



FOR LEASE

Pinnacle Creative Campus
Suite 106 - 2,150 rsf

5839 GREEN VALLEY CIRCLE
CULVER CITY, CA 90230

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SJDC

Steven Jones Development Company, Inc.
12381 Wilshire Boulevard, Suite 201
Los Angeles, CA 90025

PINNACLE CREATIVE CAMPUS
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CAMPUS AMENITIES

Dramatic facades

New stairs, walkways and railings

“The Bridge” a central outdoor gathering place

Relandscaped courtyards with water features

New bathrooms with private showers

Outdoor BBQ area and food truck service

Bike racks

Adjacent to Fox Hills Park

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PREMISES: Suite 106 - 2,150 rsf

AVAILABLE: Immediately

ASKING RATE: \$2.95/rsf MG. Tenant pays for their own electrical and janitorial.

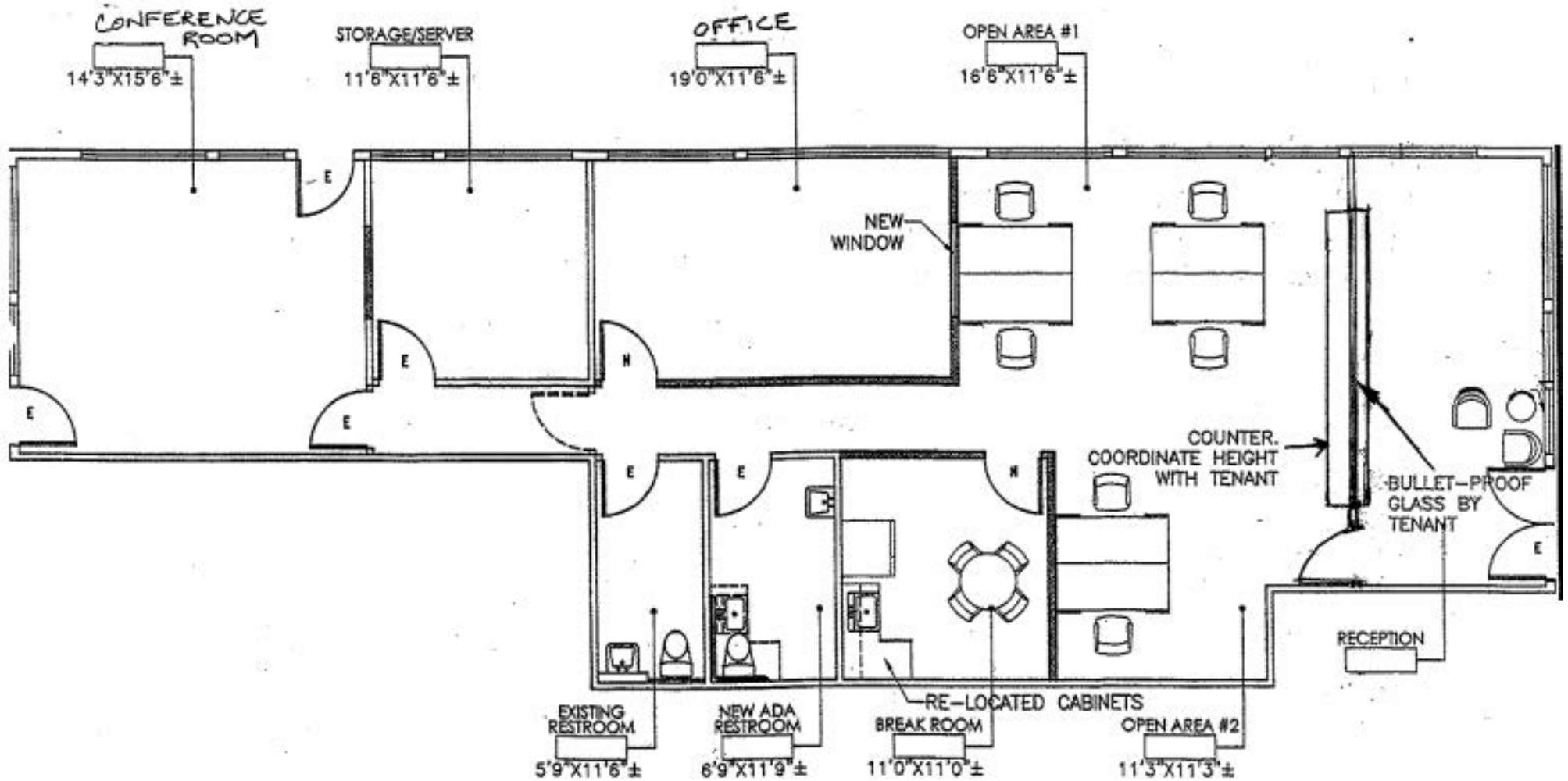
PARKING TERM: 3:1000, Options for reserved parking. Negotiable

SUITE AMENITIES INCLUDE:

- Concrete floors throughout
- Open floor plans
- Conference room with sliding glass doors
- Office with glass doors and sidelites
- Generous window lines to provide natural light and air
- Tenant controlled HVAC
- Kitchenette with high end finishes
- Exposed wood ceilings giving attention to acoustics and aesthetics

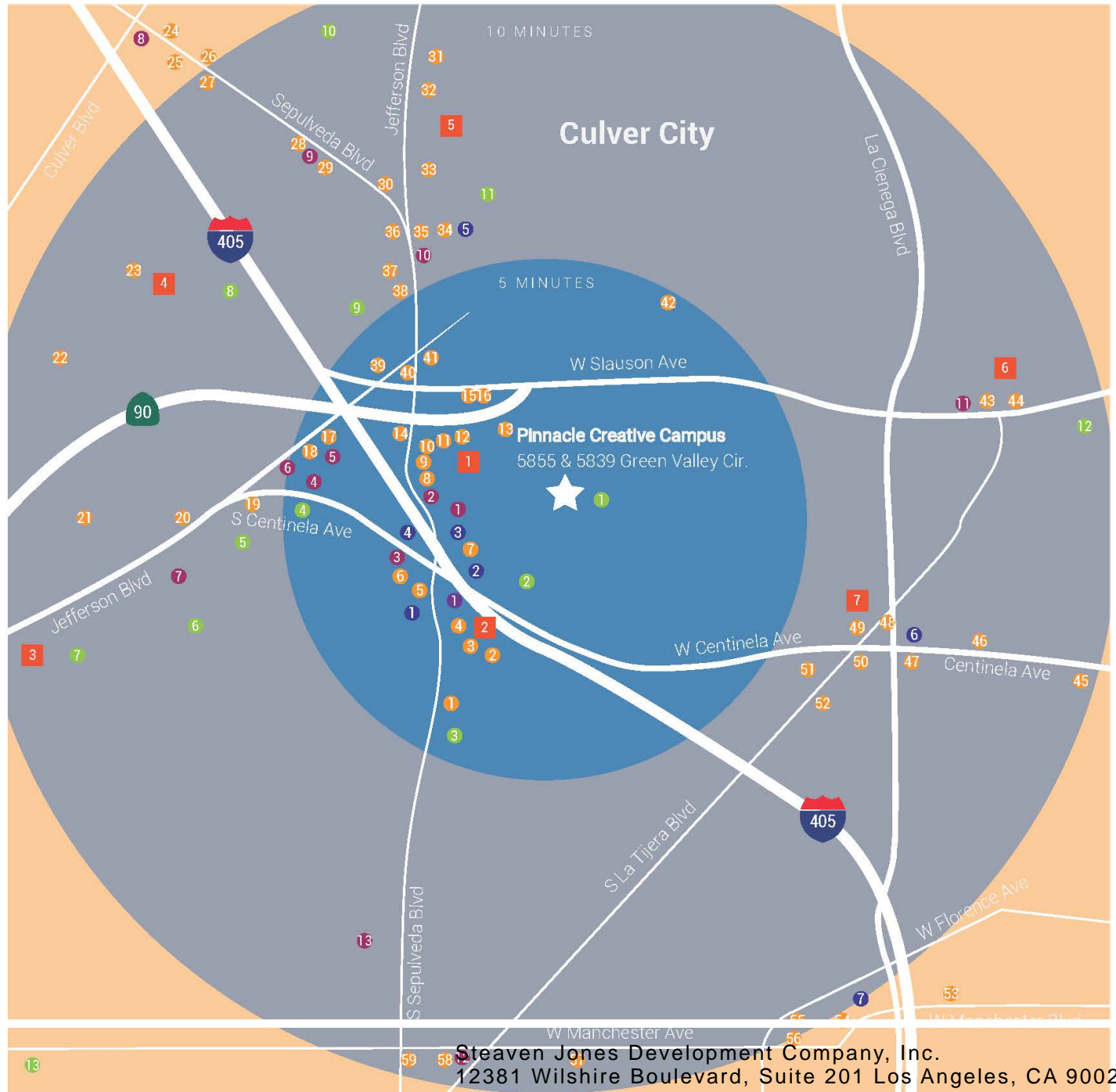


FLOOR PLAN



CULVER CITY

Culver City is a five-square-mile, urban community of 39,000 residents surrounded mostly by the City of Los Angeles but also shares a border with unincorporated areas of Los Angeles County. It is centrally located on the Westside near Santa Monica, Beverly Hills, and Los Angeles International Airport. Culver City is particularly known for its well-run public school system, "small town" charm, growing high-tech and creative economies, and a dynamic downtown that is regionally known as a destination for restaurants, live theater, and art galleries.



Dining

- 1 Pure Energy Cafe
- 2 Dave & Buster's
- 3 Islands Restaurant
- 4 Kabuki
- 5 Dinah's Family Restaurant
- 6 Viva Fresh Mexican Grill
- 7 Mandarin Dish
- 8 Olive Garden Italian Restaurant
- 9 Lucille's Smokehouse Bar-B-Que
- 10 BJ's Restaurant & Brewhouse
- 11 Wokcano
- 12 Five Guys
- 13 QDOBA Mexican Eats
- 14 Sizzler
- 15 California Fish Grill
- 16 Chipotle Mexican Grill
- 17 Chick-fil-A
- 18 Don Chuy's Mexican
- 19 Big Mango Cafe
- 20 Starbucks
- 21 Cabbage Patch
- 22 Territory Foods
- 23 Subway
- 24 Tanner's Coffee
- 25 El Rincon Criollo
- 26 Taco Bell
- 27 Green Peas Casual Food
- 28 McDonald's
- 29 Mateo's Ice Cream & Fruit Bars
- 30 Coco's Bakery
- 31 Subway
- 32 Burger King
- 33 Panera Bread
- 34 Menchie's Frozen Yogurt
- 35 Jack in the Box
- 36 5i Pho

- 37 Yoshinoya
- 38 El Pollo Loco
- 39 Royal Chinese Food & Donut
- 40 George Petrelli Steak House
- 41 Shakey's Pizza Parlor
- 42 Jin Patisserie
- 43 McDonald's
- 44 Subway
- 45 The Serving Spoon
- 46 Louisiana Fried Chicken
- 47 Panda Express
- 48 Pann's
- 49 TGI Friday's
- 50 KFC
- 51 Chuck E. Cheese
- 52 McDonald's
- 53 Starbuck's
- 54 Arby's
- 55 Three Weavers Brewing Company
- 56 New Bilal Cuisine
- 57 McDonald's
- 58 Truxton's American Bistro
- 59 IHOP

Entertainment

- 1 Cinemark 18

Hotels

- 1 Extended Stay America
- 2 Courtyard by Marriott
- 3 Four Points by Sheraton
- 4 DoubleTree by Hilton
- 5 Mayumi
- 6 Best Western
- 7 Days Inn

Outdoor

- 1 Fox Hills Parks
- 2 Hillside Memorial Park
- 3 The Triangle Park
- 4 Steve Soboroff Court Park
- 5 Central Park
- 6 Spruce Park at Playa Vista
- 7 Bluff Creek Dog Park
- 8 Culver/Slauson Park
- 9 El Marino Park
- 10 Lindberg Park
- 11 Blanco Park
- 12 Ladera Park
- 13 Westchester Golf Course

Shopping

- 1 Westfield Culver City
- 2 The Promenade at Howard Hughes Center
- 3 Runway Mall
- 4 Braddock Square Shopping Center
- 5 Target
- 6 Home Depot
- 7 Ladera Center

Fitness

- 1 Logic Fitness Studios
- 2 Gold's Gym
- 3 Archer Pilates & Wellness
- 4 Evolution Physical Therapy & Fitness
- 5 Spry Society Academy of Fitness (CrossFit)
- 6 Different Breed Strength & Conditioning
- 7 FitsTough
- 8 SixPax Gym
- 9 Fit & Fun Fitness
- 10 Paradiso Crossfit Gym & Personal Trainers
- 11 24 Hour Fitness
- 12 Horn Strength & Conditioning
- 13 Westchester Family YMCA Annex

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