

CREATIVE OFFICE CAMPUS

# DEL REY



CBRE

The title "CREATIVE BY DESIGN" is written in a white, bold, sans-serif font, centered within a dark teal rectangular background that has a slightly irregular, torn-edge effect on its top boundary.

*Del Rey is a unique office campus where amenities and aesthetics create a life-enhancing experience for creative workers.*

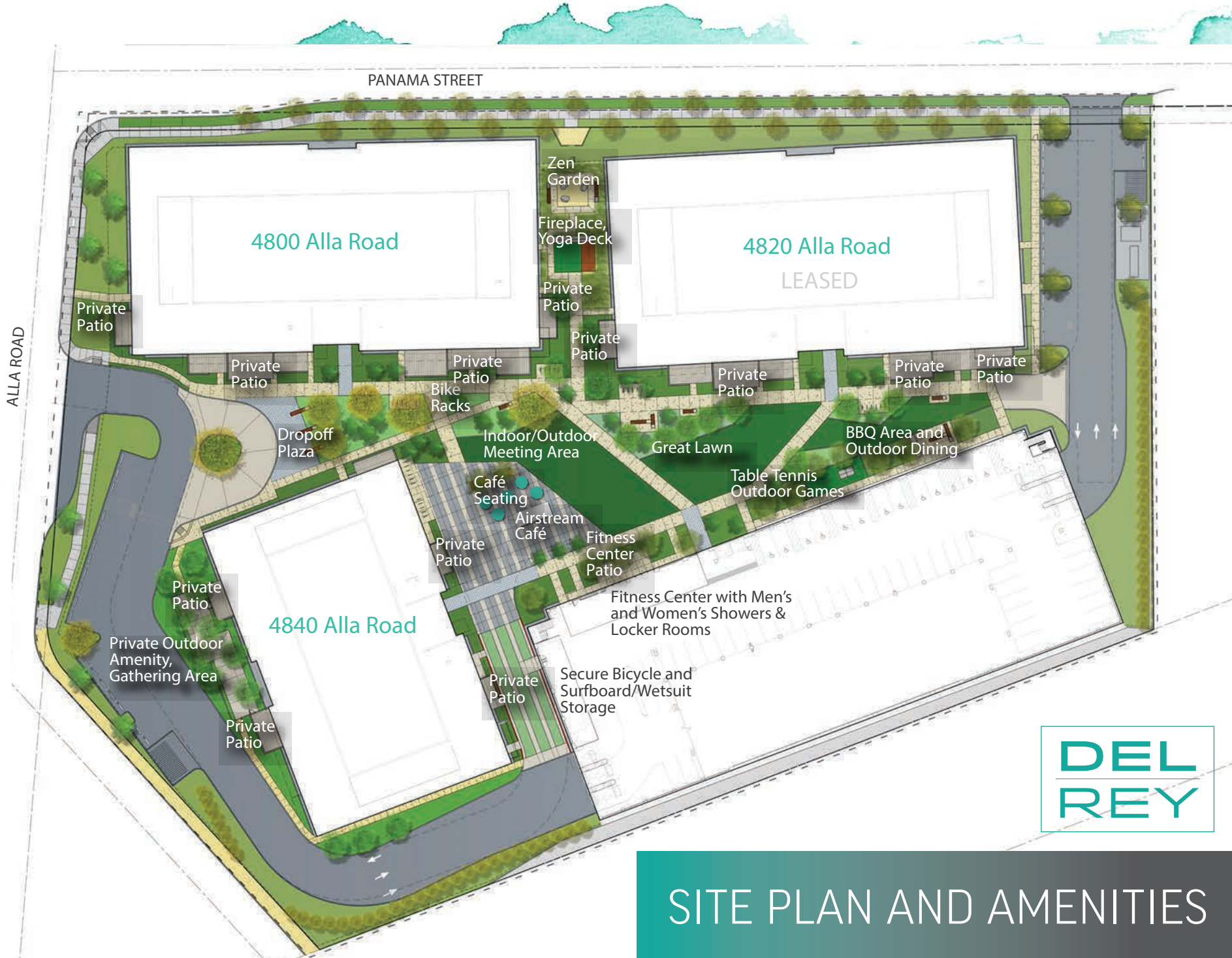


# THE CAMPUS

Three, two-story buildings offer 162,961 square feet of workspace with flexible, open floor plans that can be customized to tenant needs. Both the first and second floor feature high, exposed ceilings and balconies or patios overlooking a spacious courtyard.



Main entrance at Del Rey campus



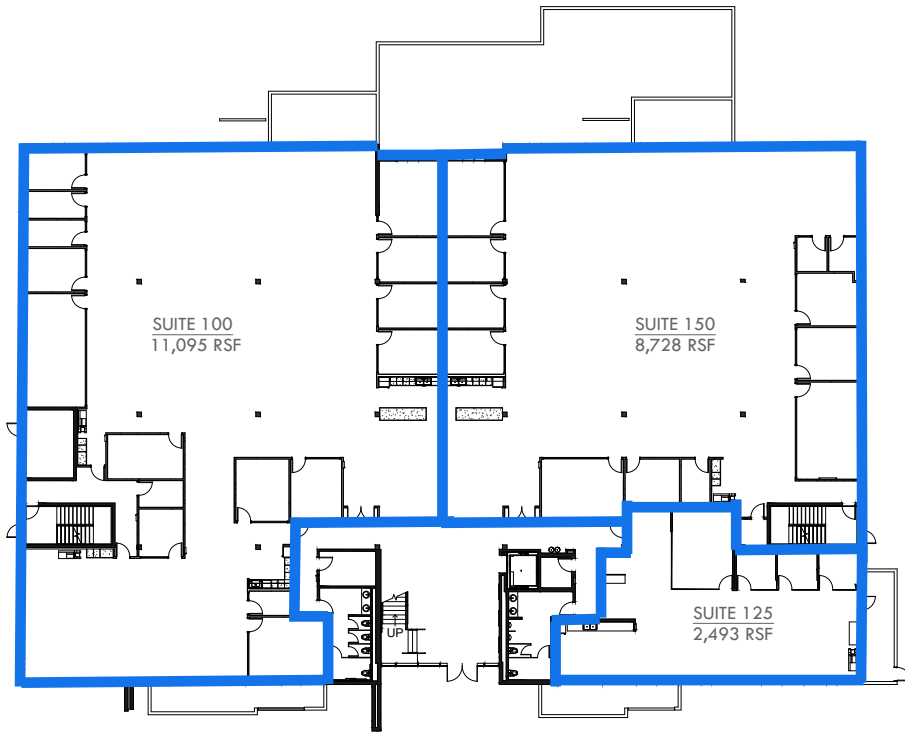
# SITE PLAN AND AMENITIES

# FIRST FLOOR

SUITE 100: 11,095 RSF

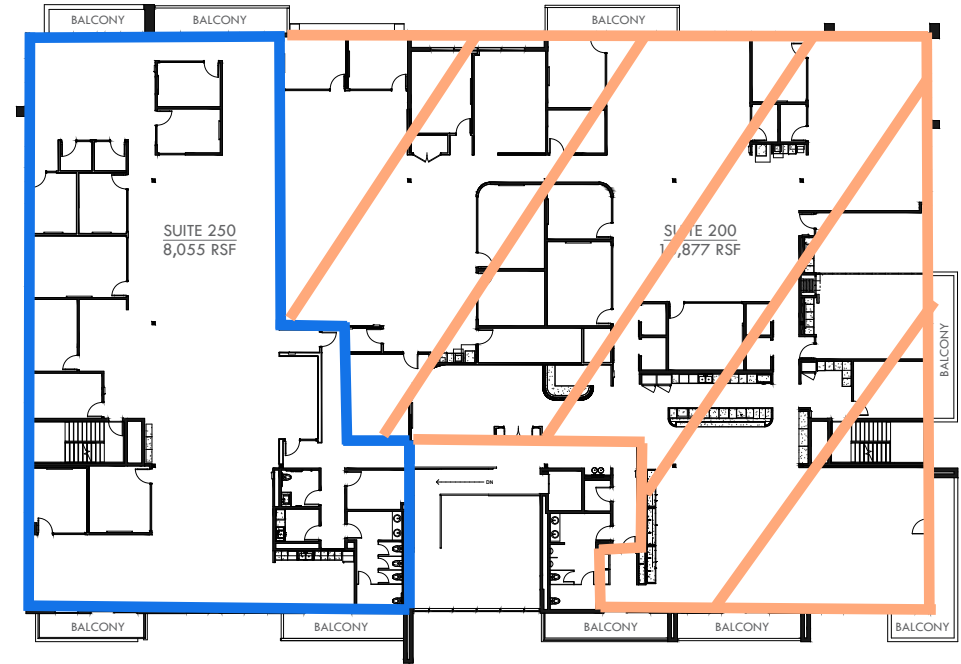
SUITE 150: 8,728 RSF

SUITE 125: 2,493 RSF



# SECOND FLOOR

SUITE 250: 8,055 RSF



**TOTAL: ≈ 46,248 RSF (FULL BUILDING)**

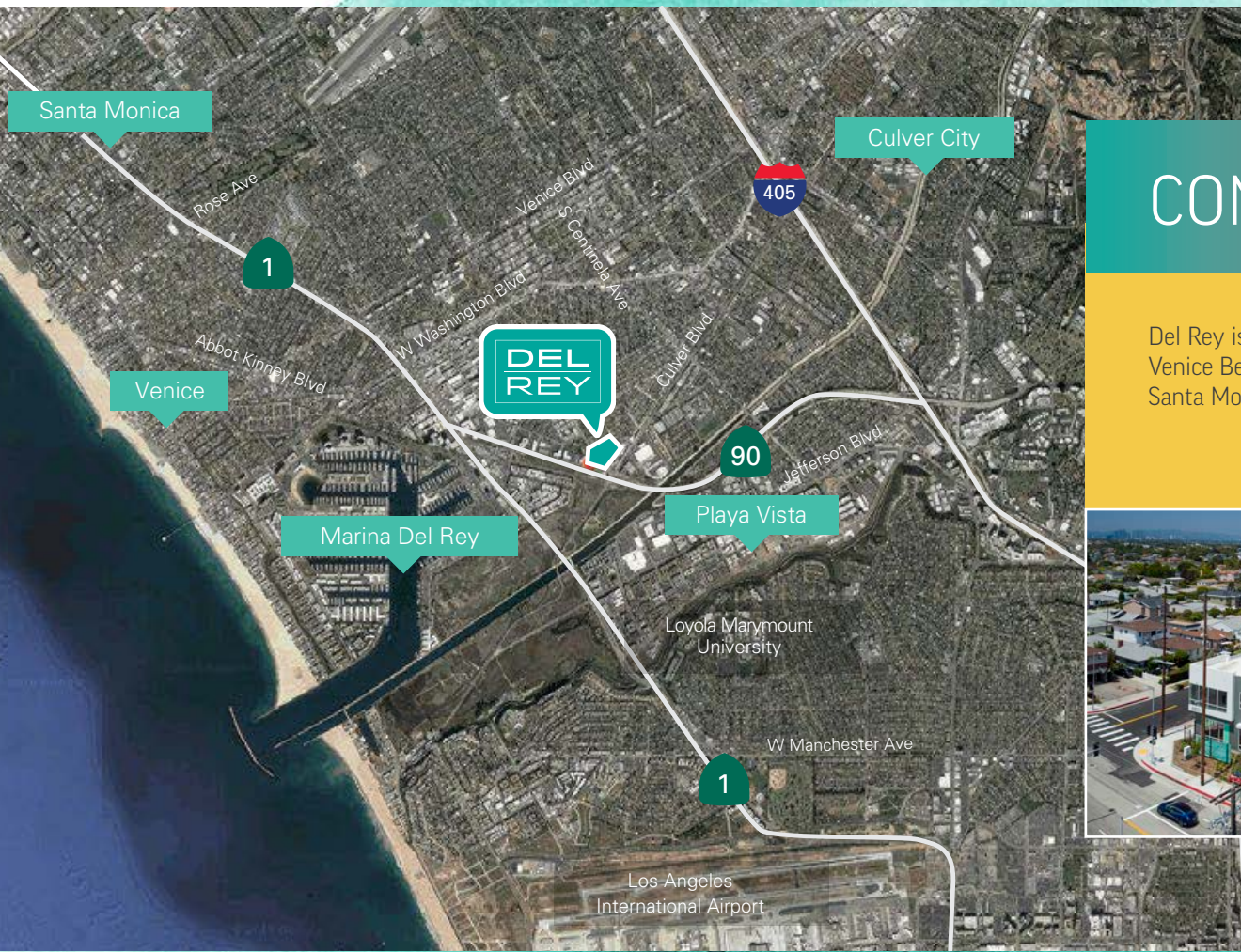


PHOTOS

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# LOCATION





# CONNECTED TO IT ALL

Del Rey is minutes away from Marina Del Rey, Venice Beach and Playa Vista with easy links to Santa Monica, Culver City, LAX and Beach Cities.





# CONVENIENCE & AMENITIES

Diverse shops, restaurants, theaters and personal services are within easy reach at The Runway, as well as Villa Marina Marketplace and Waterside Marina Del Rey. Essentially, Del Rey sits in the midst of a lively mixed-use urban area, central to Marina Del Rey, Playa Vista, and Venice.



## **DINING**

- 1 The Lincoln
- 2 Sinners & Saints Desserts
- 3 Gaby's Express
- 4 Starbucks
- 5 In-N-Out Burger
- 6 Eddie's Italian
- 7 Sports Harbour Bar and Restaurant
- 8 Celadon Thai Kitchen
- 9 Papa John's Pizza
- 10 Maxwell's Cafe
- 11 Pithier Artisan Pizza
- 12 El Pollo Loco
- 13 Röckenwagner Bakery
- 14 Don's Donuts
- 15 A-Frame
- 16 Hatchet Hall
- 17 The Corner Door
- 18 Hotcakes Bakes
- 19 Little Coasts Pizza
- 20 Alibi Room
- 21 LAbite
- 22 Lodge Bread Company
- 23 The Venice Whaler
- 24 C&O Trattoria
- 25 The Cheesecake Factory
- 26 The Shake Shack
- 27 Tony P's
- 28 Cafe del Rey
- 29 McDonald's
- 30 Pinkberry
- 31 Sapori Italiani
- 32 El Torito
- 33 Chipotle Mexican Grill
- 34 Fresh Brothers- Marina Del Rey
- 35 SUGARFISH
- 36 Mendocino Farms
- 37 Starbucks
- 38 The Counter
- 39 California Pizza Kitchen
- 40 Peet's Coffee
- 41 Wahoo's Taco
- 42 Slice Pizza
- 43 Cali Cafe
- 44 Chicago for Ribs
- 45 Humble Potato
- 46 Kanpai
- 47 KC's Crêpes Café
- 48 Sustain A Bowl

- 49 Taj India Palace
- 50 Vinny's Pizza
- 51 Cue Critic
- 52 Cabbage Patch
- 53 Blue Bottle
- 54 Royal Donuts
- 55 Viva Fresh Mexican Grill
- 56 Dinah's
- 57 BJ's Restaurant & Brewhouse
- 58 Five Guys
- 59 Olive Garden Italian
- 60 Quiznos

## **ENTERTAINMENT**

- 1 Helen's Cycles
- 2 Pause Float Studio
- 3 Club Sportiva
- 4 Del Rey Yacht Club
- 5 VB Surf
- 6 Venice Bike & Skates
- 7 Venice Beach Bike Rentals
- 8 Venice Canals / Beach Paddle Board & Bike Rentals
- 9 Dock 52
- 10 Blue Water Sailing
- 11 Marina del Rey Bureau
- 12 Massage Envy
- 13 Marina del Rey Public Launch Ramp
- 14 Art of Pilates, Inc.
- 15 AMC Dine-In Theatres Marina 6
- 16 Cinemark Playa Vista and XD

## **HOTELS**

- 1 Encore Motel
- 2 DoubleTree by Hilton Rey
- 3 Marina Del Rey Hotel
- 4 The Ritz-Carlton
- 5 Marina del Rey Marriott
- 6 Foghorn Harbor Inn
- 7 Inn at Venice Beach
- 8 Oceana Marina Vacation Rental
- 9 Venice on the Beach Hotel
- 10 The Venice Beach House
- 11 Extended Stay America Los Angeles
- 12 Four Points by Sheraton Los Angeles Westside
- 13 Courtyard by Marriott Los Angeles Westside
- 14 Inn at Playa del Rey
- 15 Custom Hotel
- 17 Sunburst Spa And Suites
- 18 Ramada Culver City

## **OUTDOOR**

- 1 Glen Alla Park
- 2 Culver West Alexander Park
- 3 Culver/Slauson Park
- 4 Mar Vista Gardens
- 5 Central Park
- 6 Common Grounds Park
- 7 American Field
- 8 The Lawn
- 9 Winding Park
- 10 Asher Park
- 11 Oberrieder Park
- 12 Ballona Discovery Park
- 13 Playa Vista Sport Park
- 14 Westchester Recreation Center
- 15 Tot Lot
- 16 Ballona Freshwater Marsh
- 17 Ballona Wetlands Ecological Reserve
- 18 Marina Beach (Mother's Beach)
- 19 Burton Chace Park
- 20 Venice Beach

## **LIFESTYLE CENTERS**

- 1 Waterside at Marina Del Rey
- 2 Runway at Playa Vista
- 3 Westfield Culver City
- 4 The Promenade at Howard Hughes Center
- 5 Villa Marina Marketplace

## **FITNESS**

- 1 Equinox
- 2 The Fix Gym
- 3 Fitness and Fuel LA
- 5 Gold's Gym
- 6 LA Fitness
- 7 The Studio (MDR) Playa Vista
- 8 Rock The World Fitness
- 9 Mind Body & Soul Yoga
- 10 YogaWorks Playa Vista
- 11 Flywheel
- 12 Playa Pilates
- 13 Bikram Yoga Marina Del Rey

DEL  
REY

LIFESTYLE





# LIVE WELL. CREATE MORE.

Blurring the line between workplace and home, Del Rey's design draws from industrial and residential cues. Feel at home—at work.

Intelligentsia Coffee & Tea





# ENGAGE & SOCIALIZE

Del Rey creates a people-centered environment where people feel comfortable and at home as well as energized and empowered.



SUGARFISH





The Venice Canals

## BEYOND FOUR WALLS

Del Rey is designed for people who love their work and want to live a healthy and balanced life.





# FUEL THE CREATIVE

Del Rey is consciously designed to inspire people to share ideas, knowledge and skills in a formal or casual context.





## LIVELY & LAIDBACK

Del Rey is meant to inspire a healthy, vital life, one in which work is balanced by pursuits that renew body, mind and spirit.

Yogaworks



Del Rey Fitness Center



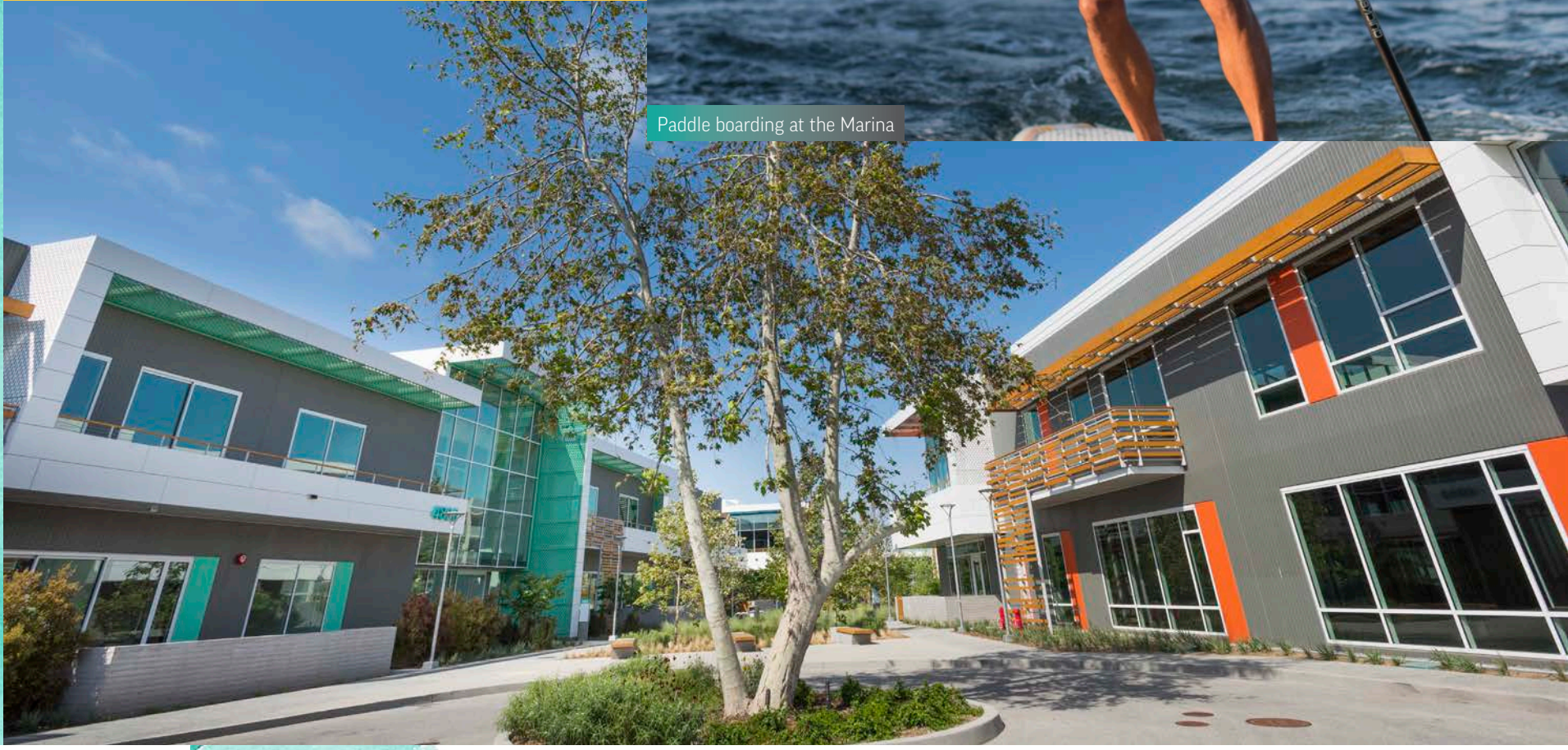


# INDOORS, MEET OUTDOORS

Given the proximity of the Ballona Wetlands Preserve and the Pacific coast, Del Rey draws from nature to satisfy the demands of form and function.



Paddle boarding at the Marina





# ABOUT THE PROPERTY





## PROPERTY HIGHLIGHTS

- + Ceiling heights: 1st Floor: 16' & 2nd Floor: 28'
- + Creative office campus with 162,961 SF of flexible workspace
- + Two-story buildings with contemporary design features
- + Customizable, open floor plans
- + Spacious outdoor private patios with direct access to the common greenway
- + Nano walls and operable windows
- + Exposed ceilings with extensive natural light
- + Integrated indoor/outdoor environments
- + Fiber ready-speed up to 100Gbps
- + WiFi
- + Collaborative space for a community feel
- + Abundant, sustainable landscape
- + Courtyard designed to bring work and play together seamlessly
- + Private outdoor patios
- + Rooftop Deck Option
- + Gated & Secured Private Campus

# PROPERTY SUMMARY

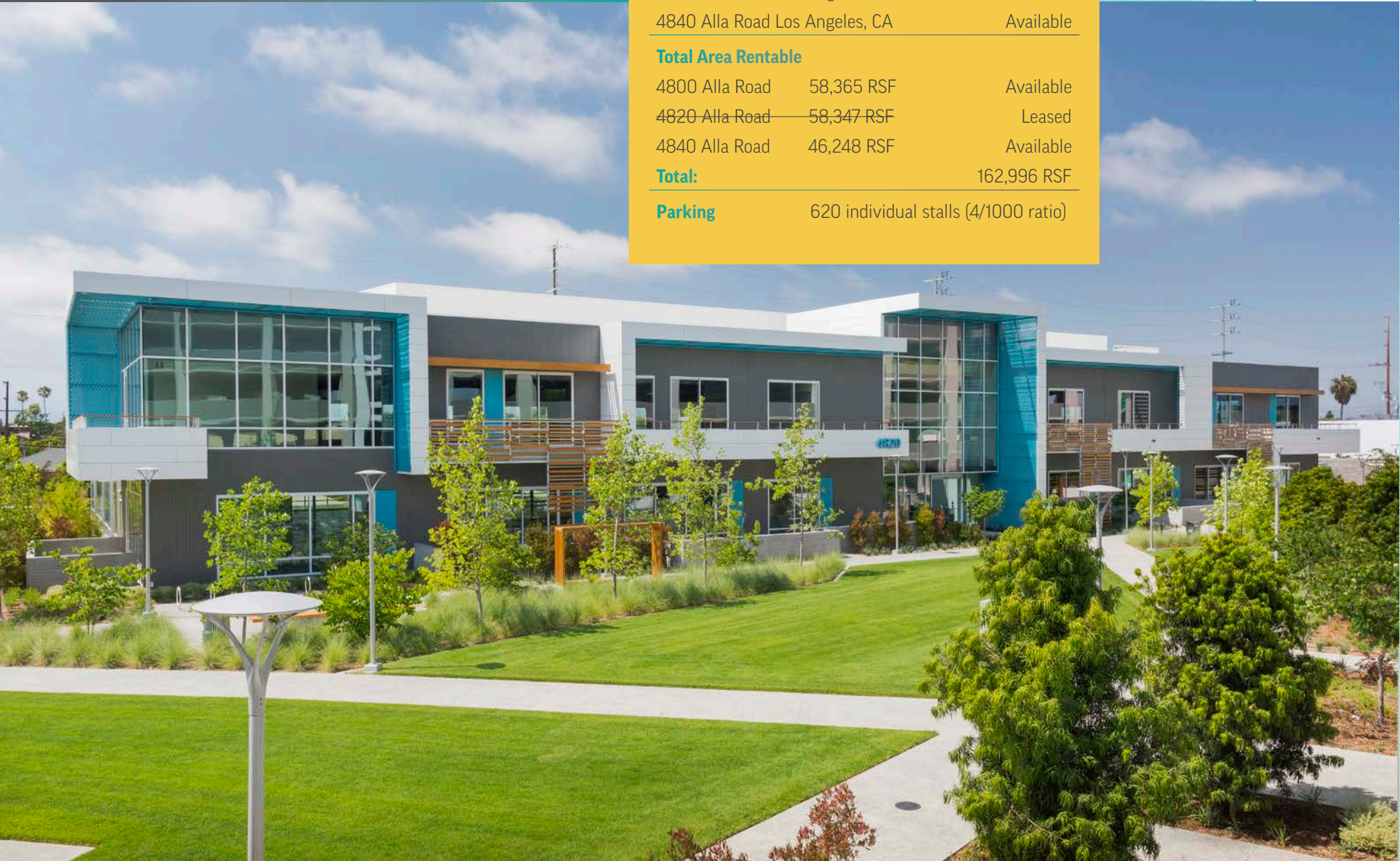
## Address

4800 Alla Road Los Angeles, CA	Available
4820 Alla Road Los Angeles, CA	Leased
4840 Alla Road Los Angeles, CA	Available

## Total Area Rentable

4800 Alla Road	58,365 RSF	Available
4820 Alla Road	58,347 RSF	Leased
4840 Alla Road	46,248 RSF	Available
<b>Total:</b>		162,996 RSF

**Parking** 620 individual stalls (4/1000 ratio)

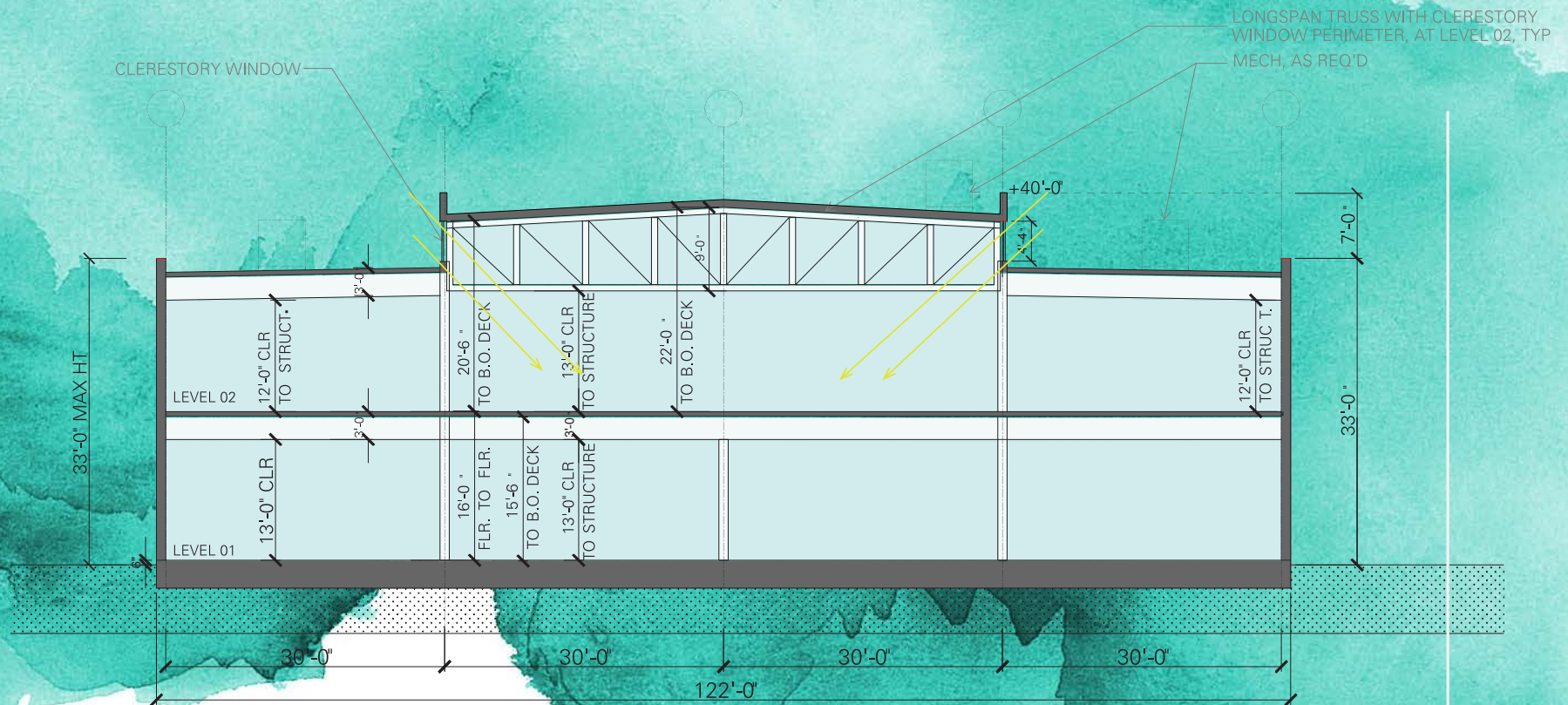




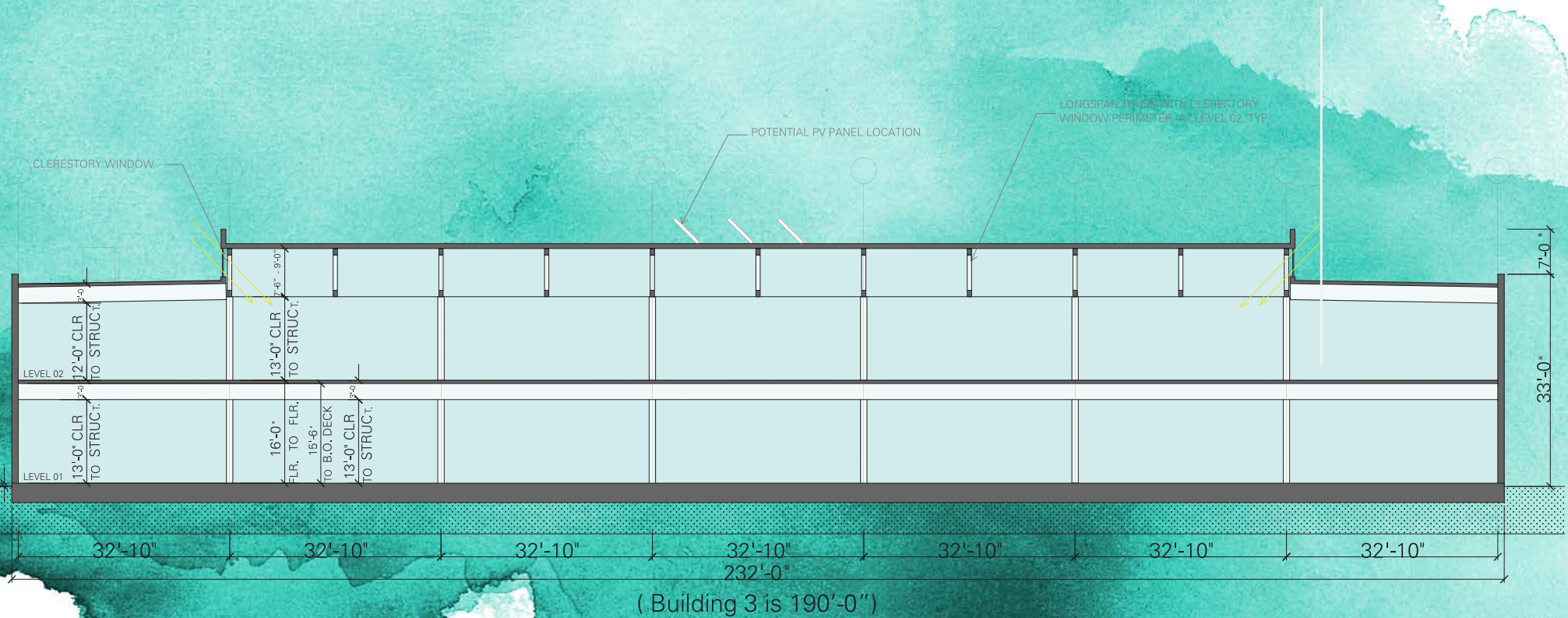
# PROPERTY SPECIFICATIONS

<b>Typical Floor Size</b>	Building 1   4800 Alla Road: 1st Floor 28,625 SF 2nd Floor 28,623 SF Building 2   4820 Alla Road: 1st Floor 28,625 SF 2nd Floor 28,605 SF Building 3   4840 Alla Road: 1st Floor 22,675 SF 2nd Floor 22,688 SF
<b>Floor-to-Floor Height</b>	15'-0" to 16'0"
<b>Ceiling Height</b>	1st Floor 13'-0" to 16' -0" 2nd Floor 12'-0" to 22' 0"
<b>Column Spacing</b>	Buildings 1 & 2 Typical is 30' x 33'-10", with center bays at 30' x 28'-9" Building 3 Typical is 30' x 26'-10" with center bay at 30' x 28'-9"
<b>Floorplate Width</b>	Buildings 1 & 2: 120' x 237' Building 3: 120' x 188'
<b>Exterior</b>	Tilt-up concrete panel construction with combination of punched glazed windows and curtain wall glazing Metal panel framed second floor balconies and lobby entry portals
<b>Floor Loading</b>	80 psf live load, 20 psf partition load
<b>Roof Loading</b>	20 psf live load
<b>Electrical</b>	4 watts per usable SF
<b>HVAC</b>	Heat recovery VRF system with zoned fan coil units
<b>Supplemental AC</b>	Future expansion capacity of 160 tons per building
<b>Fire &amp; Life Safety</b>	Building is fully sprinklered with automatic fire detection
<b>Elevators</b>	1 passenger elevator per buildings

# TYPICAL BUILDING SECTION TRAVERSE



# TYPICAL BUILDING SECTION LONGITUDINAL



# DEL REY

## TEAM



**Gensler**



Mar  
Ventures,  
Inc.

**CBRE**

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