

# MARINA TOWERS

iconic towers.  
sweeping bay views.  
premier address.  
This is Marina Towers



RICK BUCKLEY | Principal | 310.407.3412 | rbuckley@larealtypartners.com

TYLER THURLOW | Senior Director | 310.407.3419 | tthurlow@larealtypartners.com

**Brookfield  
Properties**

brookfieldproperties.com

@brookfieldpropertiesdtla



# Highlights

Marina Towers beautifully accent the Marina Del Rey skyline. Both towers are architecturally matched with vertical bands of glass and engaged columns. Tenants have unrestricted views in every direction, with stunning sunset views over the Pacific Ocean.

## MARINA TOWERS NORTH:

**3,384**

TOTAL STORAGE

**205,550**

TOTAL OFFICE & RETAIL

**208,934**

COMBINED

## MARINA TOWERS SOUTH:

**4,471**

TOTAL STORAGE

**175,419**

TOTAL OFFICE & RETAIL

**179,890**

COMBINED

**3:1,000**

PARKING RATIO

**2015**

RENOVATION

ARCHITECT: KRISSEL/SHAPIRO  
& ASSOCIATES, AIA

## Amenity Rich Location

ABUNDANT ON-SITE AND  
ADJACENT FOOD, RETAIL, AND  
SERVICE OFFERINGS.

## AMENITIES

- Easy access to Lincoln Boulevard and main connector roads and major freeways via Marina Freeway (SR90)
- Professionally staffed, on-site management team with 24-hour building security, engineering and maintenance services
- Multi-level parking structure with over 1000 parking spaces and 15K Sq Ft retail storefront sits between the two towers
- Ten minutes North of LAX; central Silicon Beach location

## RECOGNITION

- WELL Health Safety and UL Certified Healthy Building
- 2010 BOMA Outstanding Building of the Year
- LEED Gold Certified
- BOMA 360 Achieved
- Energy Star Rated
- Wired Certified Gold





# Marina Towers North

4640 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

Located in the heart of Los Angeles' West Side between Santa Monica and LAX, and readily accessible to the San Diego and Marina Freeways, Marina Towers' offer sweeping views of Marina Del Rey. Retail shops, casual and upscale dining, hotels and business services are all within walking distance. The iconic towers feature enhanced lighting, landscaping, monument and identity signage, and upgraded retail store fronts.

**12**

FLOORS

**16K SF**

TYPICAL FLOOR SIZE

**208,934 SF**

TOTAL SQUARE FEET

## Suite 101 | 4,382 RSF

Vacant

Rare ground floor medical space including 6 exam rooms with sinks, 4 offices, 3 private bathrooms, reception, and private entrance.

## Suite 200 | 4,797 RSF

Vacant

*(Can be combined with suites 210 and 250 for 9,235 SF)*

**Brand New Spec Suite.** East facing views with Double Door Elevator ID, 3 offices, 2 large conference rooms, open kitchen, IT/storage room and open area.

## Suite 250 | 3,526 RSF

Vacant

*(Can be combined with suites 200 and 210 for 9,235 SF)*

**Brand New Spec Suite.** South to Southeast facing views with 5 offices, 1 large conference room, open kitchen, IT/storage room and large open work area.

## Suite 300 | 6,675 RSF

Vacant, Divisible

West facing wrapping to the East with 16 offices, 2 conference rooms, IT room and 2 kitchens.

## Suite 710 | 8,716 RSF

Vacant, Divisible

East facing wrapping to the North. 18 window offices, conference, interior kitchen, IT room and storage.

## Suite 714 | 1,025 RSF

Available: 9/1/24

Rare dental office space facing west including 5 exam rooms, 1 office and reception.

## Suite 850 | 8,096 RSF

Vacant, Divisible

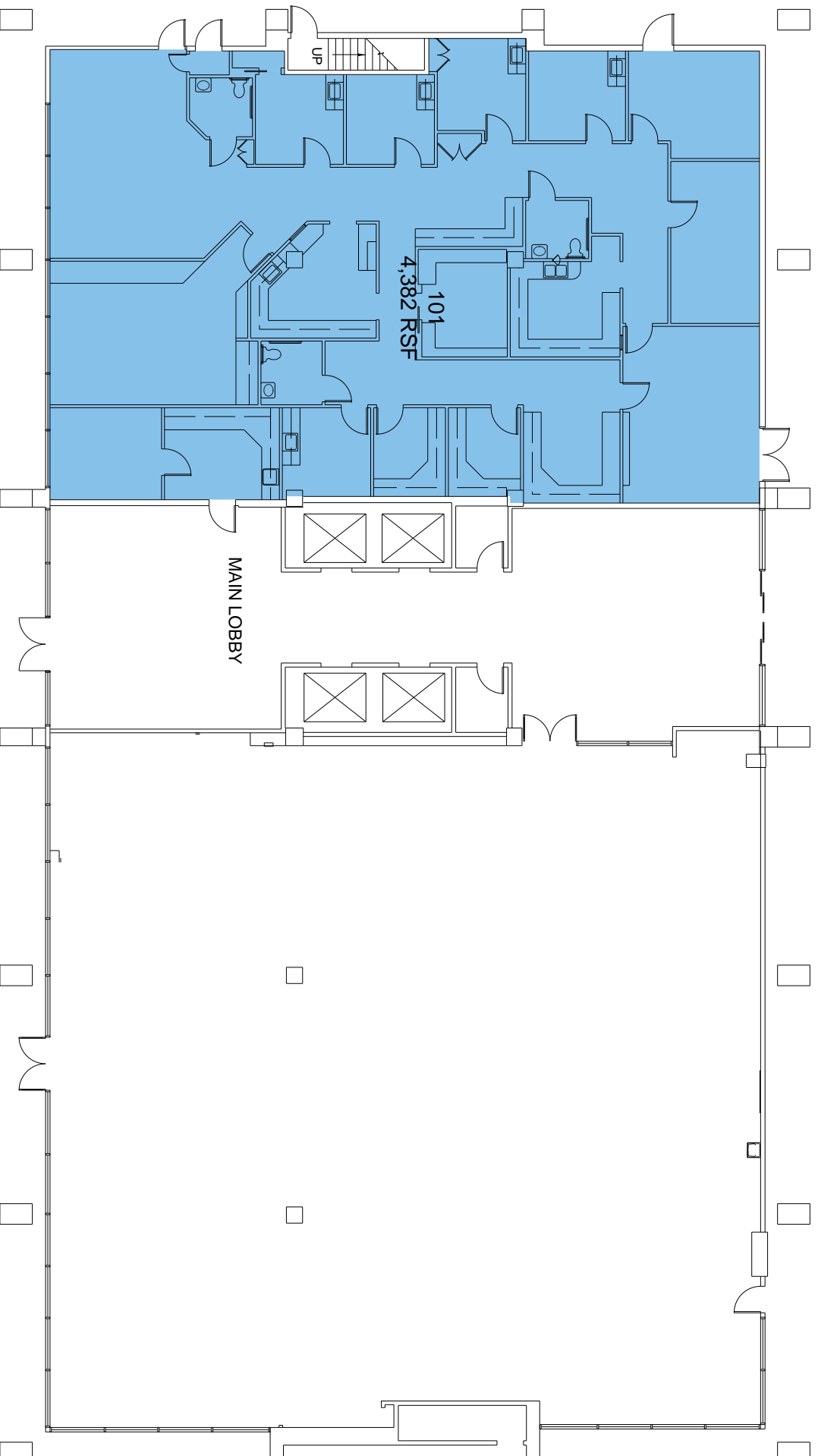
West facing wrapping to the East with double door elevator ID, 24 offices, 1 large conference room, kitchen, large storage room and IT room.

## Suite 1280 | 4,076 RSF

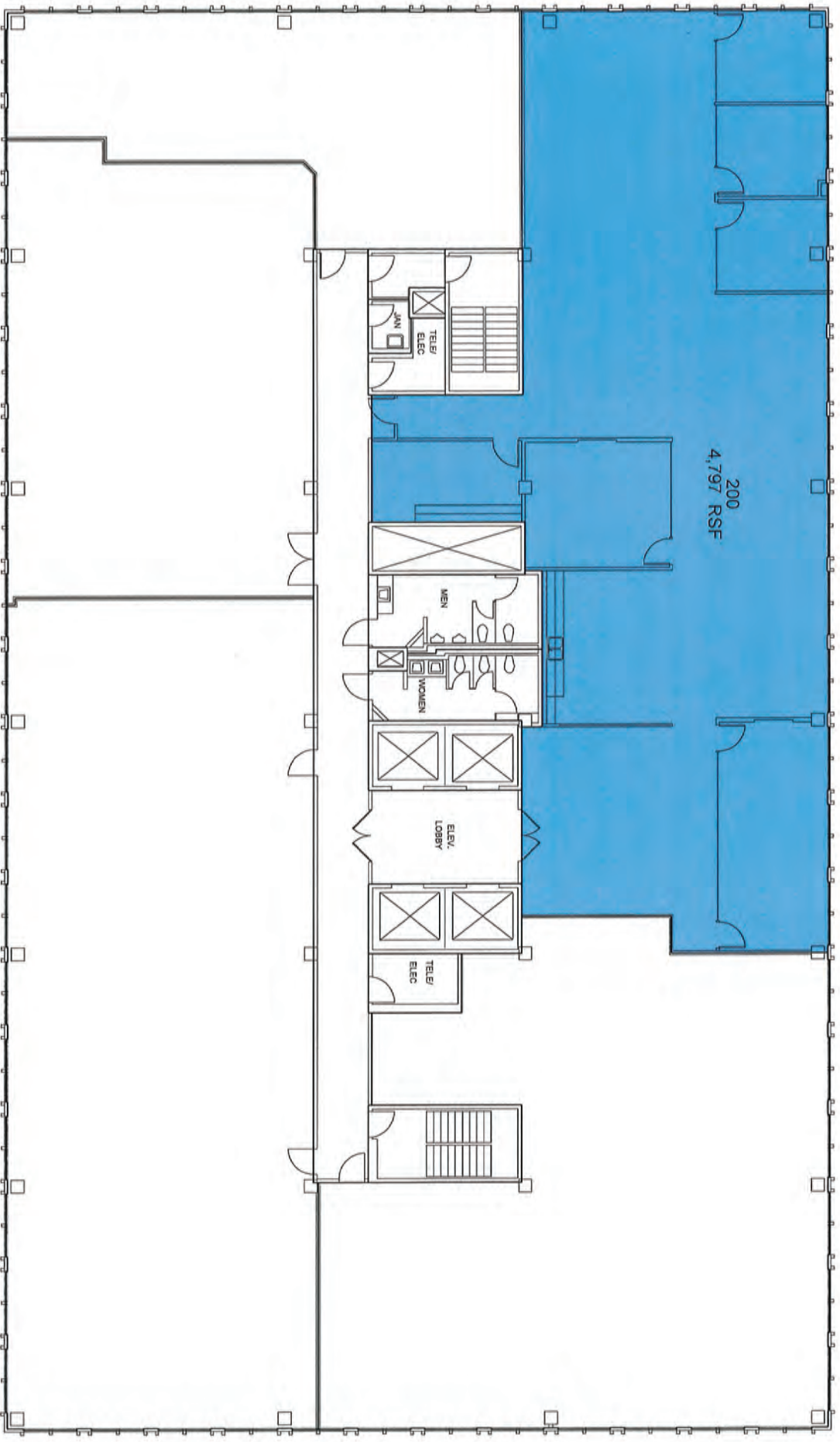
Vacant, Non-divisible

Penthouse suite including high-end finishes with double door elevator ID, views wrapping from the East to Southeast, 5 glass lined offices, open kitchen, open area and IT/storage room.

# MARINA TOWERS SOUTH FLOOR 01



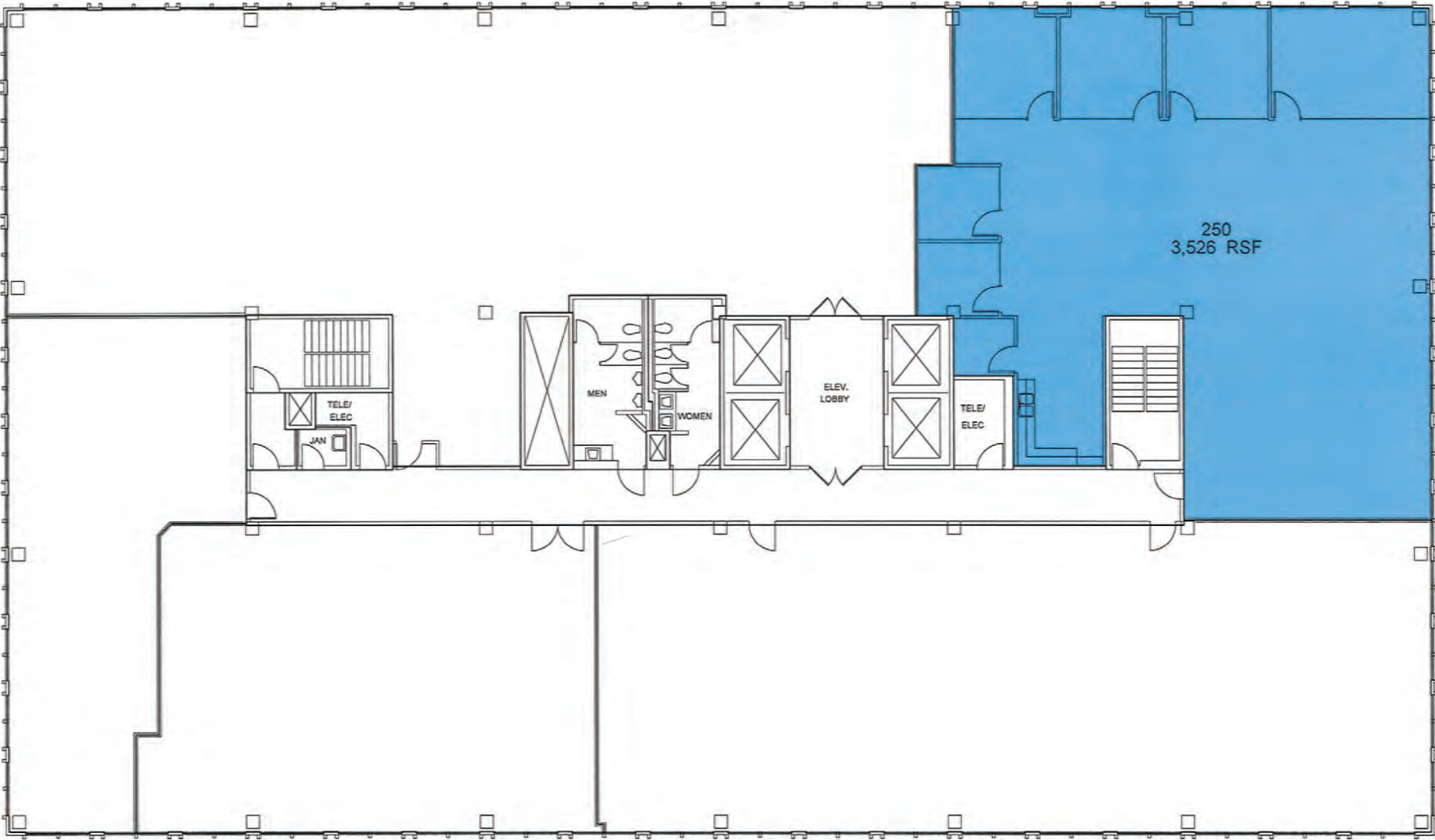
**MARINA TOWERS NORTH**  
FLOOR 02



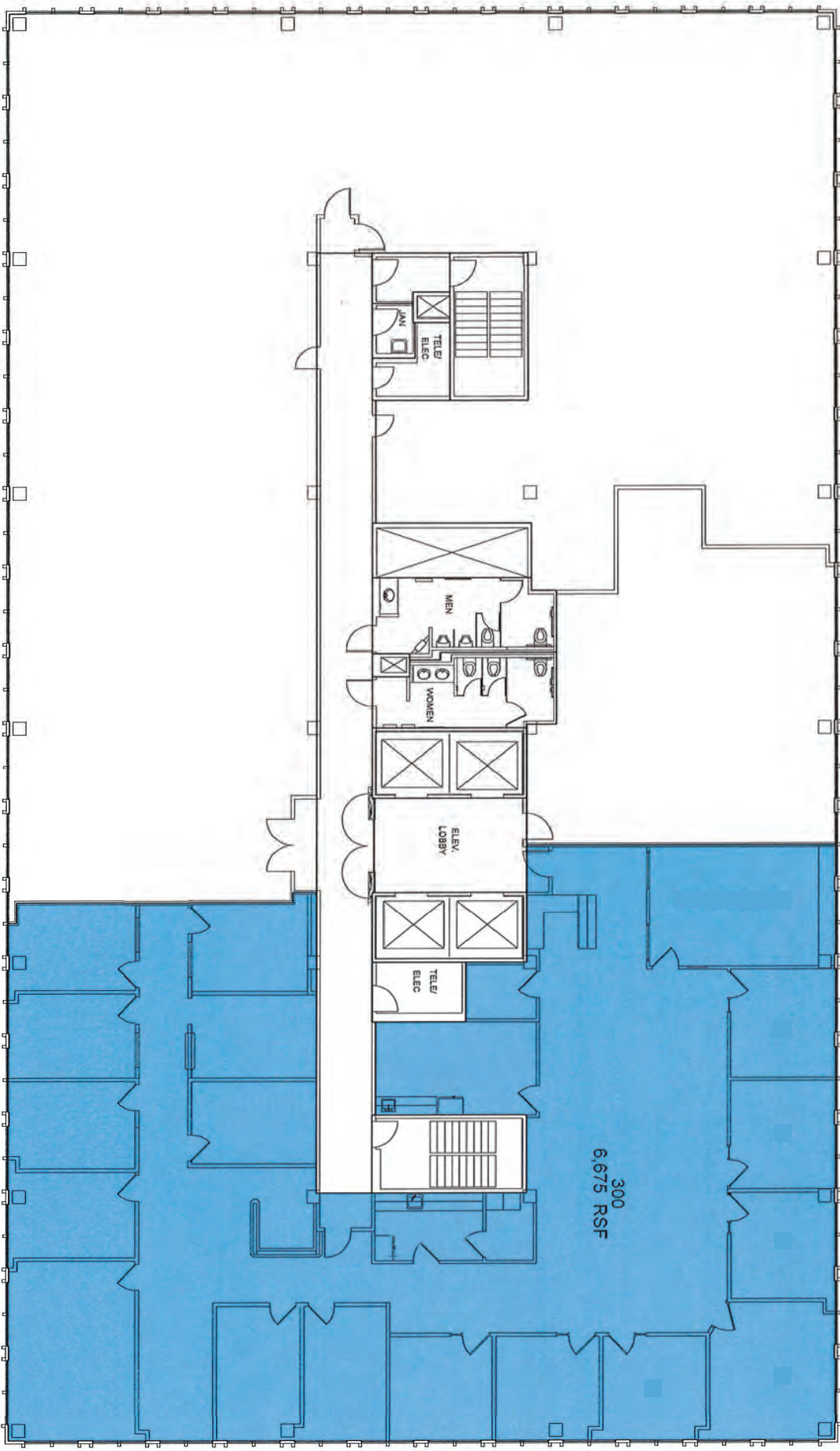


MARINA TOWERS NORTH  
FLOOR 02

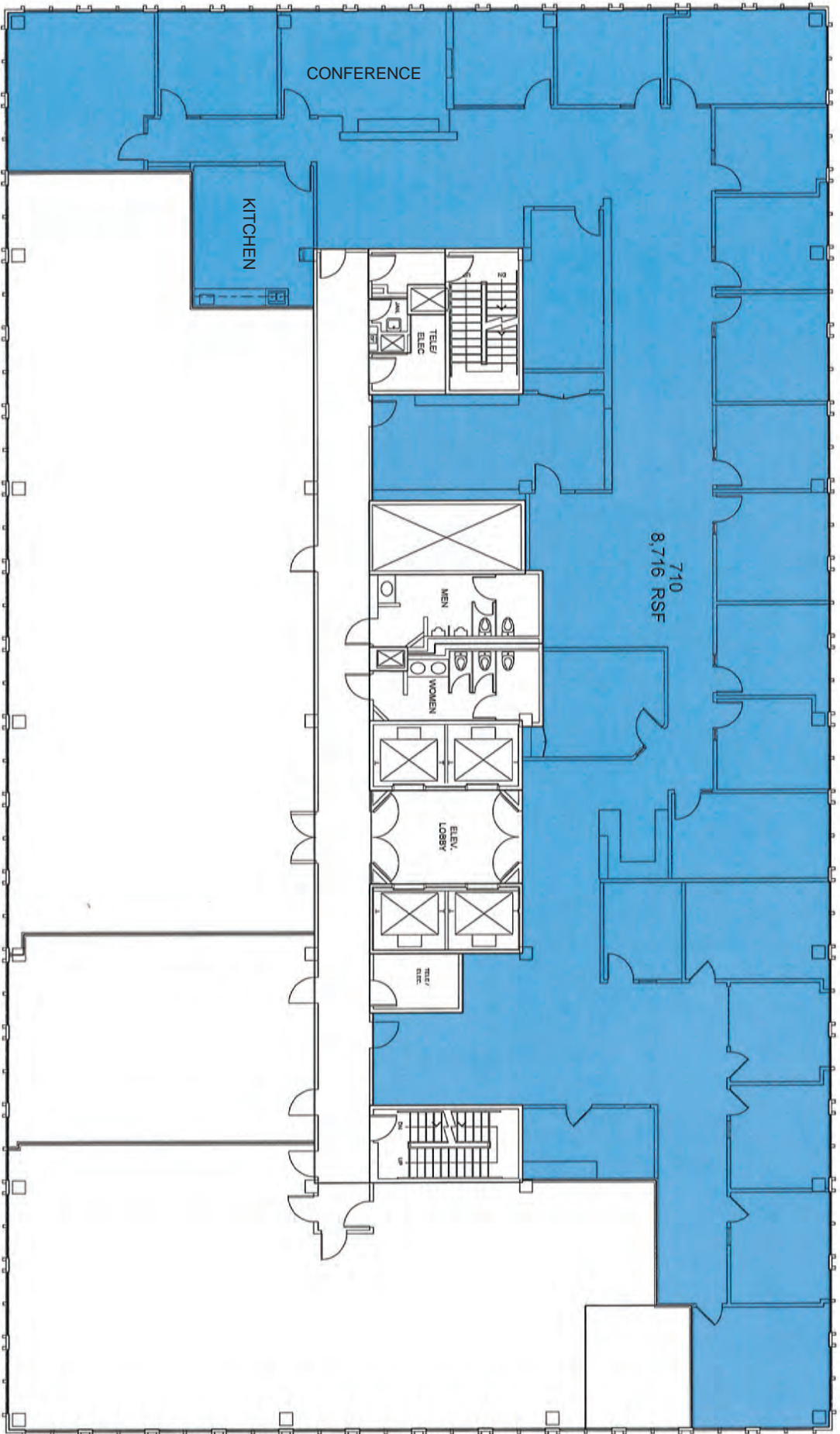
Brookfield  
Properties



**MARINA TOWERS NORTH**  
FLOOR 03



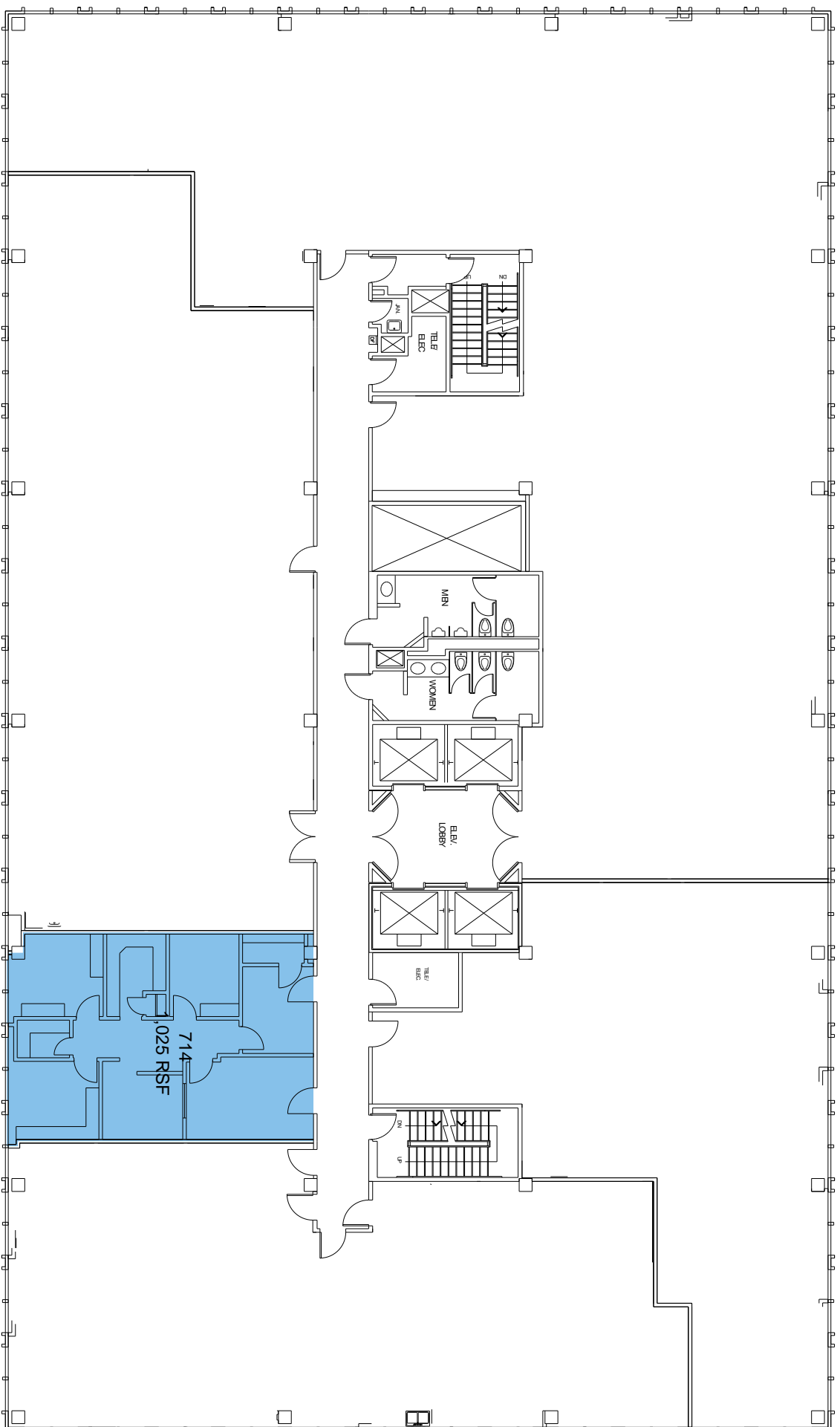
MARINA TOWERS NORTH  
FLOOR 07





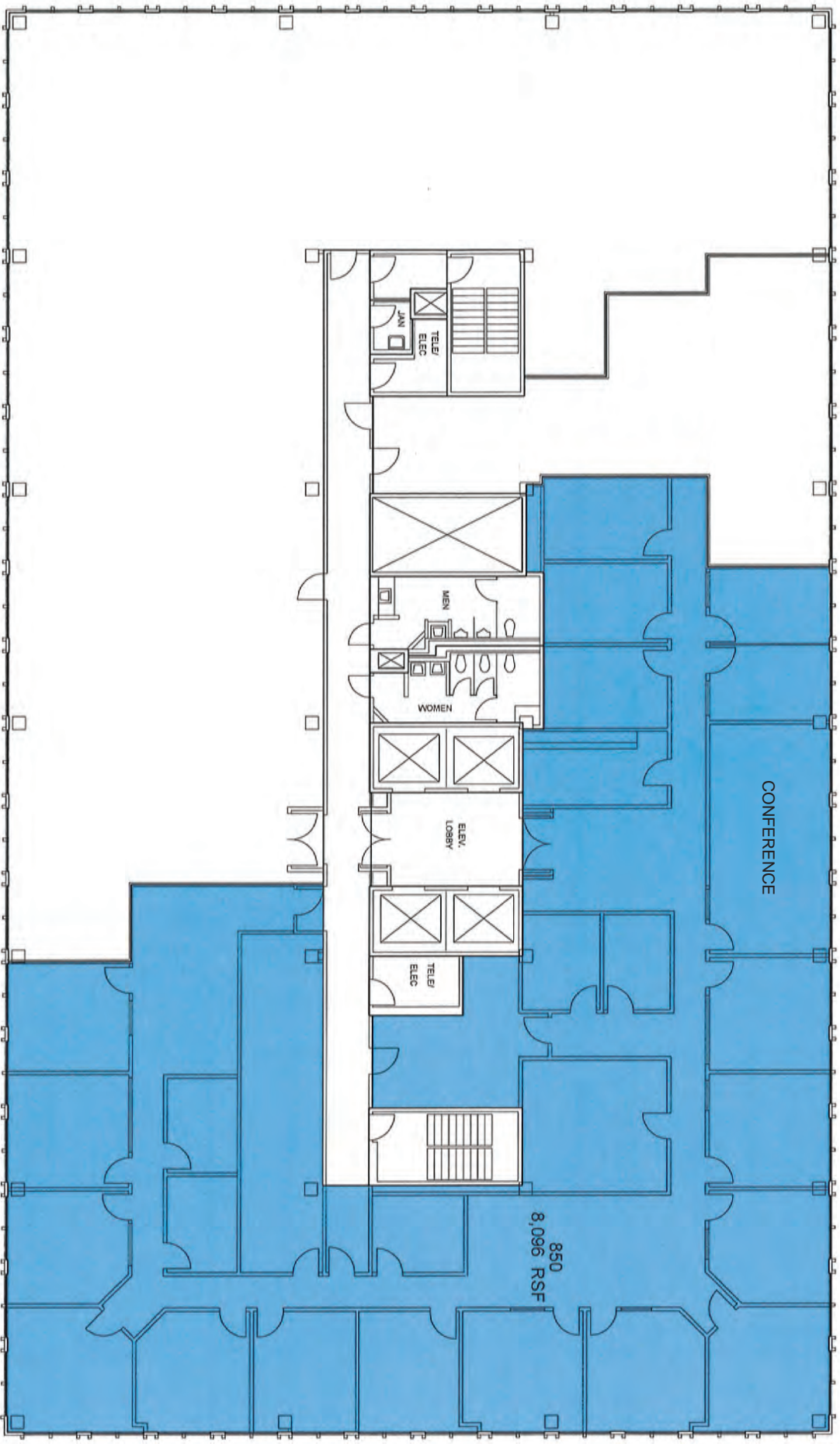
# MARINA TOWERS NORTH

## FLOOR 07



MARINA TOWERS NORTH  
FLOOR 08

Brookfield  
Properties





MARINA TOWERS NORTH  
FLOOR 12

Brookfield  
Properties

