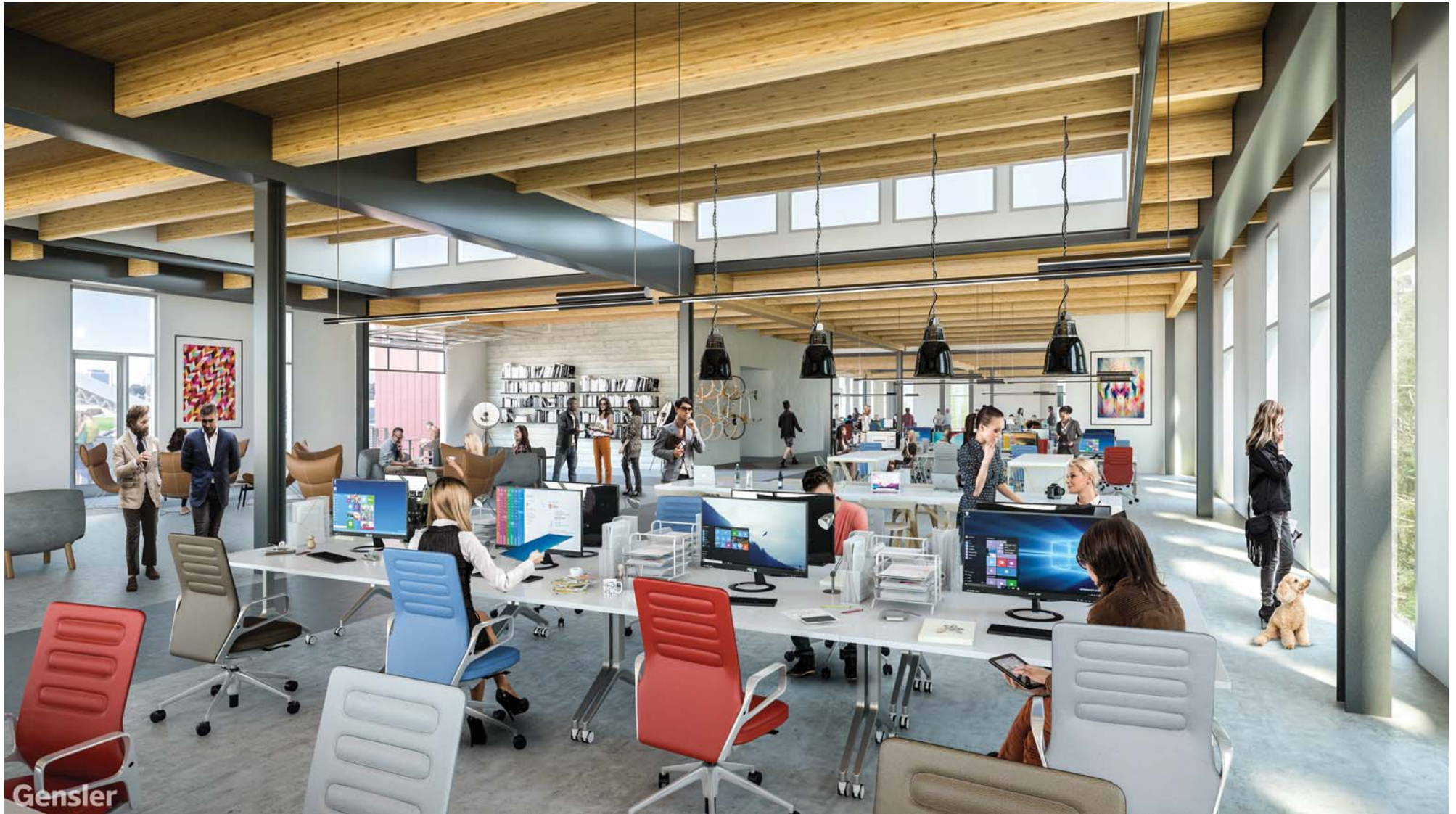


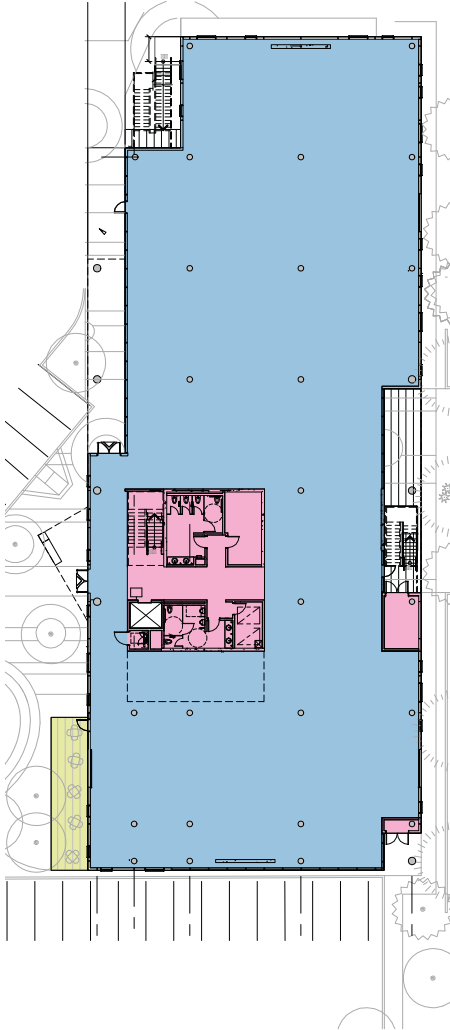
Building E

55,454 SF of New Creative Office in Playa Vista, coming in early 2017.

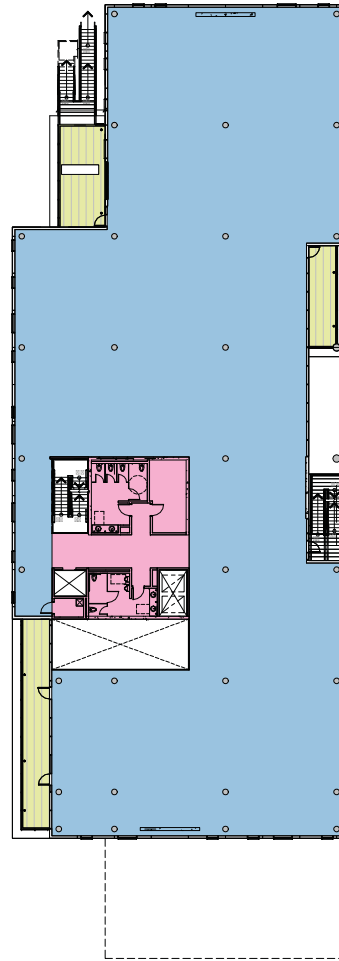




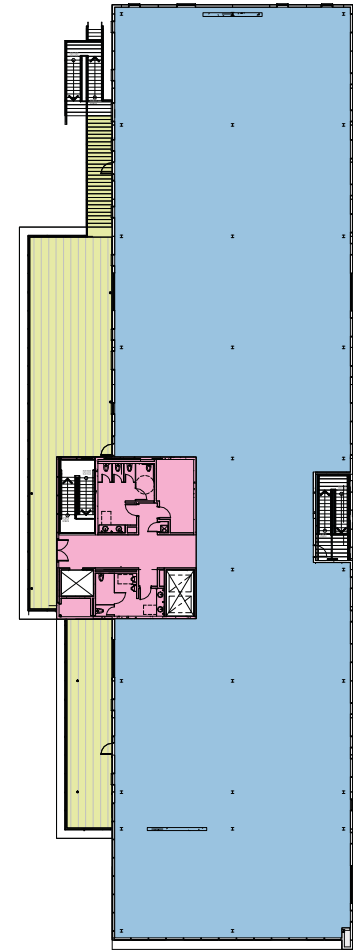
With high ceilings, side-core open plan flexibility, direct walk-up access for all floors, outdoor terraces on all floors, floor-to-ceiling glazing, and a dramatic form, Building E will be a standout addition to the Playa Jefferson creative office campus. Upon its completion in early 2017, Building E will offer 55,454 square feet of creative office along with plenty of parking at a ratio of 4.32 / 1,000. Building E occupants will be able to enjoy the amenities and outdoor space of the surrounding Playa Jefferson campus, as well as the restaurants, shops, and entertainment of The Runway, Southern California's newest high end retail development directly across the street.



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



RENTABLE AREA
55,454 Square Feet

PARKING
240 Spaces (4 / 1,000)

NUMBER OF FLOORS
3 Floors averaging 18,500 Square Feet

FLOOR-TO-FLOOR HEIGHT
14' - 15'
+500 SF 28' double-height space.

ROOF TERRACE AREAS
4,048 Square Feet, with Rollup Door access from interior.

COLUMN SPACING
30' x 30'

FLOORPLATE WIDTH
65' - 90'

STRUCTURAL SYSTEM
GF - 2F: Concrete (flat-plate non-PT for easy modification)
3F: Steel Columns, Timber Beams, and wood planked ceiling.

DESIGN TEAM
Gensler (Architect)
Nabih-Youssef (Structural)
AHBE (Landscape)

FACADE
Perforated steel mesh rainscreen.
Floor-to-ceiling glazing.
Operable windows.

HVAC
3x 75-ton rooftop AHUs, one dedicated to each floor. Cooling power of 4 tons per 1,000 sf.

ELEVATOR
MRL Traction Elevator

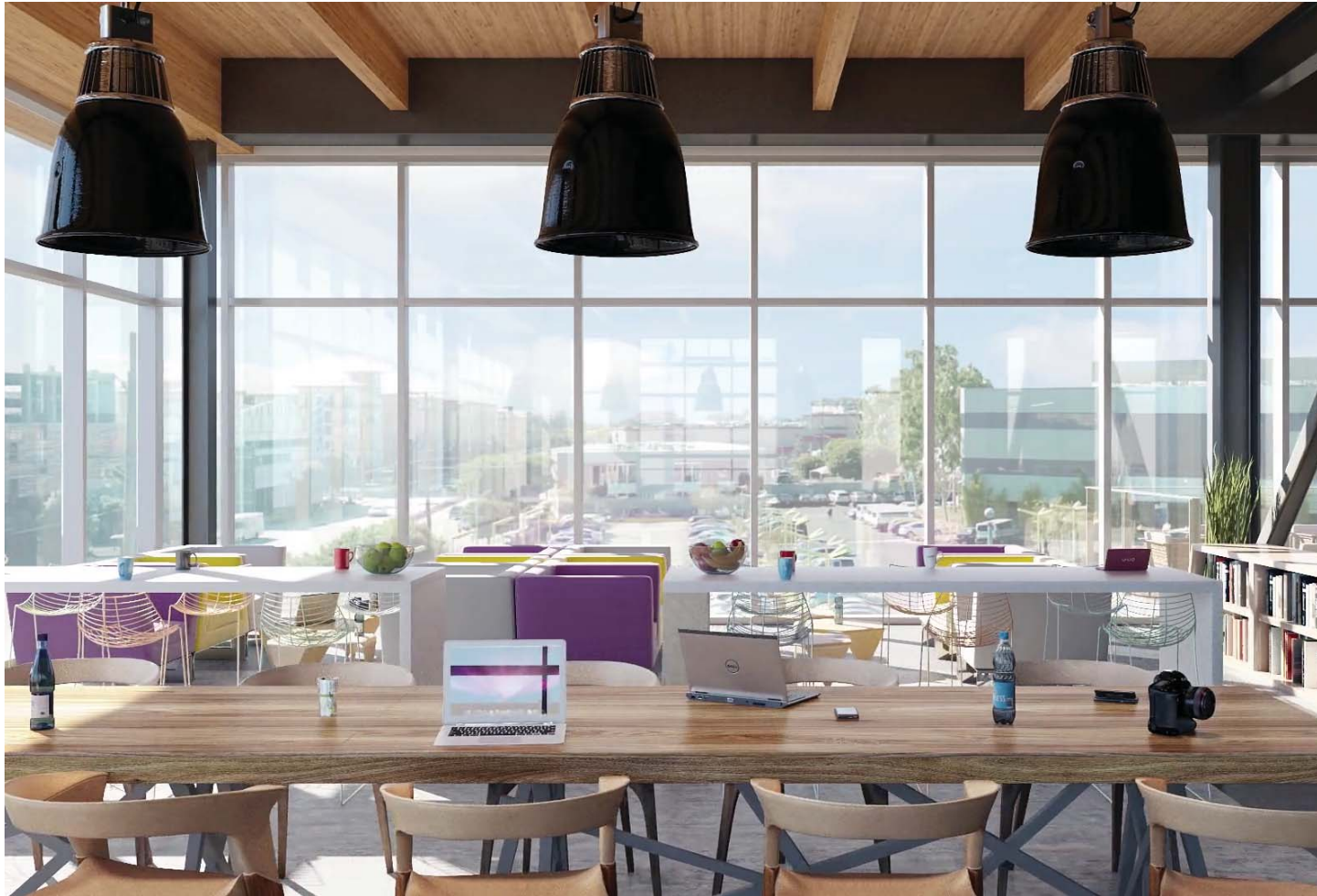
PLUMBING
4 men's & 4 women's WCs per floor.
Stubbed-out utilities for kitchens and showers 2 locations per floor.

FIRE & LIFE SAFETY
Fully sprinkled, automatic fire detection, emergency generator.

ELECTRICAL
5 watts psf user + 1.5 watt psf lighting served by 2 panels per floor.
1,200 amp 277/480 3-phase 4-wire service.

SECURITY
24-hour campus-wide security.





Campus environment

Amenities

Dramatic, distinctive architecture

Substantial exterior shared communal space

Like minded tenant adjacencies – Facebook, Omnicom, ARUP, R/GA

Closest available commercial office space to the Runway retail center

Daily food trucks

Cutting edge, Gensler designed building which enhances the overall property

Cantilevered overhang represents a distinctive, identifying presence on Jefferson Blvd

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