

4221

4221 REDWOOD AVENUE
MARINA DEL REY





4221 REDWOOD

FLEXIBLE FRAMEWORK

Discover this unique office space in Los Angeles offering a blank canvas for customization.

From 10,000 to 20,068 SF of creative office space, this property can also be combined with 13335 Maxella for an additional 21,076 SF—ideal for businesses seeking flexibility, scale and creative campus.





4221 REDWOOD

OFFICE REFRAMED

Natural light floods the interiors through skylights and an open-air atrium with outdoor seating, creating an inviting and energizing environment. Upcoming interior and exterior improvements are being permitted, allowing for an accelerated build-out timeline and faster tenant occupancy.

These enhancements will include thoughtfully designed outdoor spaces that seamlessly connect the interior with the surrounding landscape.





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BOUNDLESS SPACE

The building offers a shared outdoor patio space, direct parking access, and features two roll-up doors that seamlessly blend indoor and outdoor living, perfect for the ultimate Silicon Beach experience.





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CRAFTED VISION

The space features exposed double bow trusses and polished concrete floors, providing a blank canvas for customization, awaiting its transformation in its current shell condition.



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AT THE CENTER

4221 Redwood's strategic location grants employees and clients effortless access to major arterial roads, waterfront dining, chic retail outlets, and the serene beauty of the marina, elevating the overall workplace experience.



4221 REDWOOD
LOCAL AMENITIES



MARINA DEL REY HOTEL
S·A·L·T
RESTAURANT & BAR

THE RITZ-CARLTON

Marina Center
Starbucks
JUICE CRAFTERS
Rubios
CRYO

Walgreens

TRADER JOE'S
HIHO

Ralphs

Chick-fil-A

CALIFORNIA 90

MdR

PAVILIONS

MODE YOGA LA

IN-N-OUT BURGER

COSTCO WHOLESALE

KAYASUSHI

4221 REDWOOD AVE
20,068 SF

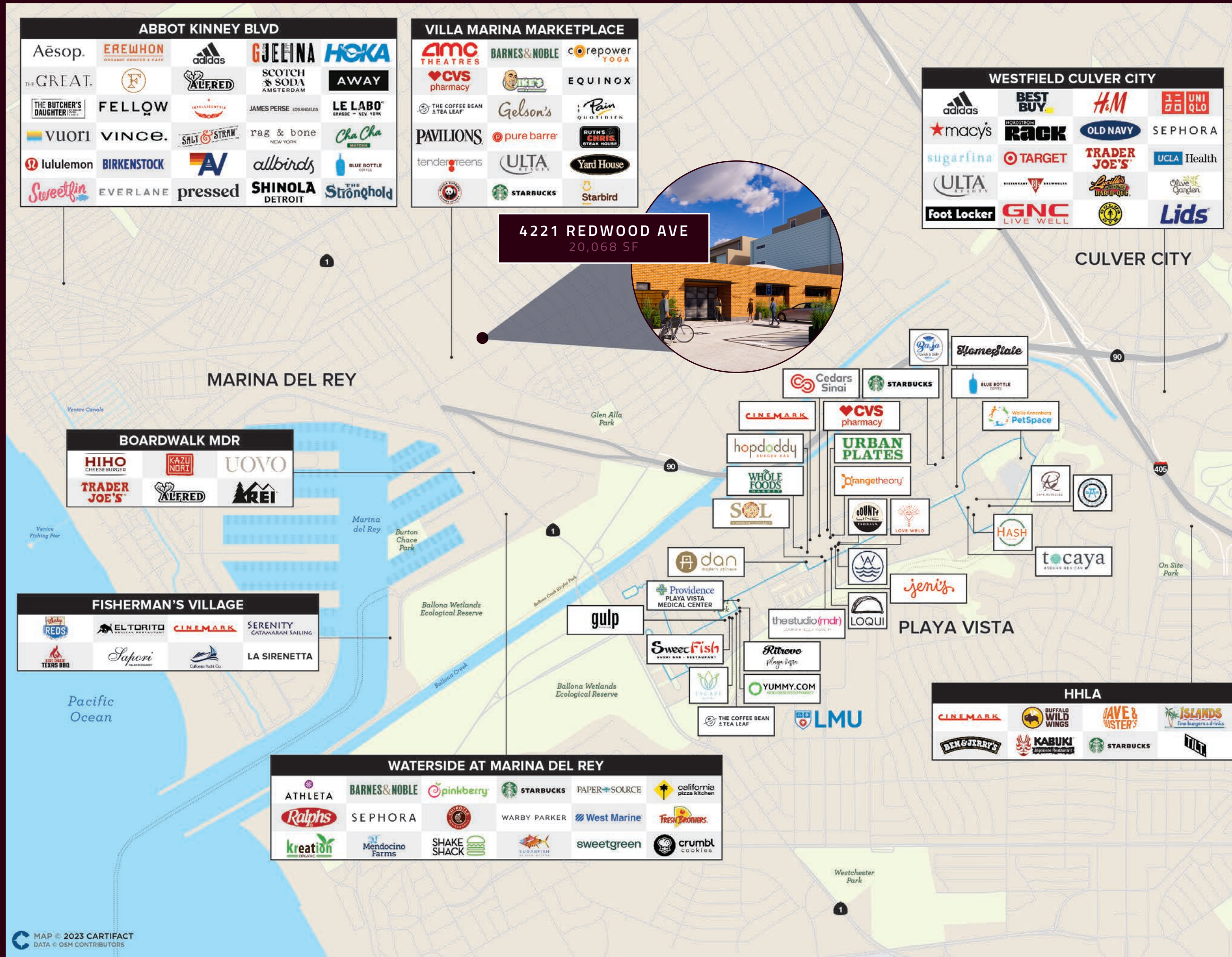
MAXELLA AVENUE

REDWOOD AVENUE

Villa Marina Marketplace Mall
amc
earthbar
BARNES & NOBLE BOOKSELLERS
Gelson's
tender greens
pure barre
J-NICHOLS
JIMMY'S CHILI STEAK HOUSE

4221 REDWOOD

LOCAL AMENITIES



ABBOT KINNEY BLVD

Aēsop.	EREWHON ORGANIC GROCER & CAFE	adidas	GJELINA	HOKA
THE GREAT.	ALFRED	SCOTCH & SODA AMSTERDAM	AWAY	
THE BUTCHER'S DAUGHTER	FELLOW	JAMES PERSE LOS ANGELES	LE LABO™ BRASSE - NEW YORK	
VUORI	VINCE.	SALT & STRAW	rag & bone NEW YORK	Cha Cha MATEOCHI
lululemon	BIRKENSTOCK	pressed	allbirds	BLUE BOTTLE COFFEE
Sweetfin	EVERLANE	SHINOLA DETROIT	THE Stronghold	

VILLA MARINA MARKETPLACE

AMC THEATRES	BARNES & NOBLE	corepower YOGA
CVS pharmacy	Gelson's	EQUINOX
THE COFFEE BEAN & TEA LEAF	Pain QUOTIDIEN	RUTH'S CRISSIE STEAK HOUSE
PAVILIONS	pure barre	Yard House
tender greens	ULTA BEAUTY	Starbird
STARBUCKS		

WESTFIELD CULVER CITY

adidas	BEST BUY	H&M	UNIQLO
macys	INCREDIBLE RACK	OLD NAVY	SEPHORA
sugarfina	TARGET	TRADER JOE'S	UCLA Health
ULTA BEAUTY	GNC LIVE WELL	Lids	

BOARDWALK MDR

HIHO CHEESEBURGER	KAZU NORT	UOVO
TRADER JOE'S	ALFRED	KREI

FISHERMAN'S VILLAGE

REDS	EL TORITO MEXICAN RESTAURANT	CINEMARK	SERENITY CATAMARAN SAILING
TEXAS BBQ	Sapori	LA SIRENETTA	

WATERSIDE AT MARINA DEL REY

ATHLETA	BARNES & NOBLE	pinkberry	STARBUCKS	PAPER SOURCE	california pizza kitchen
Ralphs	SEPHORA	WARBY PARKER	West Marine	FRESH BROTHERS	
kreation ORGANIC	Mendocino Farms	SHAKE SHACK	sweetgreen	crumbl cookies	

PLAYA VISTA

Cedars Sinai	STARBUCKS	HomeState
CINEMARK	CVS pharmacy	URBAN PLATES
hopdoddy	WHOLE FOODS	oranjetheory
SOL	COUNTY CLINIC	LOVE WORLD
dan	the studio (mdr)	LOQUI
gulp	Sweet Fish	Ritrovo playa vista
Providence PLAYA VISTA MEDICAL CENTER	YUMMY.COM	YUMMY.COM
gusto	THE COFFEE BEAN & TEA LEAF	LMU
HomeState	BLUE BOTTLE COFFEE	PetSpace
Wells Annenberg	HASH	tocaya
jenie's		

HHLA

CINEMARK	BUFFALO WILD WINGS	AVE & WISTER'S	ISLANDS fine burgers & drinks
BEN & JERRY'S	KABUKI	STARBUCKS	TILE

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CONTACT

Jeff Pion
Vice Chairman
jeff.pion@cbre.com
Lic. 00840278

Michelle Esquivel-Hall
Executive Vice President
michelle.esquivel@cbre.com
Lic. 01290582

Drew Pion
First Vice President
drew.pion@cbre.com
Lic. 02085229

CBRE