



PLAYA COVE

5300 McCONNELL | LOS ANGELES, CA

PROPERTY OVERVIEW

AVAILABLE SQUARE FOOTAGE:

Second Floor 36,639 SF

RATE:

\$3.85 per square foot/NNN

PARKING:

3.5/1000 @ \$125.00 per space per month

LOAD FACTOR:

1.3%

PROPERTY FEATURES

- 2-story campus opportunity, located in the heart of Playa Vista
- Newly renovated creative office building
- 13' - 14' ceiling heights with abundant natural light
- Private outdoor areas offer tenants incredible amenity space
- Secure and abundant parking, unique to the market
- Prime Playa Vista location away from congestion of Jefferson Boulevard
- Easy access to Marina (90) and San Diego (405) Freeways
- Walking distance to numerous amenities including Runway at Playa Vista





DRIVE TIMES

LAX	12 Minutes	Santa Monica	20 Minutes
Playa Vista	6 Minutes	Culver City	13 Minutes
		Venice	10 Minutes



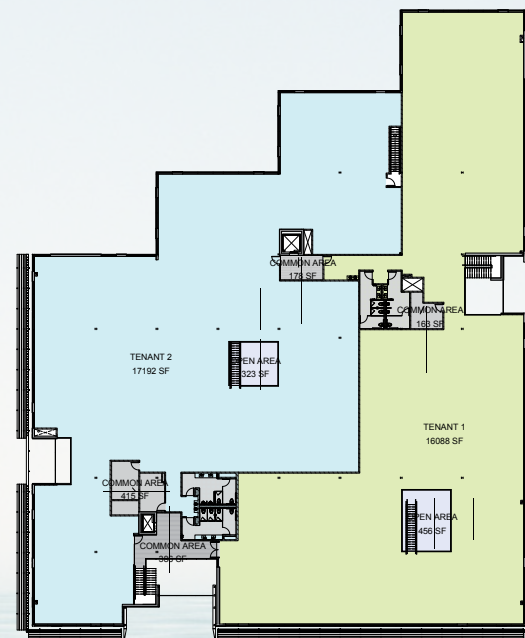
SITE PLAN



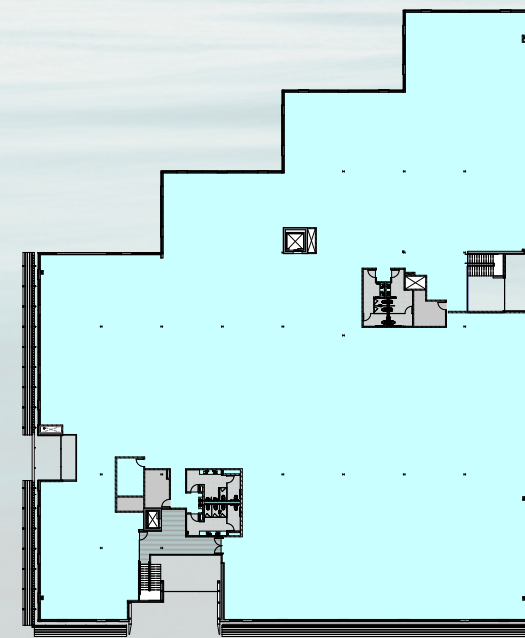
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SITE
ENTRY



SECOND FLOOR - TWO TENANTS

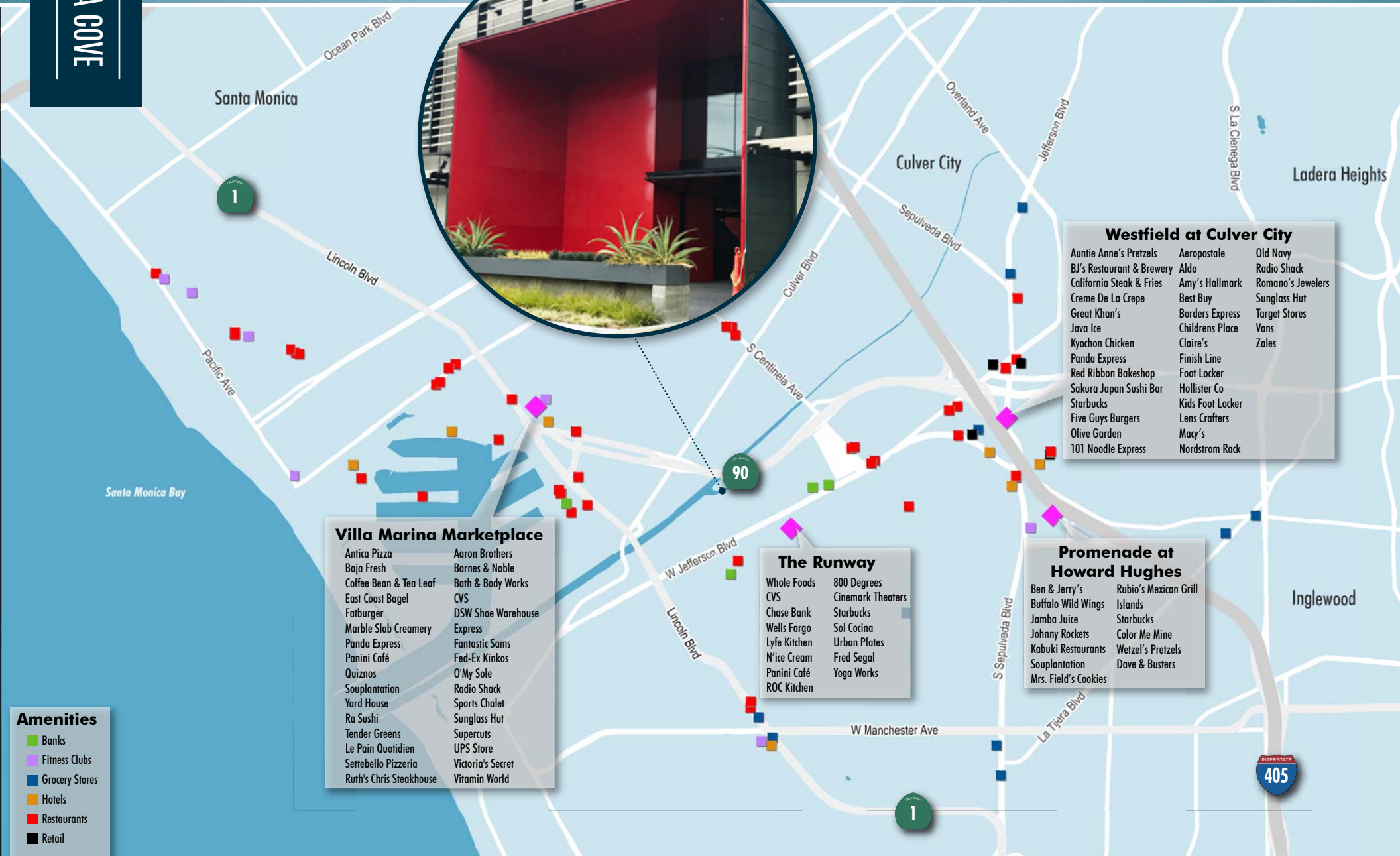


SECOND FLOOR - SINGLE TENANT



LOAD FACTOR 1.30%





- Westfield at Culver City**
- | | | |
|---------------------------|------------------|-------------------|
| Auntie Anne's Pretzels | Aeropostale | Old Navy |
| BJ's Restaurant & Brewery | Aldo | Radio Shack |
| California Steak & Fries | Amy's Hallmark | Romano's Jewelers |
| Creme De La Crepe | Best Buy | Sunglass Hut |
| Great Khan's | Borders Express | Target Stores |
| Java Ice | Childrens Place | Vans |
| Kyochon Chicken | Claire's | Zales |
| Panda Express | Finish Line | |
| Red Ribbon Bakeshop | Foot Locker | |
| Sakura Japan Sushi Bar | Hollister Co | |
| Starbucks | Kids Foot Locker | |
| Five Guys Burgers | Lens Crafters | |
| Olive Garden | Macy's | |
| 101 Noodle Express | Nordstrom Rack | |

- Villa Marina Marketplace**
- | | |
|-------------------------|--------------------|
| Antica Pizza | Aaron Brothers |
| Baja Fresh | Barnes & Noble |
| Coffee Bean & Tea Leaf | Bath & Body Works |
| East Coast Bagel | CVS |
| Fatburger | DSW Shoe Warehouse |
| Marble Slab Creamery | Express |
| Panda Express | Fantastic Sams |
| Panini Café | Fed-Ex Kinkos |
| Quiznos | O'My Sole |
| Souplantation | Radio Shack |
| Yard House | Sports Chalet |
| Ra Sushi | Sunglass Hut |
| Tender Greens | Supercuts |
| Le Pain Quotidien | UPS Store |
| Settebella Pizzeria | Victoria's Secret |
| Ruth's Chris Steakhouse | Vitamin World |

- The Runway**
- | | |
|--------------|-------------------|
| Whole Foods | 800 Degrees |
| CVS | Cinemark Theaters |
| Chase Bank | Starbucks |
| Wells Fargo | Sol Cocina |
| Lyfe Kitchen | Urban Plates |
| N'ice Cream | Fred Segal |
| Panini Café | Yoga Works |
| ROC Kitchen | |

- Promenade at Howard Hughes**
- | | |
|----------------------|-----------------------|
| Ben & Jerry's | Rubio's Mexican Grill |
| Buffalo Wild Wings | Islands |
| Jamba Juice | Starbucks |
| Johnny Rockets | Color Me Mine |
| Kabuki Restaurants | Wetzel's Pretzels |
| Souplantation | Dave & Busters |
| Mrs. Field's Cookies | |

- Amenities**
- Banks
 - Fitness Clubs
 - Grocery Stores
 - Hotels
 - Restaurants
 - Retail

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For more information, please contact:

JEFF PION

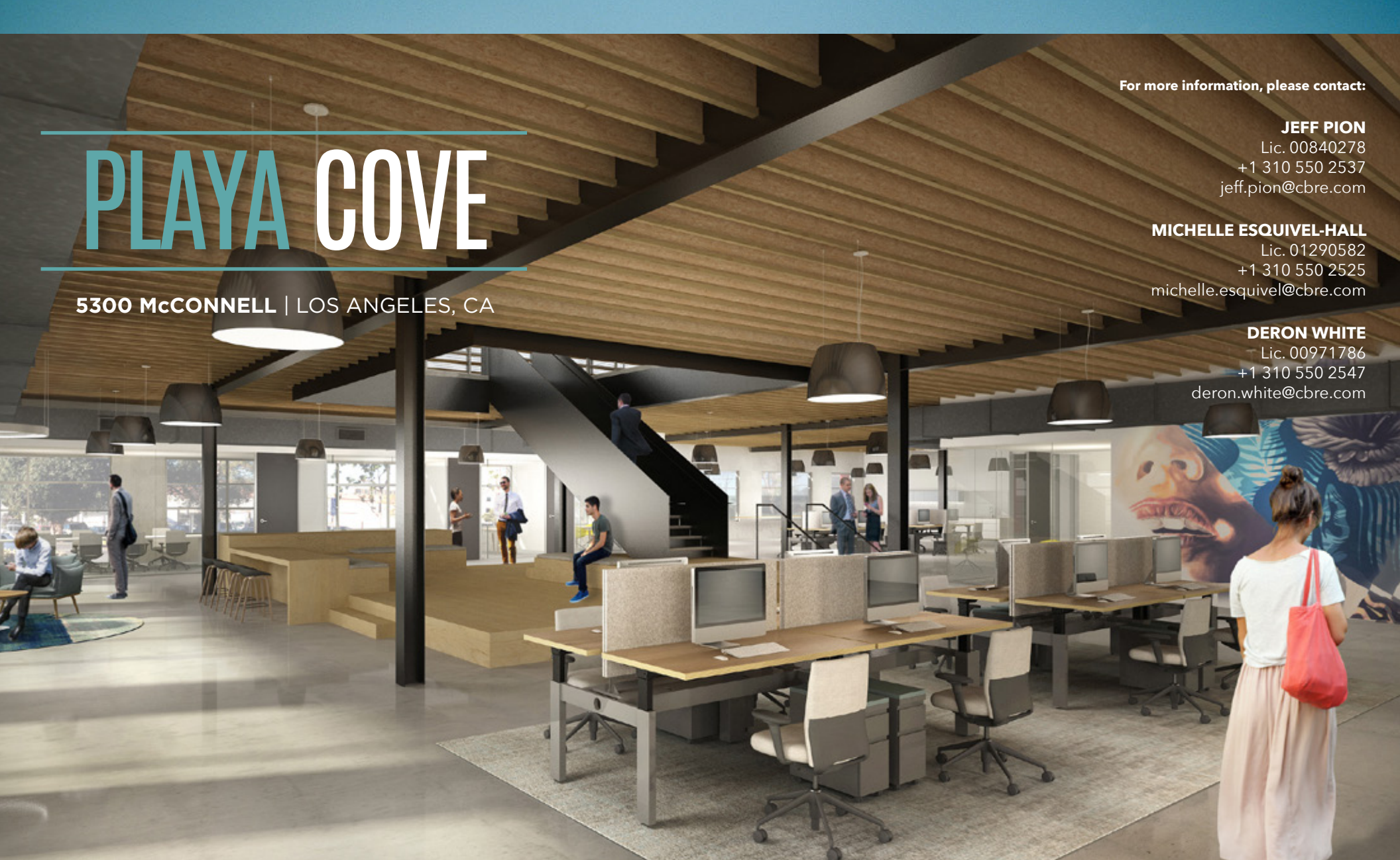
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