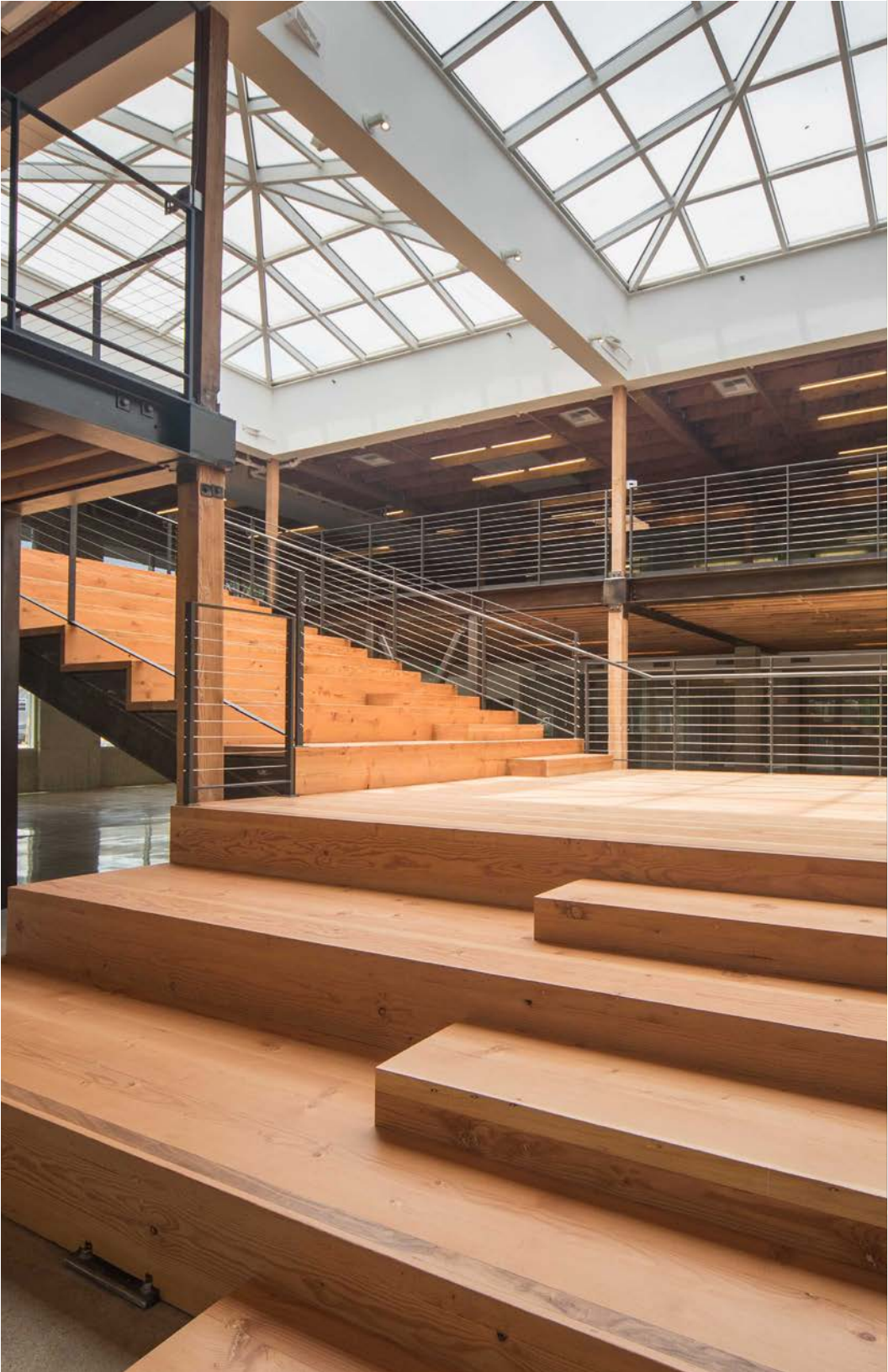


JEFFERSON CREATIVE CAMPUS

5870 - 5890 W JEFFERSON BLVD
LOS ANGELES, CA 90016



A DIVISION OF
 LEE &
ASSOCIATES

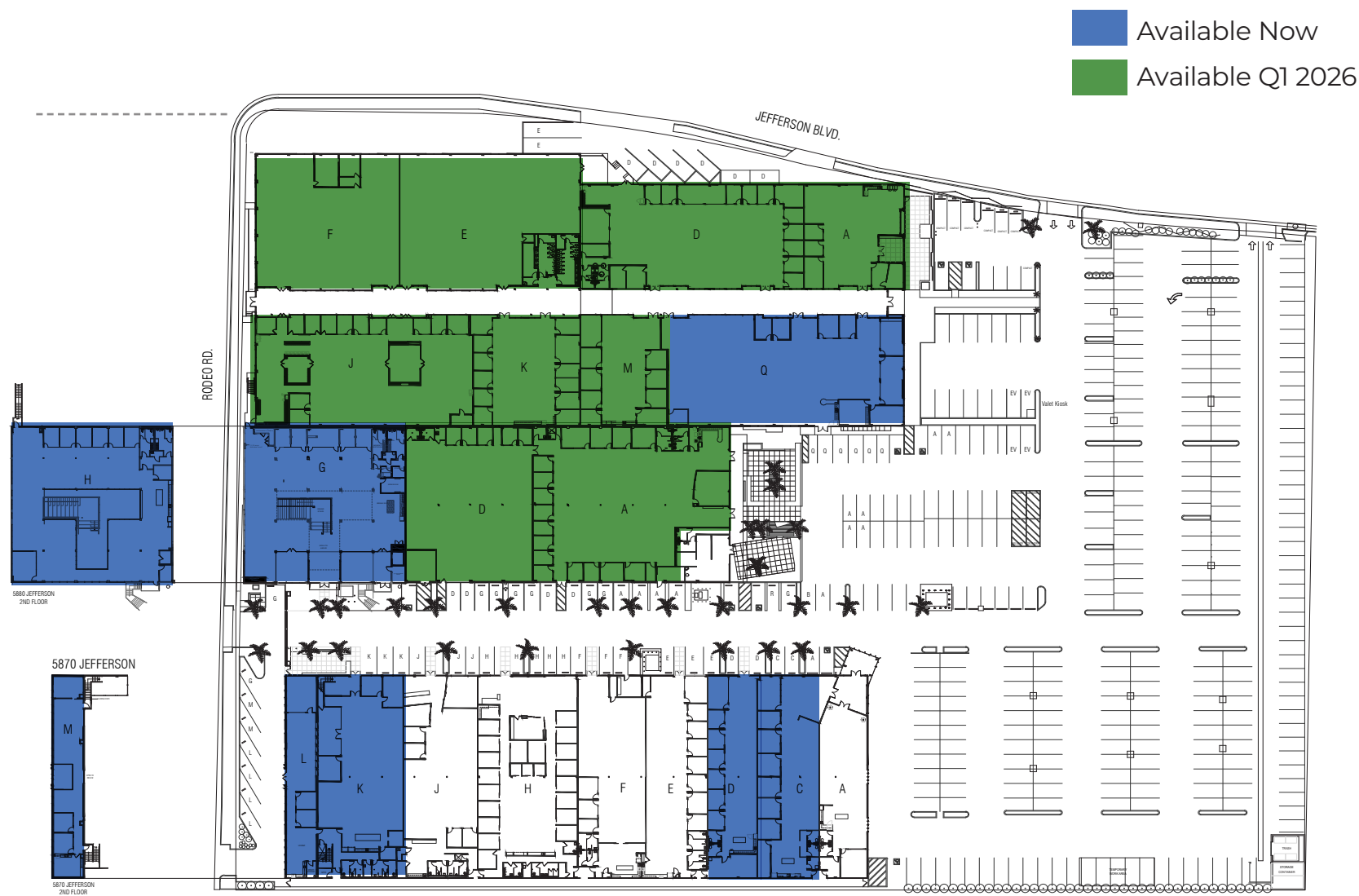


JEFFERSON CREATIVE CAMPUS PRESENTS

PREMISES	<u>Available Now</u>		<u>Available Quarter 1 2026</u>	
5870 C	± 5,400 SF	5880 A	± 10,800 SF	
5870 D	± 4,000 SF	5880 D	± 8,000 SF	
5870 K	± 6,250 SF	5890 A	± 4,300 SF	
5870 L	± 2,800 SF*	5890 D	± 10,200 SF	
5870 M	± 2,900 SF*	5890 E	± 18,500 SF	
5880 G	± 18,200 SF	5890 J	± 10,575 SF	
5890 Q	± 12,000 SF	5890 K	± 5,400 SF	
		5890 M	± 4,221 SF	
	*Studio 5870 L & M must be leased together			
RATES	5870 - \$4.55 Net (Nets Approx. \$0.78 PSF) 5880 - \$3.55 Net (Nets Approx. \$1.95 PSF) 5890 - \$3.50 Net (Nets Approx. \$2.03 PSF)			
FEATURES	- Creative Office Space Designed by SAA and Fred Fisher Partners - Professionally Managed Campus - On-site Cafe - Outdoor Gathering Areas - EV Chargers			
LOCATION	Hayden Tract 1 Mile from Downtown Culver City, the 10 Freeway and Helms Bakery Walking Distance to Metro La Cienega Stop			
PARKING	Reserved @ \$255/Mo Unreserved @ \$165/Mo Parking Above 3/1,000 reserved and unreserved			

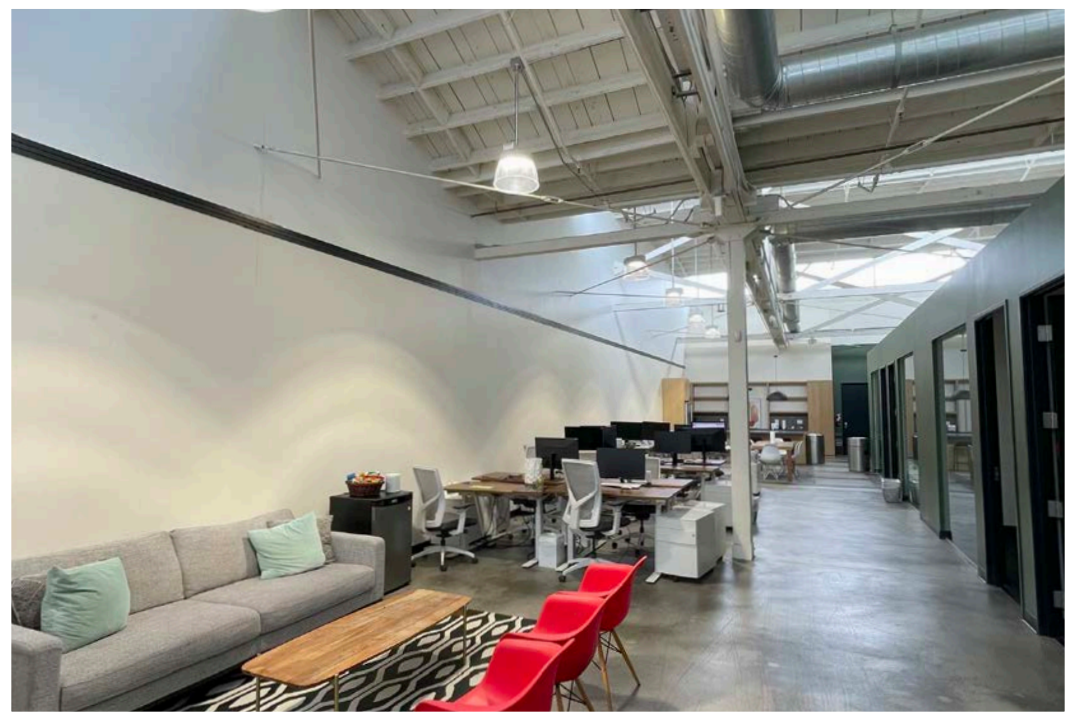
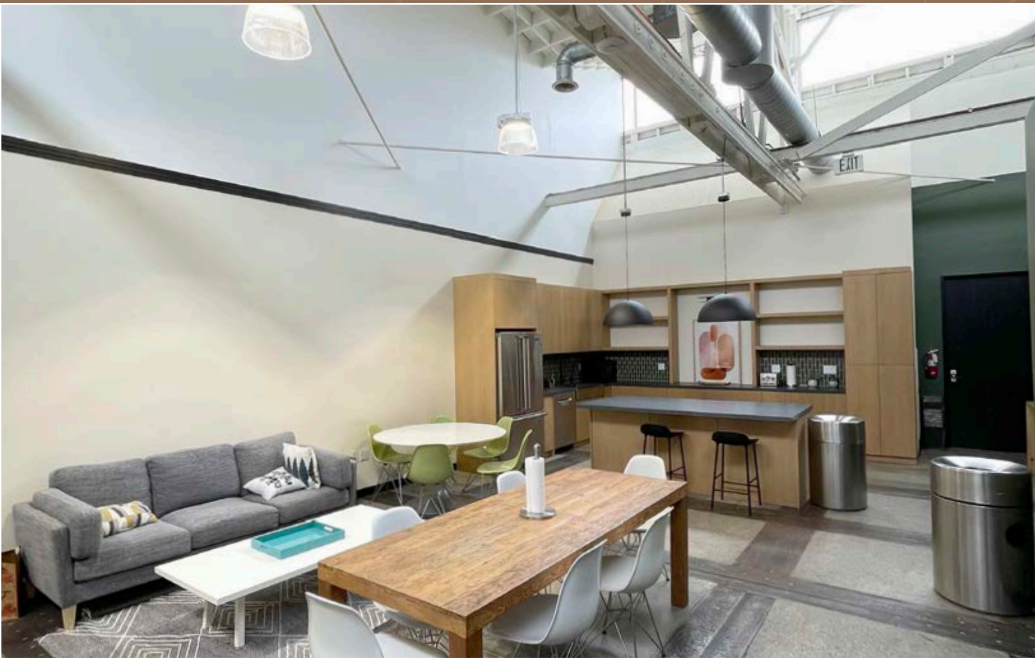
SITE MAP

JEFFERSON CREATIVE CAMPUS



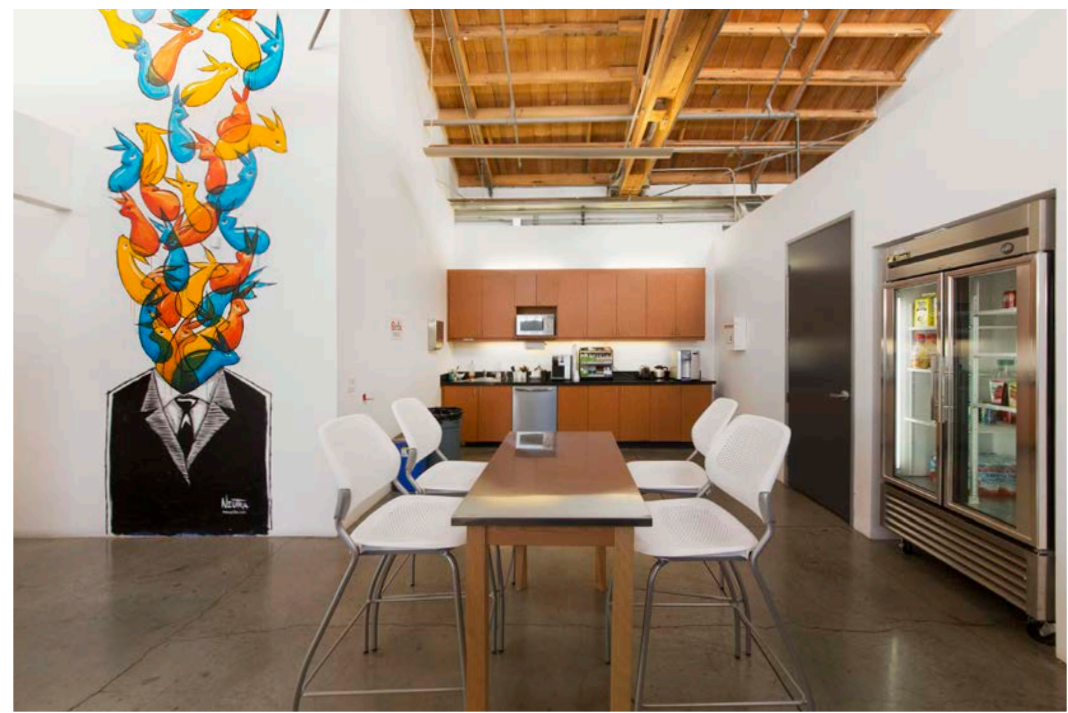
INTERIOR PHOTOS

JEFFERSON CREATIVE CAMPUS



INTERIOR PHOTOS

JEFFERSON CREATIVE CAMPUS





CAMPUS FEATURES

Converted industrial space at the corner of Jefferson Boulevard and Obama Boulevard in the Hayden tract. Twenty-two unique spaces occupied by creative, entertainment, and production tenants. On-site cafe/market and gorgeous patios throughout for outdoor meetings, lunch, and your occasional phone call.

The campus continues to evolve with recent installations of additional bike racks, improved high definition surveillance cameras and electric charging stations. Guard service at sun down.



Open Air Parking



Separate Studio Entrances



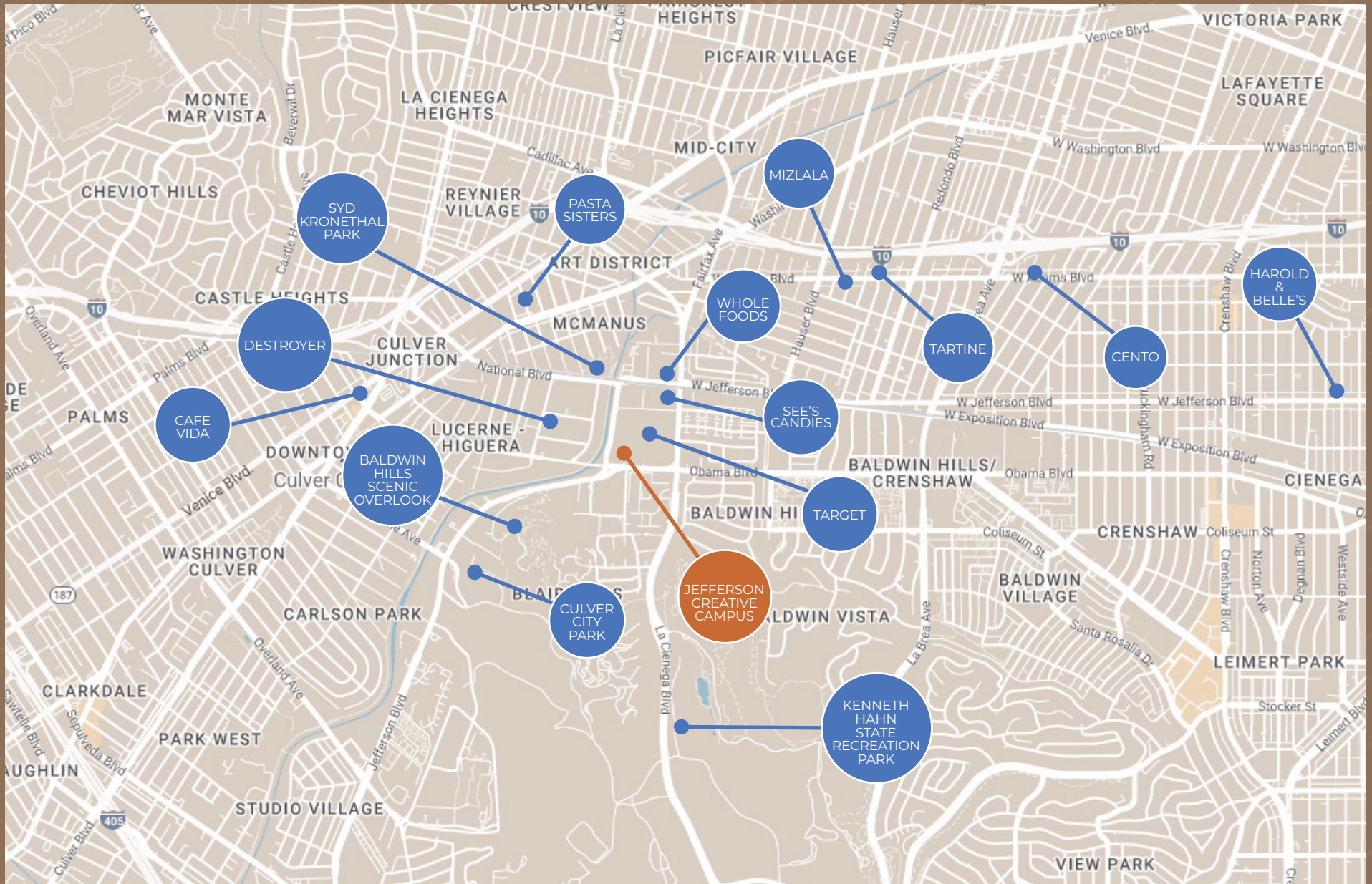
Bike Racks



EV Chargers

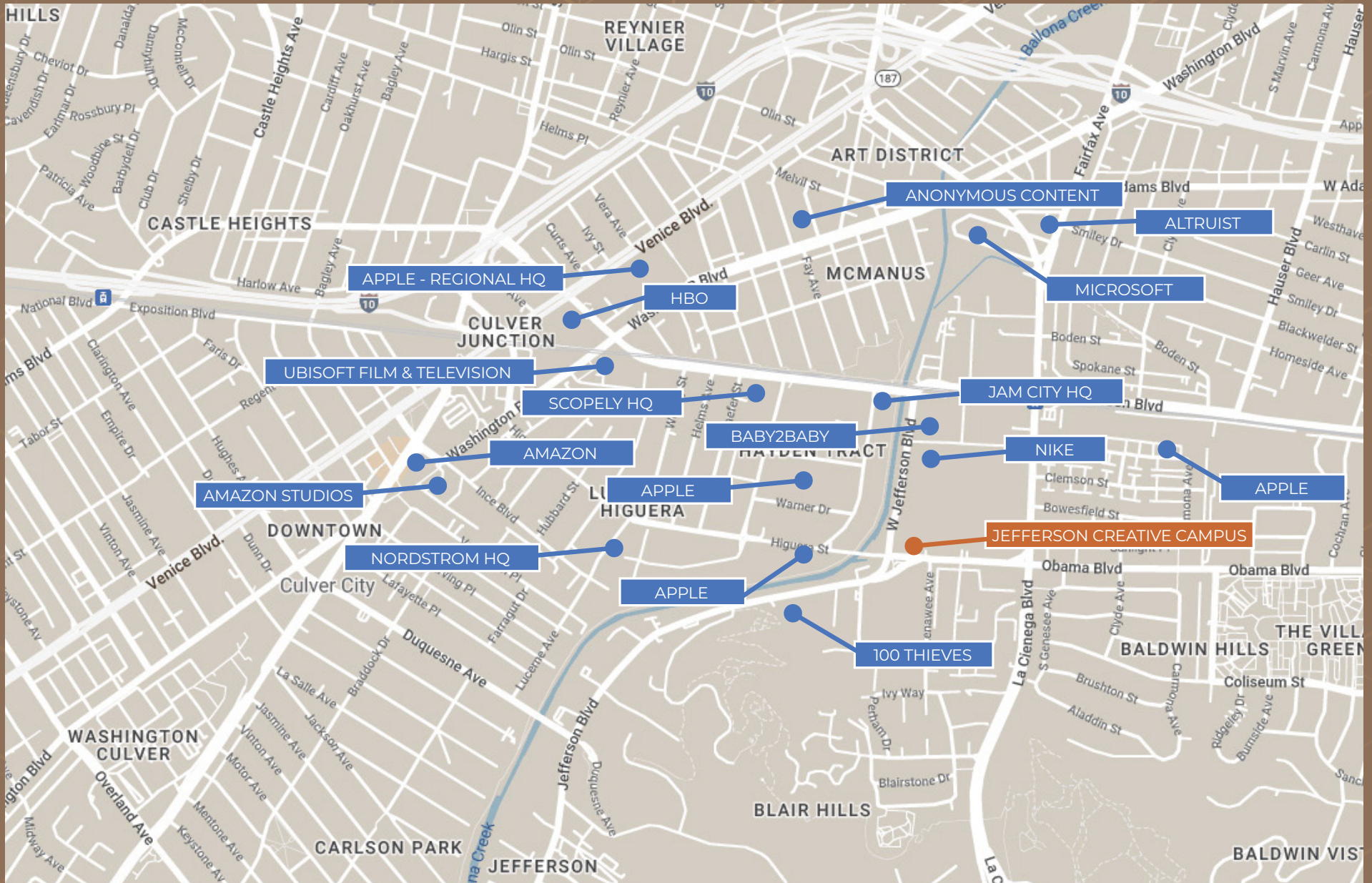
NEARBY PARKS & AMENITIES

JEFFERSON CREATIVE CAMPUS



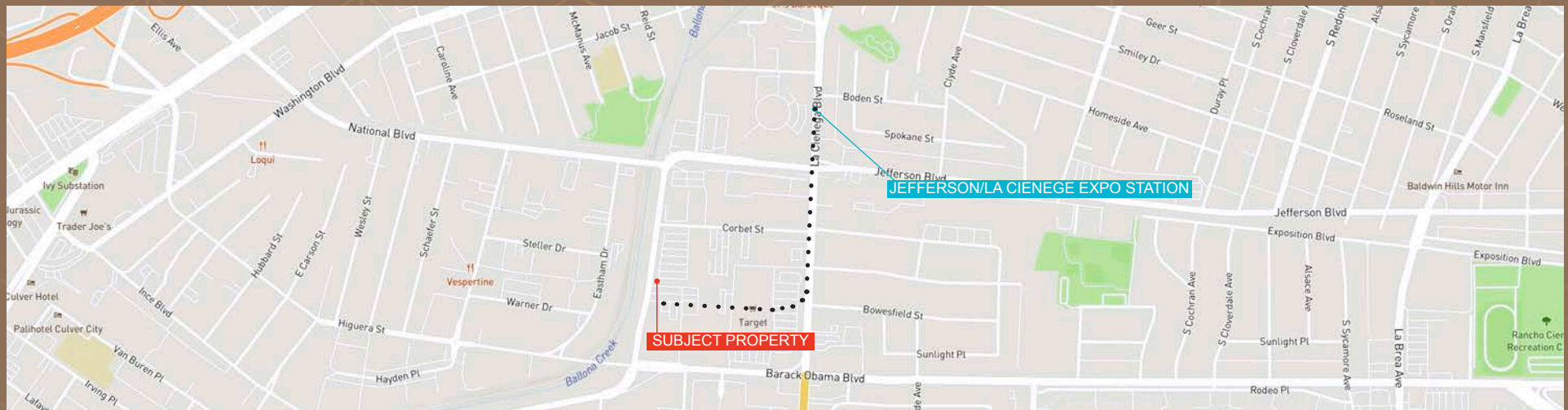
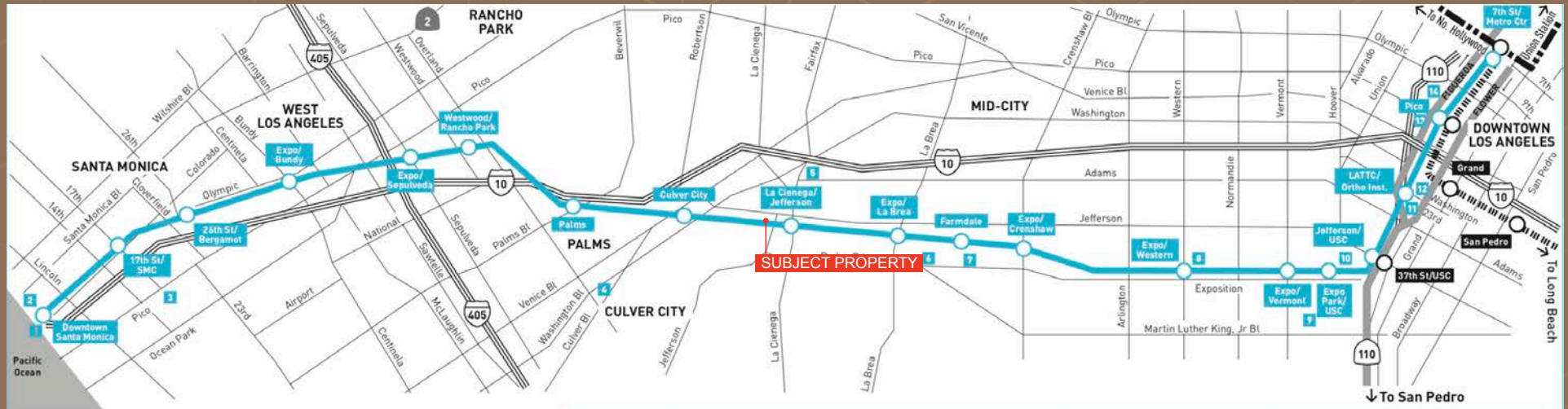
NEARBY NEIGHBORS

JEFFERSON CREATIVE CAMPUS



EXPO LINE

JEFFERSON CREATIVE CAMPUS



AERIAL MAP

JEFFERSON CREATIVE CAMPUS



BUILDING 5870

JEFFERSON CREATIVE CAMPUS

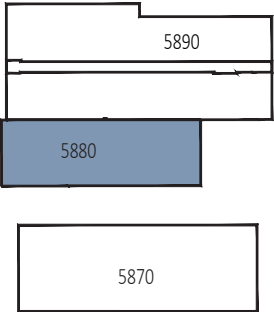
Available Now



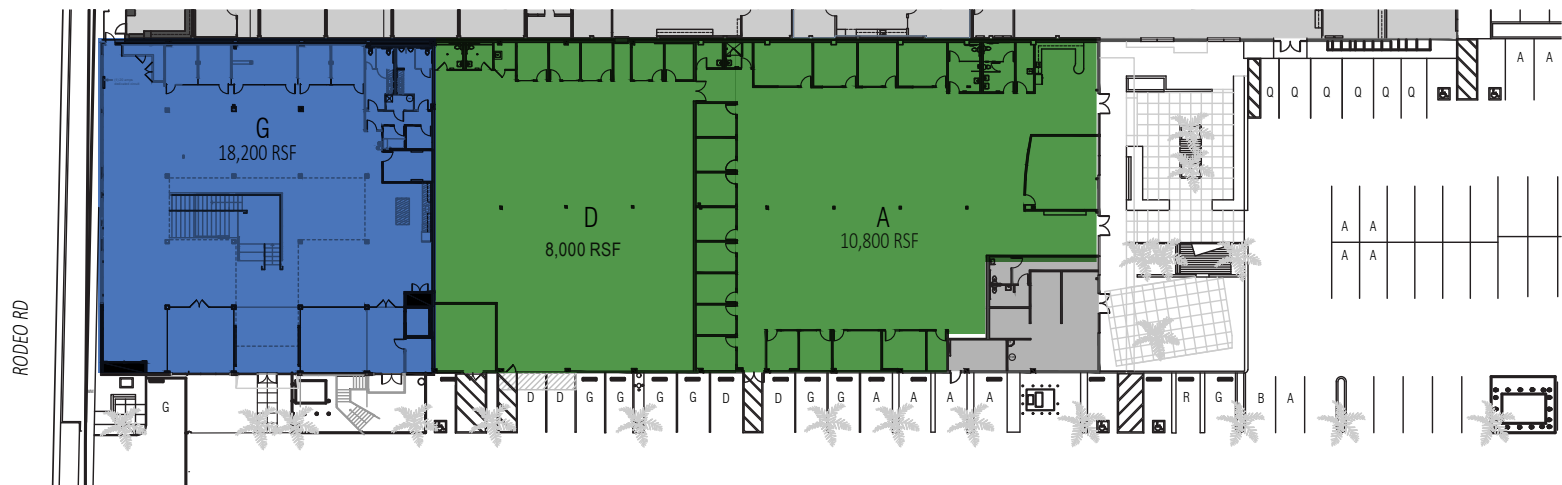
BUILDING 5880

JEFFERSON CREATIVE CAMPUS

- Available Now
- Available Q1 2026



SITE LOCATION PLAN



BUILDING 5890

JEFFERSON CREATIVE CAMPUS



JEFFERSON CREATIVE CAMPUS

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No warranty or representation is made to the accuracy of the foregoing information.

