



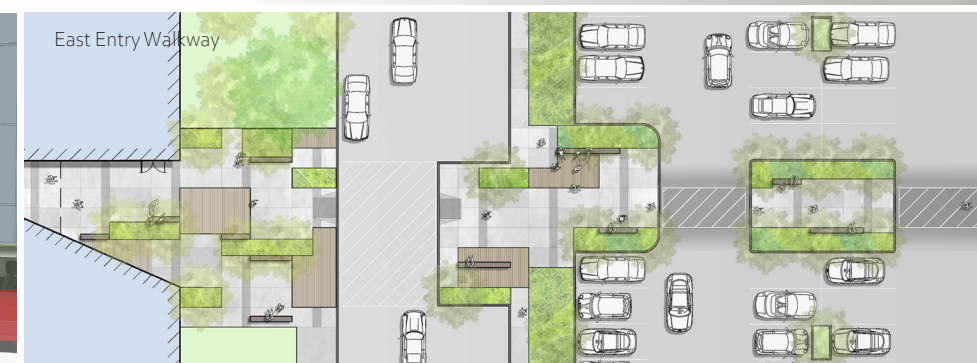
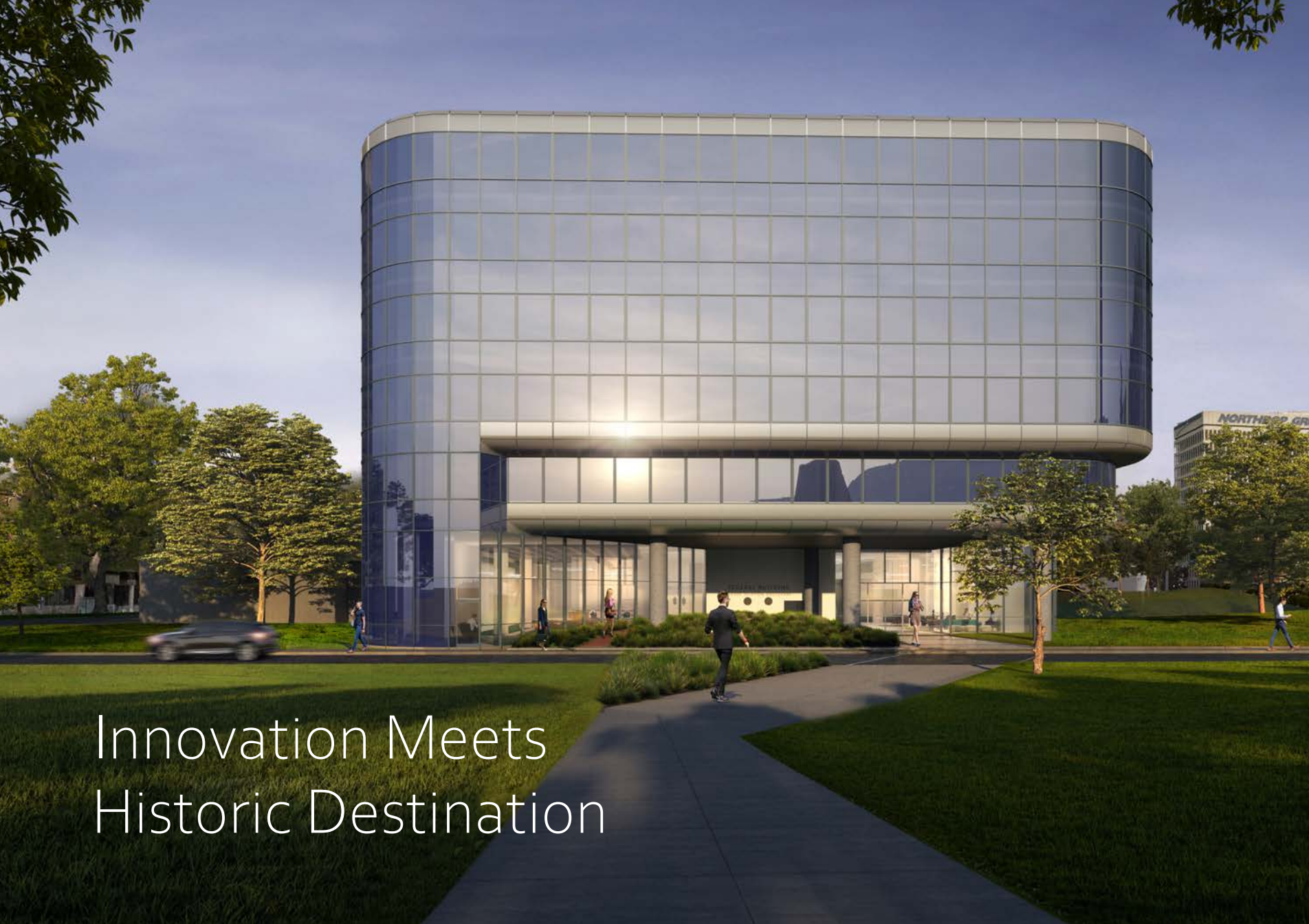
15000
– Aviation –

Innovation Meets Historic Destination

VISION STATEMENT

15000 Aviation is a premier office building designed by the renowned architect César Pelli. The 207,000-square-foot building sits on an 11.25-acre site that allows for ability to expand to 250,000 square feet. The existing building features 20-foot-high ground floor ceilings, 35,000-square-foot floor plates, floor-to-ceiling windows and exposed waffle slabs. The renovated buildings' light-filled open floor plan facilitates creative collaboration that promotes high-energy workspace with flexibility to create a unique tailored campus environment.





ABOUT CÉSAR PELLI



César Pelli was a world-renown Argentine American architect, celebrated across the globe for his inspiring and captivating works of art. He is most recognized for designing some of the world's most iconic buildings in reputable areas, which include Salesforce Tower in San Francisco, the Ronald Reagan National Airport in Washington, the United States Embassy in Tokyo and the Pacific Design Center in Los Angeles.

Pelli's architectural style is best described as "commanding skylines of cities around the world." He is influential in his craft as his aesthetic often morphs, best fitting the environment and the styles within the area. The Pacific Design Center, a 1.6 million-square-foot building, located in West Hollywood, elicits an intricate style with its striking blue glass façade. The multi-use facility opened in 1975 and remains a landmark today.



15000 Aviation
207,000 SF
Opportunity
50,000 SF Expansion



15000 Aviation
207,000 SF
Opportunity
(3) 18,000 SF Stages

15000
—Aviation—



EXPANSION OPPORTUNITY



15000
— Aviation —



GROUND FLOOR, 20' CLEAR



FLOORS 2-6, 14' CLEAR, FLOOR-TO-CEILING GLASS



Metro stop
2 blocks away



YOUR NEIGHBORS

KONAMI	MBS MEDIA CAMPUS	TESLA	SPACEX	HBO	G
amazon	LIGHTSTORM ENTERTAINMENT	MATTEL	SKECHERS	QUEST NUTRITION	NEXON
L'ORÉAL	Raytheon	SAATCHI & SAATCHI	ring	LOS ANGELES LAKERS	SAIC
belkin	Unilever	DIRECTV	TARGET	LA	NANT
JUSTFAB					
SQUARE ENIX	LINQUEST CORPORATION	NORTHROP GRUMMAN	Kite A GILEAD Company	BLUE ORIGIN	BEYOND MEAT

SOUTH BAY AMENITIES

ROSECRANS CORRIDOR

FOOD

1

Cafe Rio

MEXICAN GRILL

2



hummus factory

3

Cal's

KITCHEN + TEQUILA

4



FOGO DE CHÃO

BRAZILIAN STEAKHOUSE

6

SALT CREEK

GRILLE

7

MENDOCINO FARMS

sandwich market

8

tendergreens

9

SHAKE SHACK

10

Randy's

11

Paul Martin's

AMERICAN GRILL

12

JACKSON'S

FOOD + DRINK

13

Cafe Vida

food for life

14

TIN ROOF

BISTRO

15

hopdoddy

BURGER BAR

16

CHIPOTLE

MEXICAN GRILL

17

IN-N-OUT

BURGER

18

Urth Cafe

19

CAVA

Mezze Grill

20

True Food

kitchen

21

Van Leeuwen

22

tocaya

MODERN MEXICAN

23

NORTH

ITALIA

24

pressed

juicery

COFFEE

4



5

Yphitz Coffee

FITNESS

4

EQUINOX

5

BARRY'S BOOTCAMP

6

Bay Club

7

yogaworks

8

SOULCYCLE

MANHATTAN VILLAGE

FOOD

35

sweetgreen

36

JOEY RESTAURANTS

37

california

PIZZA KITCHEN

38

corner

bakery

CAFE

39

don

modern chinese

40

HANDEL'S

HOMEMADE ICE CREAM SINCE 1945

41

Sidecar

BARBERSHOP & CAFE

42

SILVERLAKE

RAMEN

43

URBAN

PLATES

44

BOA

Steakhouse

45

SUSHI ROKU

MANHATTAN BEACH

FOOD

25

SUGARFISH

BY SUSHI NOZAWA

26

Le Pain

QUOTIDIEN

27

The Arthur

28

SUNLIFE

Organics

29

LOVE SALT

30

lemonade

31

LITTLE

SISTER

32



33

NICK'S

MANHATTAN BEACH

34

PETROS

HELLOS

COFFEE

1

Two Guns

2

Peet's Coffee & Tea

3

Life Coffee Beans

& Tea Leaf

FITNESS

1

THE GREEN YOGI

ONLINE YOGA CLASSES

2

YOGA

LOFT

3

HOT YOGA

SHOPPING

1

TRADER JOE'S

2

MOTHER'S

MARKET & CAKES

3

Gelson's

The map illustrates the South Bay Amenities area, highlighting three main corridors: the Rosecrans Corridor, Manhattan Beach, and Downtown Manhattan Beach. The Rosecrans Corridor is shown as a green line running north-south, with a callout for '15000 AVIATION'. The Manhattan Beach area is shown as a green line running east-west, with a callout for 'MANHATTAN BEACH BOULEVARD'. The Downtown Manhattan Beach area is shown as a green line running north-south, with a callout for 'DOWNTOWN MANHATTAN BEACH'. The map includes major roads such as Highland Avenue, N. Ardmore Avenue, Sepulveda Boulevard, and Interstate 405. Numbered blue circles (1-45) indicate specific amenity locations along these corridors. The Rosecrans Corridor map includes a 'COFFEE' section with Starbucks and Yphitz Coffee, and a 'FITNESS' section with Equinox, Barry's Bootcamp, Bay Club, Yogaworks, and SoulCycle. The Manhattan Beach map includes a 'FOOD' section with Sugarfish, Le Pain Quotidien, The Arthur, Sunlife, Love Salt, Lemonade, Little Sister, Nick's, and Petros Hellos, and a 'COFFEE' section with Two Guns, Peet's Coffee & Tea, and Life Coffee Beans & Tea Leaf. The Downtown Manhattan Beach map includes a 'SHOPPING' section with Trader Joe's, Mother's Market & Cakes, and Gelson's, and a 'FITNESS' section with The Green Yogi, Yoga Loft, and Hot Yoga.





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Blackstone

W WOLCOTT
ARCHITECTURE

Looking