

INDUSTRY

CAMPUS 56 • 5600-5650 W CENTINELA AVE • LOS ANGELES • INDUSTRIAL • **FOR LEASE**



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management



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**±19,099 to ±57,868
RSF**

A next-generation R&D campus designed for companies that build. Campus 56 combines creative office, engineering, prototyping, and light industrial capabilities within a modern two-building campus featuring high-capacity power, loading, roll-up access, and up to 20-foot clear heights. An ideal solution for aerospace, defense, robotics, advanced manufacturing, life science, and product development companies seeking Westside access without sacrificing functionality.

Terms

AVAILABILITIES

AREA	SF	RATE
5600 Centinela	±19,099 RSF	\$2.85/SF/Mo MG
5650 Centinela	±38,769 RSF	\$2.85/SF/Mo MG
TOTAL COMBINABLE	±57,868 RSF	

COMMENCEMENT

Immediate

LEASE TERM

Negotiable

PARKING

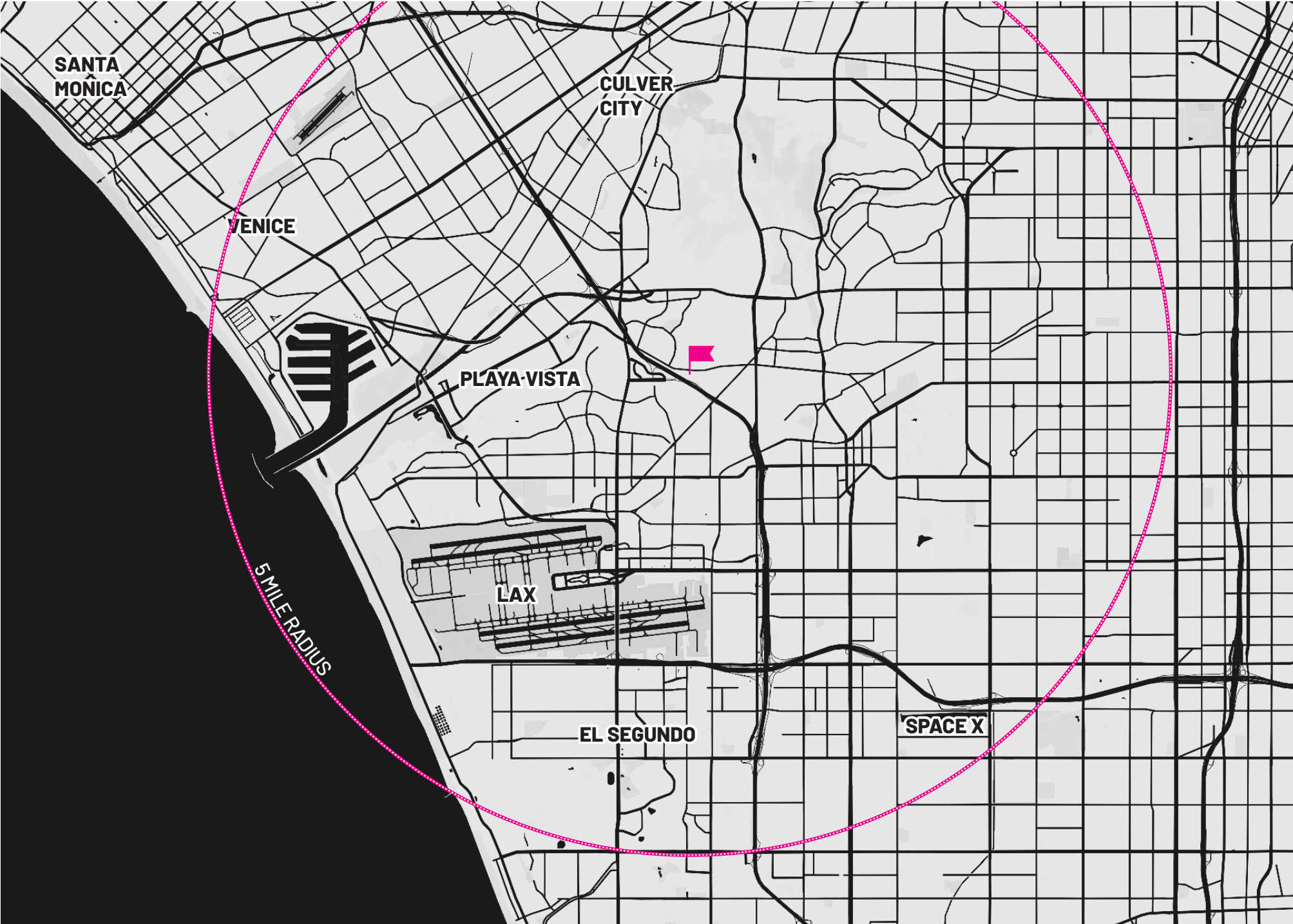
97 Spaces

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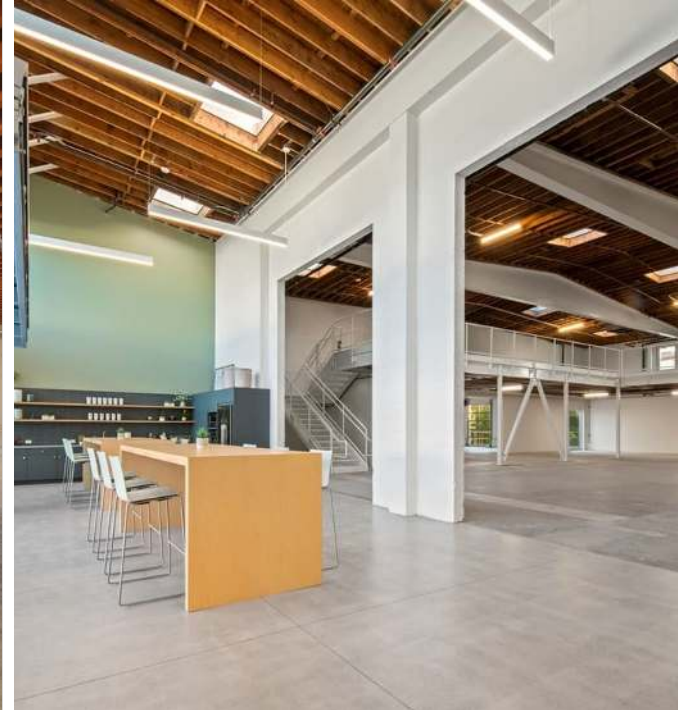
Highlights

- ROLL-UP ACCESS** Roll-up doors make loading and staging feel effortless
- MOVE-IN READY** Step in and start building from day one
- EV CHARGING** Charge employee vehicles or fleet EVs right onsite
- UP TO 20' CLEAR HEIGHTS** Room to prototype and store with up to 20' clear heights
- 2,400 AMPS TOTAL POWER** Power your equipment confidently with 2,400 amps available
- SECURE/GATED CAMPUS** Enjoy peace of mind inside a secure gated campus











50/50 CREATIVE OFFICE + INDUSTRIAL
Hypothetical Test Fit



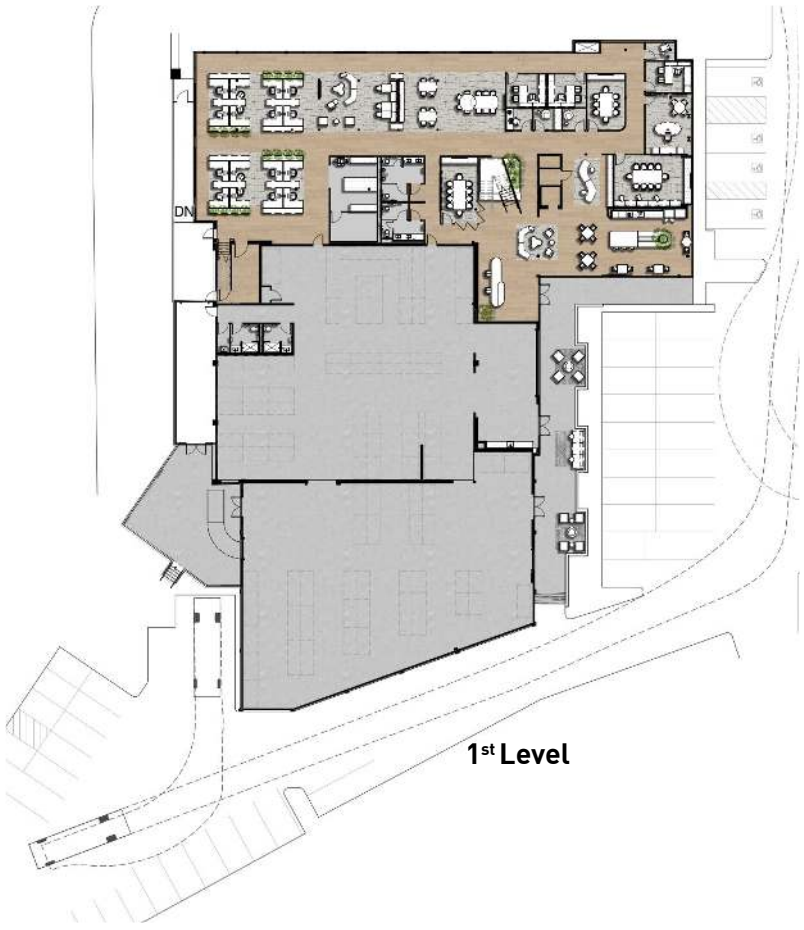
Not to scale. All measurements approximate.

CREATIVE OFFICE
Hypothetical Test Fit



Not to scale. All measurements approximate.

50/50 CREATIVE OFFICE + INDUSTRIAL
Hypothetical Test Fit



1st Level



2nd Level

Not to scale. All measurements approximate.

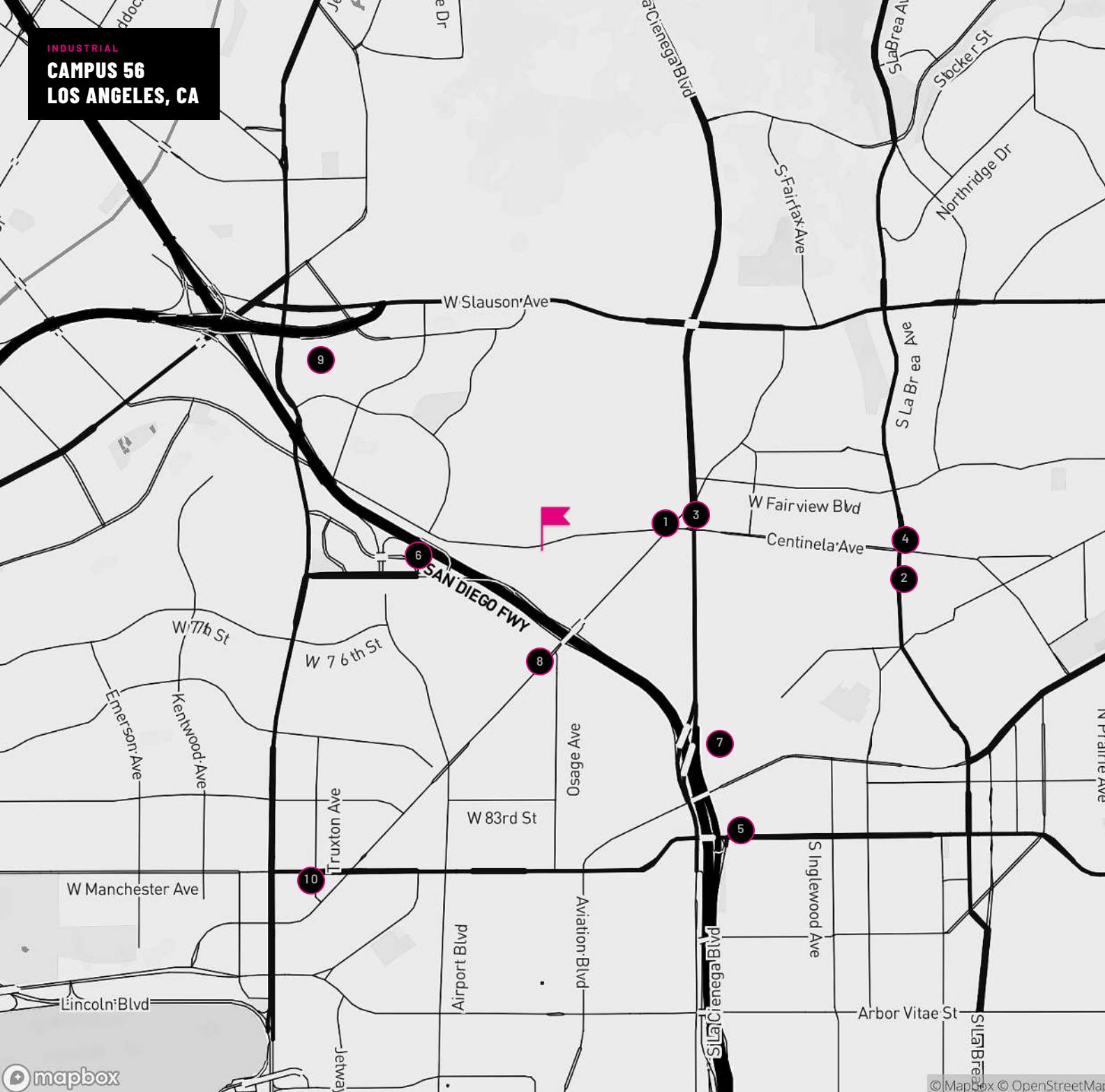
CREATIVE OFFICE
Hypothetical Test Fit



Not to scale. All measurements approximate.

INDUSTRIAL

CAMPUS 56 LOS ANGELES, CA



AREA AMENITIES

FOR LEASE

Restaurants

- 1 **Dave's Hot Chicken**
8 min walk
- 2 **Two Hommés**
4 min drive
- 3 **Pann's Restaurant**
10 min walk
- 4 **1010 Wine and Events**
4 min drive
- 5 **Roscoe's**
4 min drive

Fitness

- 6 **HOMTOWN Yoga**
10 min walk

Food

- 7 **Tortugo Brewing Company**
3 min drive

Cafe

- 8 **The Boy & The Bear - Coffee Roastery**
8 min walk

Shopping Mall

- 9 **Westfield Culver City**
3 min drive

Bar

- 10 **Truxton's American Bistro**
5 min drive

**DAVE'S HOT CHICKEN**

Fast-casual spot focused on fried chicken tenders and sandwiches with customizable spice levels. Counter ordering, quick service, and limited seating.

restaurants.daveshotchicken.com

8 min walk

**HOMTOWN YOGA**

Yoga studio offering group classes across levels, including flow and restorative formats. Provides mats and props, with memberships and drop-in options.

hometownyoga.com

10 min walk

**TORTUGO BREWING COMPANY**

Craft brewery serving house-made beers with tasting flights and seasonal releases. Often features food pop-ups and casual indoor-outdoor seating.

tortugobrewing.com

3 min drive

**TWO HOMMÉS**

Casual dining serving burgers, sandwiches, and shareable plates with a full bar. Brunch and dinner service with a lively, social atmosphere.

twohommes.com

4 min drive

**THE BOY & THE BEAR - COFFEE ROASTERY**

Coffee roastery and cafe serving espresso drinks, pour-overs, and packaged beans. Offers light pastries and seating for quick work or meetups.

theboyandthebear.com

8 min walk

**PANN'S RESTAURANT**

Classic diner-style restaurant serving breakfast all day, plus burgers, sandwiches, and comfort-food plates. Counter seating and table service ...

panns.com

10 min walk

**1010 WINE AND EVENTS**

Wine bar and event space offering a rotating list of wines, small plates, and occasional live entertainment. Suitable for casual tastings, private gatherings, and relaxed evening dining.

1010wineandevents.com

4 min drive

**WESTFIELD CULVER CITY**

Indoor shopping center with major retailers, a food court, and sit-down dining options. Includes entertainment and services such as apparel, electronics, and everyday essentials.

westfield.com

3 min drive

**TRUXTON'S AMERICAN BISTRO**

American bistro with a full bar offering burgers, salads, and comfort-food entrees. Known for brunch service and a mix of indoor and patio seating.

truxtonsamericanbistro.com

5 min drive

**ROSCHOE'S**

Comfort-food restaurant known for chicken and waffles, plus classic sides and breakfast plates. Dine-in counter service with a straightforward, family-friendly setting.

roscoeschickenandwaffles.com

4 min drive