

westside
r+d

4503 glencoe
ave

marina del rey

for sublease

r+d | wet lab space | office

>> setting
the stage



Key Facts at a Glance

- Size: 35,000 SF
(an adjacent 25,000 SF is available on a direct basis)
- NNN: \$.049/SF
- Term: Through 12/31/2031
- Parking: 4/1,000 SF
- Availability: Immediate
- Office Furniture: Available

Turnkey Lab & GMP Space in a Prime Coastal Location

4503 Glencoe Avenue offers a unique opportunity to secure a purpose-built laboratory facility with GMP manufacturing capabilities in the heart of Marina del Rey. This second-generation wet lab and office space is ready for immediate occupancy and operational use—designed specifically to support advanced laboratory operations with state-of-the-art systems, a highly desirable location, and exceptionally competitive lease rates.

>> purpose-built
for biotech success

Move-In Ready

Fully built-out wet lab, GMP, and office space. A rare turnkey opportunity, eliminating the time and cost of new construction.

Strategic Location

Prime access to LAX, the beach, transportation, and a large talent pool from leading area universities. Surrounded by dining, retail, and services to support tenant convenience and well-being.

Competitive Rates

Outstanding value in one of the Westside's most sought-after commercial markets.

Future-Proof Operations

US-based GMP manufacturing space – purpose-built for domestic production needs. In light of recent US government restrictions on biotech/pharma operations in China, this represents a critical and strategic asset for companies seeking compliant US manufacturing solutions.

>> wet lab

amenities



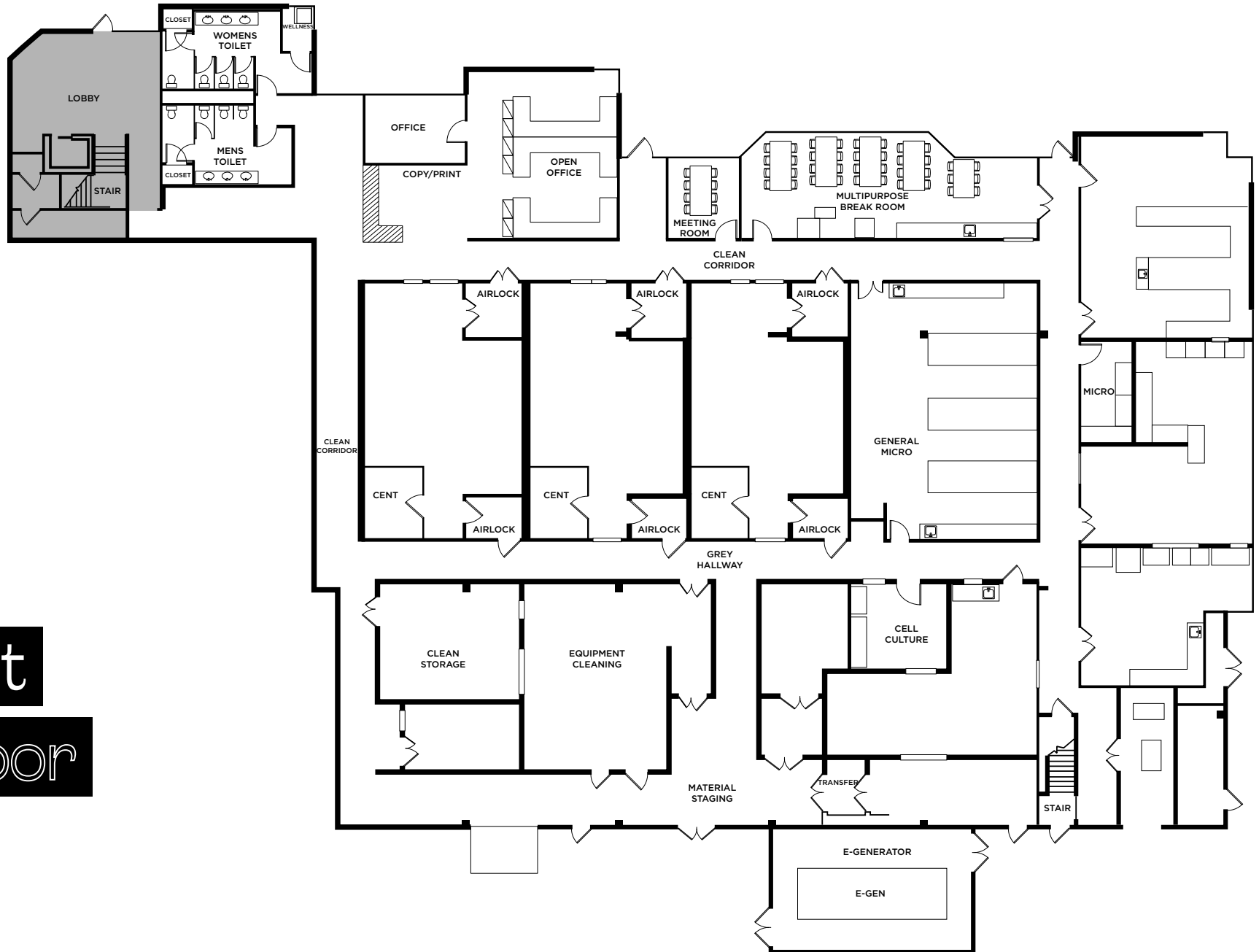
- Robust infrastructure for lab operations
- \$1M HVAC upgrade
- Two operational autoclaves (1 GMP, 1 R&D)
- Walk-in cooler (2–8°C, 8'x18'x8")
- Many labs offer natural light
- Advanced mechanical, electrical, and plumbing systems
- Multiple locations for hoods and specialized equipment
- 120-hour backup generator for uninterrupted operations
- Emergency showers and eyewash stations
- Mother's room

>> office

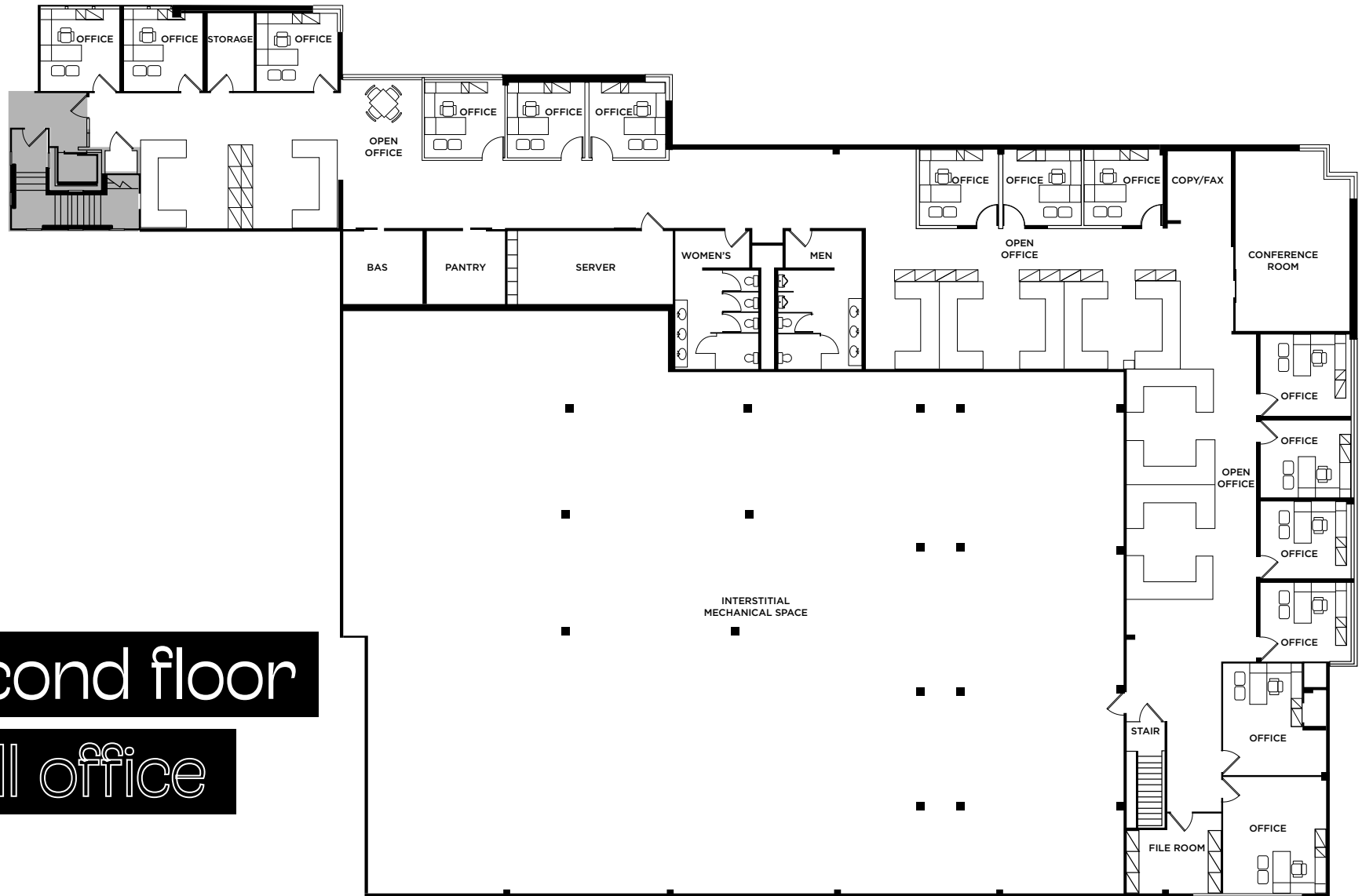
space

- Two floors with a total of 15 private offices + one executive office
- Open office areas on both floors with 46 total cubicles (13 on first floor, 33 on second floor)
- One large boardroom with seating for 16 and two meeting rooms with seating for five
- One large multi-purpose room for training, all-hands meetings, and more
- Full kitchen with seating on first floor and mini kitchen/break room on second floor
- one storage room, one control room, one server room, one mechanical/ electrical room
- Many windows bringing in natural light





>> first
floor



>> second floor

all office

>> set sail to the waterfront

Marina del Rey offers the best of business and lifestyle—an ideal environment for attracting and retaining top talent.



North America's largest man-made small-craft harbor (home to 5,000 boats)



Steps from waterfront dining, shopping, and recreation



Just 4 miles from Santa Monica and 4 miles from LAX.



Easy access to paddleboarding, kayaking, dining cruises, and yacht charters

Nearby Universities & Talent Pipeline

- UCLA
- USC
- Loyola Marymount University
- Caltech (regional)

>> work where life

feels like the weekend

local amenities

- | | | | |
|-----------------------------|---------------------------|-------------------------------|---------------------------------|
| 1. Humblemaker Coffee Co. | 11. FedEx Ship Center | 21. Blue Bottle Coffee | 31. Erewhon Venice |
| 2. Panda Express | 12. Peet's Coffee | 22. Hash Restaurant | 32. Costco Wholesale |
| 3. Kalaveras | 13. Titen Fitness, LA | 23. Gulp Restaurant & Brew Co | 33. Rainbow Acres Natural Foods |
| 4. Irori Sushi | 14. Private gym | 24. Beverage Warehouse | 34. Lodge Bread Company |
| 5. Burger Lounge | 15. Alfred Coffee | 25. Ronnie's Diner | 35. Samosa House |
| 6. Yard House | 16. HiHo Cheeseburger | 26. Hatchet Hall | 36. Killer Shrimp |
| 7. The Warehouse Restaurant | 17. UOVO Marina Del Rey | 27. Menotti's Coffee Stop | 37. Gjusta |
| 8. Brennan's | 18. PLANTA Cocina | 28. Paco's Tacos | 38. Whole Foods |
| 9. AMC DINE-IN Marina 6 | 19. The Ritz-Carlton | 29. Angel Maid Bakery | 39. Whole Foods |
| 10. The Bouqs Co | 20. Ralphs Fresh Fare | 30. In-N-Out Burger | 40. The Home Depot |

westside
r+d

4503 glencoe
ave

marina del rey



for sublease

r+d | wet lab space



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-07.23.2026

Tim Dwight

Managing Director

CA License 01873722

+1 310 525 1936

tim.dwight@cushwake.com

Michael DeSantis

Vice Chairman

CA License 00803921

+1 310 871 8086

mike.desantis@cushwake.com

Troy Kay

Senior Director

CA License 02093614

+1 310 943 4204

troy.kay@cushwake.com

Peter DeSantis

Associate

CA License 02297691

+1 310 207 1692

peter.m.desantis@cushwake.com