

12105 W. Waterfront Drive

Playa Vista, CA



Rare Sublease Opportunity at the Brickyard in Playa Vista

Up to ±135,000 RSF available | Flexible term



Jones Lang LaSalle Brokerage, Inc. License #01856260

The Opportunity



2ND FLOOR CONTIGUOUS:
9,398 RSF
1/31/2030

2ND FLOOR: **41,570 RSF**
1/31/2030

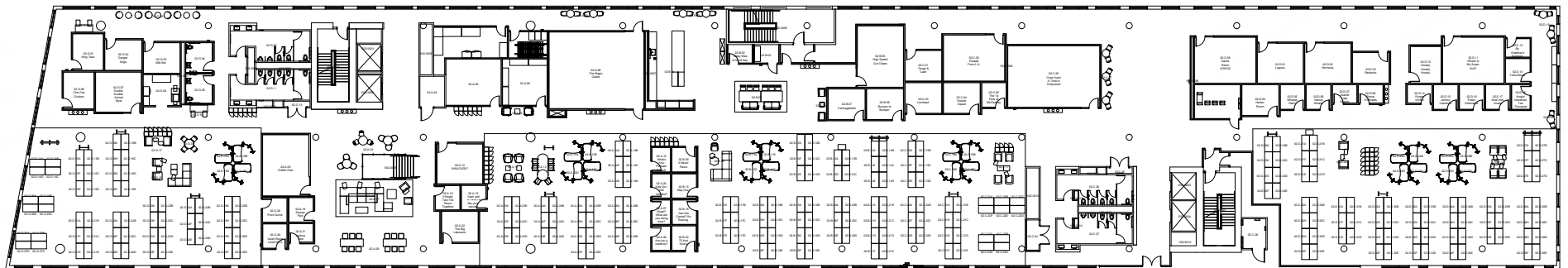
3RD FLOOR: **58,692 RSF**
12/31/2026

4TH FLOOR: **25,924 RSF**
12/31/2026

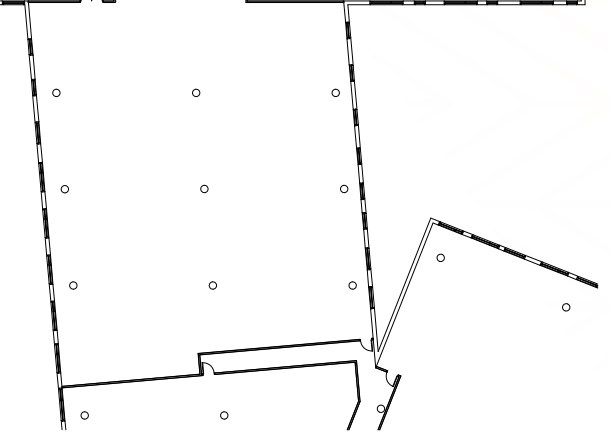
Second Floor Plan

41,570 RSF of highly improved creative space plus
9,398 RSF of adjacent customizable space

[VIEW VIRTUAL TOUR](#)

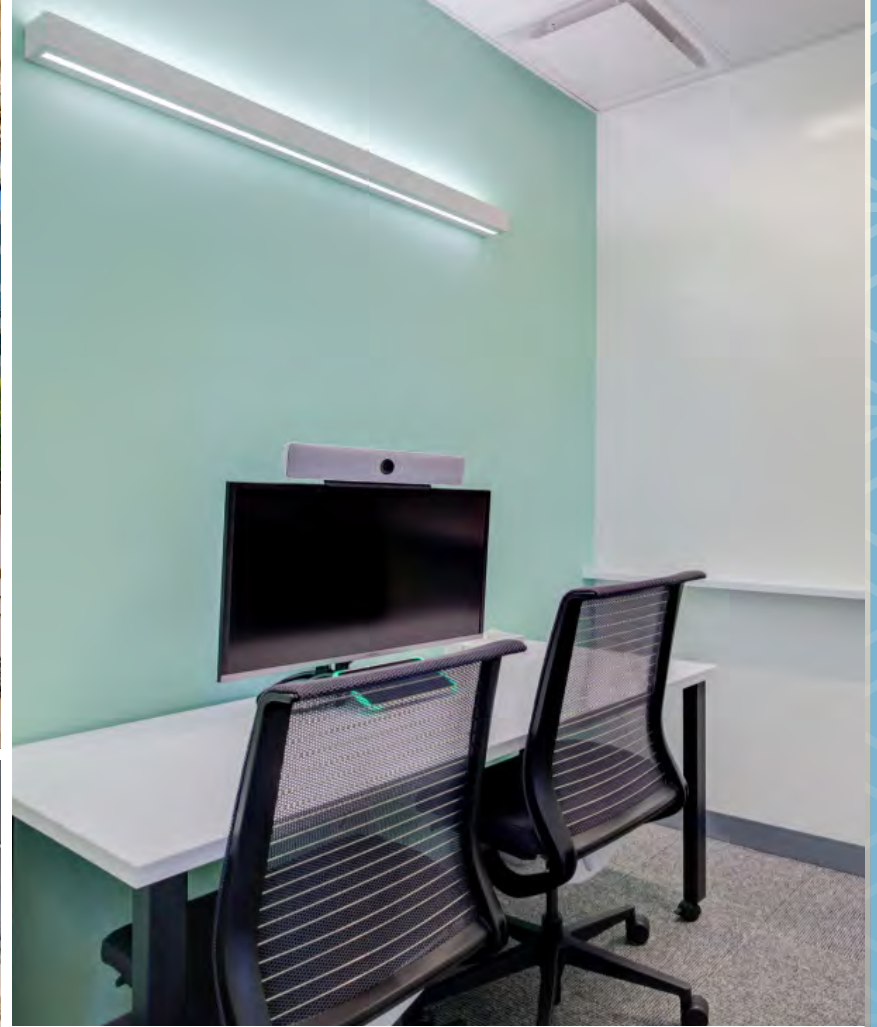


- Existing furniture available
- ±300 seats
- 50+ collaboration/meeting rooms
- Efficient open floor plan with ample natural light
- Large kitchen break room



Brand new, high-end interior finishes.

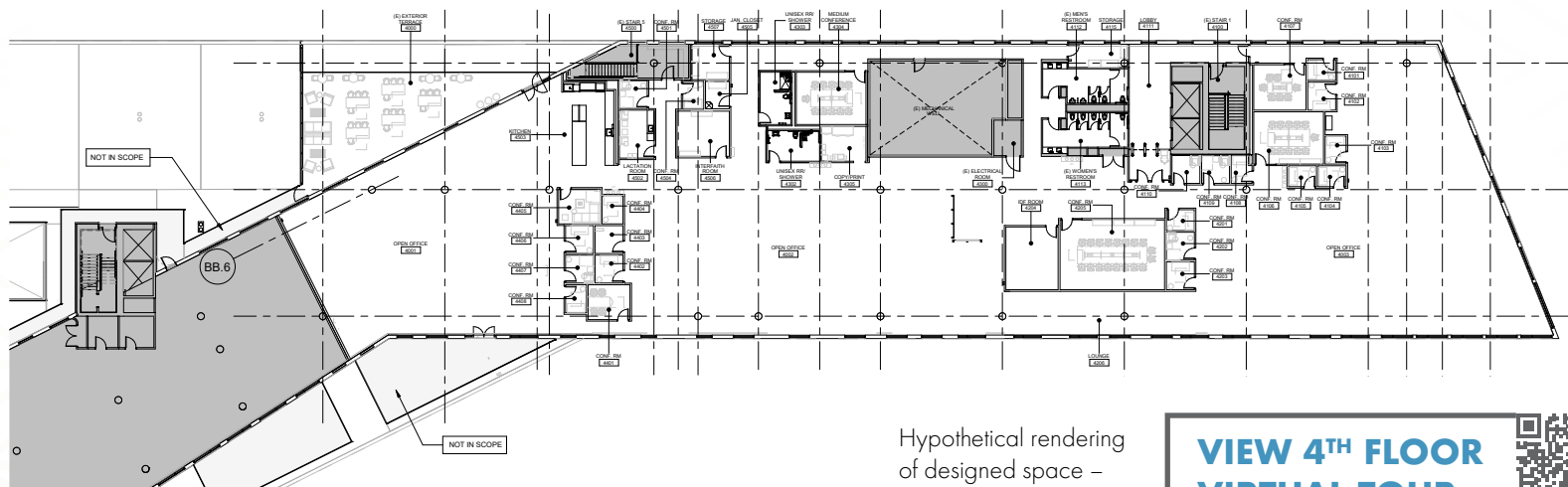
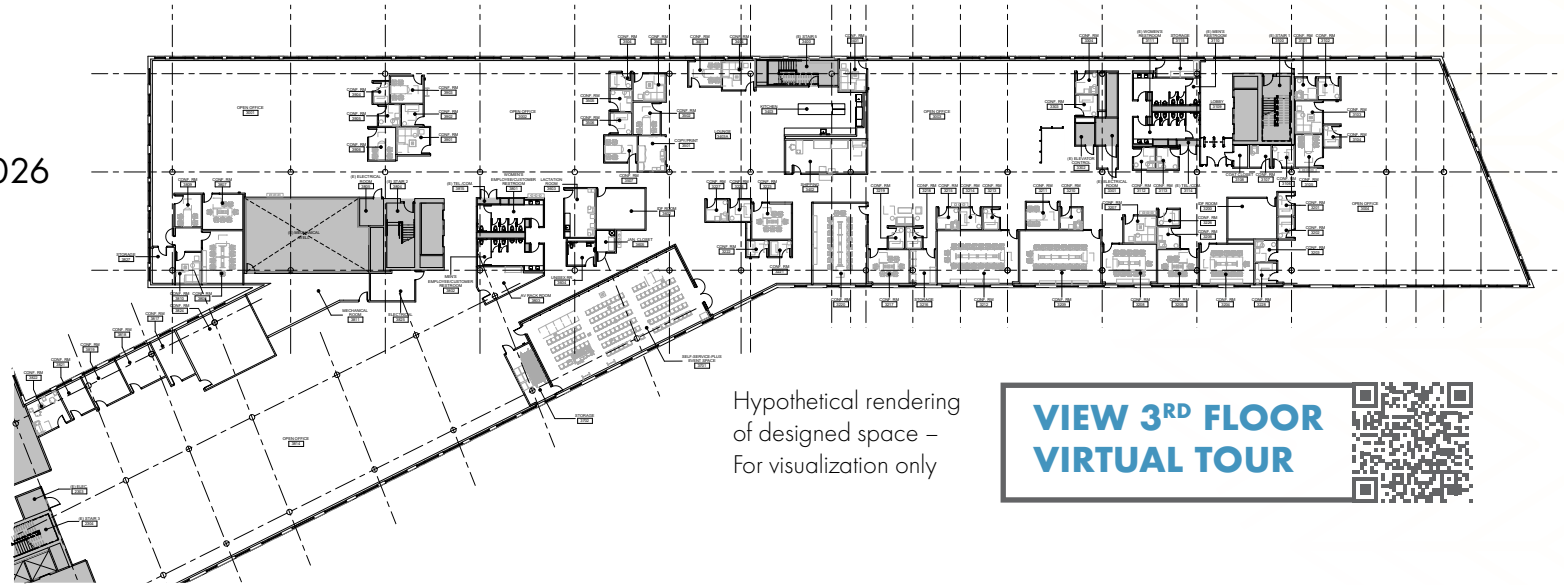




Third and Fourth Floor Plan

Up to 84,616 SF of designed & permitted space ready for customization

- 3rd Floor: 58,692 RSF*
- 4th Floor: 25,924 RSF*
- Term through 12/31/2026
(Longer Term May Be Available)
- Private outdoor patios



*May be leased separately or together



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