



Prime Creative Office Space in a Dynamic Mixed-Use Campus



- 65,170 rentable sq. ft. of creative office space with private patios
- Bar Nine café with outdoor patio and fountain
- 49 residential units: studio, 1BR and 2BR
- 277 parking stalls in an automated parking system, 5 surface stalls
- 10 EV Charging stations
- Bike parking and board storage available
- Concierge to arrange campus activities; night-time security guard.

SJDC

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in·clave
/'in, klāv/
noun

1. a hip but peaceful place to be, away from the hustle and bustle, but close enough to walk, with plenty of green space to hang with friends, and pets are welcome.
2. a dynamic place to live, work and play—one which inspires creativity and where ideas are exchanged freely.

4065 Glencoe Avenue, Marina Del Rey, CA

Casual Dining: Café Space For Lease



Available: 2,160 rsf, including 620 sf covered patio and shared restroom
Rent: \$5.25 psf/mo. NNN (NNN: +/- \$0.92 psf/mo.)
Term: 5-10 years



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4065 Glencoe Avenue, Marina Del Rey, CA

The Hub—A Creative Gathering Place



- Covered pavilion with flat screen TV, outdoor fireplace, restrooms with lockers and showers
- Two built-in BBQs
- Large community table and other patio seating
- Parking for food trucks and other mobile services
- Secured pet area with grooming station
- Wood and concrete bleachers for outdoor meetings and movie nights
- Turf area for bocce and other lawn games
- Attractive landscaping with grasscrete

- Pet-friendly campus
- Dog play area with grooming station



4065 Glencoe Avenue, Marina Del Rey, CA

Campus Amenities—The Mezzanine



Community Room
TV lounge, pool table, kitchen

Business Center
Meeting rooms for 4-20 people



Gym and Yoga Studio
Fully equipped with terrace

Free WiFi
Throughout the campus



4065 Glencoe Avenue, Marina Del Rey, CA 49 Loft-Style Residences for Lease

Available: Studio, 1 BR and 2 BR units
Rent: \$2,250 to \$6,000 per month
Parking: \$200/space/mo. in automated parking structure

Highlights:

- Open, loft-style layout
- High-end stainless steel appliances, incl. washer/dryer in unit
- Luxury wood grain flooring
- High ceilings and ample glazing with operable windows
- Contemporary cabinets with Caesarstone counters
- Attractive tile flooring and fixtures in bathrooms
- Walk-in closets
- Private balconies for each unit
- Open patios on 3rd and 5th floors
- Terrace overlooking The Hub area with outdoor fireplace on the 5th floor



4065 Glencoe Avenue, Marina Del Rey, CA Creative Office Space for Lease



Available: 10 suites, 4,800-8,900 rsf
Lease Rate: \$5.50/rsf/month MG

Parking: Up to 4/1000 at \$200/space/mo. in automated parking structure

Highlights:

- Ready for occupancy
- Glass entries with canopies
- 22' high ceilings with skylights
- Quality TIs in place with glass doors and sidelights
- Ideal mix of open space, offices, and conference rooms
- Polished and sealed concrete floors
- Operable windows provide natural light and air
- Tenant-controlled HVAC 24/7
- Access to cable television and up to 3GB of high speed fiber
- Built-in kitchen with high-end finishes
- Private restrooms with attractive tile
- Private patios

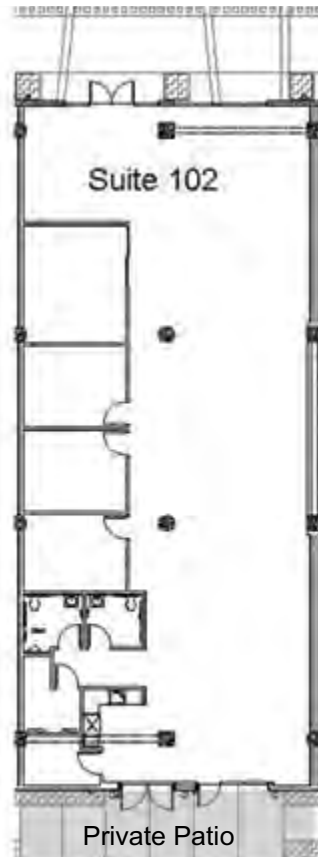
Note: Rentable square footages include usable area of private patios.



Available: 7,013 rentable sq. ft.
Rate: \$5.50 per rsf, MG

Sun Building, Suite 101 Features

- Large conference room with sliding glass doors
- Five private offices or break-out rooms
- Large open area with 22' high ceilings
- Large private restrooms
- Open kitchen area with double doors to private patio
- Large storage room
- Separate electrical/communications closet
- Access to up to 3 GB high speed fiber



Available: 4,893 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Sun Building, Suite 102 Features

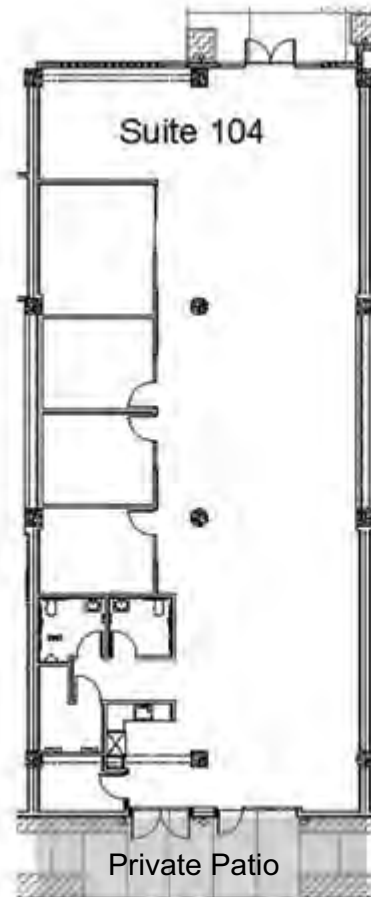
- Large conference room with sliding glass doors
- Three private offices or break-out rooms
- Large open area with 22' high ceilings
- Large private restrooms
- Open kitchen area with double doors to private patio
- Large storage room
- Separate electrical/communications closet
- Access to up to 3 GB high speed fiber



Available: 4,896 rentable sq. ft.
Rate: \$5.50 per rsf, MG

Sun Building, Suite 103 Features

- Large conference room with sliding glass doors
- Three private offices or break-out rooms
- Large open area with 22' high ceilings
- Large private restrooms
- Open kitchen area with double doors to private patio
- Large storage room
- Separate electrical/communications closet
- Access to up to 3 GB high speed fiber



Available: 4,794 rentable sq. ft.

Rate: \$5.50 per rsf, MG

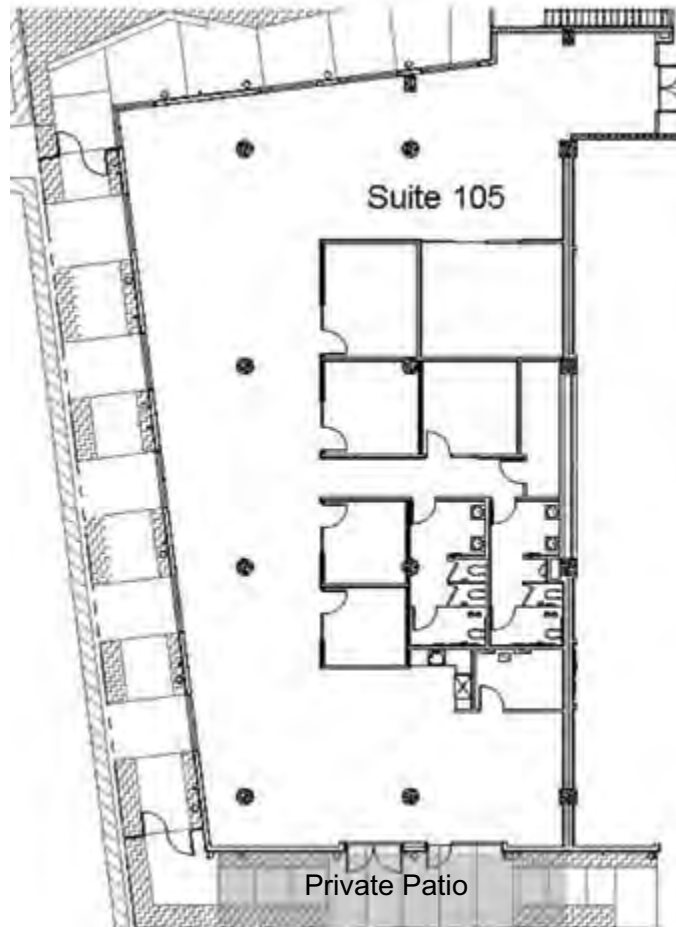
Sun Building, Suite 104 Features

- Large conference room with sliding glass doors
- Three private offices or break-out rooms
- Large open area with 22' high ceilings
- Large private restrooms
- Open kitchen area with double doors to private patio
- Large storage room
- Separate electrical/communications closet
- Access to up to 3 GB high speed fiber



4065 Glencoe Avenue, Marina Del Rey, CA

Creative Office: Sun Building, Suite 105



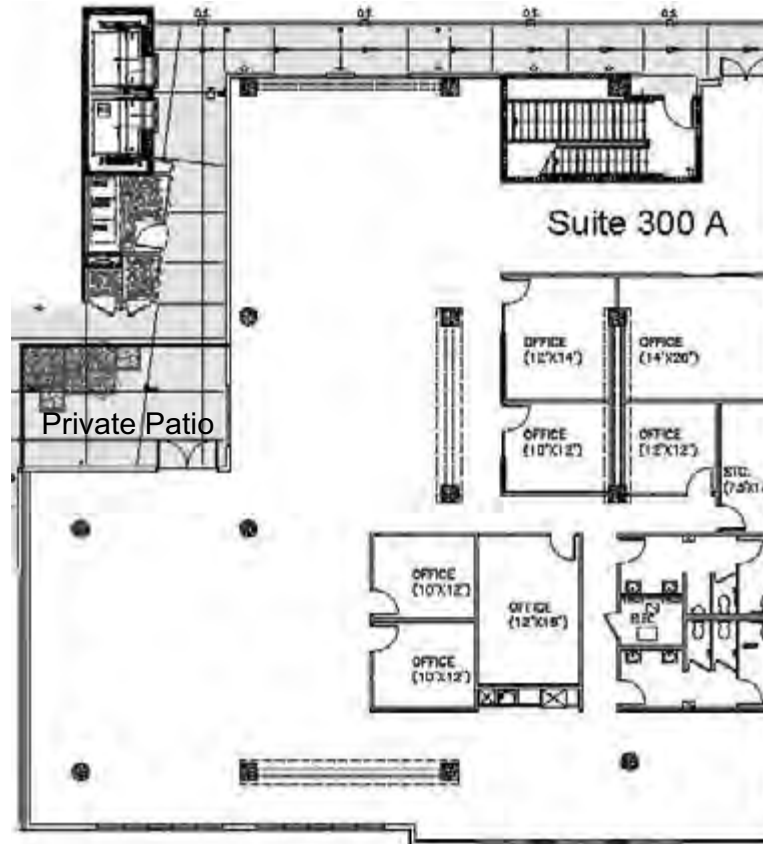
Available: 6,868 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Sun Building, Suite 105 Features

- Large conference room with sliding glass doors
- Five private offices or break-out rooms
- Large open area with 22' high ceilings
- Large private restrooms
- Open kitchen area with double doors to private patio
- Large storage room
- Separate electrical/communications closet
- Access to up to 3 GB high speed fiber



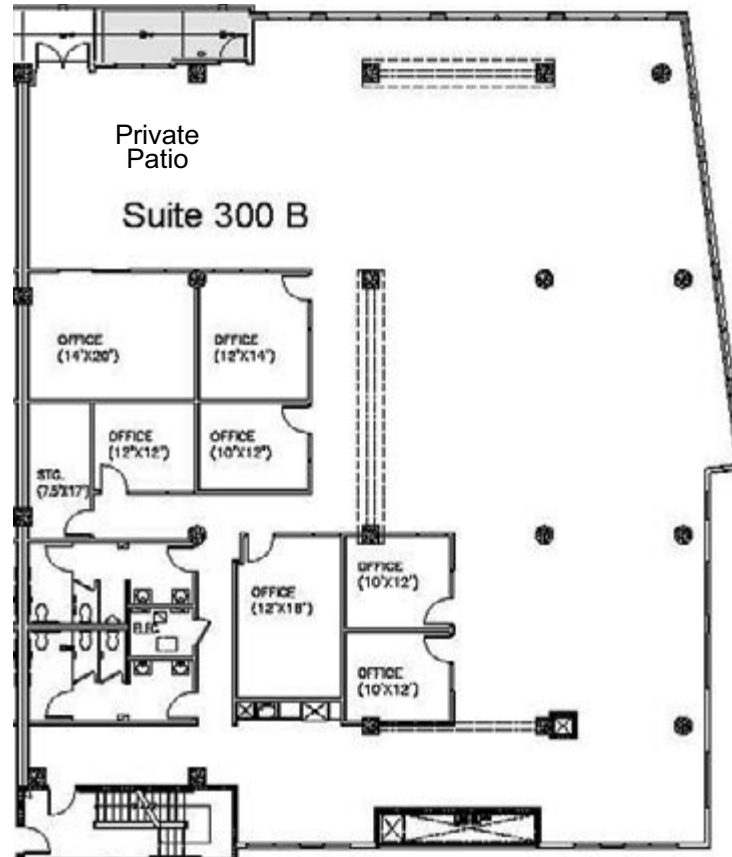


Available: 8,722 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Sun Building, Suite 300A Features

- Large conference room with sliding glass doors
- Two large private offices
- Four smaller private offices or break-out rooms
- Large open area with 22' high ceilings
- Large private restrooms
- Open kitchen area
- Double doors to private patio off open area
- Large storage room
- Separate electrical/communications closet
- Access to up to 3 GB high speed fiber



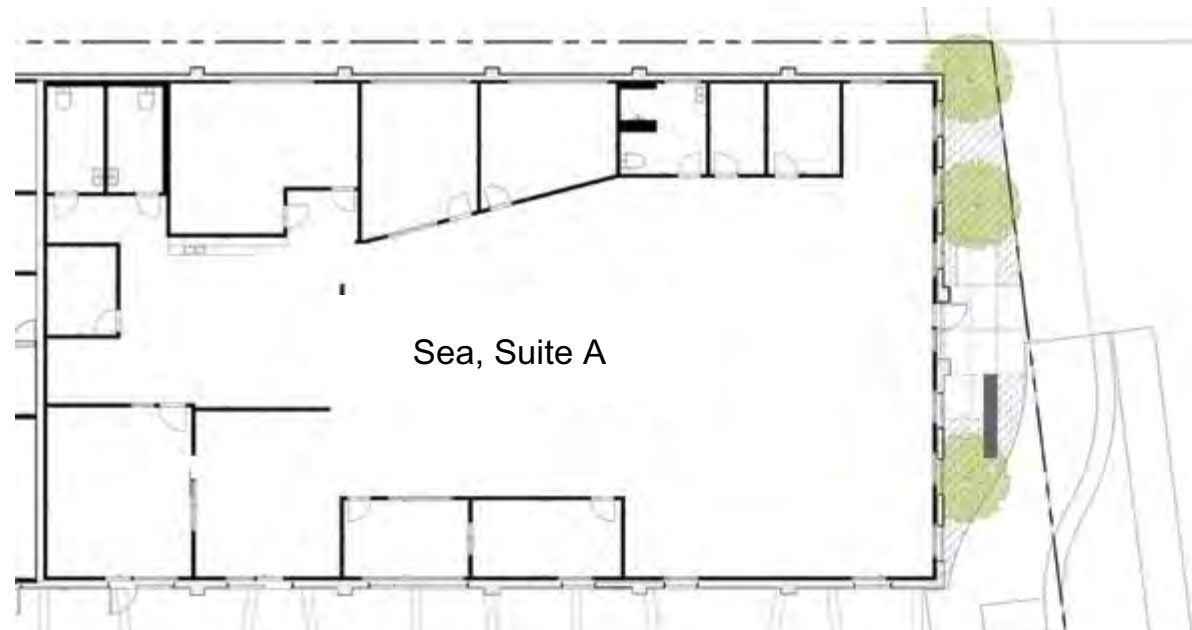
Available: 8,914 rentable sq. ft.
Rate: \$5.50 per rsf, MG

Sun, Suite 300B Features

- Large conference room with sliding glass doors
- Two large private offices
- Four smaller private offices or break-out rooms
- Large open area with 22' high ceilings
- Large private restrooms
- Open kitchen area
- Private patio off open area
- Large storage room
- Separate electrical/communications
- Windows on three sides with eastern exposure



4065 Glencoe Avenue, Marina Del Rey, CA
Creative Office: Sea, Suite A

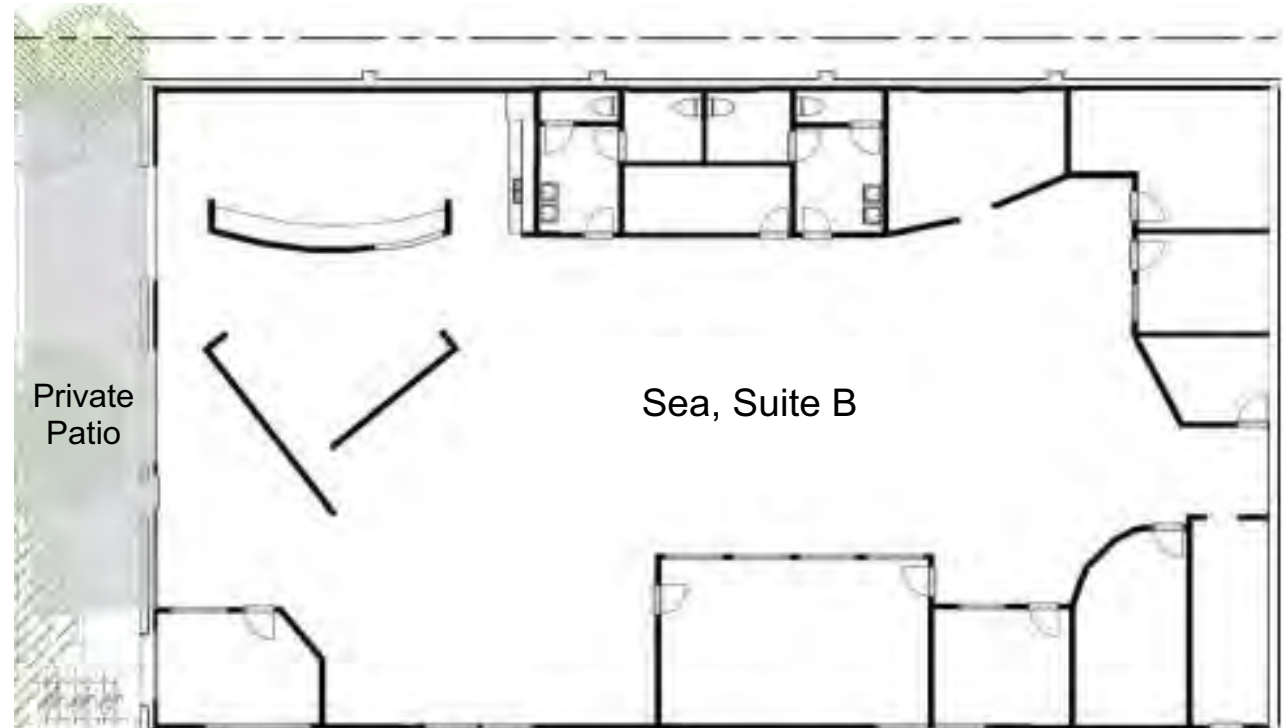


Available: 6,762 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Sea, Suite A Features

- Large reception area
- Five private offices
- Large conference room with separate entrance
- Large open area with 20' high bow- truss ceilings
- New kitchen/lounge area
- Mailroom with built-in millwork
- Three private restrooms, one with shower
- Glencoe street identity
- Pre-wired with access to up to 3 GB high speed fiber

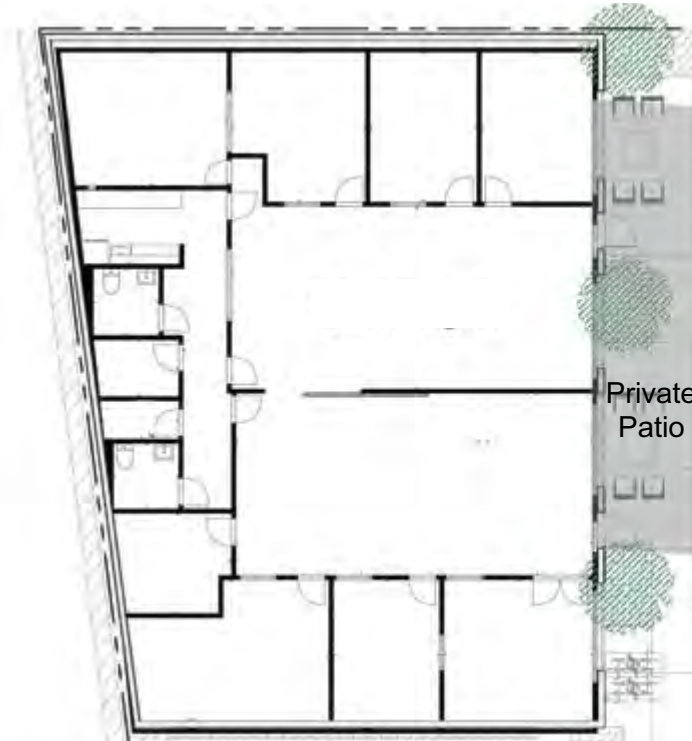


Available: 7,162 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Sea Building, Suite B Features

- Eight private offices
- Large conference room
- Large open area with 18' high ceilings
- Large eat-in kitchen area adjacent to private pation
- Two large private restrooms
- Storage room
- Clerestory windows provide abundant natural light
- Pre-wired with access to up to 3 GB high speed fibre



Available: 5,146 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Star Building Features

- Seven private offices
- Large conference room
- Large open area with 18' high ceilings
- Kitchen area that can be expanded
- Two restrooms
- Private patio
- Clerestory windows provide abundant natural light
- Pre-wired with access to up to 3 GB high speed fiber

4065 Glencoe Avenue, Marina Del Rey, CA Location Map

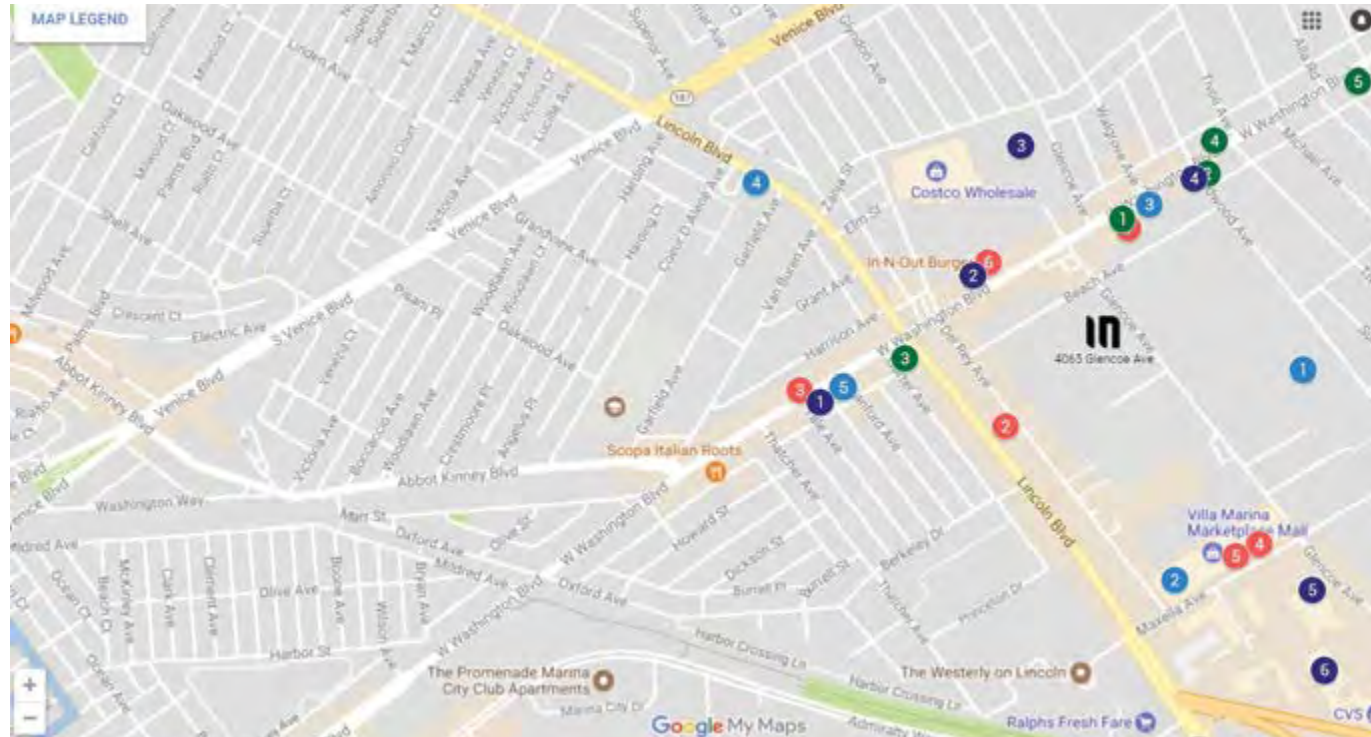


inclave LIVE·WORK·PLAY		Distance
I 90		.6 miles
I 10		3.0 miles
I 405		3.7 miles
Playa Vista		2.3 miles
Santa Monica		3.5 miles
Culver City		3.6 miles
LAX Airport		4.3 miles

4065 Glencoe Avenue, Marina Del Rey, CA

Nearby Amenities

Click on a number to learn more about the amenity.



Coffee Shops

- 1 Cafe Buna
- 2 Starbucks
- 3 Starbucks
- 4 Dunkin' Donuts
- 5 The Coffee Bean & Tea Leaf
- 6 Starbucks

Gyms

- 1 The Fix Gym
- 2 Equinox Marina Del Rey
- 3 Fitness and Fuel LA
- 4 STUDIO 1-ON-1
- 5 JFM Boxing Club

Shopping

- 1 Formal Dress Shops
- 2 Vans
- 3 Walgreens
- 4 Rider Shack
- 5 Wheel House Cheese & Wine

Restaurants/Fast Food

- 1 Fresh In The Box
- 2 IHOP
- 3 26 Beach
- 4 RA Susti Bar Restaurant
- 5 Yard House
- 6 In-N-Out Burger



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