



FOR LEASE

Redwood Studios

4079b - 6,115 rsf

**4079 REDWOOD AVENUE
LOS ANGELES, CA 90066**

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SJDC

Steven Jones Development Company, Inc. 12381
Wilshire Boulevard, Suite 201
Los Angeles, CA 90025



- Valet Parking attendant
- Outdoor eating area
- Proximity to LAX airport
- Relandscaped Common Area
- Near shopping
- Marina Adjacent
- Bike racks
- Car detail available

PREMISES: 4079b - 6,115 rsf

AVAILABLE: Immediately

ASKING RATE: \$4:25 rsf MG. Tenant pays for their own electrical and janitorial.

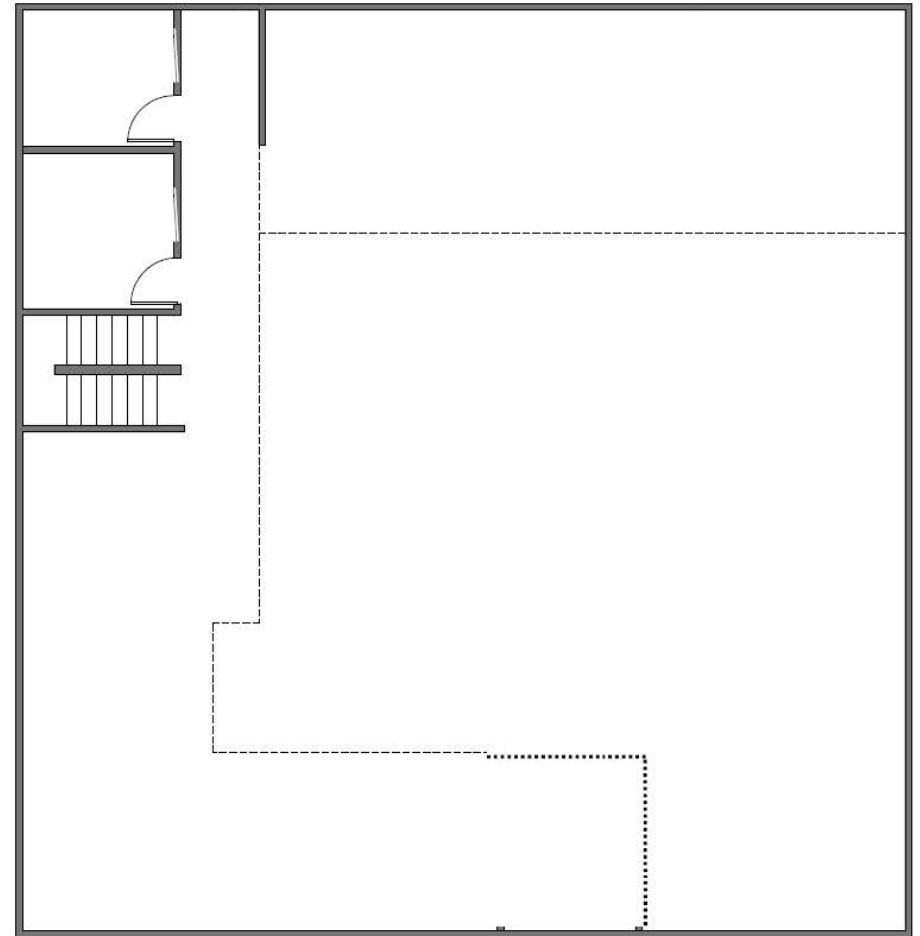
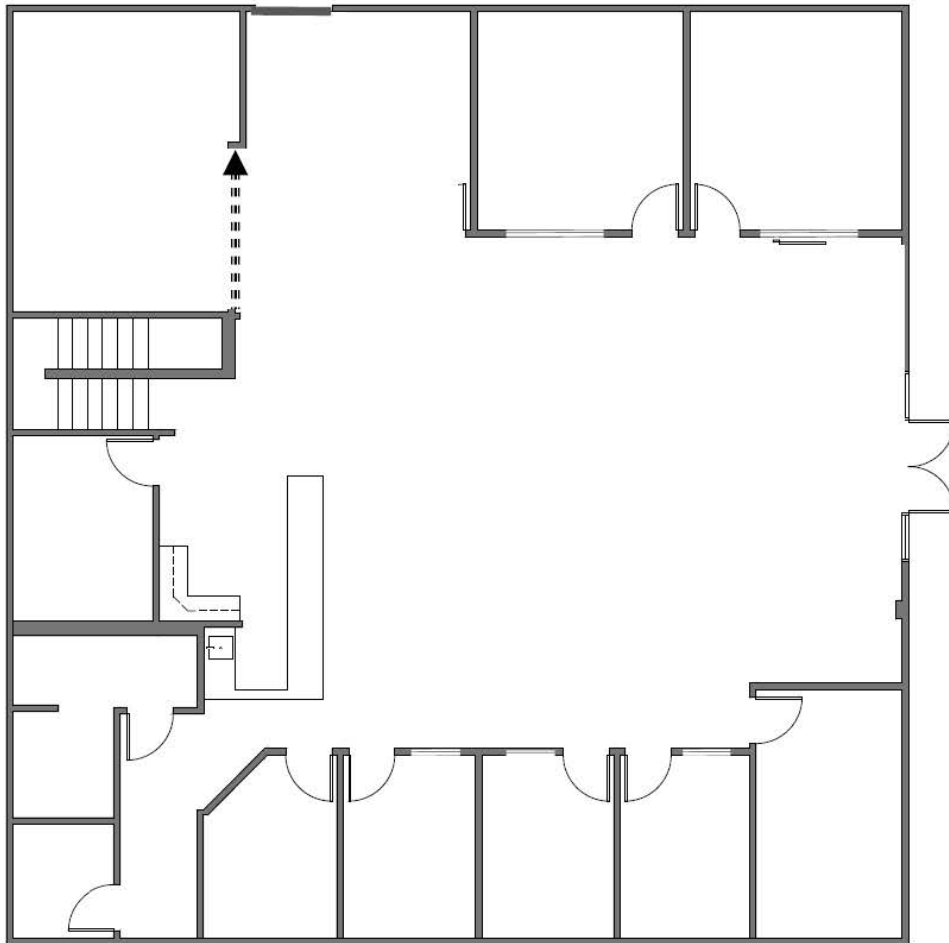
PARKING: 2:1000 with additional available offsite

SUITE AMENITIES INCLUDE:

- Perfect mix of executive offices, open space, and conference rooms
- Dramatic 22' High bow-truss ceilings
- Mezzanine space
- Skylights
- Kitchenette
- Private bathrooms
- Plenty of storage space
- Polished concrete first floor
- Wood laminate mezzanine floors
- Operable Windows



1st FLOOR PLAN and Mezzanine



NEARBY AMENITIES

Marina Del Rey is a lively mixed-use urban area with diverse shops, restaurants, theaters and personal services within easy reach.



Dining

- Wirin
- McDonald's
- Domino's Pizza
- NIGHT + MARKET Sahn
- The Lincoln
- Sinners & Saints Desserts
- Gaby's Express
- Krispy Krunchy Chicken
- Eddie's
- Starbucks
- In-N-Out Burger
- Washington Ale House Sports Bar and Grill
- Patty's Gourmet Pizza
- Celadon
- Fresh in the Box
- Papa John's Pizza
- Maxwell's Cafe
- Dunkin'
- Ekkamai Thai
- Pitfire Artisan Pizza
- El Pollo Loco
- Röckenwagner
- Outdoor Grill
- Sunny Blue
- A-Frame
- Hatchet Hall
- Ginger's Divine Ice Creams
- The Corner Door
- Shojin
- Hotcakes Bakes
- Paco's Tacos
- Little Caesar's Pizza
- Poke Bar/Cherry On Top
- Jack in the Box
- Coffee Connection
- Starbucks
- Siam Chan
- Sakura
- El Abajeno
- Centinela Cafe
- Firestone Walker Brewing Company
- 26 Beach
- Thai East Wind
- Scopa Italian Roots
- Tony P's Dockside Grill
- Cafe del Rey
- Wharo
- Chick-fil-A
- IHOP
- Brennan's
- Irori Sushi

- Salt
- McDonald's
- Pinkberry
- Chipotle Mexican Grill
- SUGARFISH
- Mendocino Farms
- California Pizza Kitchen
- El Tonto
- Kanpai
- KC's Crepes Cafe
- Domino's Pizza
- Hacienda Del Rey
- Thai Talay
- The Shack
- Bacari PDR
- Playa Provisions
- Caffe Pinguini Italian
- The Cheesecake Factory
- Killer Shrimp
- Venice Ramen
- Taqueria Chihuahua

Entertainment

- Helen's Cycles
- Pause Float Studio
- Club Sportiva
- Del Rey Yacht Club
- VB Surf
- Venice Bike & Skates
- Venice Beach Bike Rentals
- Venice Canals / Beach Paddle Board & Bike Rentals
- Dock 52
- Blue Water Sailing
- Marina del Rey Bureau
- Massage Envy
- Marina del Rey Public Launch Ramp
- Art of Pilates, Inc.

Hotels

- Encore Motel
- DoubleTree by Hilton Rey
- Marina Del Rey Hotel
- The Ritz-Carlton
- Marina del Rey Marriott
- Foghorn Harbor Inn
- Inn at Venice Beach
- Oceana Marina Vacation Rental
- Venice on the Beach Hotel
- Inn at Playa del Rey
- Custom Hotel

Outdoor

- Glen Alla Park
- Culver West Alexander Park
- Culver/Slauson Park
- Mar Vista Gardens
- Central Park
- Common Grounds Park
- American Field
- The Lawn
- Winding Park
- Asher Park
- Oberrieder Park
- Ballona Discovery Park
- Playa Vista Sport Park
- Westchester Recreation Center
- Tot Lot
- Ballona Freshwater Marsh
- Ballona Wetlands Ecological Reserve
- Marina Beach (Mother's Beach)
- Burton Chace Park
- Venice Beach
- Penmar Park
- Marine Park
- North Venice Little League Baseball Field

Shopping

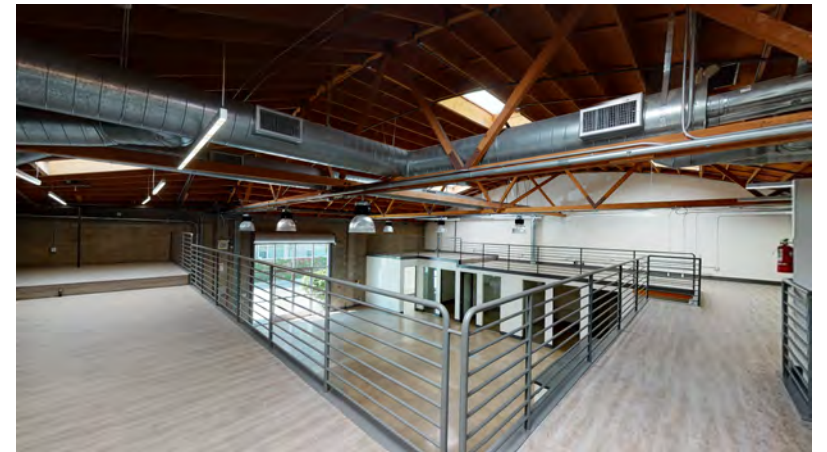
- Waterside at Marina Del Rey
- Runway Mall
- Villa Marina Marketplace
- Costco Wholesale

Fitness

- Equinox
- The Fix Gym
- Fitness and Fuel LA
- Gold's Gym
- LA Fitness
- The Studio (MDR) Playa Vista
- Rock The World Fitness
- Mind Body & Soul Yoga
- YogaWorks Playa Vista
- 24 Hour Fitness

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