



in inclave

LIVE WORK PLAY

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SJDC

STEAVEN JONES
DEVELOPMENT COMPANY, INC



LIVE WORK PLAY

INclave's creative office suites are workplaces that boost innovation by providing great experiences, getting more productivity from a happier talent base.





THE CAMPUS



Three buildings—two free-standing renovated industrial buildings and a brand new modernist mixed-use building offer a total of 65,170 rentable square feet of workspace. The new building also has a Ten by Bar Nine café and 49 luxury apartment units. There are numerous shared amenities that create the ultimate live-work-play environment for today's dynamic workforce.



LIVE WELL



With a focus on health and wellness, INclave offers a fully equipped fitness center, yoga and other classes, a pool and spa and many places to take a break from the daily grind, to rejuvenate and then re-engage in a refreshed and more inspired way.

INclave is designed for people who love to work in an active, forward-thinking community. Gatherings are both informal and organized by our on-site concierge, who plans events that meet our tenants' interests.



ENGAGE AND CONNECT





GIVE TALENT WHAT THEY WANT

INclave is intentionally constructed to promote a healthier, more balanced lifestyle in order to help its tenants attract and retain the best talent.



LOCATION



MARINA DEL REY

VENICE BEACH

SANTA MONICA

LINCOLN BLVD

WASHINGTON BLVD

 inclave

IN THE HEART OF SILICON BEACH

SANTA MONICA

CULVER CITY

 inclave



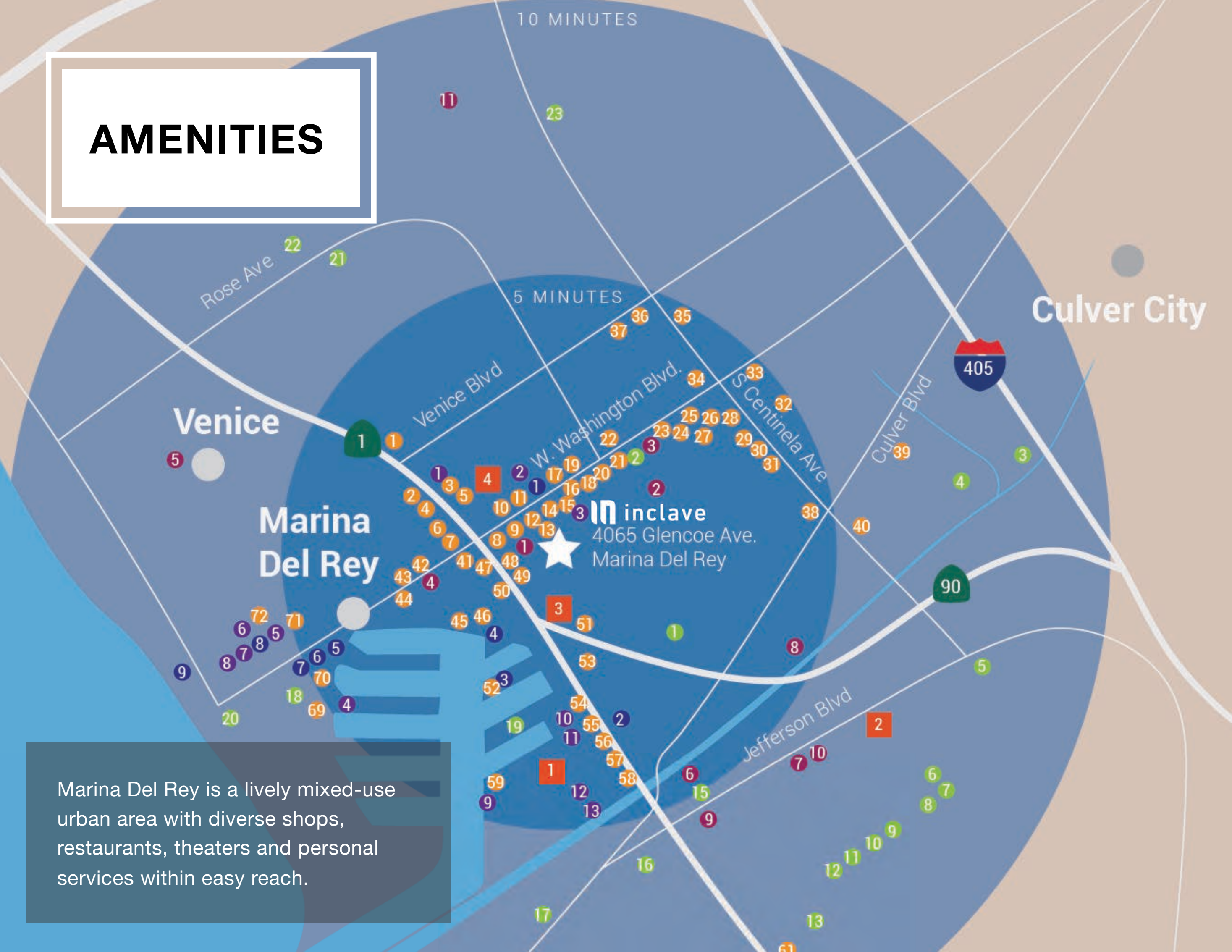
VENICE

PLAYA VISTA

LAX

AMENITIES

Marina Del Rey is a lively mixed-use urban area with diverse shops, restaurants, theaters and personal services within easy reach.



Dining

- 1 Wirin
- 2 McDonald's
- 3 Domino's Pizza
- 4 NIGHT + MARKET Sahn
- 5 The Lincoln
- 6 Sinners & Saints Desserts
- 7 Gaby's Express
- 8 Krispy Krunchy Chicken
- 9 Eddie's
- 10 Starbucks
- 11 In-N-Out Burger
- 12 Washington Ale House Sports Bar and Grill
- 13 Patty's Gourmet Pizza
- 14 Celadon
- 15 Fresh in the Box
- 16 Papa John's Pizza
- 17 Maxwell's Cafe
- 18 Dunkin'
- 19 Ekkamai Thai
- 20 Pitfire Artisan Pizza
- 21 El Pollo Loco
- 22 Röckenwagner
- 23 Outdoor Grill
- 24 Sunny Blue
- 25 A-Frame
- 26 Hatchet Hall
- 27 Ginger's Divine Ice Creams
- 28 The Corner Door
- 29 Shojin
- 30 Hotcakes Bakes
- 31 Paco's Tacos
- 32 Little Caesar's Pizza
- 33 Poke Bar/Cherry On Top
- 34 Jack in the Box
- 35 Coffee Connection
- 36 Starbucks
- 37 Siam Chan
- 38 Sakura
- 39 El Abajeno
- 40 Centinela Cafe
- 41 Firestone Walker Brewing Company
- 42 26 Beach
- 43 Thai East Wind
- 44 Scopa Italian Roots
- 45 Tony P's Dockside Grill
- 46 Cafe del Rey
- 47 Wharo
- 48 Chick-fil-A
- 49 IHOP
- 50 Brennan's
- 51 Irori Sushi

- 52 Salt
- 53 McDonald's
- 54 Pinkberry
- 55 Chipotle Mexican Grill
- 56 SUGARFISH
- 57 Mendocino Farms
- 58 California Pizza Kitchen
- 59 El Torito
- 60 Kanpai
- 61 KC's Crepes Cafe
- 62 Domino's Pizza
- 63 Hacienda Del Rey
- 64 Thai Talay
- 65 The Shack
- 66 Bacari PDR
- 67 Playa Provisions
- 68 Caffe Pinguini Italian
- 69 The Cheesecake Factory
- 70 Killer Shrimp
- 71 Venice Ramen
- 72 Taqueria Chihuahua

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.

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 Inn at Playa del Rey
- 11 Custom Hotel

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
- 21 Penmar Park
- 22 Marine Park
- 23 North Venice Little League Baseball Field

Shopping

- 1 Waterside at Marina Del Rey
- 2 Runway Mall
- 3 Villa Marina Marketplace
- 4 Costco Wholesale

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 24 Hour Fitness

PROPERTY HIGHLIGHTS

- ▶ Three building campus around open grassy common area
- ▶ 281 parking spaces: 4 short-term surface spaces and 277 in a subterranean automated parking structure by AutoPark It
- ▶ On-site management and security
- ▶ Ten by Bar Nine café
- ▶ Campus-Wide WiFi
- ▶ **Other Amenities:**
pool and spa area with pool pavilion, restrooms with showers; outdoor bleachers and game area; parking for food trucks; dog play area; fully-equipped fitness center and separate yoga studio; community room with large kitchen and game area; business center with conference rooms for up to 24, 8 and 6 people.

CREATIVE OFFICE REDEFINED

- ▶ Older industrial buildings: 15-20' wood beam and bow-truss ceilings
- ▶ New building: 20' high concrete ceilings
- ▶ Polished concrete floors
- ▶ Operable windows
- ▶ Dedicated HVAC units
- ▶ 24/7 utilities and access
- ▶ Private kitchens and bathrooms
- ▶ Private patios
- ▶ Three sources of fiber providing up to 3 GBPS of upload/download speed

4065 Glencoe Avenue

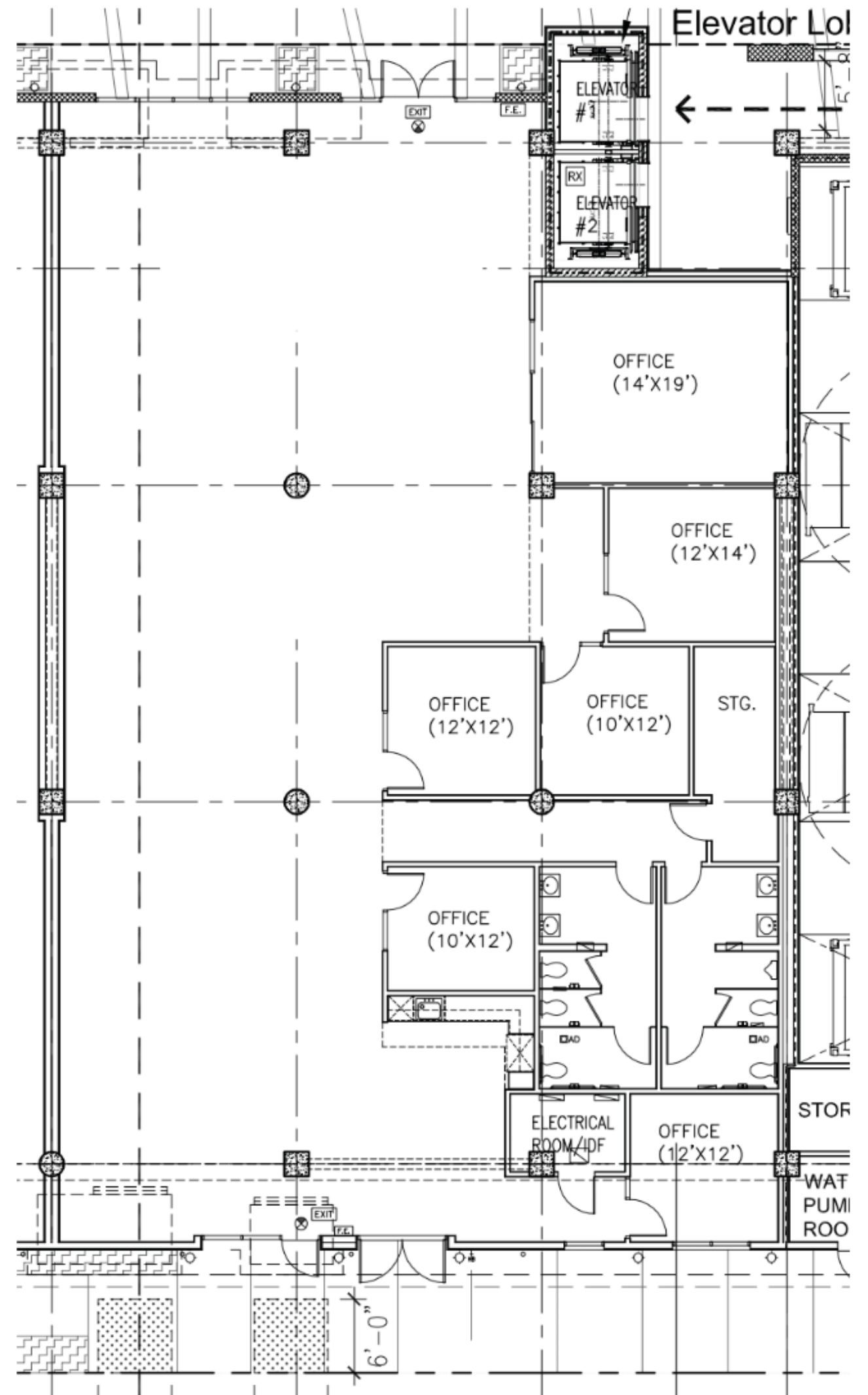
Suite 101 - 7,013 sft

Available: 7,013 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Suite 101 Features

- ▶ Large conference room with sliding glass doors
- ▶ Five private offices or break-out rooms
- ▶ Large open area with 20' 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

Suite 102 - 4,893 sft

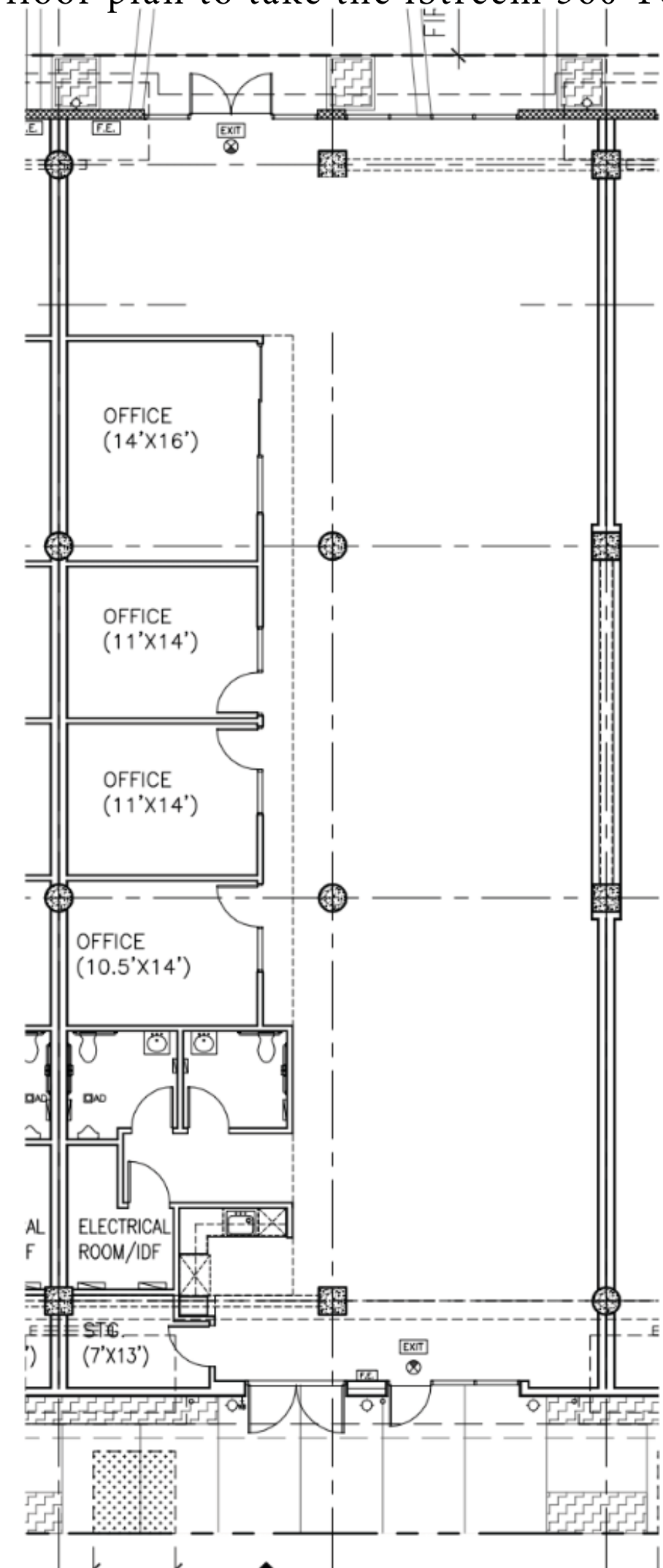
Available: 4,893 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Suite 102 Features

- ▶ Large conference room with sliding glass doors
- ▶ Three private offices or break-out rooms
- ▶ Large open area with 20' 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

Click the floor plan to take the iStream 360 Tour of Suite 102



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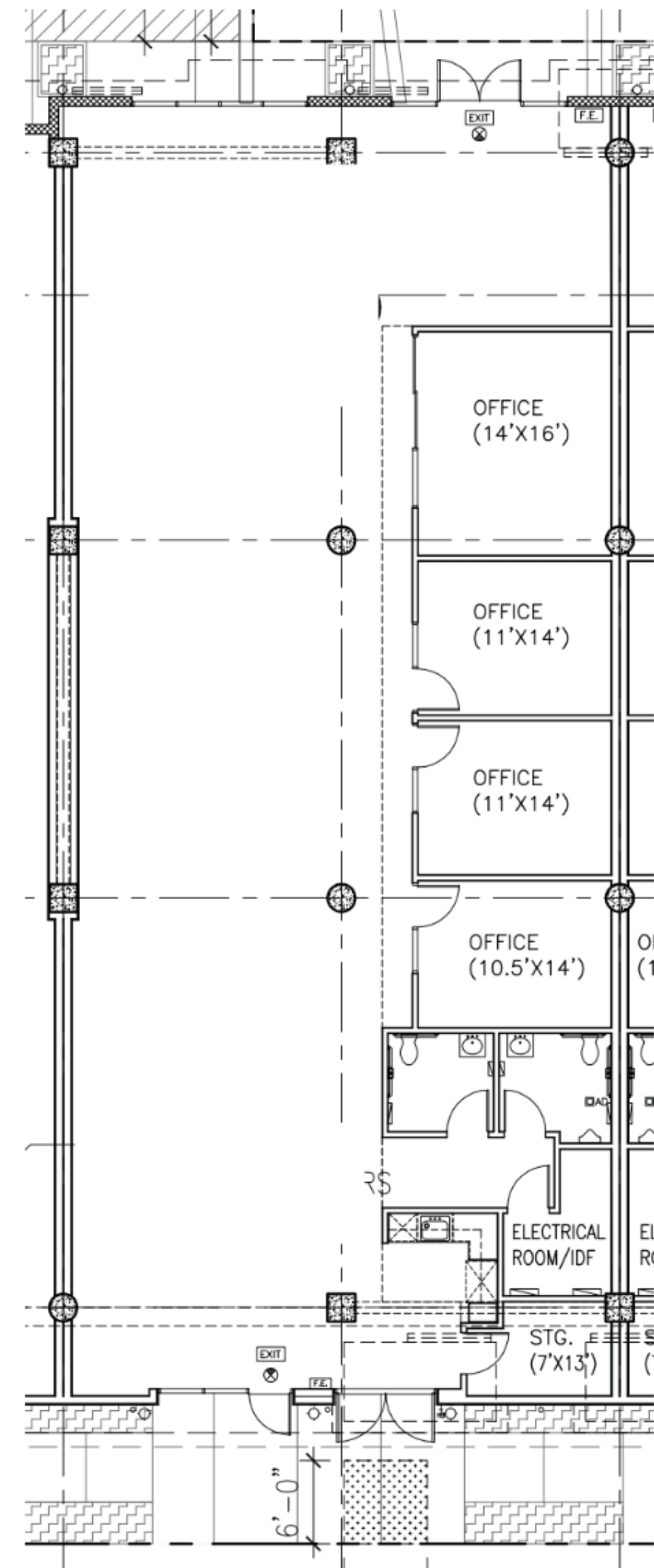
Suite 103 - 4,896 sft

Available: 4,896 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Suite 103 Features

- ▶ Large conference room with sliding glass doors
- ▶ Three private offices or break-out rooms
- ▶ Large open area with 20' 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



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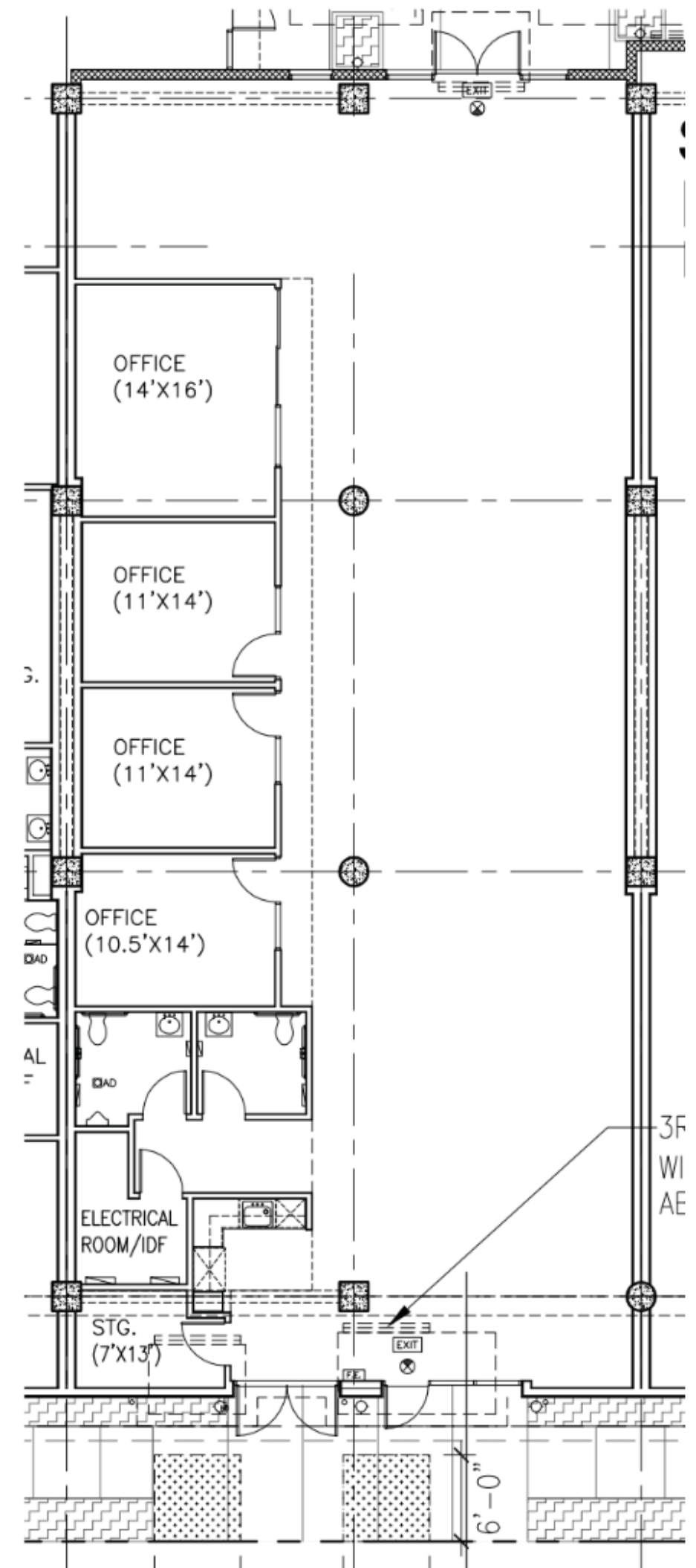
Suite 104 - 4,794 sft

Available: 4,794 rentable sq. ft.

Rate: \$5.35 per rsf, MG

Suite 104 Features

- ▶ Large conference room with sliding glass doors
- ▶ Three private offices or break-out rooms
- ▶ Large open area with 20' 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



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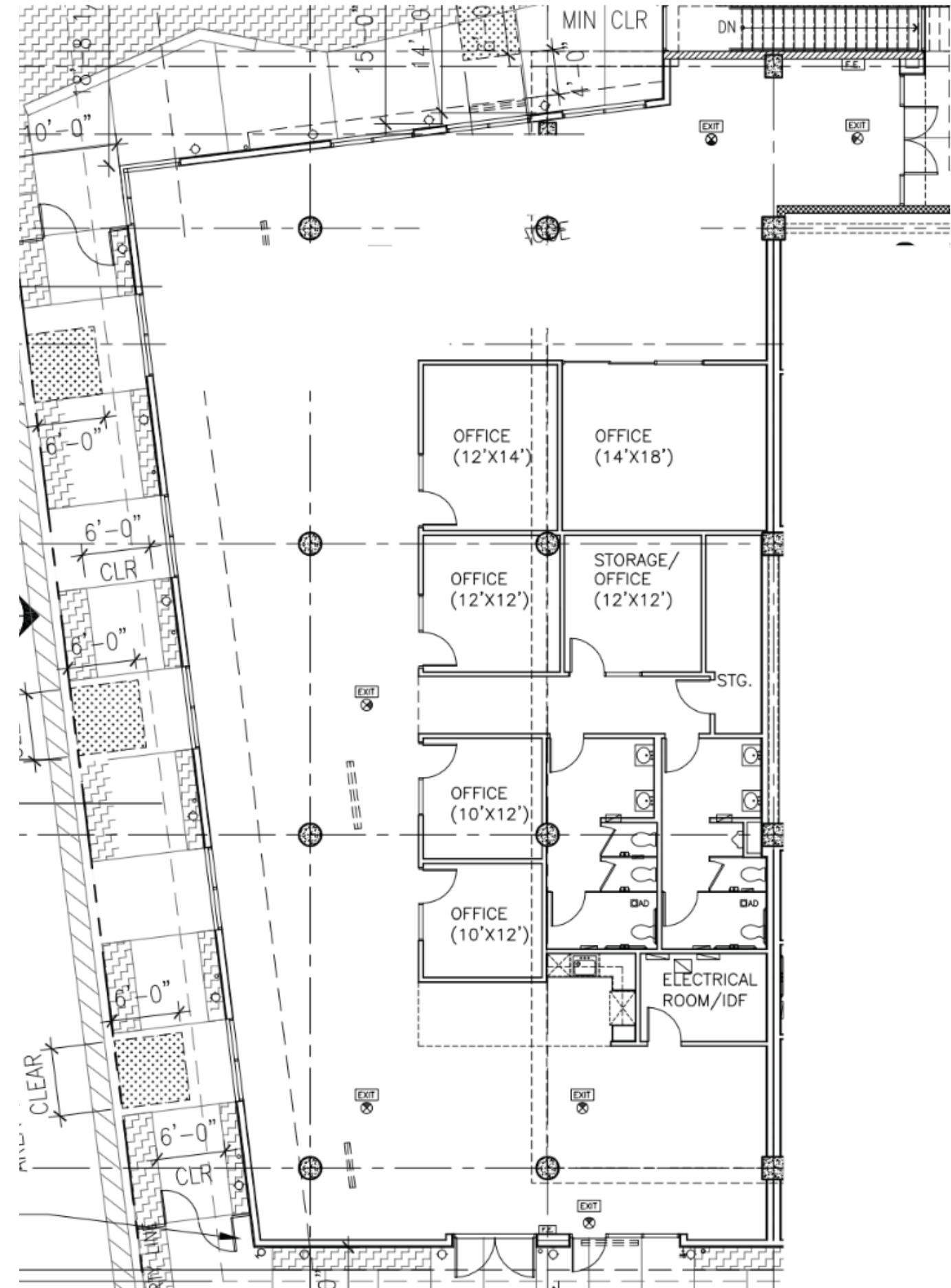
Suite 105 - 6,868 rsf

Available: 6,868 rentable sq. ft.

Rate: \$5.35 per rsf, MG

Suite 105 Features

- ▶ Large conference room with sliding glass doors
- ▶ Five private offices or break-out rooms
- ▶ Large open area with 20' 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

Suite 300A - 8,722 sft

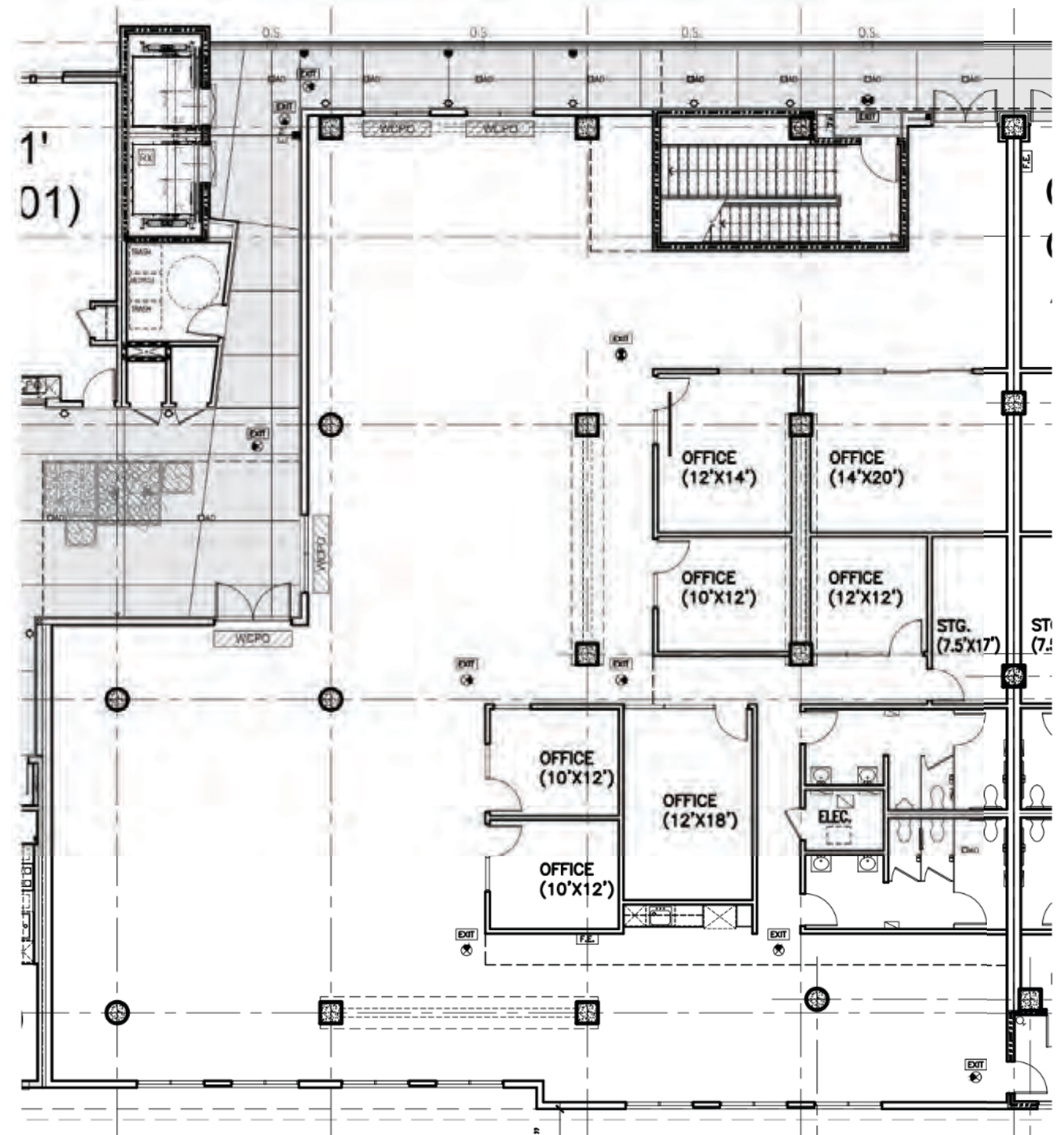
Available: 8,722 rentable sq. ft.

Rate: \$5.35 per rsf, MG

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 20' 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

Click the Floor plan to take the iStream 360 Tour of Suite 300A



4065 Glencoe Avenue

Suite 300B - 8,914 sft

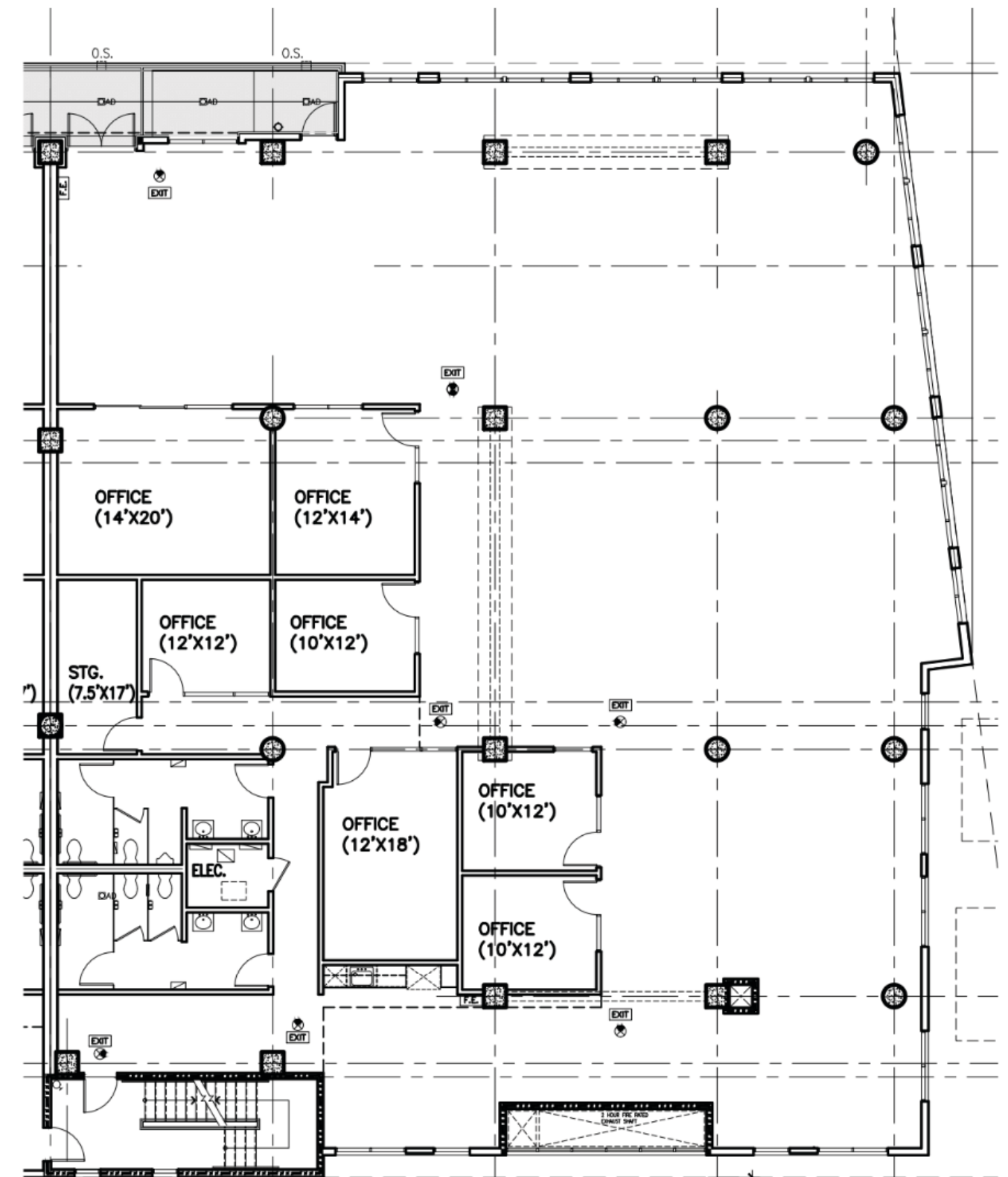
Available: 8,914 rentable sq. ft.

Rate: \$5.50 per rsf, MG

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 20' 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

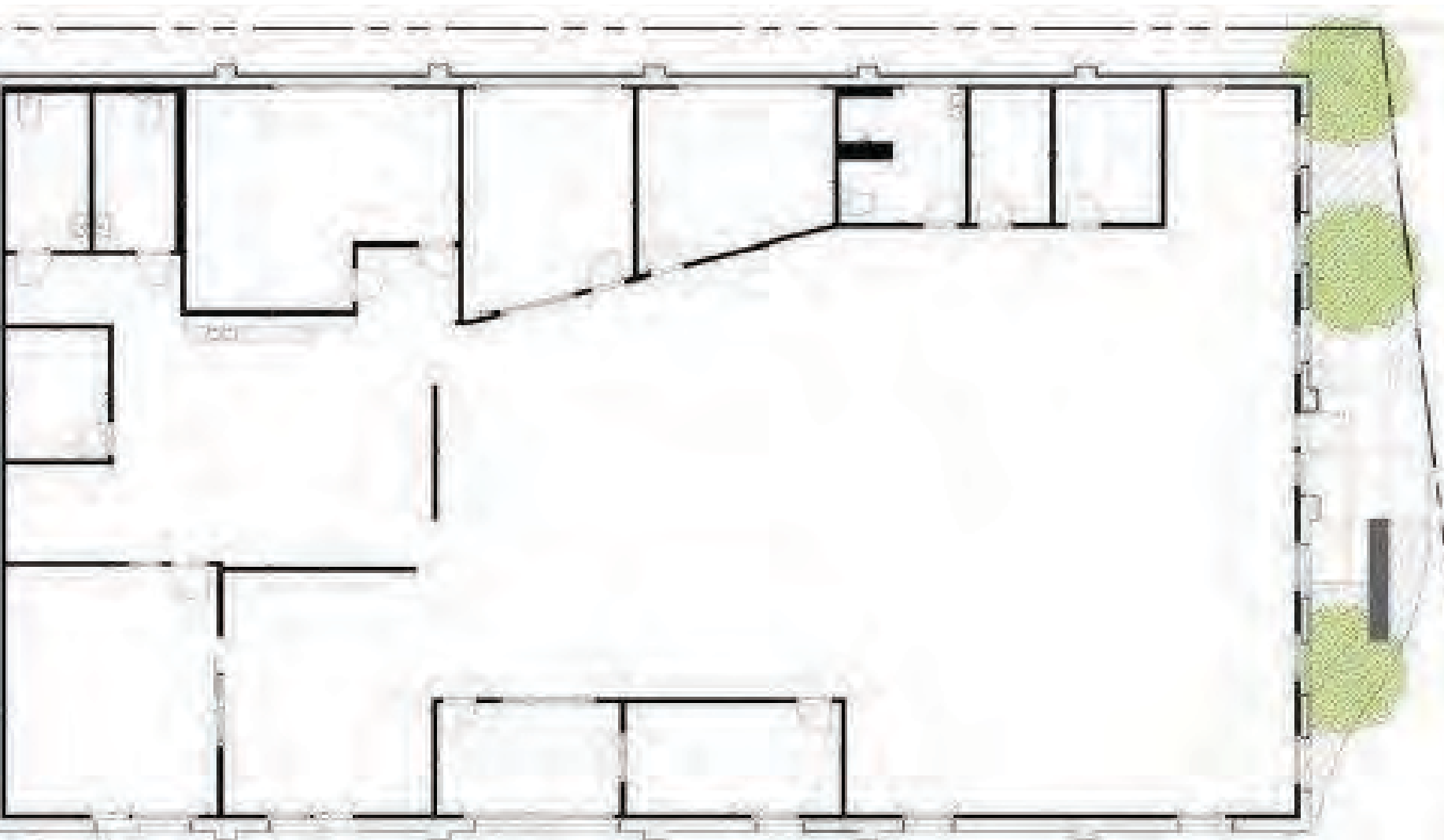
Click the floor plan to take the iStream 360 Tour of Suite 300B



4061 Glencoe Avenue

Suite A - 6,762 sft

Click the floor plan to take the iStream 360 Tour of 4061A



Available: 6,762 rentable sq. ft.

Rate: \$5.35 per rsf, MG

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

4061 Glencoe Avenue

Suite B - 7,162 sft

Click on the floor plan to take the iStream 360 Tour of 4061B

Available: 7,162 rentable sq. ft.

Rate: \$5.35 per rsf, MG

Suite B Features

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



4063 Glencoe Avenue

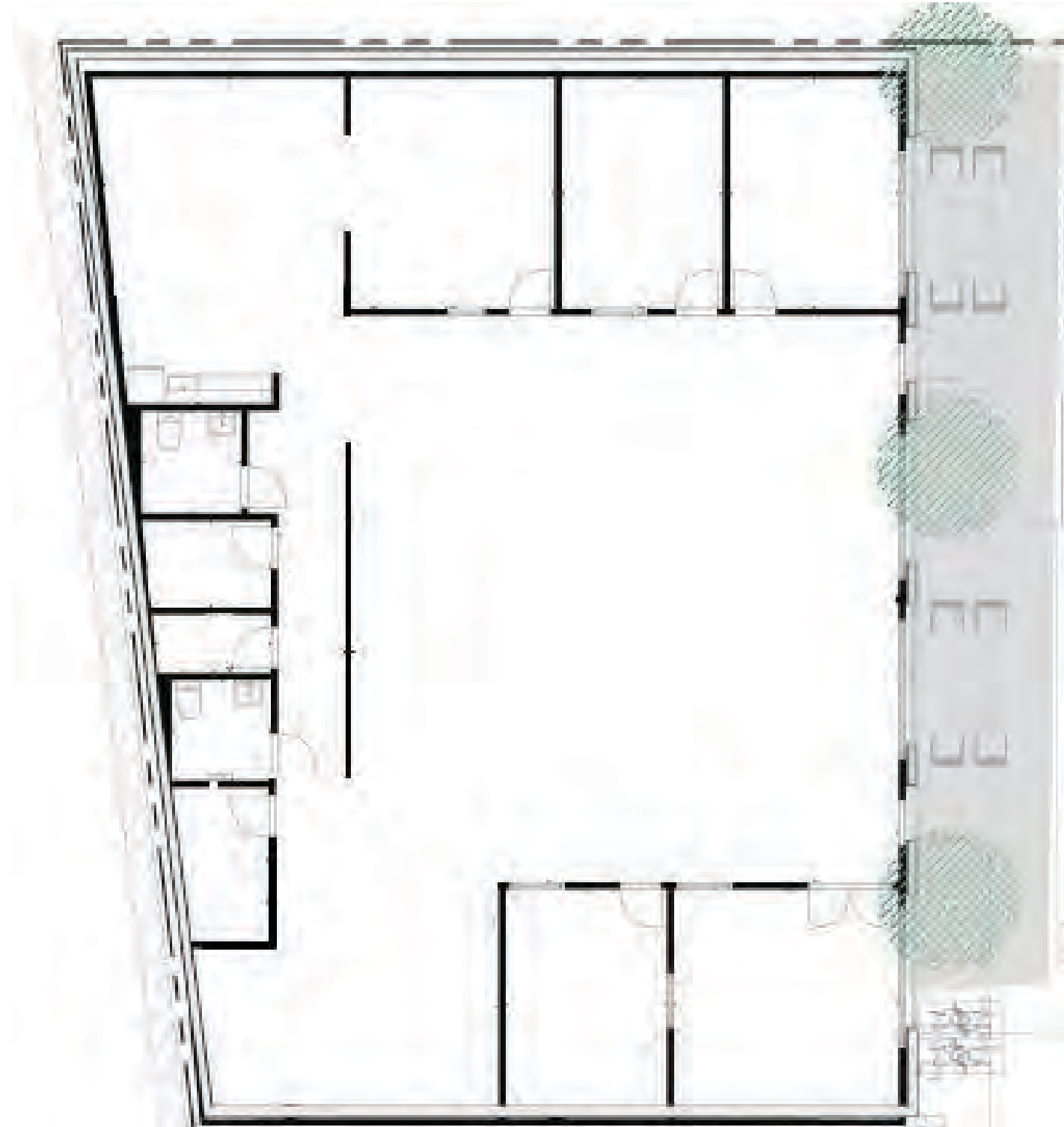
Building 3 - 5,146 sft

Available: 5,146 rentable sq. ft.

Rate: \$5.50 per rsf, MG

Building 3 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



TEAM

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