



Wateridge

5100-5150 W. Goldleaf Cir. | Los Angeles, CA

Leased by:

Lincoln

Lincoln Property Company | www.lpc.com

Property Overview

Wateridge is a two-building Class A office campus offering efficient, flexible floor plates, abundant natural light, and expansive views of the Los Angeles skyline. Set within landscaped grounds with water features and outdoor seating, the property provides a distinctive campus environment that supports both collaboration and wellness. Tenants benefit from structured parking, professional on-site management, and convenient access to major transit connections and surrounding business hubs, making it a premier workplace destination.



Access and Location

Wateridge is ideally positioned at 5100–5150 W. Goldleaf Circle with direct access to the I-405 and I-10 freeways, placing tenants within minutes of LAX, Silicon Beach, Culver City, and Downtown Los Angeles. The elevated bluffside location offers a quieter while remaining closely connected to the region's business, tech, and entertainment hubs. Nearby retail, dining, hotels, and fitness options further enhance convenience, making Wateridge a highly accessible and desirable Westside address.

Drive-times

18m

Beverly Hills

20m

LAX

23m

Marina Del Rey

26m

Manhattan Beach

30m

Pacific Palisades

Campus Overview

- Suites available to accommodate a wide variety of tenants and sizes with storage rooms available
- 24-hour security including audio/video monitoring, motion detectors, and card key access and control
- Close proximity to Hollywood, Culver City, Playa Vista, Marina del Rey, and LAX
- Lobby renovations coming soon
- 5-time Energy Star label award winner for operating efficiency
- On-site 24-Hour Fitness
- Newly renovated retail plaza and courtyard
- 3.5/1,000 parking ratio available
 - \$95.00–\$150.00/unreserved space/month

Office Availabilities

Available

Suites ranging from 1,000 - 20,000 RSF

1 move in ready spec suite available: 4,000 SF

2 spec suites currently being built

Lease Term

5-10 years, or longer

Total Campus Availability - 103,554 RSF



Availabilities

5120

Availabilities	Building	SF	Lease Rate
Suite 10	5120	3,004 SF	Negotiable
Suite 100	5120	3,133 SF	Negotiable
Suite 120	5120	1,184 SF	Negotiable
Suite 130	5120	3,482 SF	Negotiable
Suite 140	5120	2,055 SF	Negotiable
Suite 150	5120	2,908 SF	Negotiable
Suite 160	5120	2,051 SF	Negotiable
Suite 170	5120	1,569 SF	Negotiable
Suite 200	5120	4,052 SF	Negotiable
Suite 250	5120	4,878 SF	Negotiable
Suite 270	5120	6,598 SF	Negotiable
Suite 280	5120	1,241 SF	Negotiable
Suite 290	5120	1,627 SF	Negotiable
Suite 295	5120	3,152 SF	Negotiable
Suite 310	5120	3,429 SF	Negotiable
Suite 415	5120	3,873 SF	Negotiable
Suite 450 *	5120	3,945 SF	Negotiable
Total Available		56,172 SF	

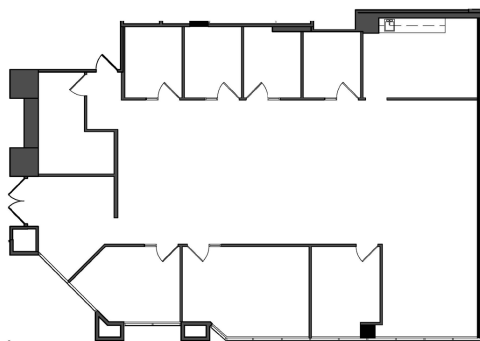
*Spec Suite

5140-5150

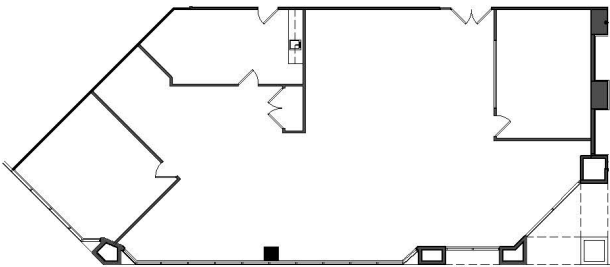
Availabilities	Building	SF	Lease Rate
Suite G100 (Bldg. 5140)	5140-5150	4,542 SF	Negotiable
Suite 100 (Bldg. 5140)	5140-5150	3,168 SF	Negotiable
Suite 400 (Bldg. 5140)	5140-5150	19,422 SF	Negotiable
Suite 405 (Bldg. 5140)	5140-5150	3,414 SF	Negotiable
Suite 400 (Bldg. 5150)	5140-5150	6,902 SF	Negotiable
Suite 410 (Bldg. 5150)	5140-5150	5,315 SF	Negotiable
Suite 450 (Bldg. 5150)	5140-5150	4,619 SF	Negotiable
Total Available		47,382 SF	

Availabilities

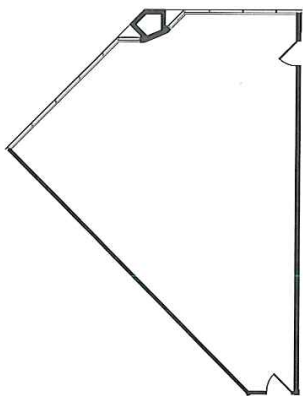
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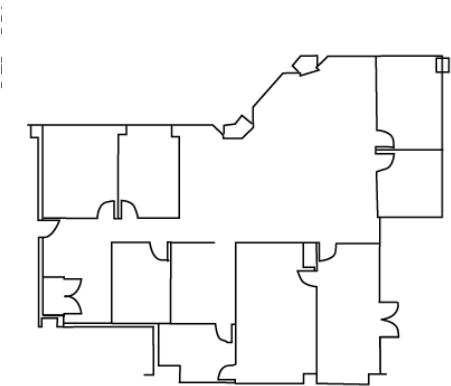
Suite 10 5120 3,004 SF



Suite 100 5120 3,133 SF



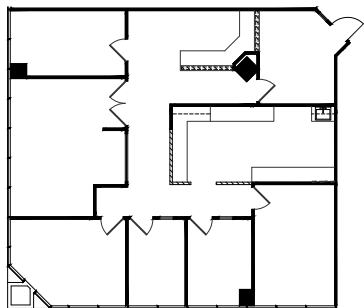
Suite 120 5120 1,184 SF



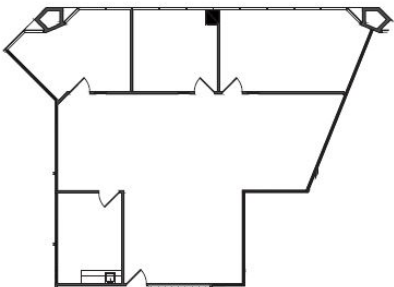
Suite 130 5120 3,482 SF

Availabilities

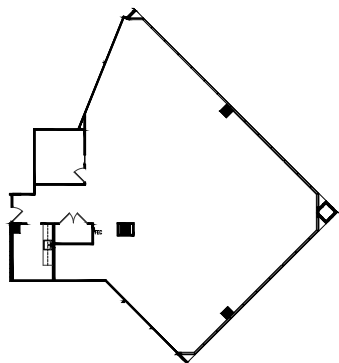
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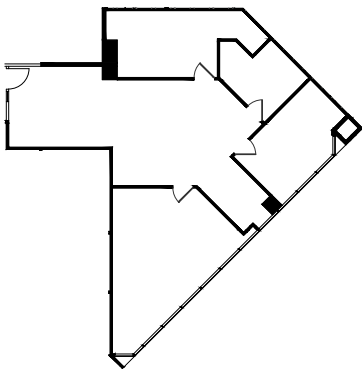
Suite 140 5120 2,055 SF



Suite 150 5120 2,908 SF



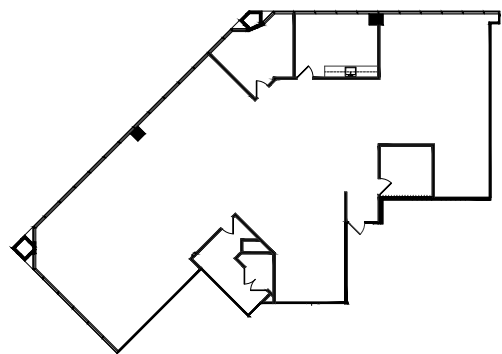
Suite 160 5120 2,051 SF



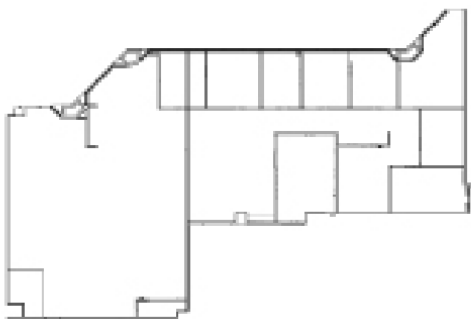
Suite 170 5120 1,569 SF

Availabilities

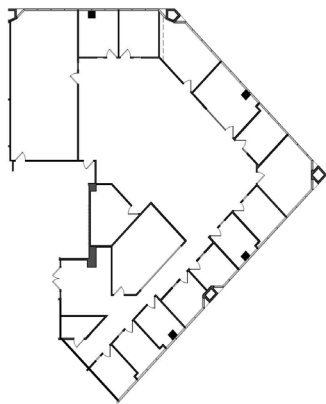
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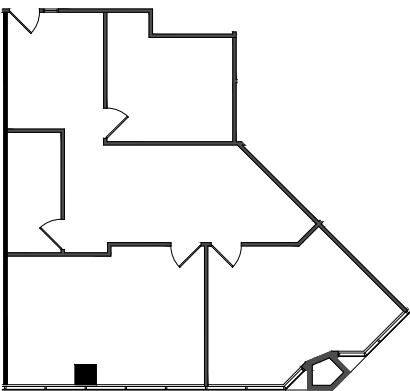
Suite 200 5120 4,052 SF



Suite 250 5120 4,878 SF



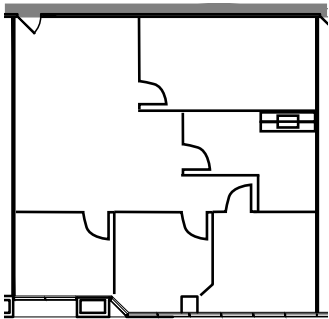
Suite 270 5120 6,598 SF



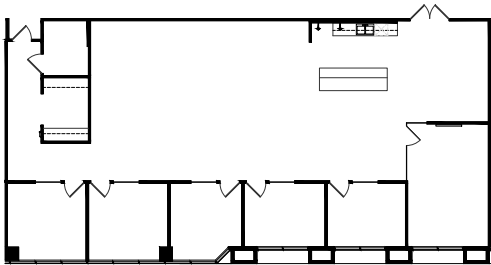
Suite 280 5120 1,241 SF

Availabilities

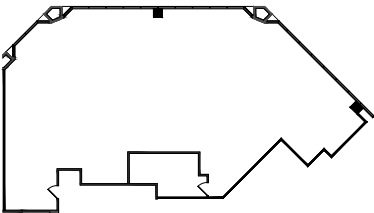
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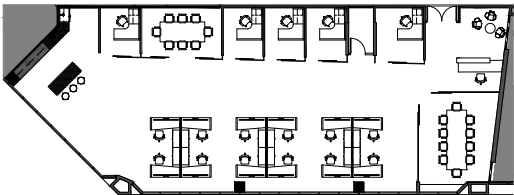
Suite 290 5120 1,627 SF



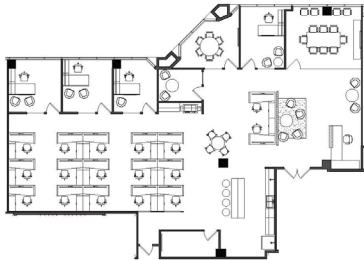
Suite 295 5120 3,152 SF



Suite 310 5120 3,429 SF



Suite 415 5120 3,873 SF

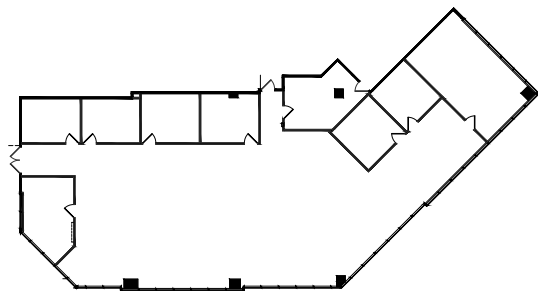


Suite 450 * 5120 3,945 SF

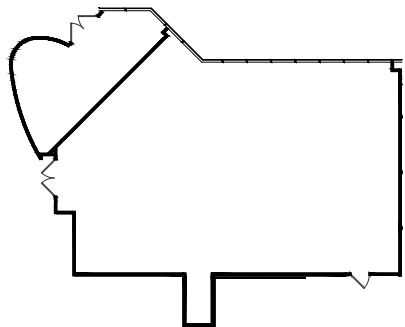
*Spec Suite

Availabilities

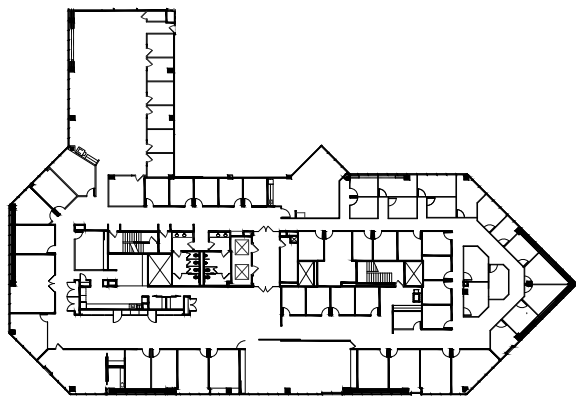
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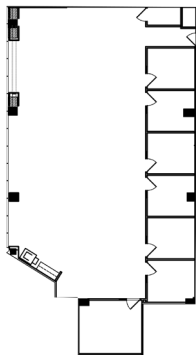
Suite G100 (5140) 5140-5150 4,542 SF



Suite 100 (5140) 5140-5150 3,168 SF



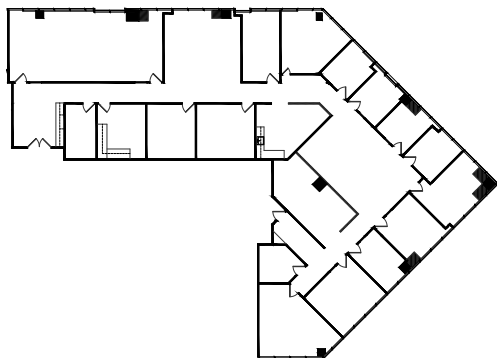
Suite 400 (5140) 5140-5150 19,422 SF



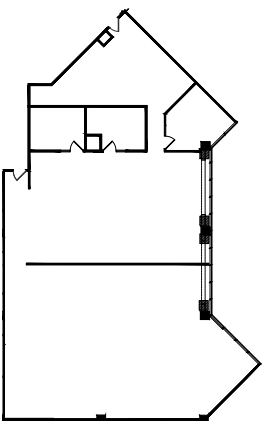
Suite 405 (5140) 5140-5150 3,414 SF

Availabilities

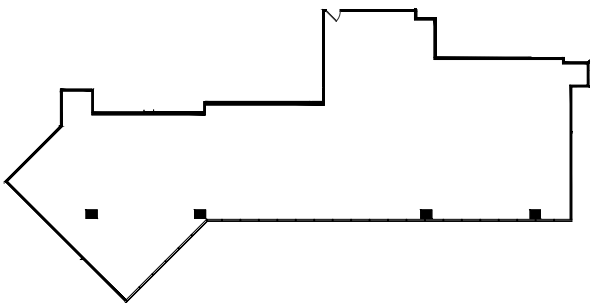
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Suite 400 (5150) 5140-5150 6,902 SF



Suite 410 (5150) 5140-5150 5,315 SF



Suite 450 (5150) 5140-5150 4,619 SF

On-Site Retail Plaza

Wateridge's 21-acre park-like campus fronting Slauson Avenue features a newly renovated retail plaza conveniently located on the property. Tenants will benefit from a range of on-site retail amenities, including Qwench Juice Bar, Simply Salad, DRNK, Firehouse Subs, Mike's Pizzeria, and Nail Atrium. The property also offers ample on-site parking, lush landscaping, 24/7 on-site security, and an on-site professional management team.







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Leasing Contacts

Kent Handleman
Senior Vice President
310.990.1553
khandleman@lpc.com

Douglas Brown
Vice President
310.486.3583
dbrown@lpc.com

Nick Gold
Associate
310.746.6600
ngold@lpc.com

Lincoln

www.lpc.com

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