



WATERIDGE

5100-5150 W. GOLDFLEAF CIRCLE



LPCWEST
LINCOLN PROPERTY COMPANY



**LA REALTY
PARTNERS**

PROJECT DETAILS

LOCATION

Situated on the bluffs in Los Angeles, Wateridge is a Class A office building campus with abundant open/green areas and water features, and has unobstructed views of the Hollywood Hills, Downtown Los Angeles, Palos Verdes and Pacific Ocean.

AVAILABLE

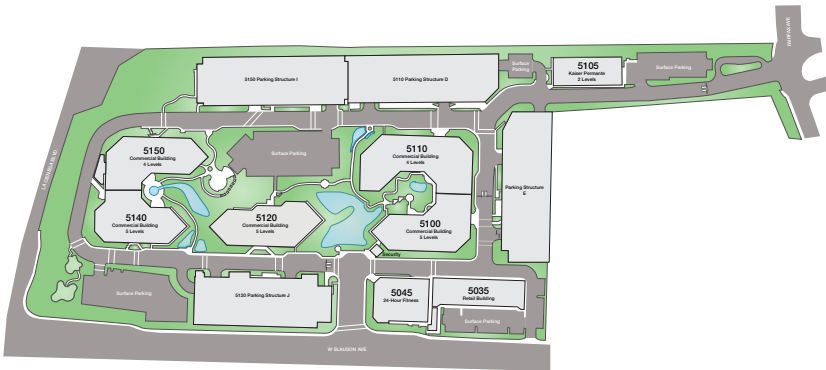
Suites ranging from 1,000 - 33,000 RSF
2 move-in ready creative spec suites of 3,000 - 4,000 RSF

LEASE TERM

5 - 10 years, or longer

PARKING

3.5/1,000 RSF available
\$95.00 - \$150.00/unreserved space/month



PROJECT FEATURES



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



For more information, visit www.wateridge.la.

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CURRENT AVAILABILITIES

Up to 33,000 RSF Available
Full T.I. Packages

5120 BUILDING

SUITE	RSF
10A	3,437 RSF
10B*	1,814 RSF
10	3,004 RSF
100	3,133 RSF
110	2,187 RSF
120	1,184 RSF
130	3,532 RSF
150	1,819 RSF
170	1,569 RSF
200	4,052 RSF
250	4,852 RSF
270	6,598 RSF
280	1,241 RSF
290	1,627 RSF
310	3,429 RSF
350	3,190 RSF (SPEC SUITE)
425	3,067 RSF
450	3,945 RSF (SPEC SUITE)

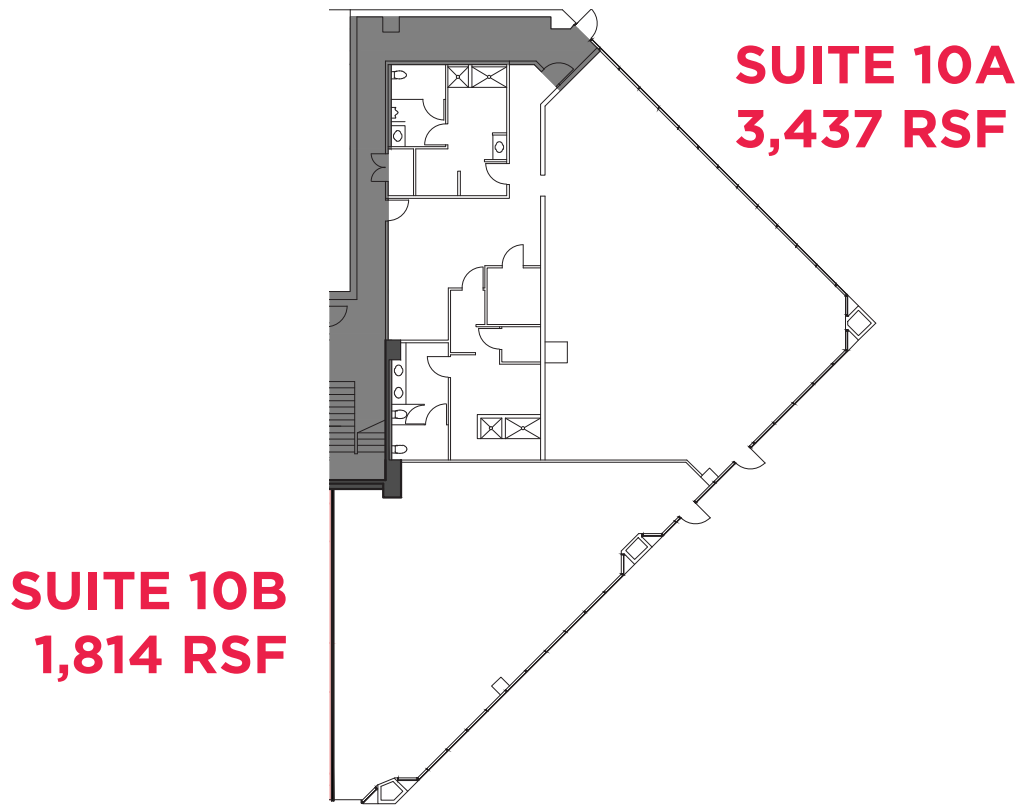
5150 BUILDING

SUITE	RSF
100C	3,298 RSF
101	7,989 RSF
102	5,493 RSF
200	32,808 RSF
410	5,051 RSF
415B	574 RSF (STORAGE)
450	4,619 RSF

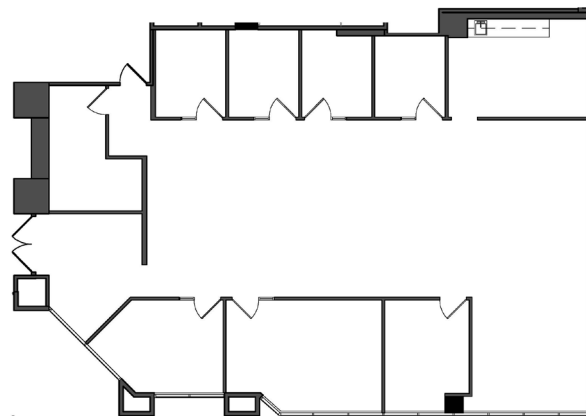
** Floor plan available upon request*



VACANCY DETAILS - 5120 BUILDING

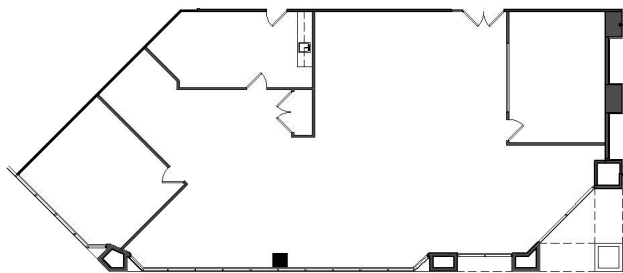


SUITE 10
3,004 RSF

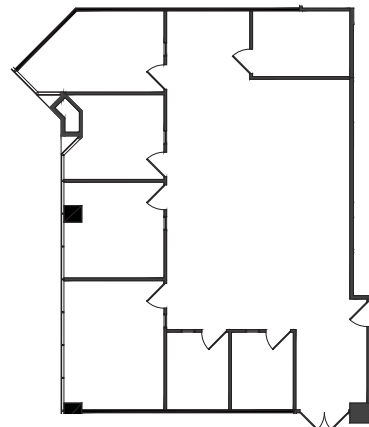


VACANCY DETAILS - 5120 BUILDING

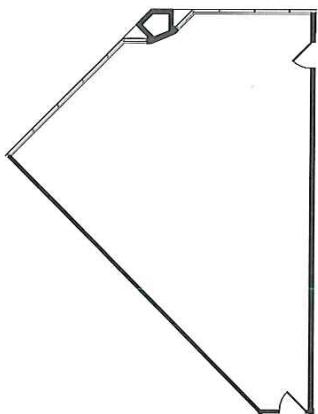
SUITE 100
3,133 RSF



SUITE 110
2,187 RSF

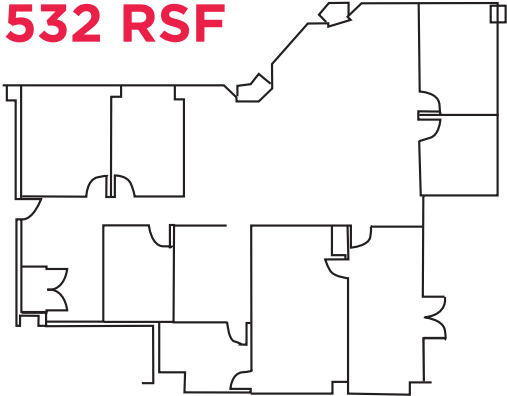


SUITE 120
1,184 RSF

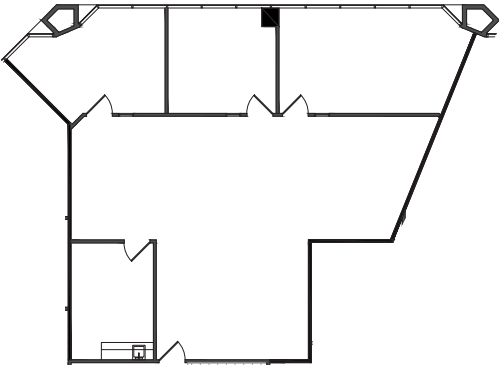


VACANCY DETAILS - 5120 BUILDING

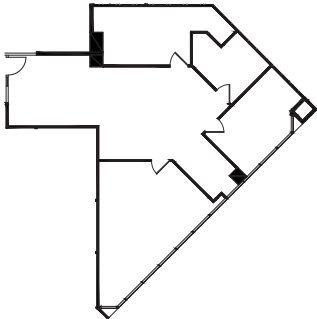
SUITE 130
3,532 RSF



SUITE 150
1,819 RSF



SUITE 170
1,569 RSF

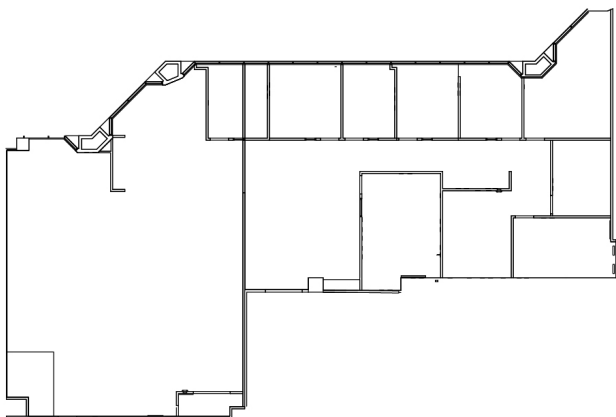


VACANCY DETAILS - 5120 BUILDING

SUITE 200
4,052 RSF

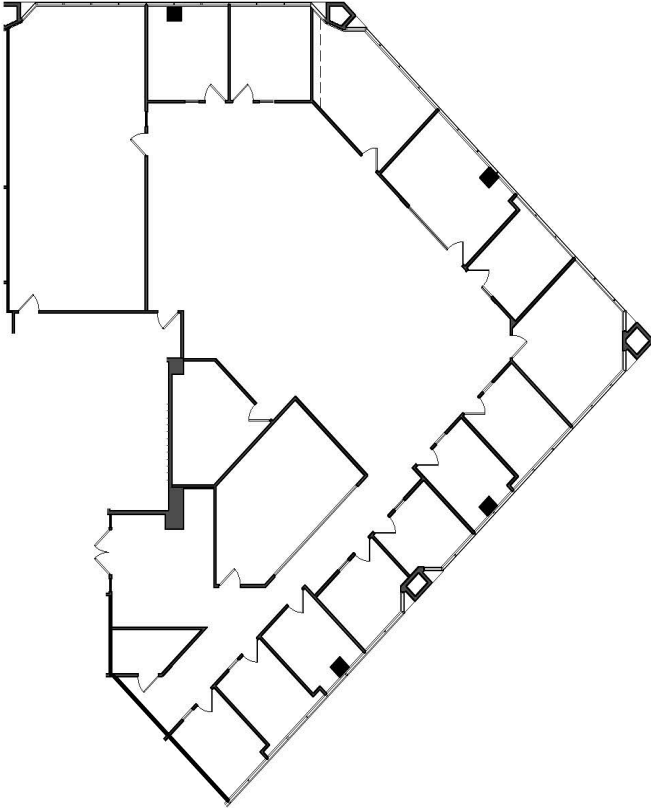


SUITE 250
4,852 RSF

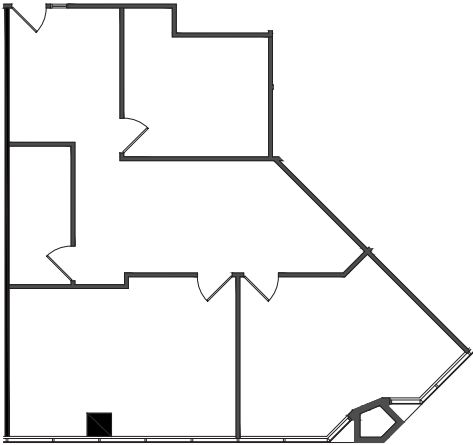


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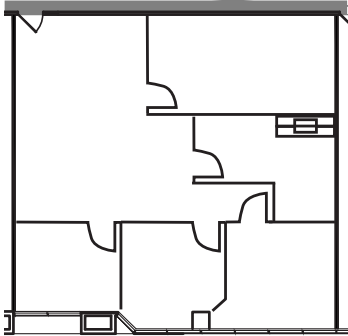
SUITE 270
6,598 RSF



SUITE 280
1,241 RSF



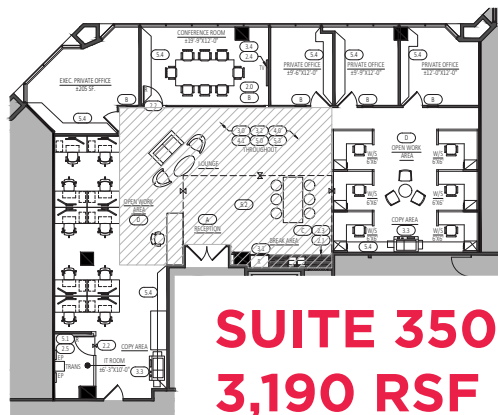
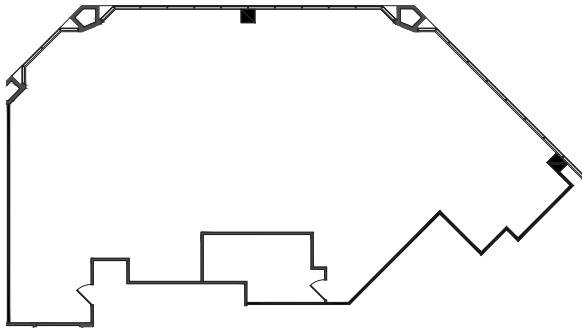
SUITE 290
1,627 RSF





VACANCY DETAILS - 5120 BUILDING

SUITE 310 3,429 RSF

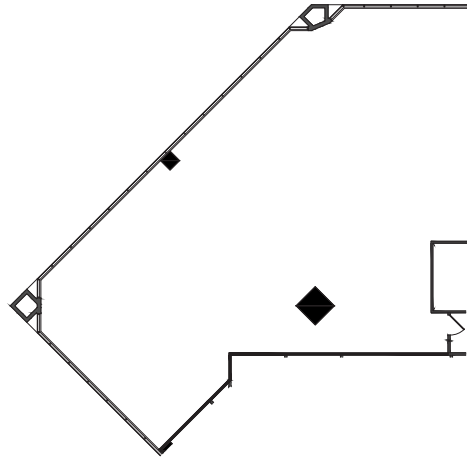


SUITE 350 3,190 RSF

*MOVE-IN READY SPEC SUITE
Pictured on Previous Page

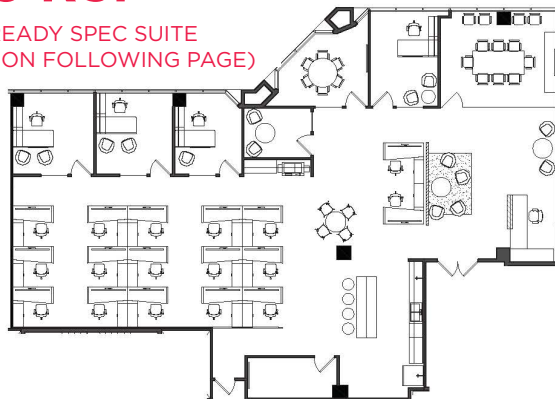
VACANCY DETAILS - 5120 BUILDING

SUITE 425 3,067 RSF



SUITE 450 3,945 RSF

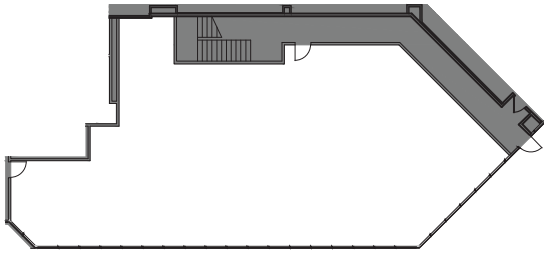
*MOVE-IN READY SPEC SUITE
(PICTURED ON FOLLOWING PAGE)



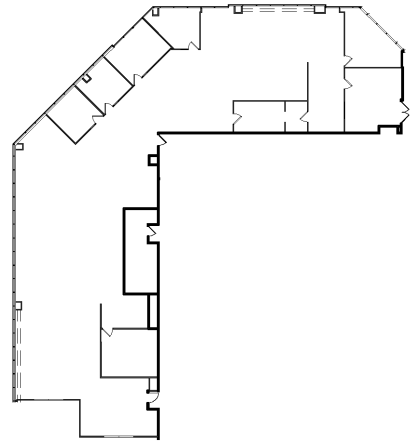


VACANCY DETAILS - 5150 BUILDING

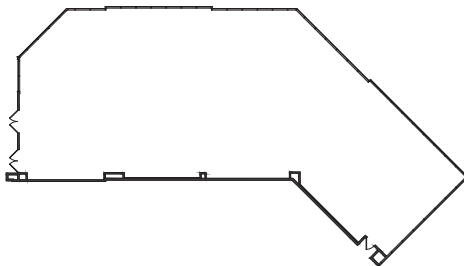
SUITE 100C
3,298 RSF



SUITE 101
7,989 RSF

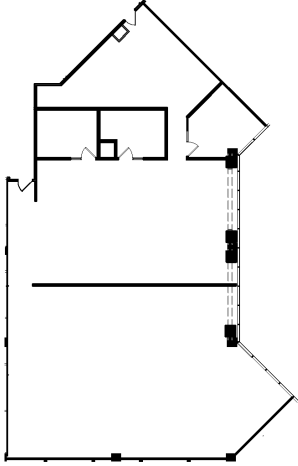
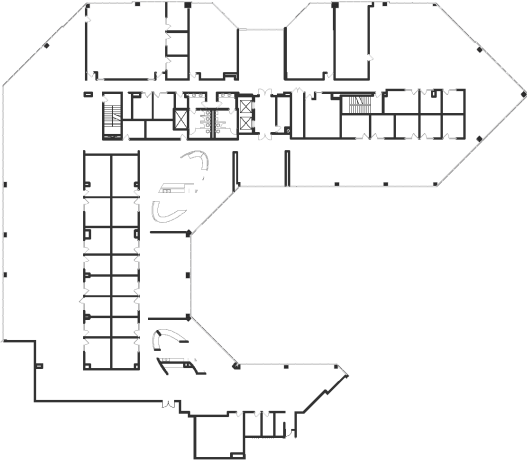


SUITE 102
5,493 RSF

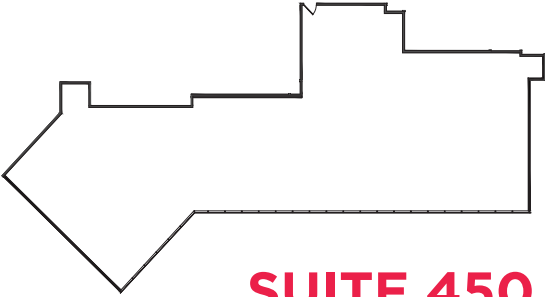


VACANCY DETAILS - 5150 BUILDING

SUITE 200
32,808 RSF



SUITE 410
5,051 RSF



SUITE 450
4,619 RSF

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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LPCWEST.COM

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