

INDU
STRY

HARD TECH CAMPUS
± 21,775 TO 77,775 RSF AVAILABLE

MARINA EDGE
4499 / 4507 / 4509
GLENCOE AVE
MARINA DEL REY

FOR LEASE

INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

TRAVIS LANDRUM
dp@industrypartners.com
CA BRE No. 01435827

FOR LEASE

CREATIVE OFFICE

MARINA EDGE MARINA DEL REY CA 90292

AVAILABLE RSF

4499 Glencoe Ave
4507 Glencoe Ave
4509 Glencoe Ave

AREA

±21,775 RSF
±30,000 RSF
±26,000 RSF
±77,775 RSF Total

RATE

Negotiable

TERM

5-10 Years

OCCUPANCY

Immediate

PARKING

3 per 1,000 SF

Hard Tech Campus in the heart of Marina Del Rey

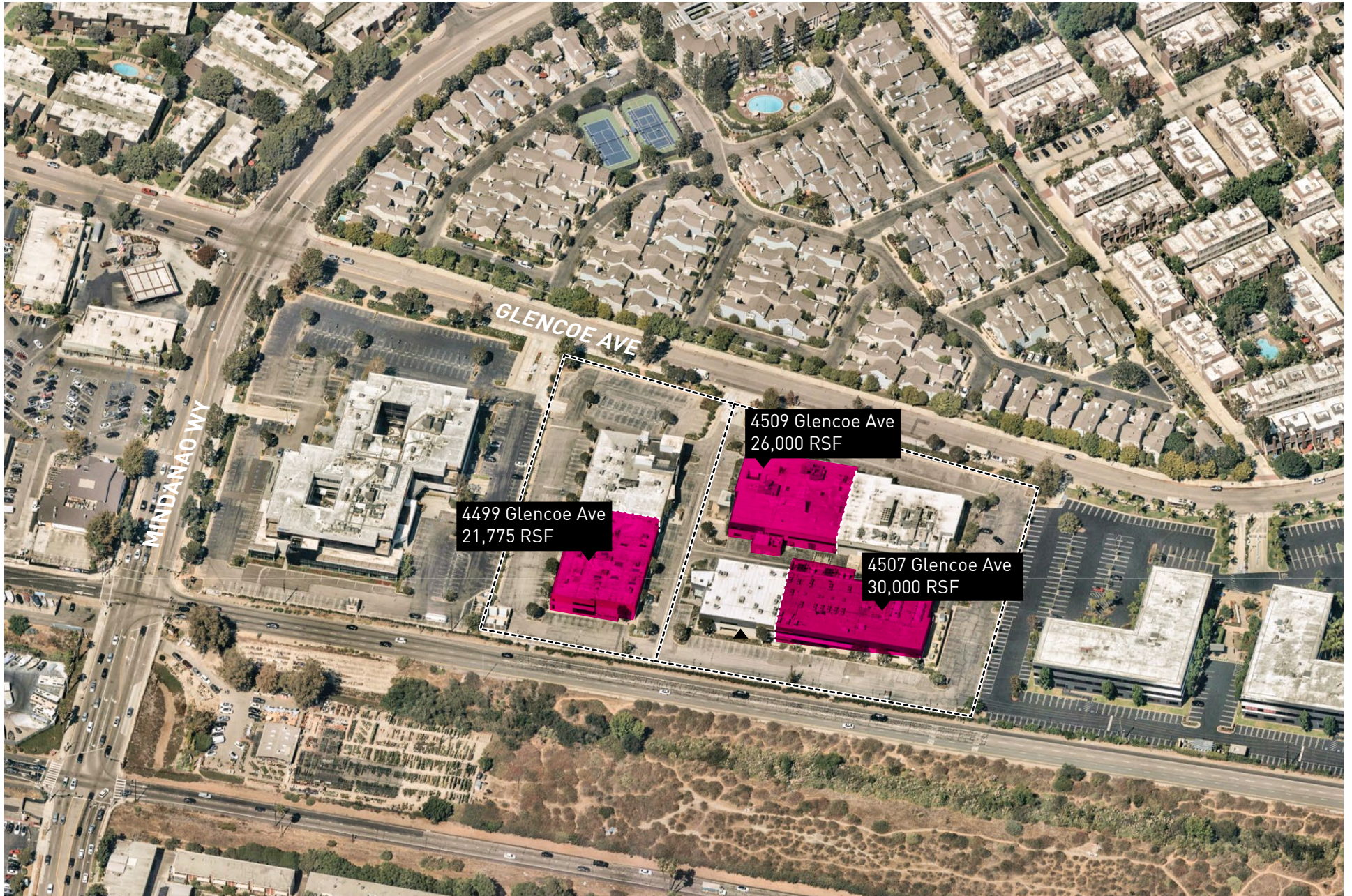
FEATURES

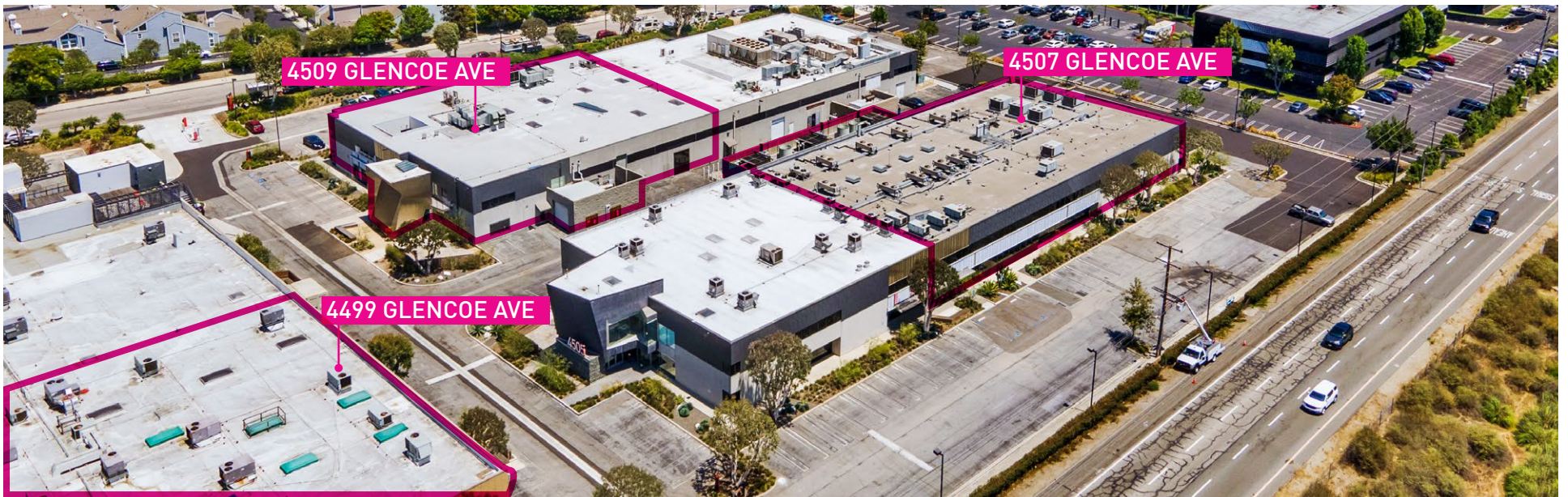
- Available Power 8.8 Mega Watts
- Abundant Parking on-site (surface lot)
- LAM1 Zoning*
- Large sections of 25'-height clearance
- Quick access to LAX and freeways
- Creative, natural light-filled office space
- Polished concrete floors throughout
- LADWP substation on-site
- Existing data-center infrastructure
- Located off the 90 Freeway
- Diverse vaults and entry points: Cogent, AT&T, Verizon
- Abundant and walkable lunch spots, minutes away from the marina, beach, and nature reserves

*Tenat to verify



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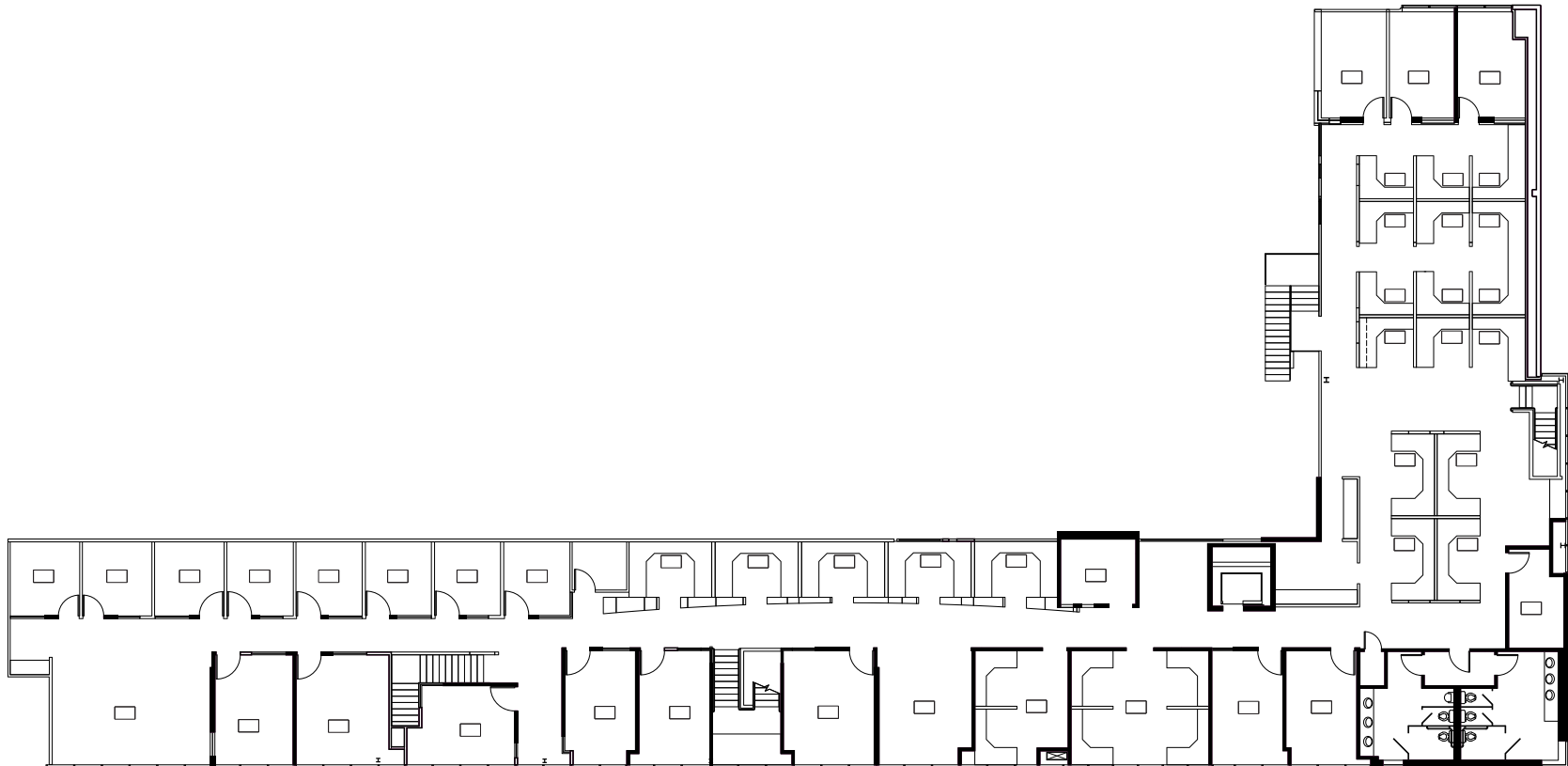
FLOOR PLAN
4499 GLENCOE AVE

FIRST FLOOR



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary.
Workstations not included.

SECOND FLOOR



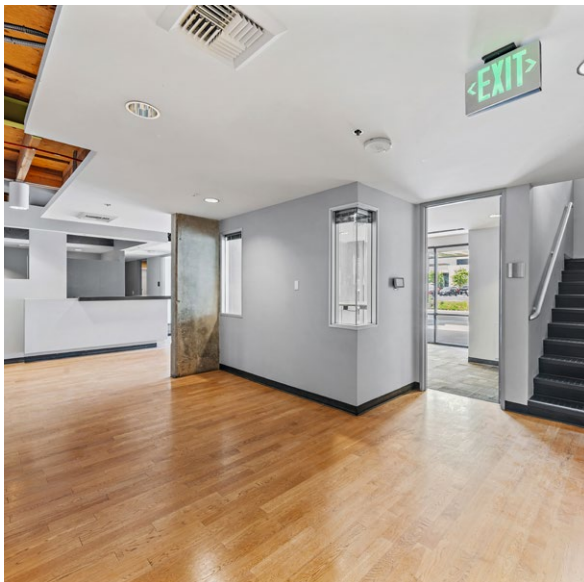
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MARINA EDGE MARINA DEL REY CA 90292

INTERIOR PHOTOS
4499 GLENCOE AVE



FOR LEASE

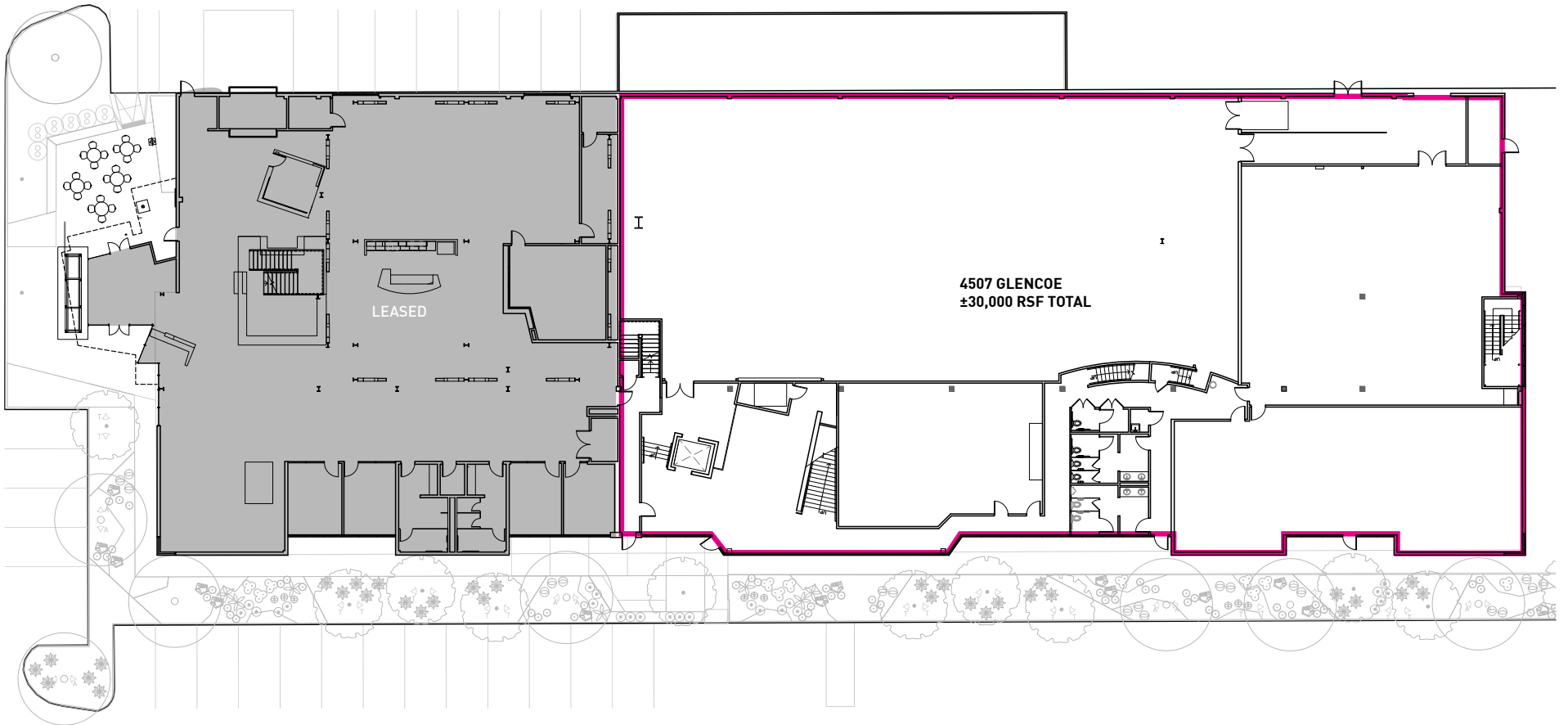
CREATIVE OFFICE

MARINA EDGE MARINA DEL REY CA 90292

INTERIOR PHOTOS
4499 GLENCOE AVE

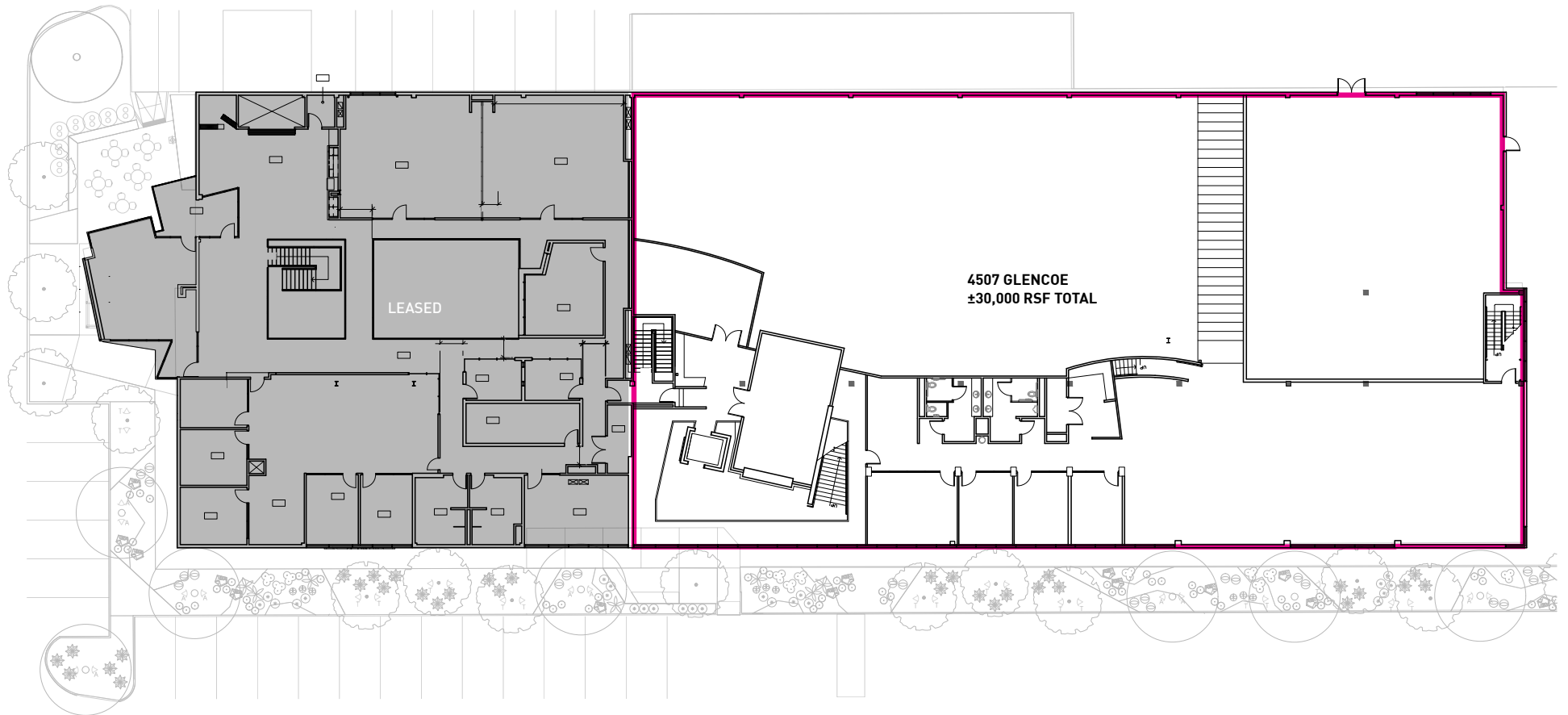


FIRST FLOOR



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary.
Workstations not included.

SECOND FLOOR



NOT TO SCALE.
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CREATIVE OFFICE

MARINA EDGE MARINA DEL REY CA 90292

EXTERIOR PHOTOS
4507 GLENCOE AVE



FIRST FLOOR



NOT TO SCALE.
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SECOND FLOOR



NOT TO SCALE.
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FOR LEASE

CREATIVE OFFICE

MARINA EDGE MARINA DEL REY CA 90292

INTERIOR PHOTOS
4509 GLENCOE AVE





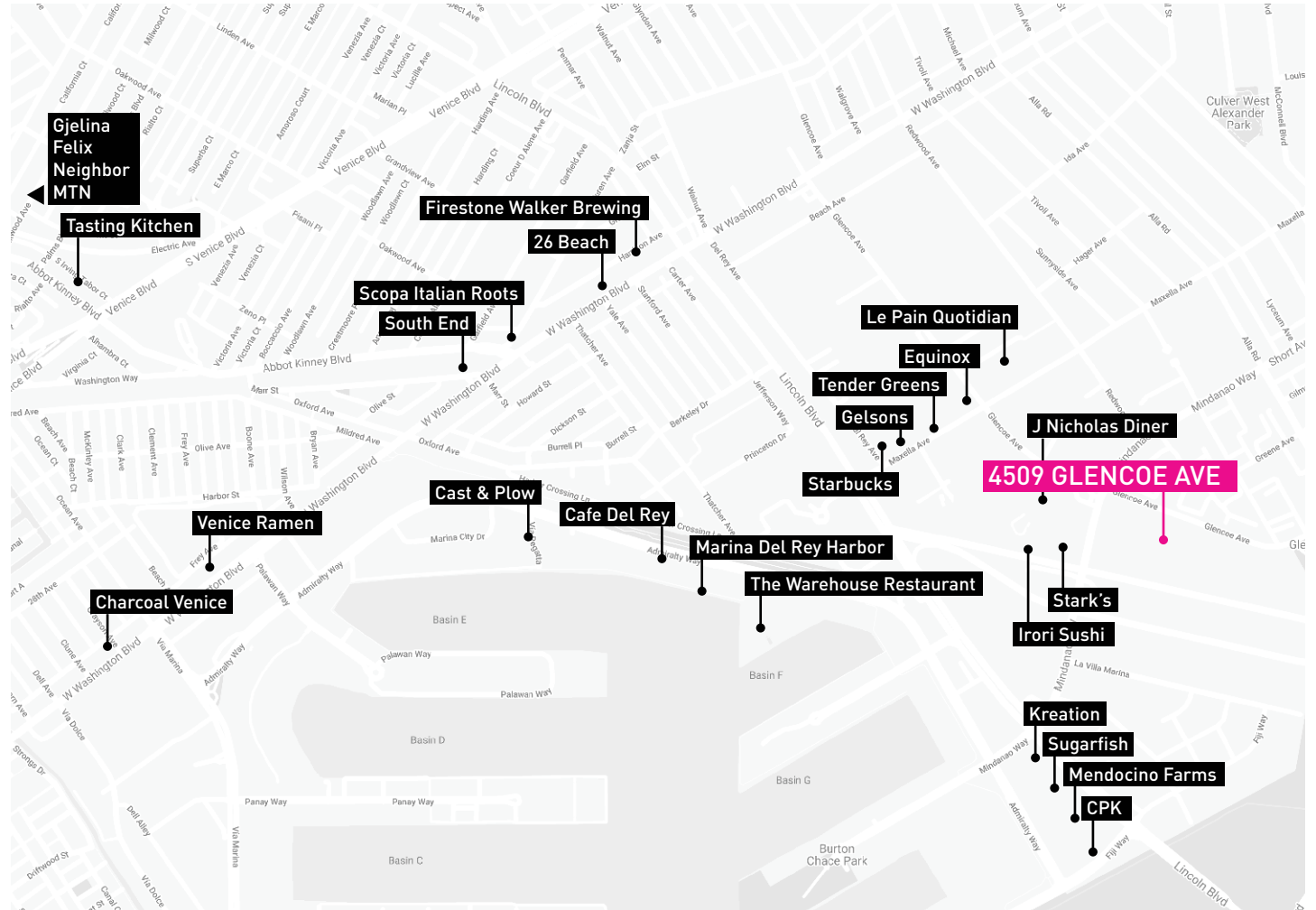
About the neighborhood

Marina del Rey is an unincorporated seaside community in LA County, with a marina that is a major boating and water recreation destination.

The marina is North America's largest man-made small-craft harbor and is home to approximately 5,000 boats.

The area is a popular tourism destination for water activities such as paddle board and kayak rentals, dining cruises, and yacht charters.

This Westside locale is approximately 4 miles (6.4 km) south of Santa Monica, and 4 miles north of LAX.



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