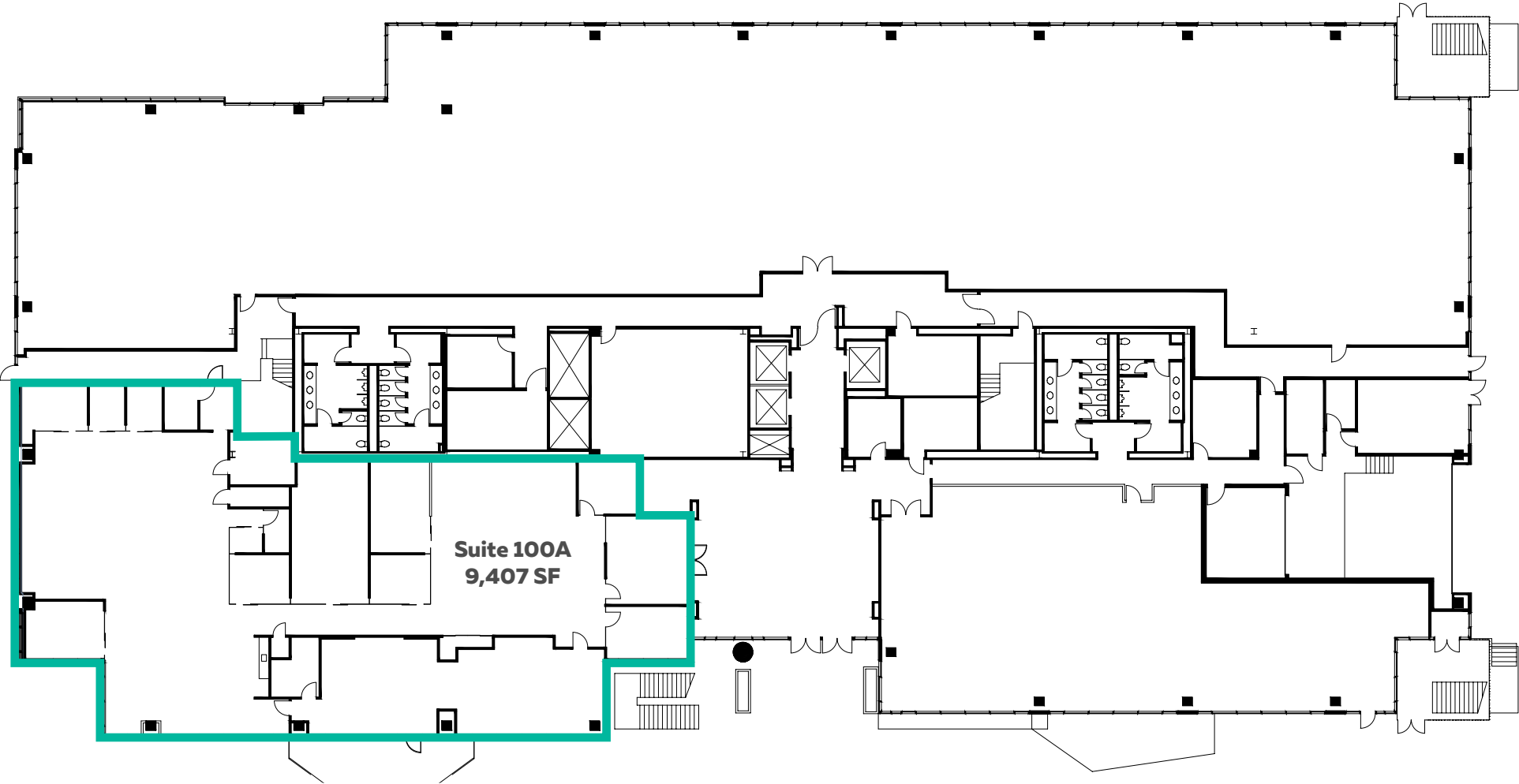




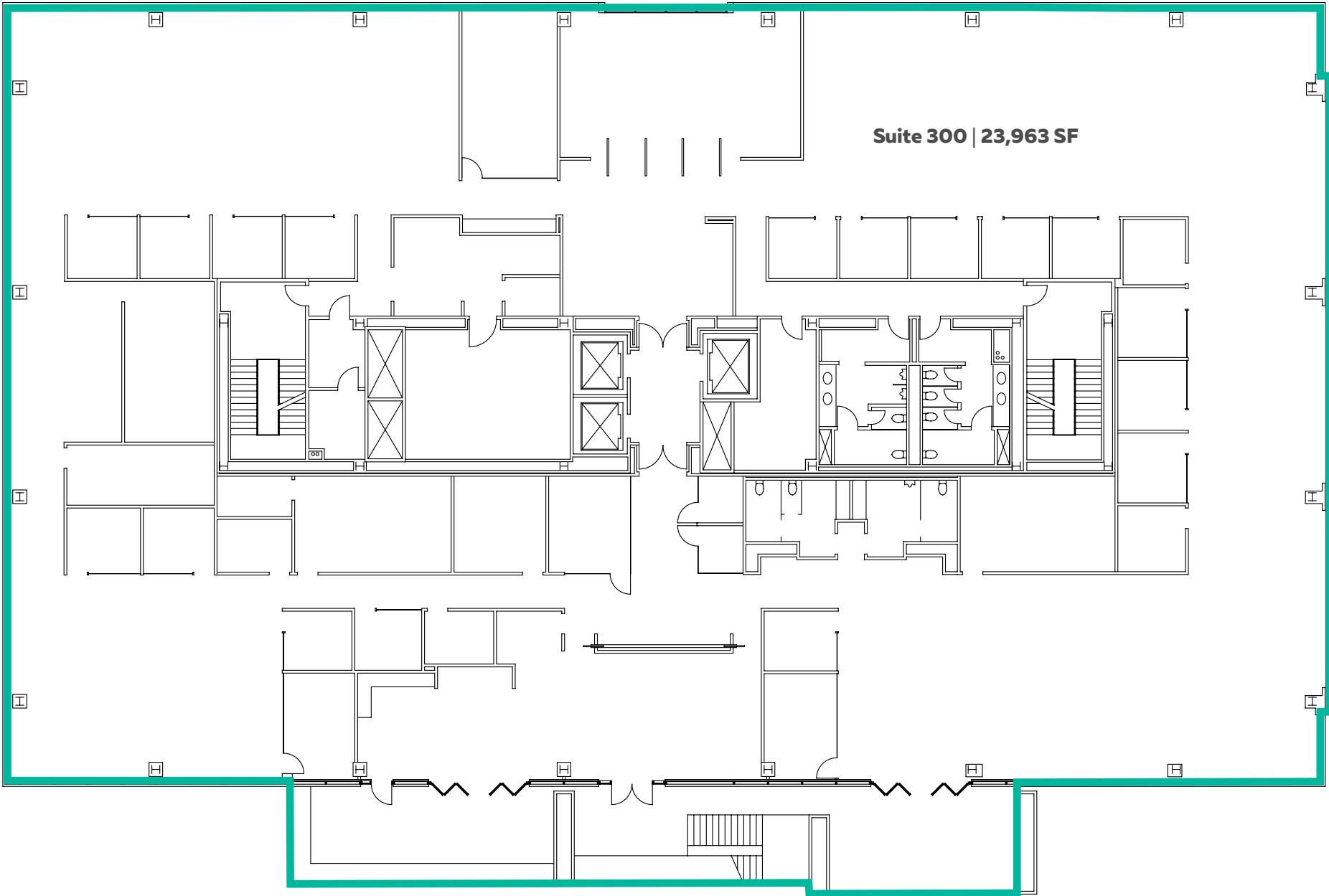
OPPORTUNITY

OFFICE DETAILS

Address:	12130 & 12180 Millennium Drive Playa Vista, CA 90045
Total SF Available:	79,262 RSF
Available:	12130 Millennium Drive 1st Floor – 9,407 RSF 12180 Millennium Drive 2nd Floor – 23,082 RSF 3rd Floor – 23,963 RSF 4th Floor – 22,810 RSF
Rate:	Negotiable
Furniture:	Floors 2-4 Furnished
Parking:	4.0/1,000 SF
Outdoor Space:	Private outdoor tenant patios for all available spaces
Space/Building Features:	Self-contained campus Ground Floor Tenant Identity Modern, creative office space design All spaces fully built out and ready to occupy

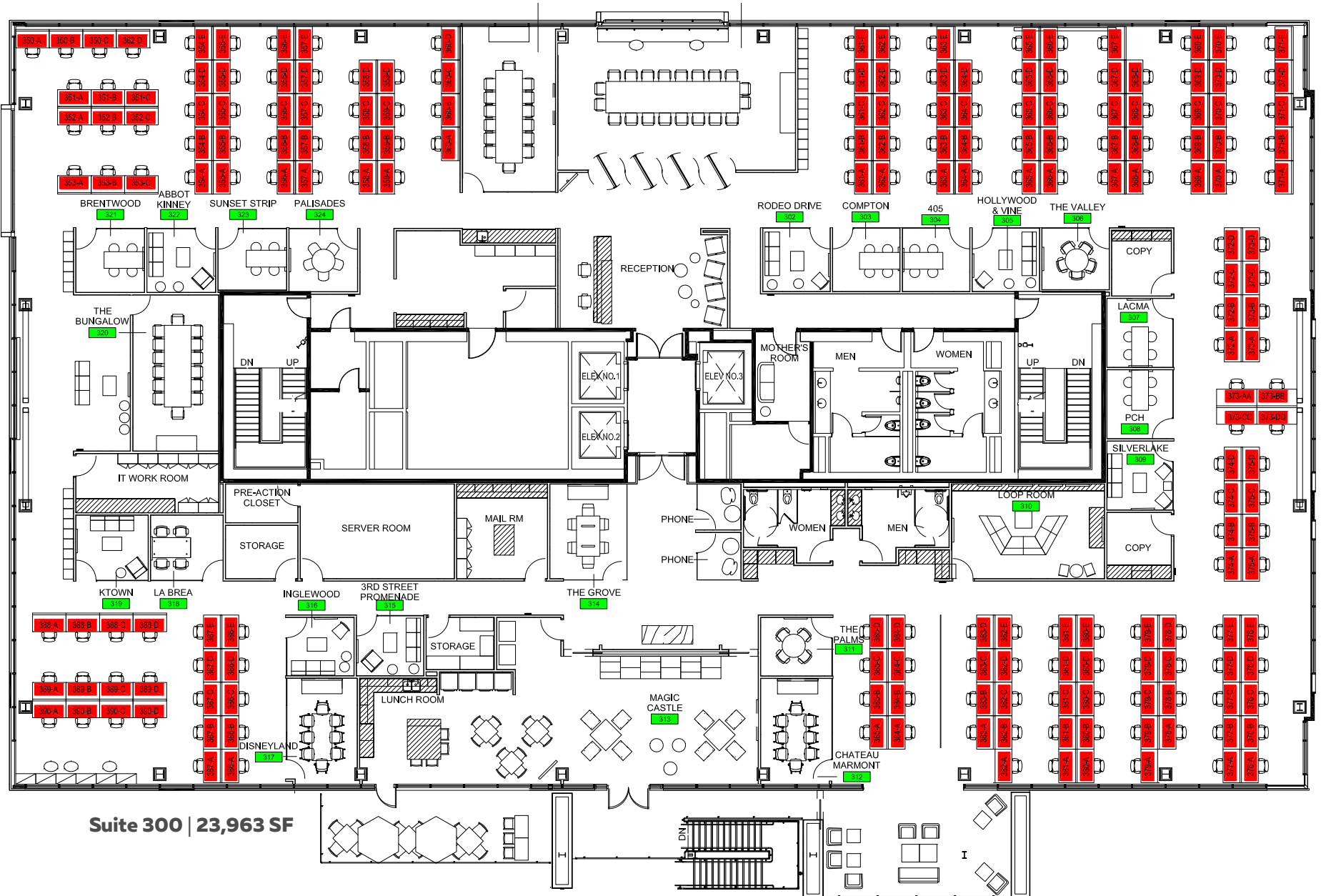




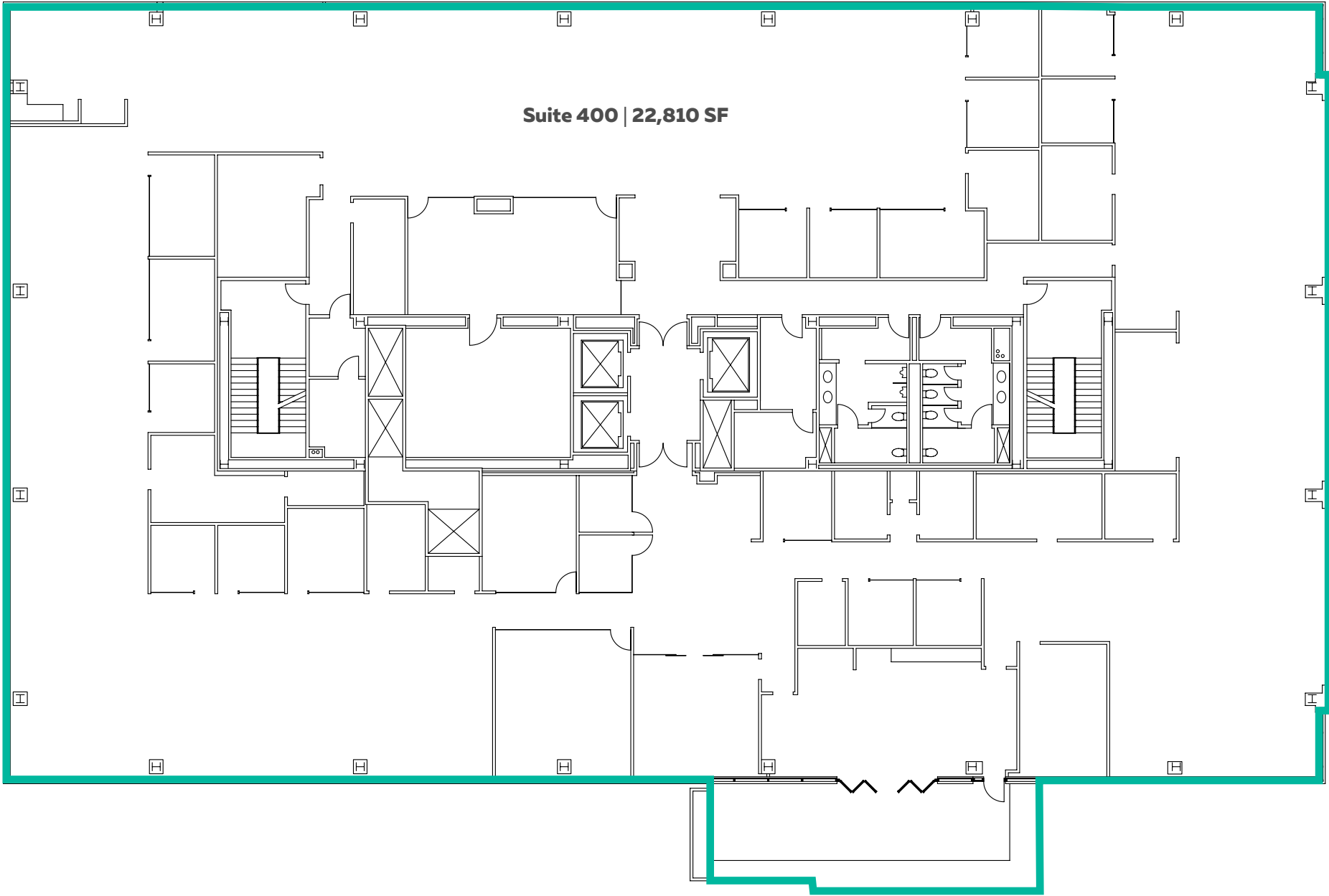


12180

HYPOTHETICAL PLAN

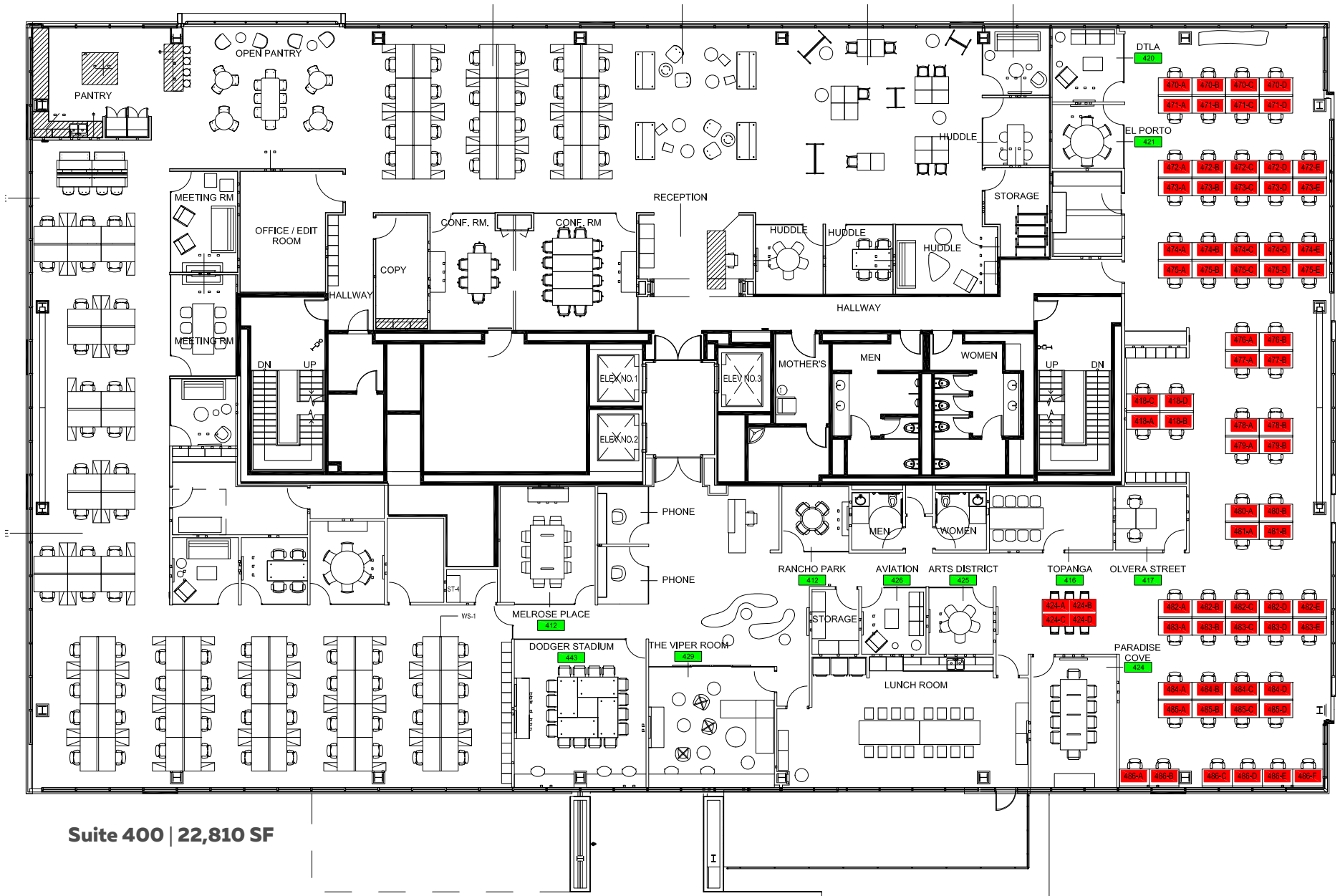


Suite 300 | 23,963 SF



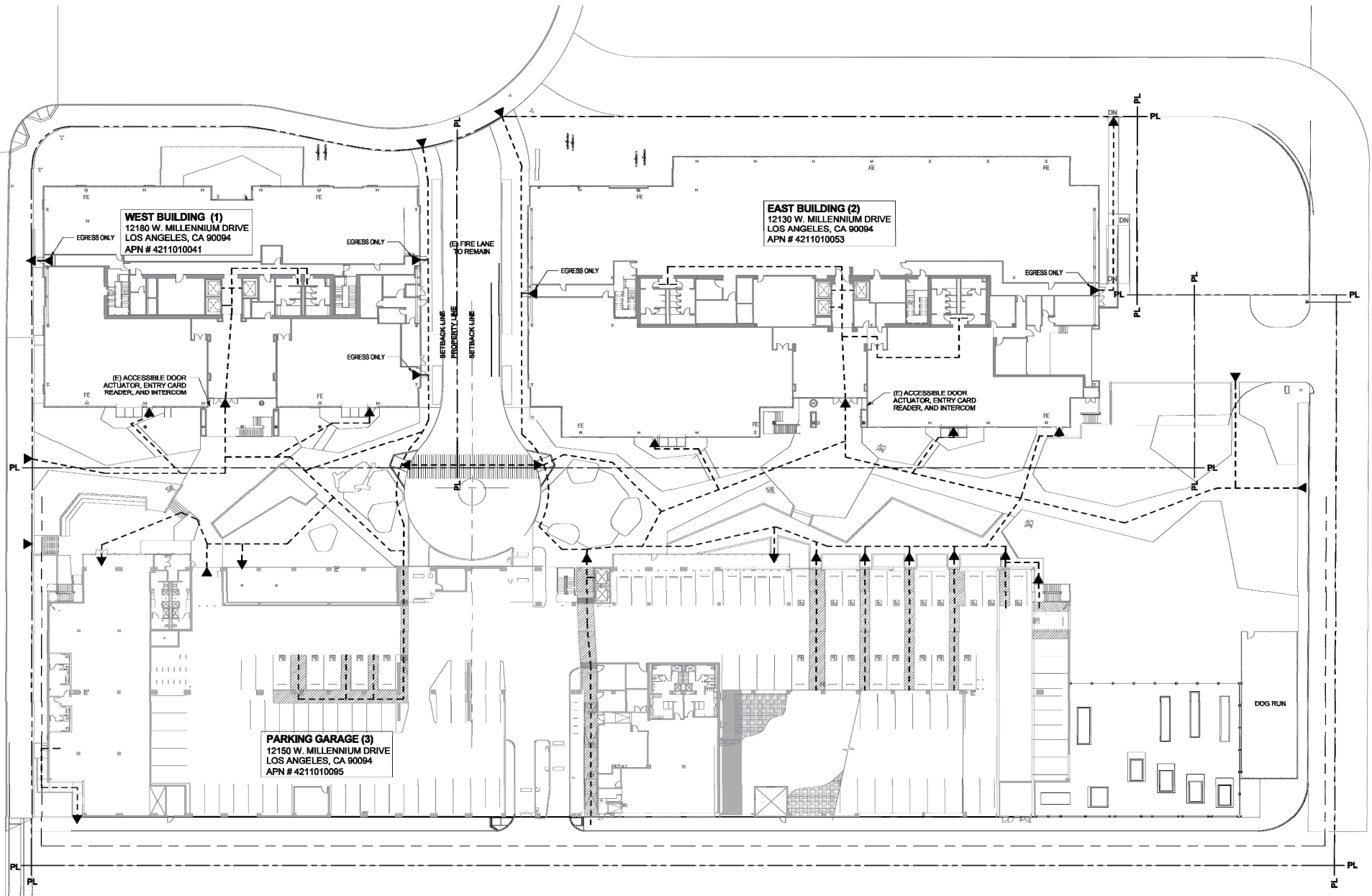
12180

HYPOTHETICAL PLAN



Suite 400 | 22,810 SF

CAMPUS LAYOUT





Modern build-out creative office space with private terrace tenant patios



IJO PLAYA VISTA

VILLA MARINA MARKETPLACE

Gelson's	PAVILIONS	Pier 1 imports	ULTA BEAUTY
BARNES & NOBLE	CVS pharmacy	DSW	M
Yard House	LA TAPAS	burgerlounge	JOE'S
Yogurtland	BAJA FRESH	Jamba Juice	tender greens
J-NICHOLS	STARK'S	PUTY'S CURRIES	
AMC THEATRES	CHASE	EQUINOX	corepower YOGA

RUNWAY AT PLAYA VISTA

WHOLE FOODS	CVS pharmacy	AT&T	SAFE RETURN
REMA	TRIPLI-KIT	Le Jardin	FACE OF IT
hopdoddy	SOL	LA JOLLA	RIOC
	STARBUCKS	CINEMARK	CHASE
REFINE	varnishLAB	the studio (m&r)	BBL
Cedars Sinai	healthyspot	WELLS FARGO	yogaworks

WESTFIELD CULVER CITY

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



WATERSIDE AT MARINA DEL REY

Ralphs	amazon books	LOFT	SEPHORA	WHITE HOUSE BLACK MARKET
RAINBOW ACRES	SHAKE SHACK	SUGARFISH	sweetgreen	MENDOCINO FARMS
CHIPOTLE	kreation	FRESH FISH	california	pinkberry
ME Massage Envy	drybar	BANK OF AMERICA	Mainland	STARBUCKS

4 miles to LAX

SHOPS AT CONCERT PARK

yummy.com		gulp
Sweet Fish	Ritrovo	BANK OF AMERICA
COLDWELL BANKER	PLAYA VISTA	BEAUTY
PLAYA PILATES	Playa Vista Medical Center	PLAYA VISTA DENTAL CARE

HHLA

WAGS & WHISKYS	WILD WINDS	ISLANDS
The Hummus Factory	KABUKI	LA JOLLA
BEER JEROME	STARBUCKS	
	CINEMARK	Bella Luxe Loft



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