



# PLAYA COVE

5300 McCONNELL | LOS ANGELES, CA

## PROPERTY OVERVIEW

### AVAILABLE SQUARE FOOTAGE:

Second Floor 36,639 SF

### RATE:

\$3.85 per square foot/NNN

### PARKING:

3.5/1000 @ \$125.00 per space per month

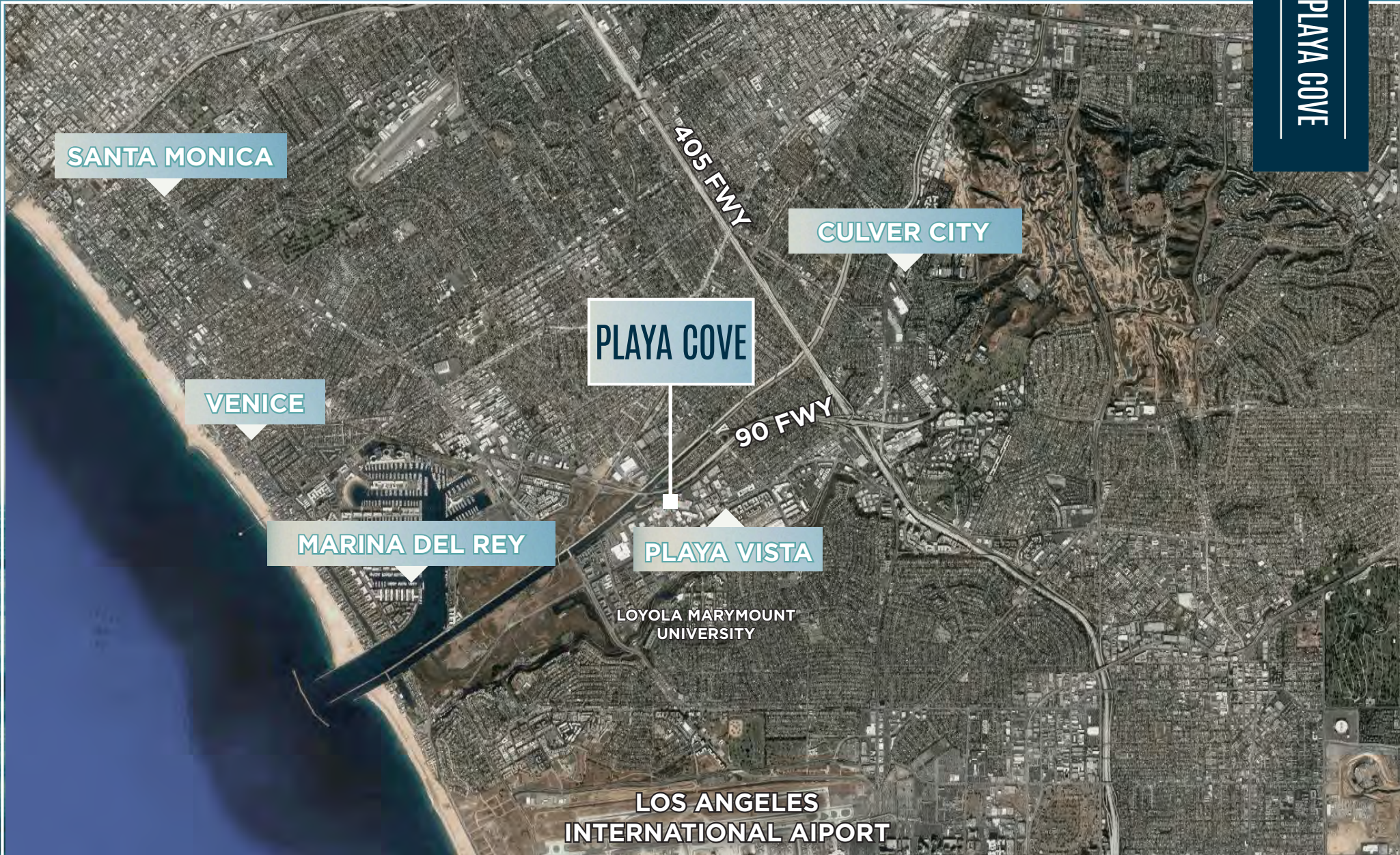
### LOAD FACTOR:

1.3%

## PROPERTY FEATURES

- 2-story campus opportunity, located in the heart of Playa Vista
- Newly renovated creative office building
- 13' - 14' ceiling heights with abundant natural light
- Private outdoor areas offer tenants incredible amenity space
- Secure and abundant parking, unique to the market
- Prime Playa Vista location away from congestion of Jefferson Boulevard
- Easy access to Marina (90) and San Diego (405) Freeways
- Walking distance to numerous amenities including Runway at Playa Vista





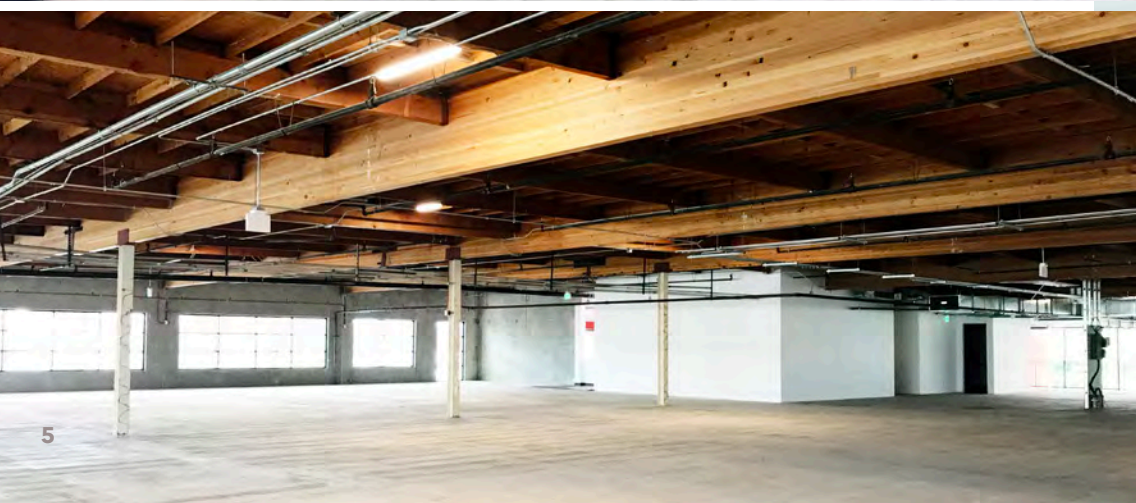
DRIVE TIMES

LAX	12 Minutes	Santa Monica	20 Minutes
Playa Vista	6 Minutes	Culver City	13 Minutes
		Venice	10 Minutes



SITE PLAN





## SECOND FLOOR - SINGLE TENANT



## SECOND FLOOR - TWO TENANTS - OPTION A

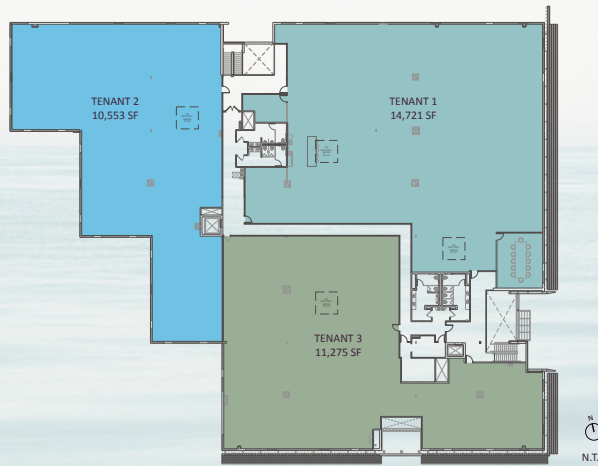


LOAD FACTOR 1.3%

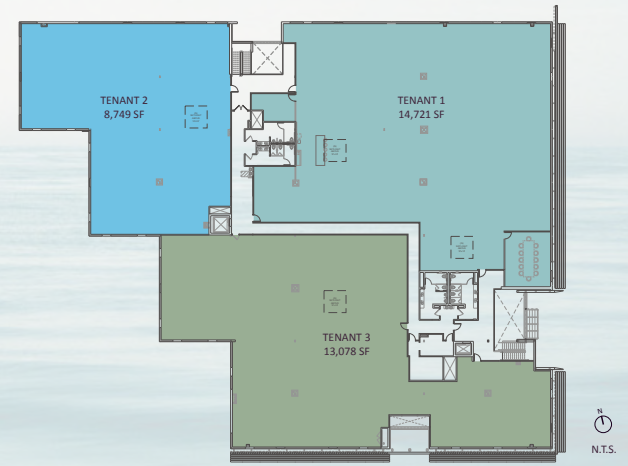
SECOND FLOOR - TWO TENANTS  
OPTION B

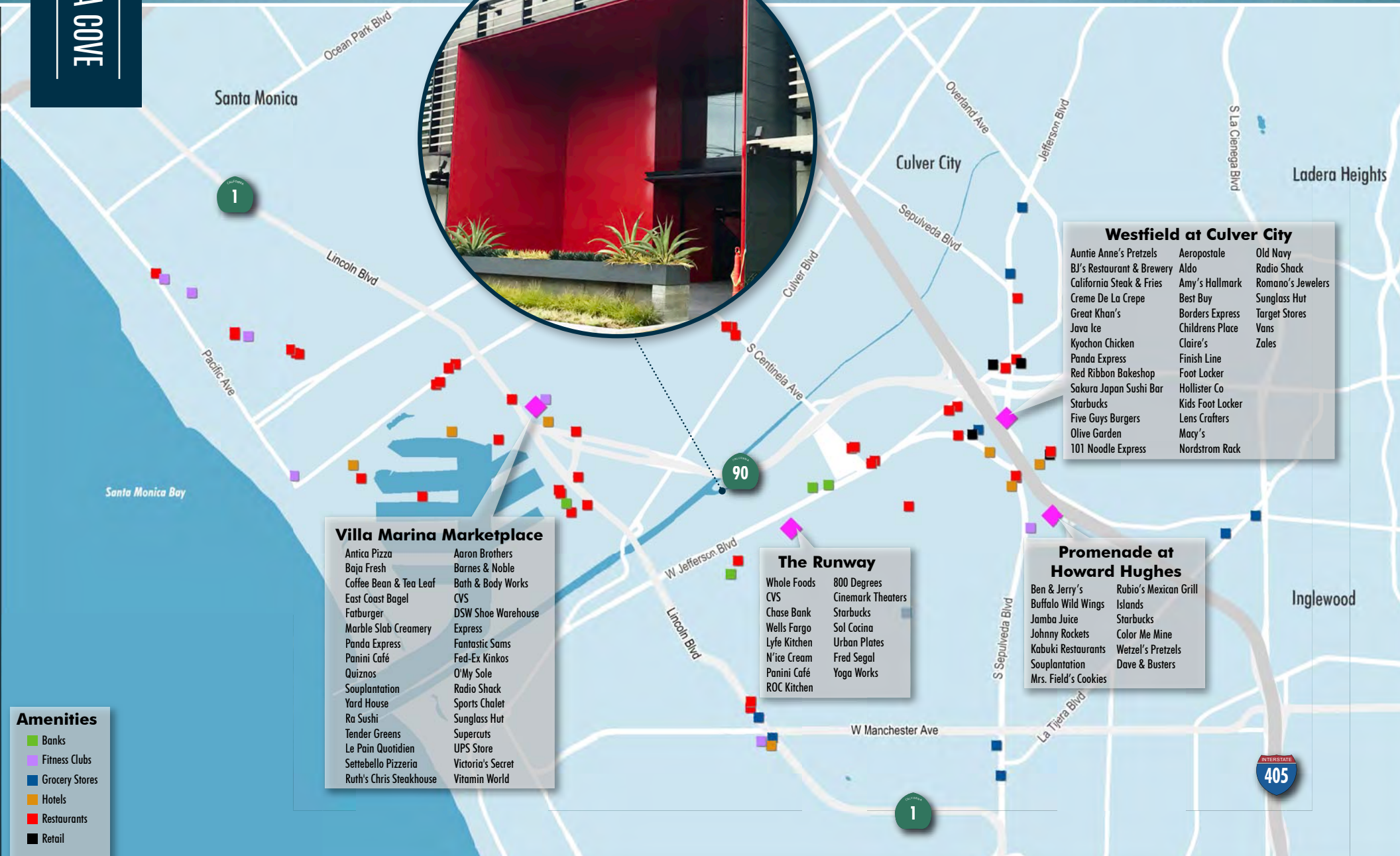


SECOND FLOOR - THREE TENANTS  
OPTION A



SECOND FLOOR - THREE TENANTS  
OPTION B





- Westfield at Culver City**
- |                           |                  |                   |
|---------------------------|------------------|-------------------|
| Auntie Anne's Pretzels    | Aeropostale      | Old Navy          |
| BJ's Restaurant & Brewery | Aldo             | Radio Shack       |
| California Steak & Fries  | Amy's Hallmark   | Romano's Jewelers |
| Creme De La Crepe         | Best Buy         | Sunglass Hut      |
| Great Khan's              | Borders Express  | Target Stores     |
| Java Ice                  | Childrens Place  | Vans              |
| Kyochon Chicken           | Claire's         | Zales             |
| Panda Express             | Finish Line      |                   |
| Red Ribbon Bakeshop       | Foot Locker      |                   |
| Sakura Japan Sushi Bar    | Hollister Co     |                   |
| Starbucks                 | Kids Foot Locker |                   |
| Five Guys Burgers         | Lens Crafters    |                   |
| Olive Garden              | Macy's           |                   |
| 101 Noodle Express        | Nordstrom Rack   |                   |

- Villa Marina Marketplace**
- |                         |                    |
|-------------------------|--------------------|
| Antica Pizza            | Aaron Brothers     |
| Baja Fresh              | Barnes & Noble     |
| Coffee Bean & Tea Leaf  | Bath & Body Works  |
| East Coast Bagel        | CVS                |
| Fatburger               | DSW Shoe Warehouse |
| Marble Slab Creamery    | Express            |
| Panda Express           | Fantastic Sams     |
| Panini Café             | Fed-Ex Kinkos      |
| Quiznos                 | O'My Sole          |
| Souplantation           | Radio Shack        |
| Yard House              | Sports Chalet      |
| Ra Sushi                | Sunglass Hut       |
| Tender Greens           | Supercuts          |
| Le Pain Quotidien       | UPS Store          |
| Settebello Pizzeria     | Victoria's Secret  |
| Ruth's Chris Steakhouse | Vitamin World      |

- The Runway**
- |              |                   |
|--------------|-------------------|
| Whole Foods  | 800 Degrees       |
| CVS          | Cinemark Theaters |
| Chase Bank   | Starbucks         |
| Wells Fargo  | Sol Cocina        |
| Lyfe Kitchen | Urban Plates      |
| N'ice Cream  | Fred Segal        |
| Panini Café  | Yoga Works        |
| ROC Kitchen  |                   |

- Promenade at Howard Hughes**
- |                      |                       |
|----------------------|-----------------------|
| Ben & Jerry's        | Rubio's Mexican Grill |
| Buffalo Wild Wings   | Islands               |
| Jamba Juice          | Starbucks             |
| Johnny Rockets       | Color Me Mine         |
| Kabuki Restaurants   | Wetzel's Pretzels     |
| Souplantation        | Dave & Busters        |
| Mrs. Field's Cookies |                       |

- Amenities**
- Banks
  - Fitness Clubs
  - Grocery Stores
  - Hotels
  - Restaurants
  - Retail

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For more information, please contact:

**JEFF PION**

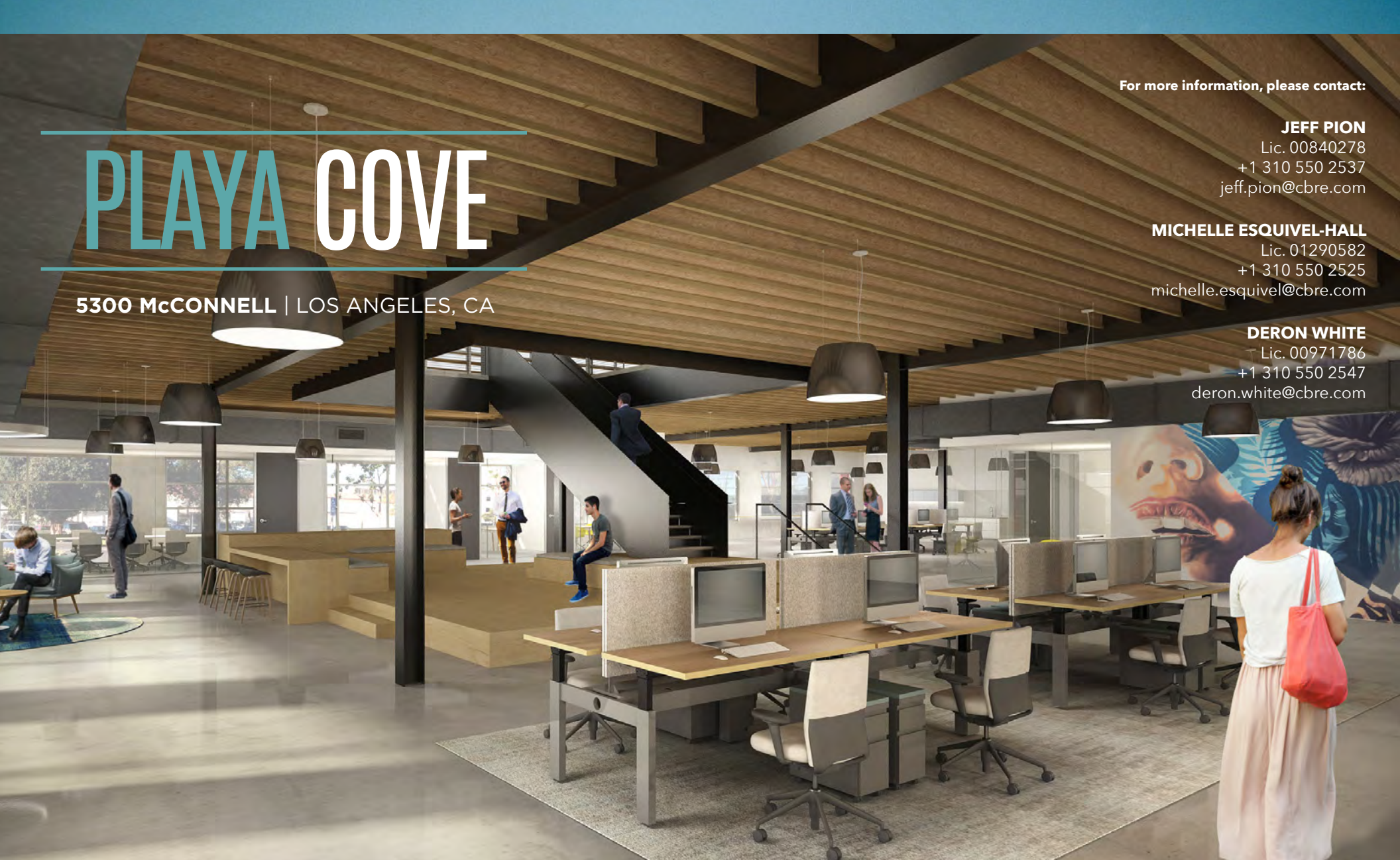
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