

CBRE



4086

DEL REY AVE

MARINA DEL REY, CA 90292

STAND ALONE CREATIVE OFFICE BUILDINGS

AVAILABLE IMMEDIATELY

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\$5.00/SF, NNN

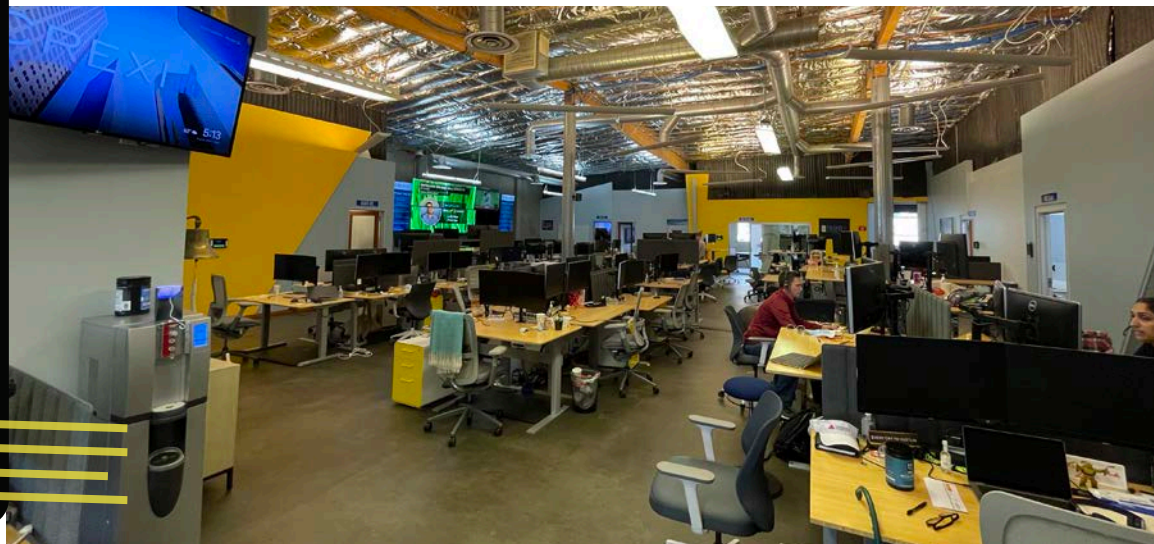
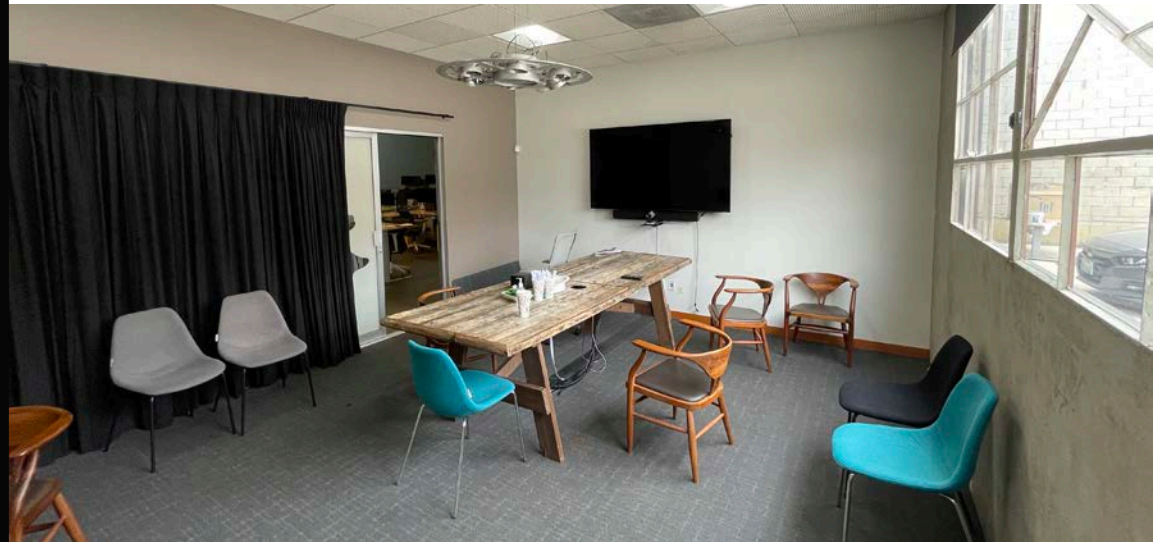
13,120 SF

200+ PARKING SPACES @ \$200 PER SPACE PER MONTH

LOCATED ONE BLOCK OFF LINCOLN AND WASHINGTON BOULEVARDS, THIS INDUSTRIAL CONVERSION TO A STANDALONE CREATIVE OFFICE SPACE OFFERS A CREATIVE TENANT THE ABILITY TO OFFICE MINUTES AWAY FROM THE MARINA MARKETPLACE OFF GLENCOE & MAXELLA, WATERSIDE MDR ALONG THE MARINA, AND ABBOTT KINNEY - ONE OF THE MOST FAMOUS RETAIL STREETS IN THE COUNTRY.

WITH OVER 16 PARKING SPACES PER 1,000 SF (200+ TOTAL), A USER CAN MAXIMIZE THE SPACE TO ITS HIGHEST AND BEST USE BY UTILIZING THE OUTDOOR SPACES FOR AN INDOOR-OUTDOOR RETURN TO WORK.

INTERIORS ARE FULLY BUILT OUT AND HAVE BEEN OCCUPIED BY A LOCAL TECHNOLOGY AND MEDIA & ENTERTAINMENT COMPANIES FOR YEARS.





PROPERTY FEATURES:



UNIQUE BULLPEN WITH HIGH EXPOSED CEILINGS



POLISHED CONCRETE FLOORS AND CREATIVE FINISHES THROUGHOUT



STYLISTIC AND AV CONNECTED BREAKOUT CONFERENCE ROOMS AND OFFICES



PACKING/SHIPPING ROOM WITH ROLL-UP DOOR TO OUTSIDE DECK AREA



TWO DIFFERENT BUILDINGS ENABLES FLEXIBILITY FOR A USER



SIGNIFICANT AMOUNT OF PRIVATE ENCLOSED SPACES SURROUNDING LARGE OPEN BULLPEN AREA WITH ELEVATED CEILING HEIGHTS

ABBOT KINNEY BLVD

Aesop.	ALEXIS BITTAR	adidas	ALTERNATIVE
CAUDALIE	CURRENT ELLIOTT	FIORINI+BAKER	COLORED LIPS
ROVERBANDA	GARRETT LEIGHT	Humphrey Slocombe	Bluebird
COLLETTI	JAMES PERSE	LE LABO	Miansai
VINCE.	TOMS	rag & bone	pressed juicery



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WESTFIELD CULVER CITY

TARGET	TRADER JOE'S	macy's	BEST BUY
OLD NAVY	rack	VANS	TRUE RELIGION
ALDO	MAC	Bath & Body Works	H.M
Disney STORES	FOREVER 21	AÉROPOSTALE	HOLLISTER
adidas	GameStop	AMERICAN EAGLE	STARBUCKS
CHIPOTLE	WALMART	FIVE GUYS	WALMART

RUNWAY AT PLAYA VISTA

WHOLE FOODS	CVS pharmacy	AT&T	AT&T
PEAN	TRIPLI-KIT	de fash	FACE OF
hopdoddy	SOL	Bluebird	RI:O C
STARBUCKS	CINEMARK	CHASE	CHASE
REFINE	varnish BAR	the studio(mdr)	BBL
Cedars Sinai	healthspot	WELLS FARGO	vogaworks

VENICE

MARINA DEL REY

PLAYA VISTA

CULVER CITY

VILLA MARINA MARKETPLACE

Gelson's	PAVILIONS	BARNES & NOBLE	ULTA
BARNES & NOBLE	CVS pharmacy	DSW	M
Yard House	BARBORA	bungerlounge	CO
Yogurtland	BAM FRESH	Jamba Juice	tender greens
J-NICHOLS	STARK'S	OUTBACK STEAK HOUSE	eye
AMC THEATRES	CHASE	EQUINOX	corepower YOGA

SHOPS AT CONCERT PARK

yummy.com	Retrieve	BANK OF AMERICA
Sweet Fish	PLAYA PLATES	PLAYA VISTA
COLDWELL BANKER	PLAYA VISTA	BEAUTY
PLAYA PLATES	PLAYA VISTA	PLAYA VISTA DENTAL CARE

HHLA

WON & BROWN	WILD WINDS	ISLANDS
Starbucks	KABUKI	the Manchest
STARBUCKS	CINEMARK	Bella Luxe Loft

WATERSIDE AT MARINA DEL REY

Ralphs	amazon books	LOFT	SEPHORA	WHITE BLACK
RAINBOW ACRES	SHAKE SHACK	SUGARFISH	sweetgreen	MENDOCINO FARMS
CHIPOTLE	kreation	FRESH FISH	pinkberry	pinkberry
ME Massage Envy	drybar	BANK OF AMERICA	Mainland	STARBUCKS

WESTCHESTER

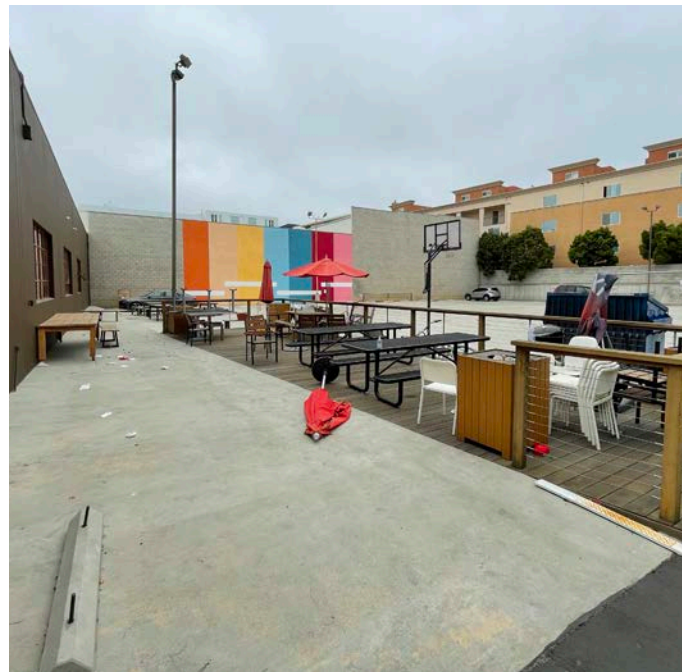
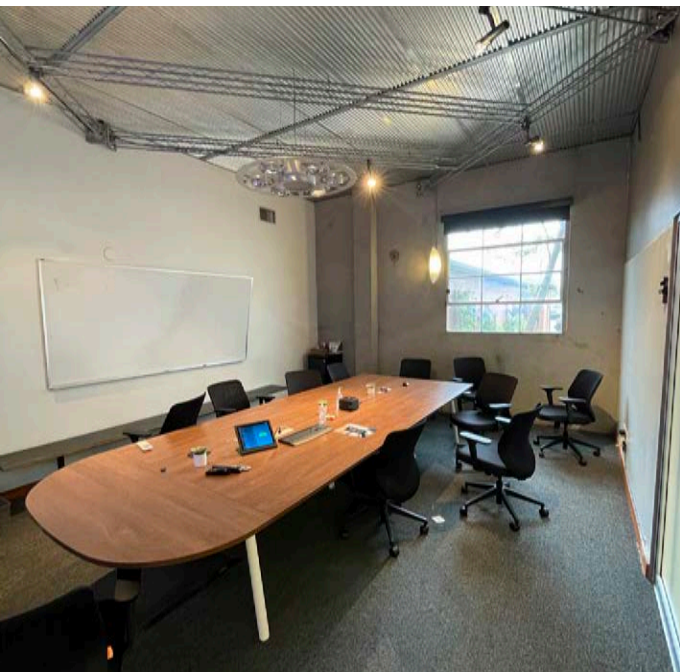
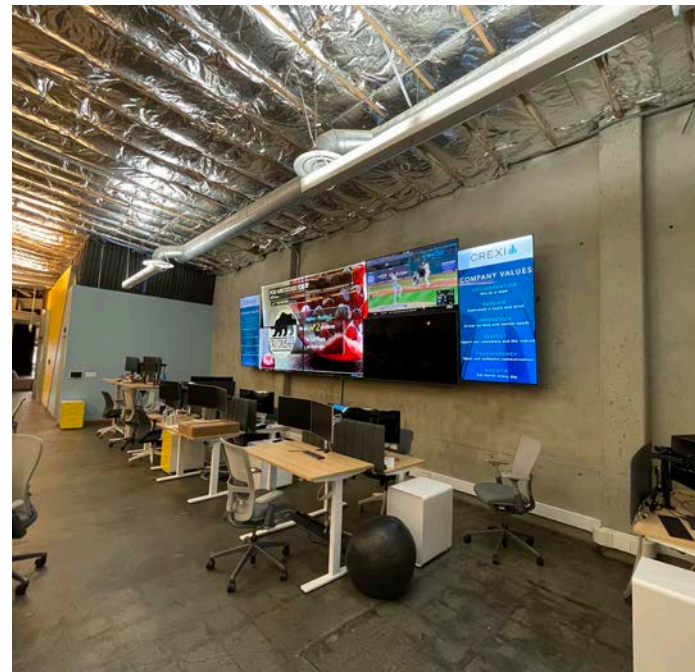
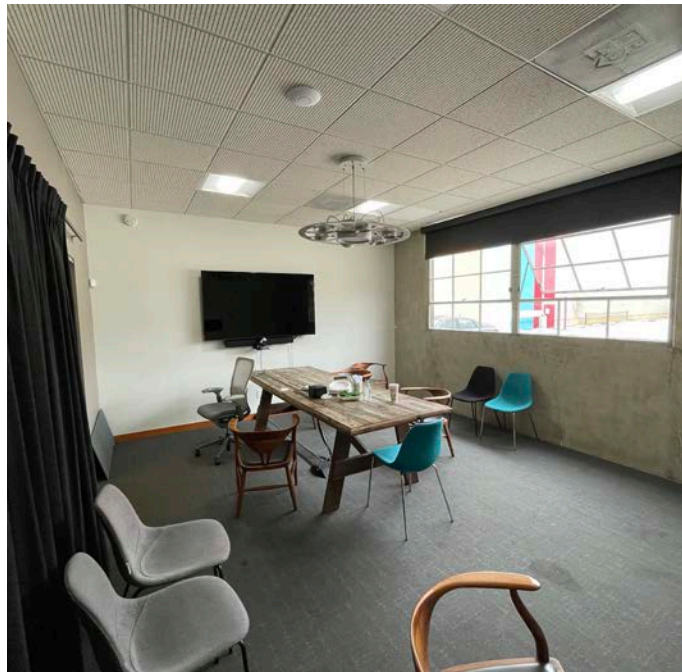
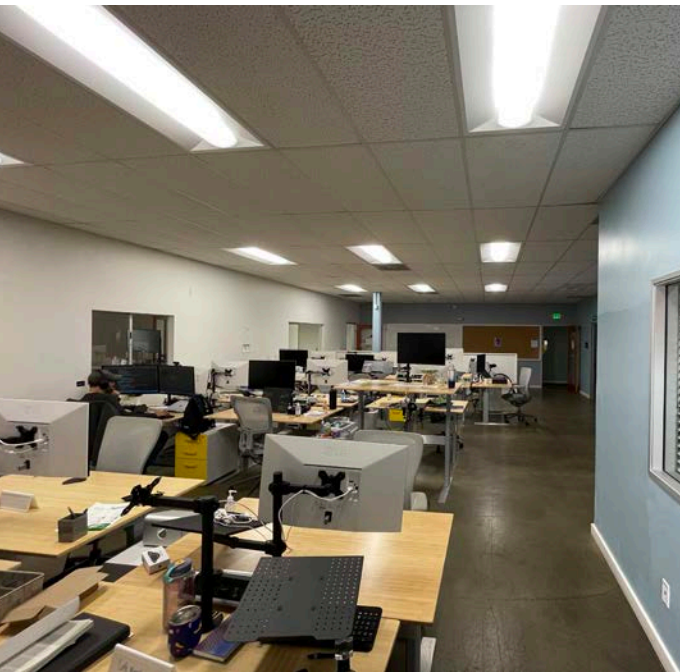
LAIFITNESS	the Manchest
Ralphs	Bowlero





LINCOLN BOULEVARD
DEL REY AVENUE

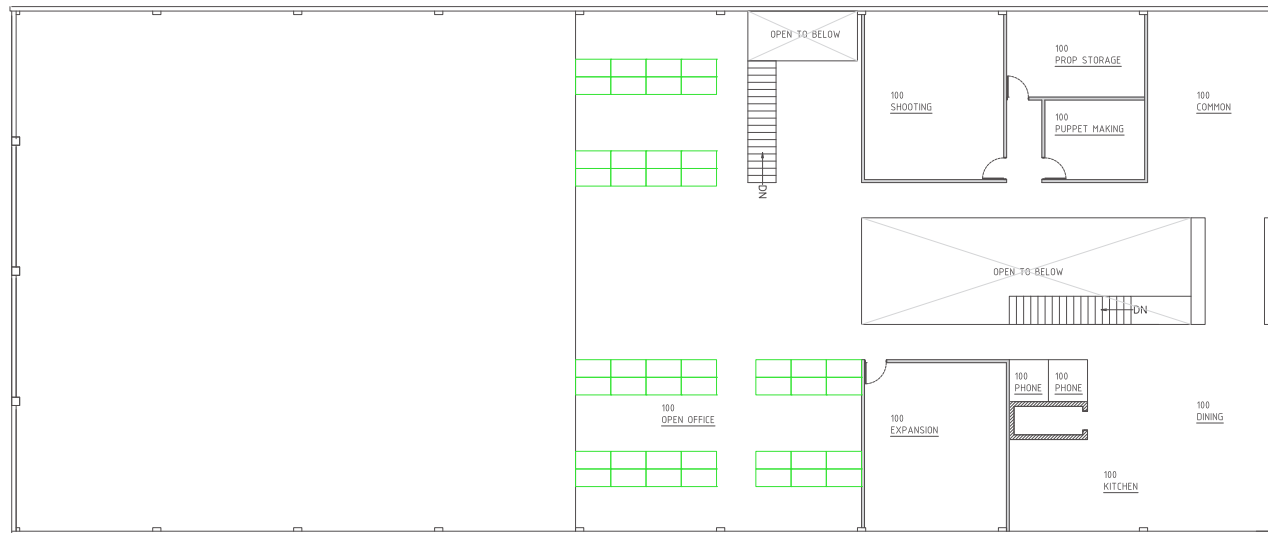
WASHINGTON BOULEVARD



FLOOR PLANS



1



2 MEZZANINE

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