

YOUR WORKPLACE:

REDEFINED



5999  
CENTER  
DRIVE

# IT'S ALL YOURS

## 66,000 RSF

### Two Floors with Your Own Entrance

With nearly half the building up for grabs, now's your chance to be the big fish in your workplace—complete with an outdoor patio that's all your own.

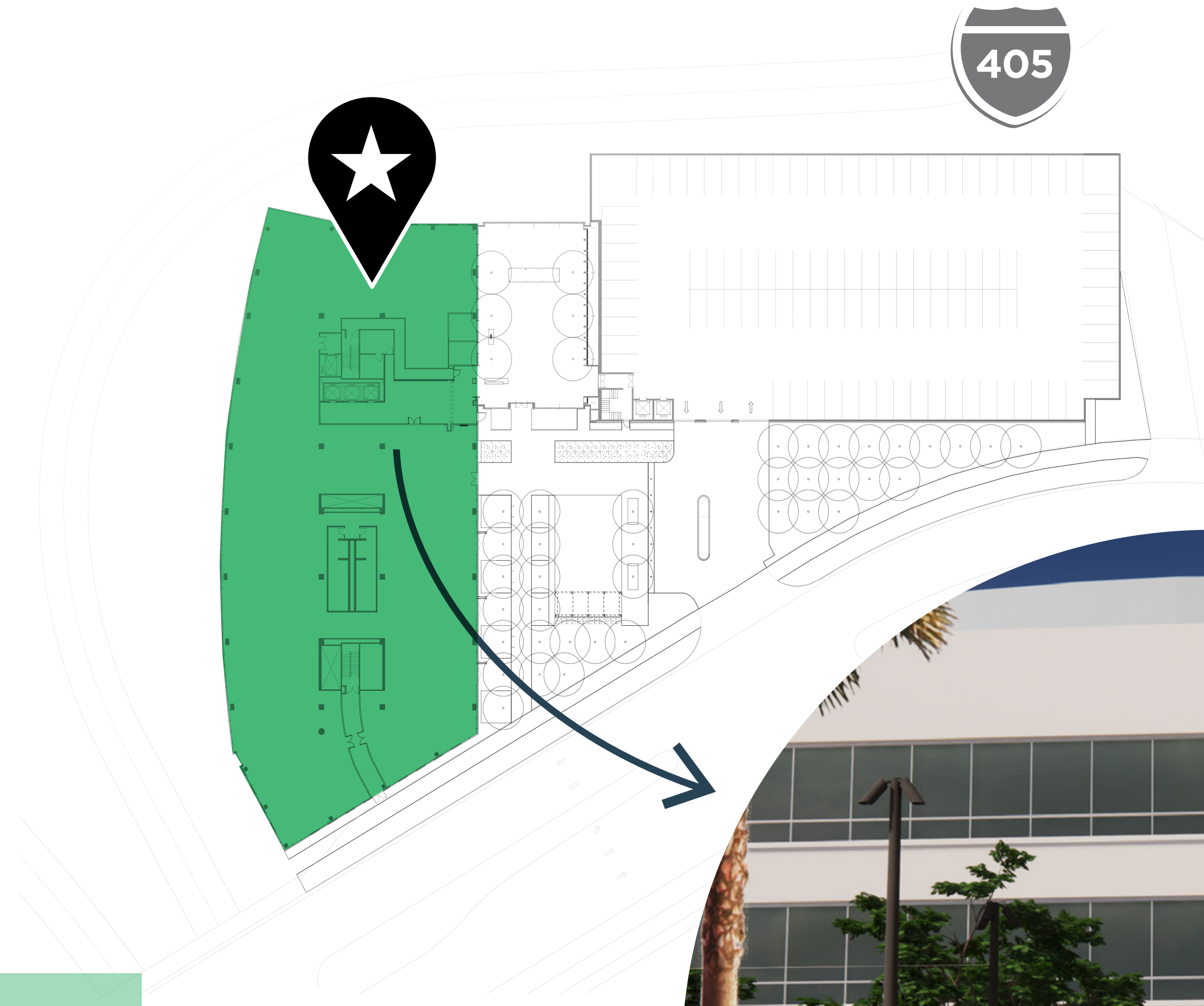


**YOUR OWN** PRIVATE ENTRANCE FROM OUTSIDE

**YOUR OWN** 1ST/2ND FLOOR SUITE WITH INTERIOR STAIRWAY

**YOUR OWN** NAME ABOVE YOUR ENTRANCE

**YOUR OWN** EXCLUSIVE OUTDOOR PATIO

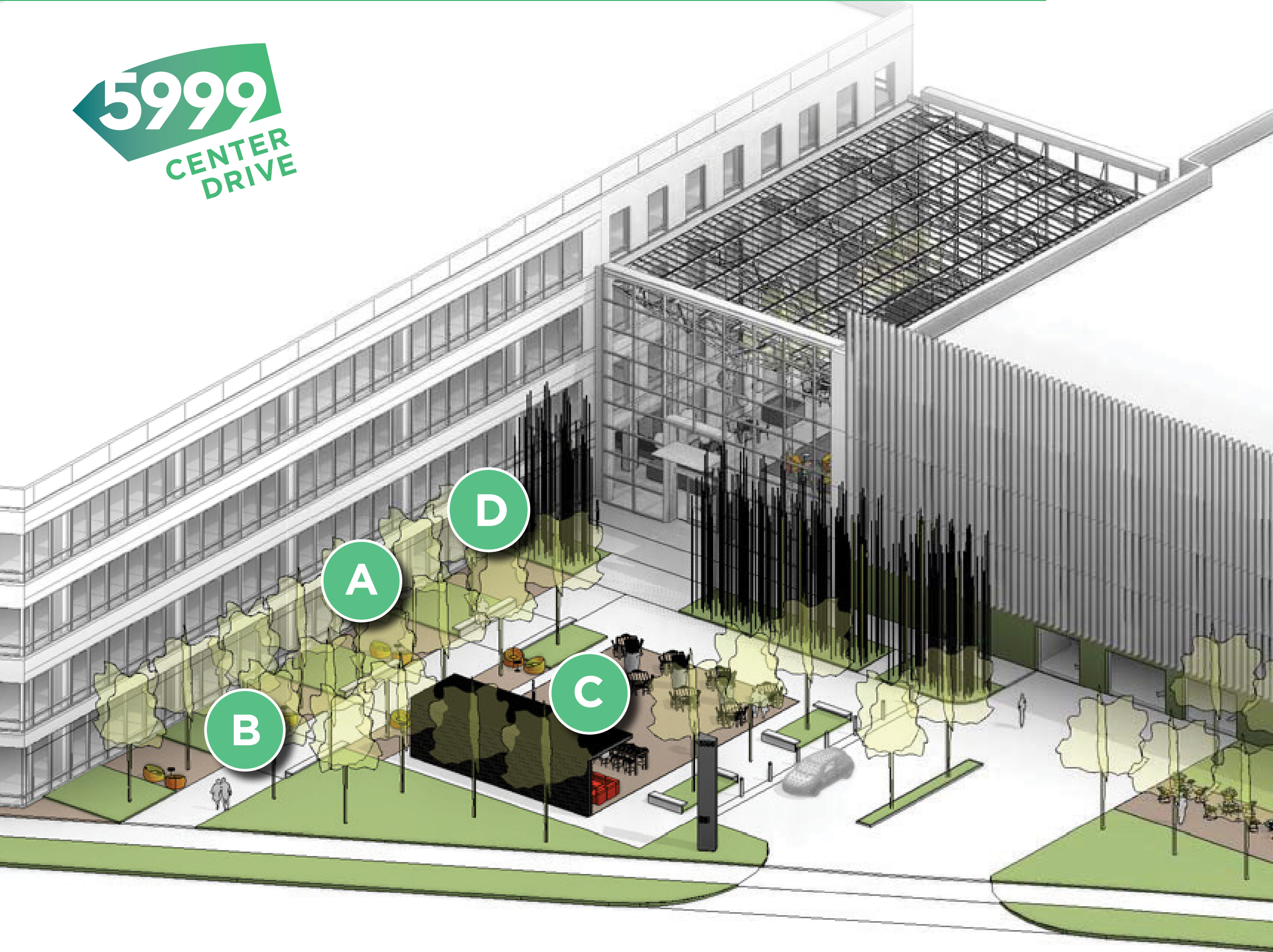


You won't find an opportunity like this anywhere else.



# WALK RIGHT IN. WALK RIGHT OUT.

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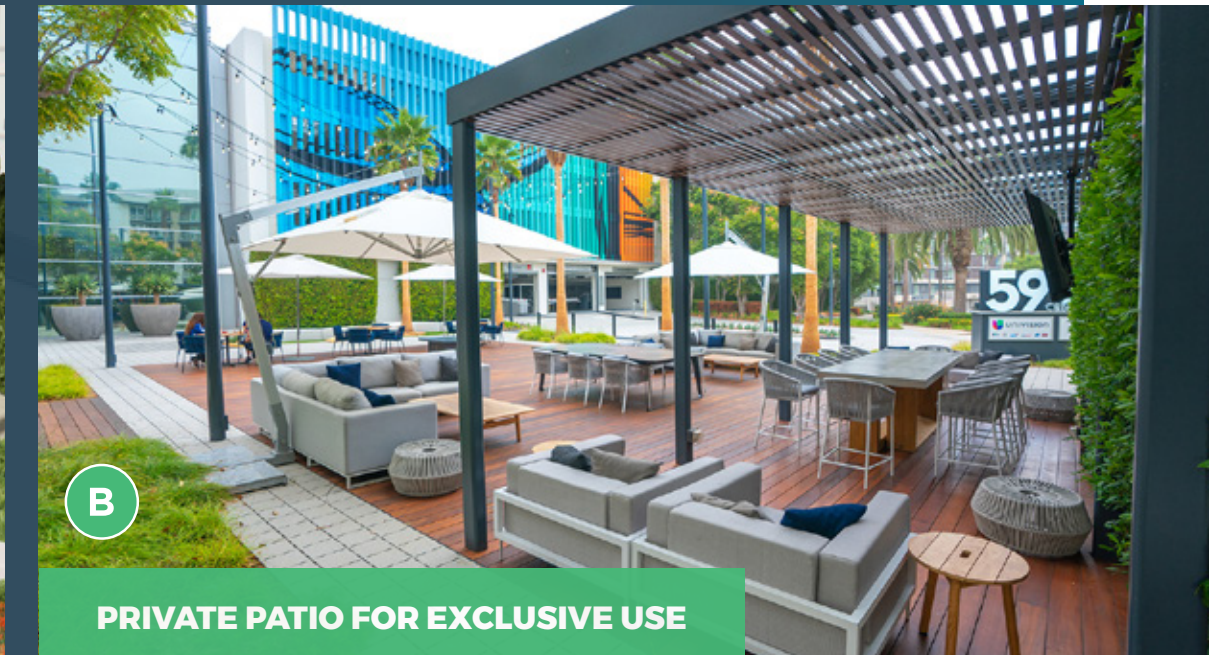
## Desirable Indoor/Outdoor Integration

Enjoy direct, ground-level access to the lobby and outdoor plaza—right from your suite.



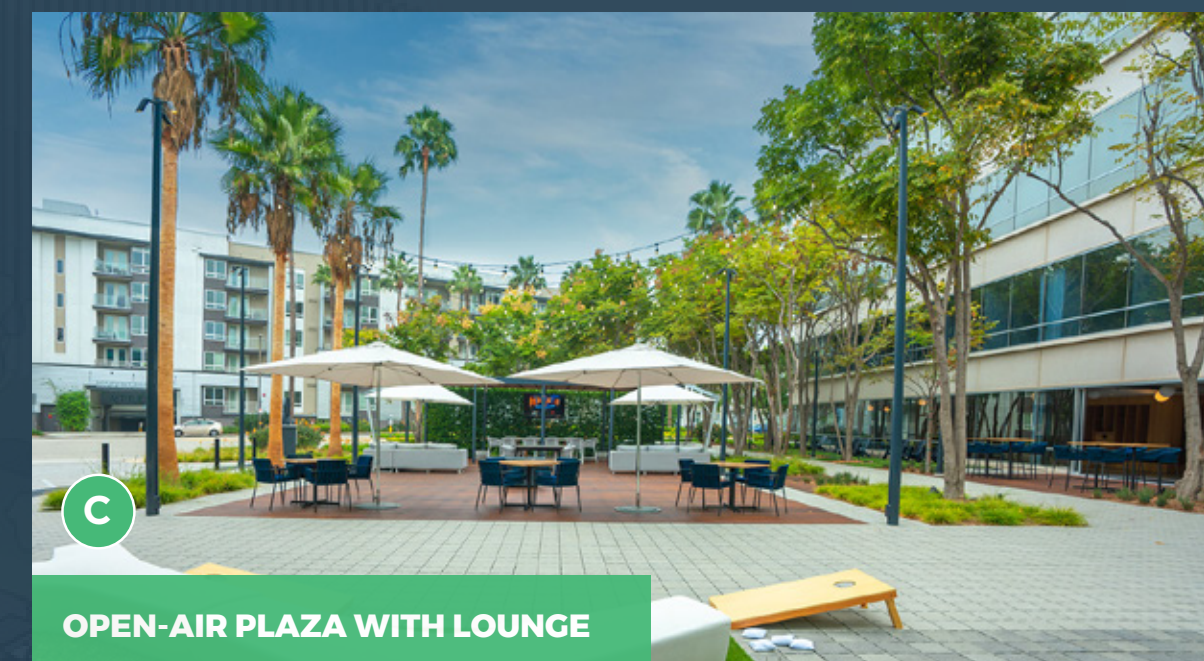
A

PRIVATE ENTRANCE WITH TENANT SIGNAGE



B

PRIVATE PATIO FOR EXCLUSIVE USE



C

OPEN-AIR PLAZA WITH LOUNGE



D

OPEN INTERIOR WITH SPACE FOR SOCIAL DISTANCING



# WELLNESS-INSPIRED WORKPLACE



- WiFi-enabled outdoor space
- Large floorplates flooded with natural light
- Walkable environment via interconnecting stairs
- Workspace configured for social distancing
- Touchless technology
- HVAC system with MERV 14 filters provides 30-50% more fresh air intake
- Direct outdoor access from private entrance



# BUILD YOUR BRAND HERE

With prominent signage facing the 405, you'll get something that no other property in the submarket can offer!

**615,000**

DRIVE-BY IMPRESSIONS PER DAY



# BRAND YOUR OWN PRIVATE ENTRANCE

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# MULTIFAMILY MARKET

LIVE WHERE YOU WORK, WORK WHERE YOU LIVE.

TOTAL UNITS: **1,721**  
AVG STARTING PRICE: **\$2,187**



**ALESSIO**  
Units: 624  
Starting at \$1,841

**MODERA WEST**  
Units: 376  
Starting at \$2,760

**ALTITUDE**  
Units: 545  
Starting at \$1,960

**6733 S. SEPULVEDA**  
Units: 176  
Under Construction

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# INDUSTRY-LEADING EXPERTISE

# 71%

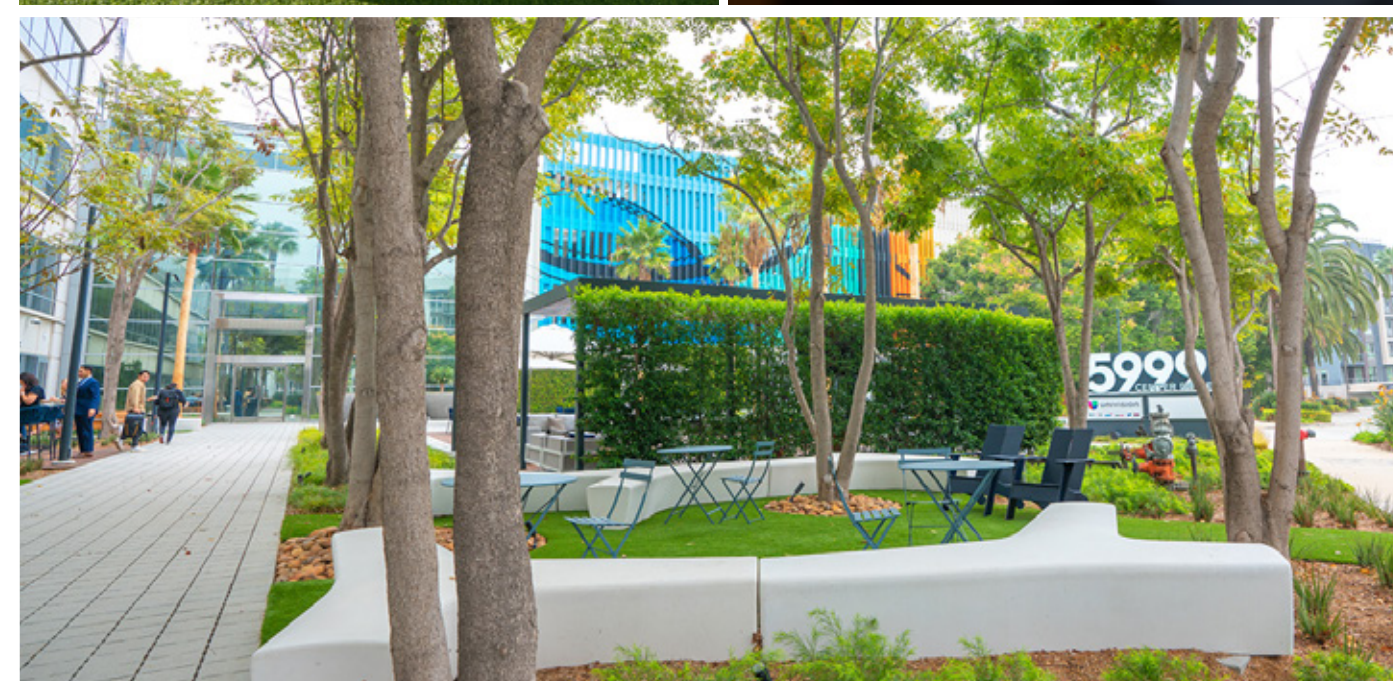
of tenants intend  
to renew, citing the  
quality of people  
and services

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**CBRE** Investment  
Management

A leading global real assets  
investment management firm

- \$143.9 billion in assets under management\* as of September 30, 2022
- Exclusive Above & Beyond amenities and services, benefiting over 100,000 office employees and +/-20,000 multifamily residents nationwide
- Reputation for fluid communication and business transparency
- Inspiring workplaces based on best practices and years of experience



# ABOVE & BEYOND™

## EXPERIENCE

### Active culture spurs sought-after destination

- **A&B Plaza**—outdoor space for open-air work and collaboration
- **Club 5999**—activated communal atrium space with game lounge
- **A&B Events**—open-air outdoor yoga, virtual lunch and learns and more
- **A&B Service**—personal services that extend beyond the office
- **Wellness Room**—private space for quiet time away from the fast pace
- **On-site Food Trucks**—rotating schedule of delicious food on wheels



# SAY HI TO HOST

Customized mobile app connects you to on-site and area amenities, workplace wayfinding and more.

- Order food and beverages from local vendors
- Register for virtual and on-site activities
- Stay up to date on property news and updates
- Request assistance from property management

*host*  
A workplace  
portal in the palm  
of your hand



# ACCESSIBLE

# NATIONWIDE NETWORK



## EXCLUSIVE ACCESS

to amenities and services at any of our 21 A&B properties across the U.S.

# HOW WE MEASURE UP

- ✓ 66,000 sq. ft. of contiguous space
- ✓ Indoor/outdoor office integration
- ✓ 3.0/1,000 parking ratio
- ✓ IMMEDIATE access to the 405 on-ramp
- ✓ On-site management and concierge
- ✓ Dynamic culture with monthly tenant events
- ✓ Signage facing the 405
- ✓ Direct access to your suite from outside the building... WITH signage above entrance
- ✓ Access to amenities and services at 20 top-tier properties across the U.S.
- ✓ Two floors with interconnected stairway for safety
- ✓ 3 EV charging stations with 2 chargers each



Get All That and More  
at 5999 Center Drive

# CONTACT

## LEASING TEAM

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