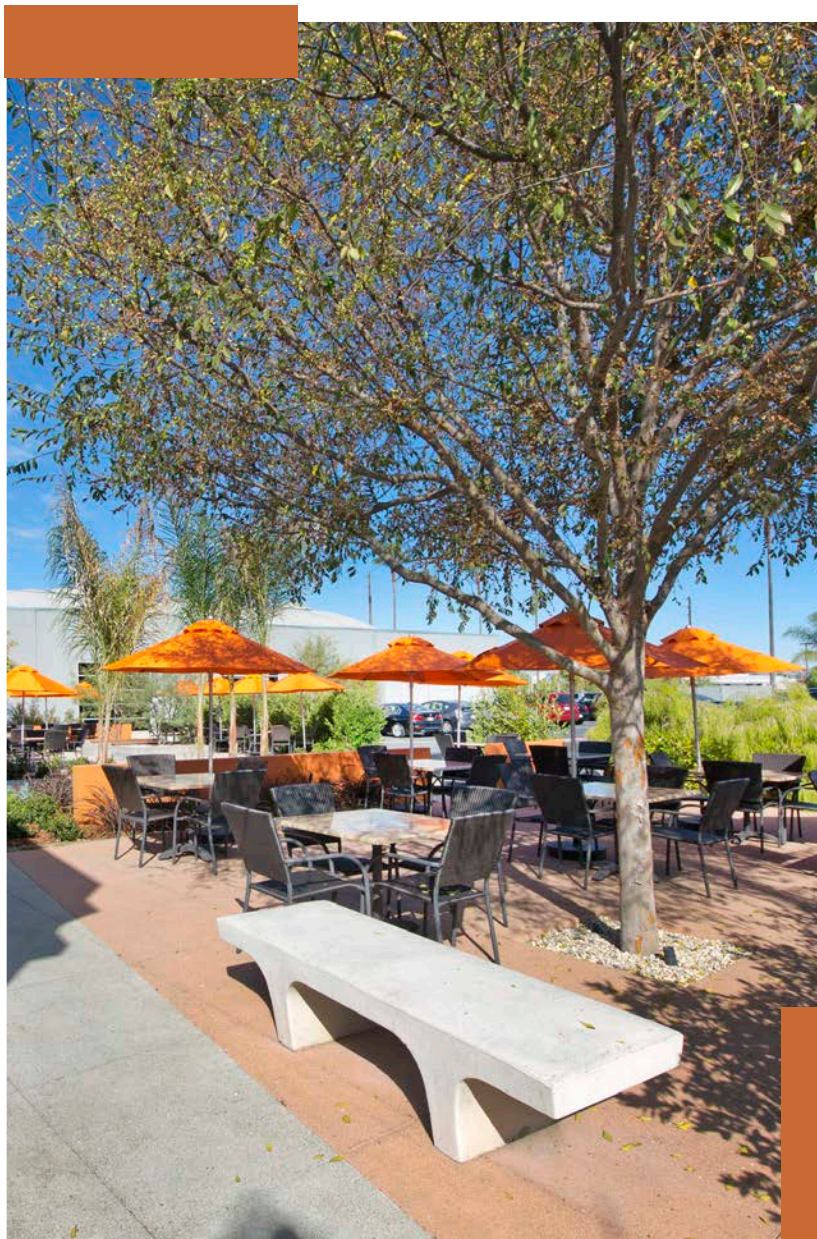


JEFFERSON CREATIVE CAMPUS

5870 - 5890 W. Jefferson Blvd.
Los Angeles, CA 90016



Property Description



PREMISES

5870 E - \pm 5,000 SF
5870 J - \pm 6,000 SF
5870 K - \pm 6,250 SF
5870 L - \pm 2,800 SF
5870 M - \pm 2,900 SF
5880 G - \pm 18,200 SF
5890 Q - \pm 12,000 SF

RATES

5870 - \$4.50 Net (Nets Approx. \$0.76 PSF)
5880 - \$3.75 Net (Nets Approx. \$1.86 PSF)
5890 - \$3.35 Net (Nets Approx. \$1.96 PSF)
Special introductory rate (Inquire)

OCCUPANCY

Immediate

FEATURES

- Creative Office Space Designed by SAA and Fred Fisher Partners
- Professionally Managed Campus
- On-site Cafe
- Outdoor Gathering Areas

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 @ \$215 as Available



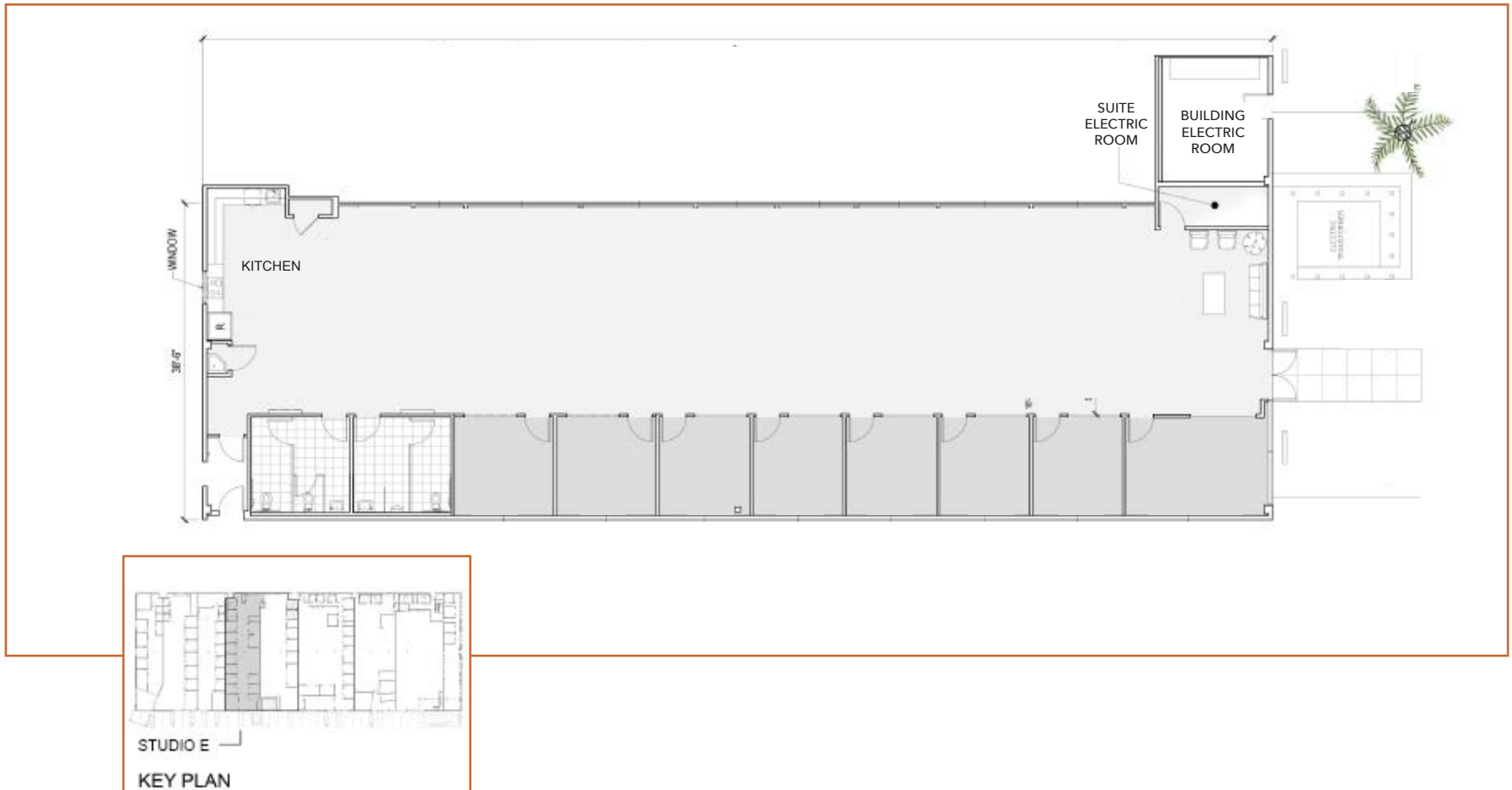
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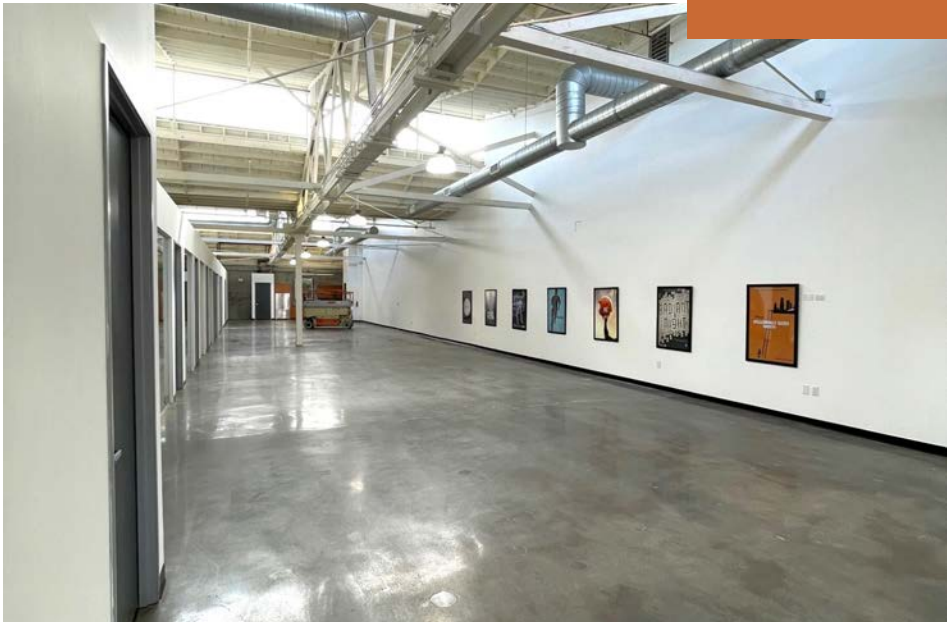
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ASSOCIATES

**JEFFERSON
CREATIVE
CAMPUS**

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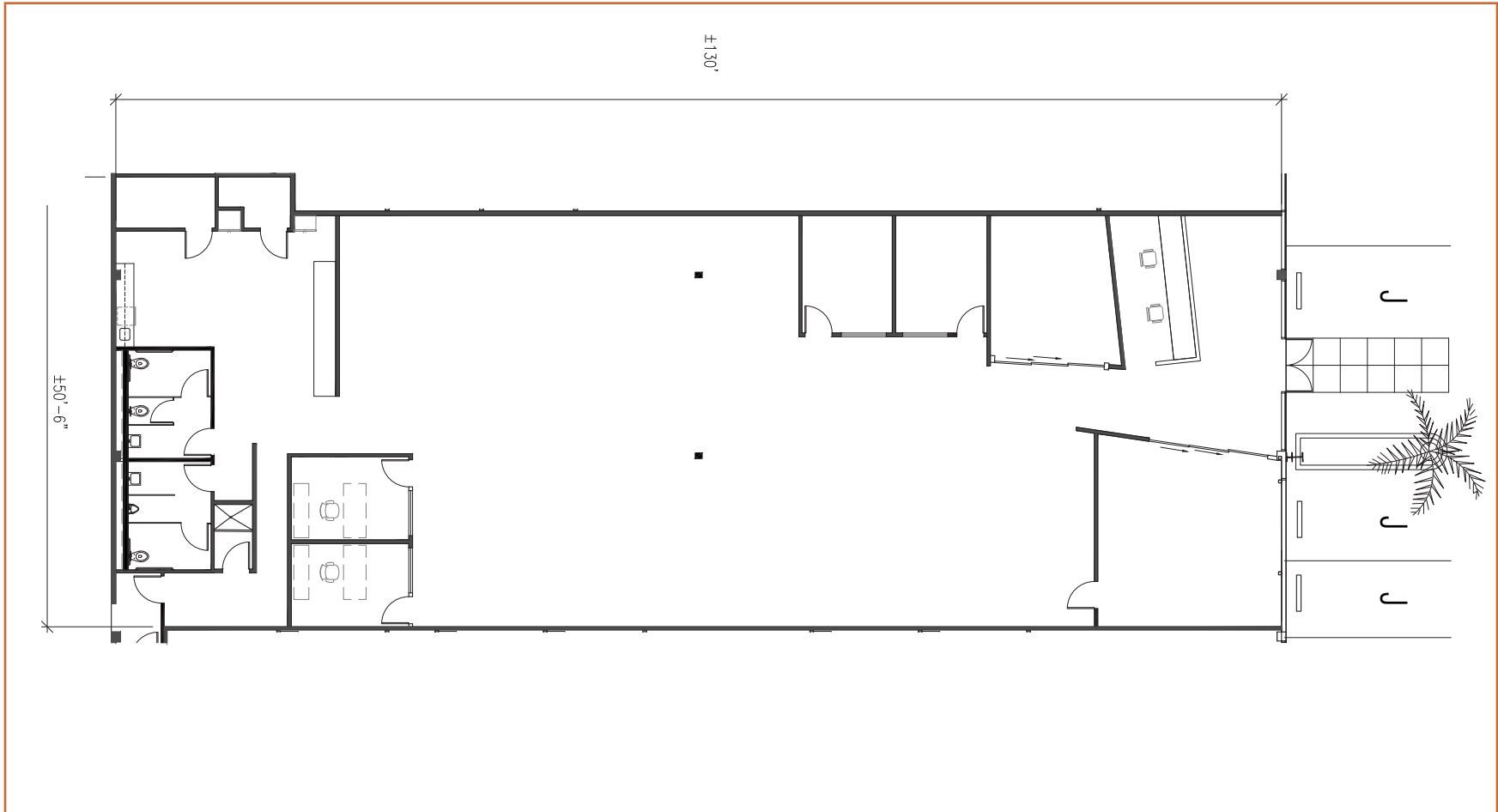
5870 Studio E





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ASSOCIATES**

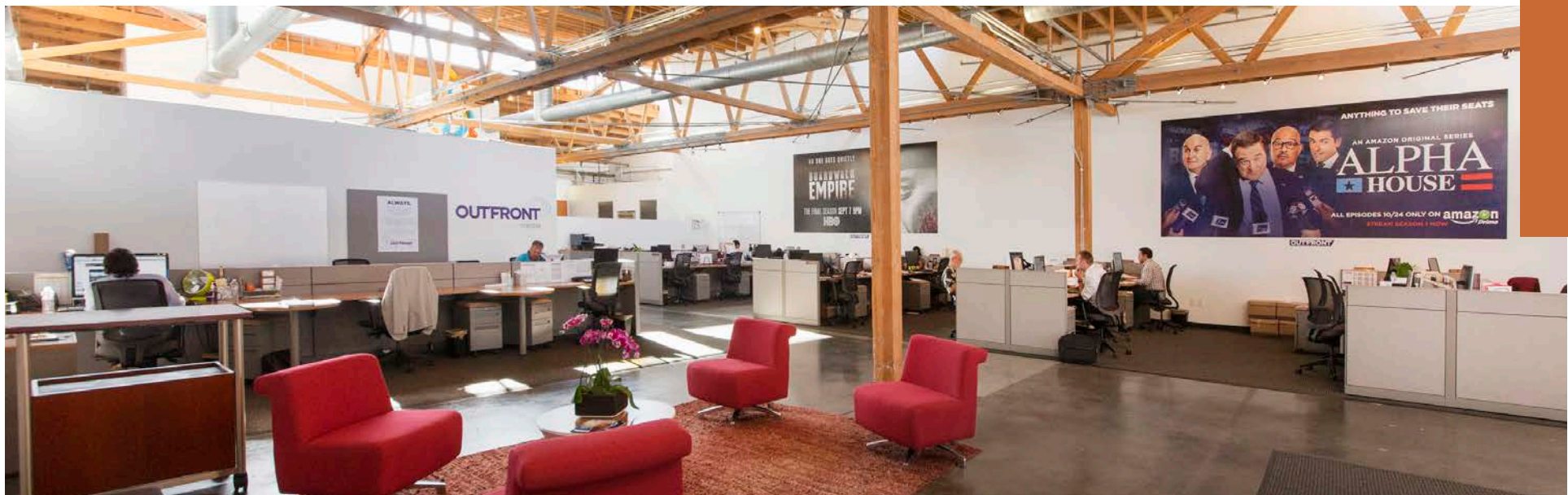
**JEFFERSON
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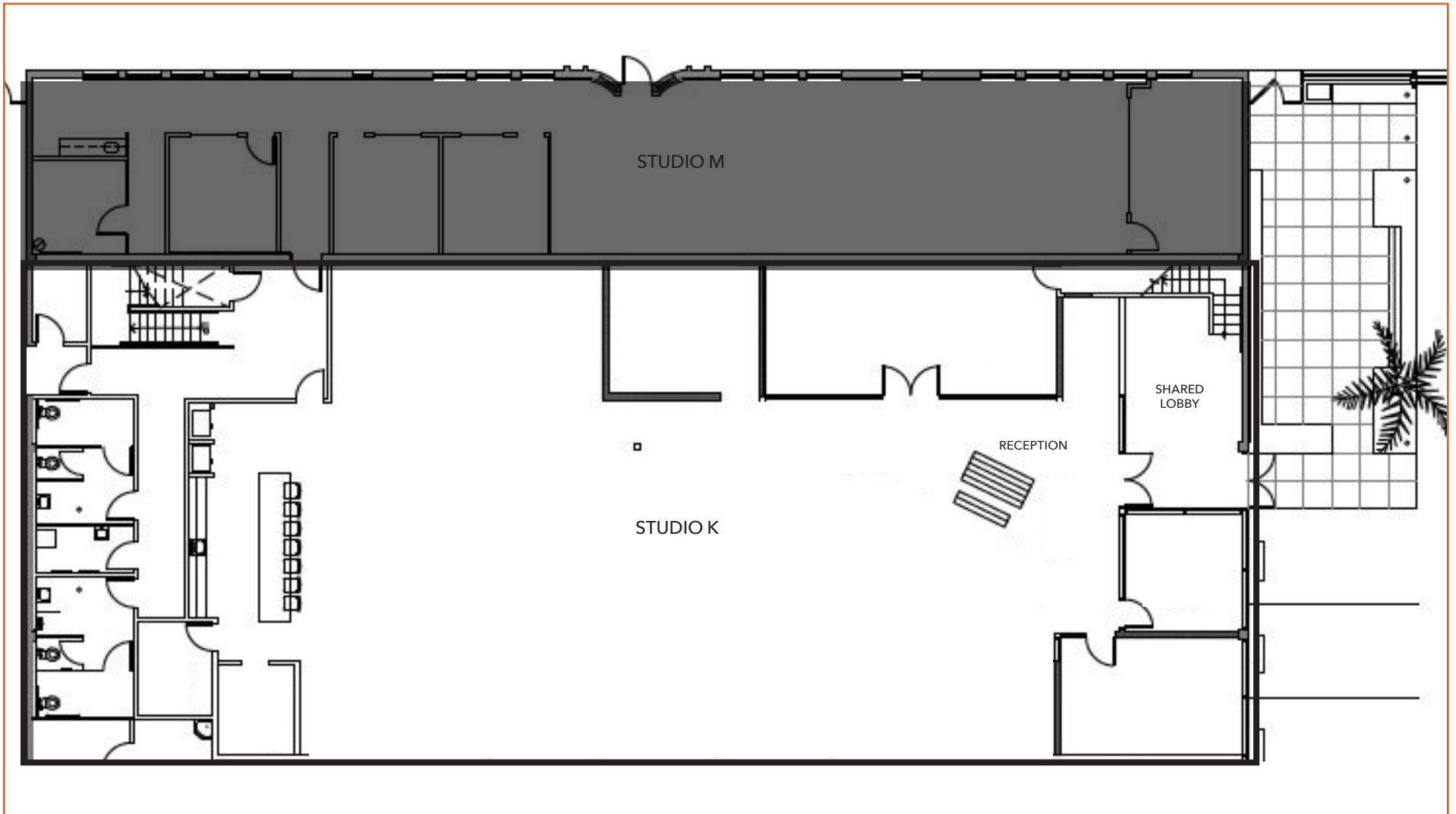


5870 Studio J

± 6,000 SF - Floor Plan 1

5870 Studio J

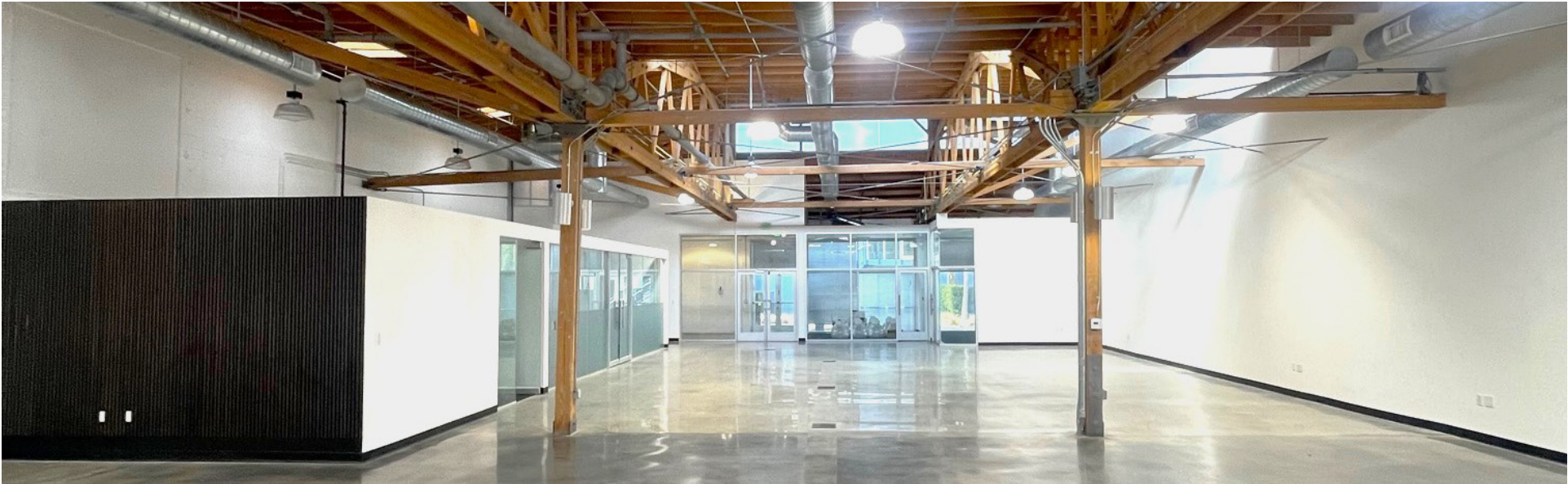
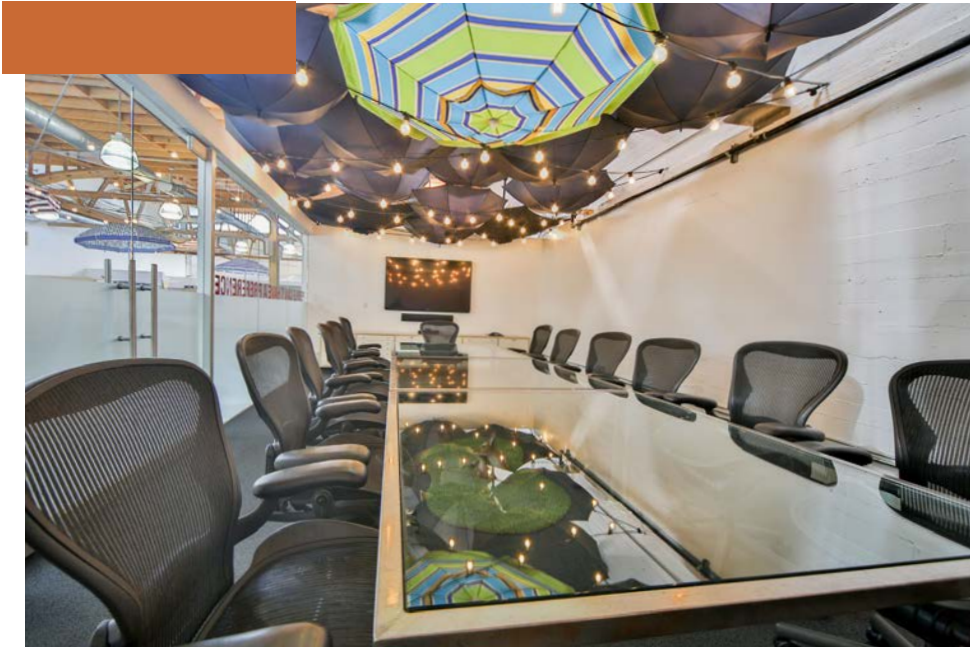




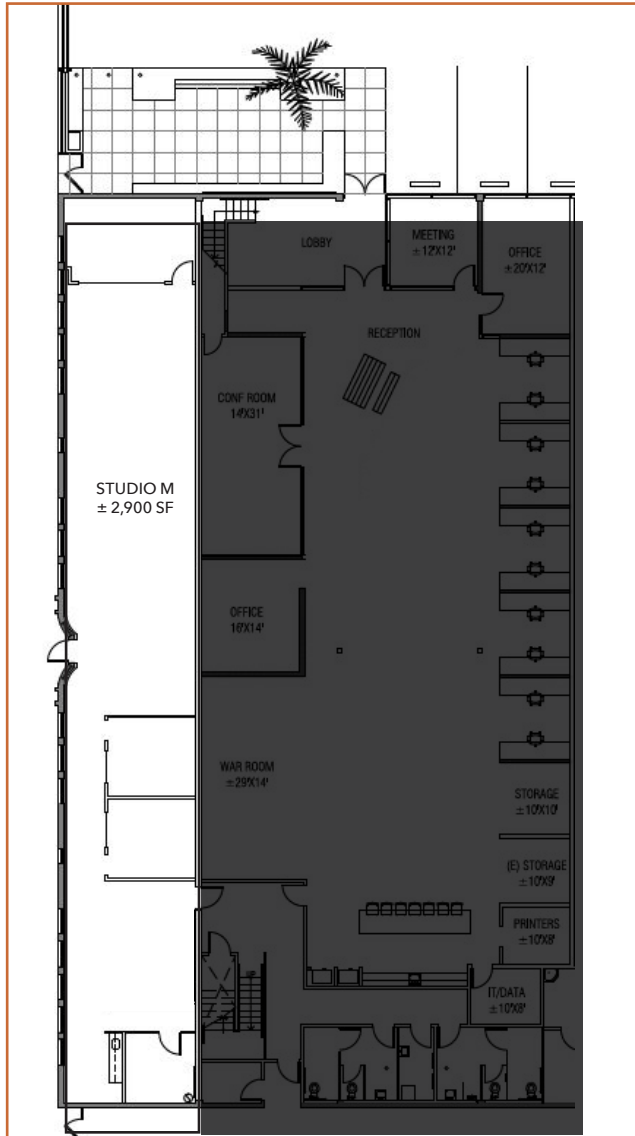
5870 Studio K

± 6,250 SF - Floor Plan 1

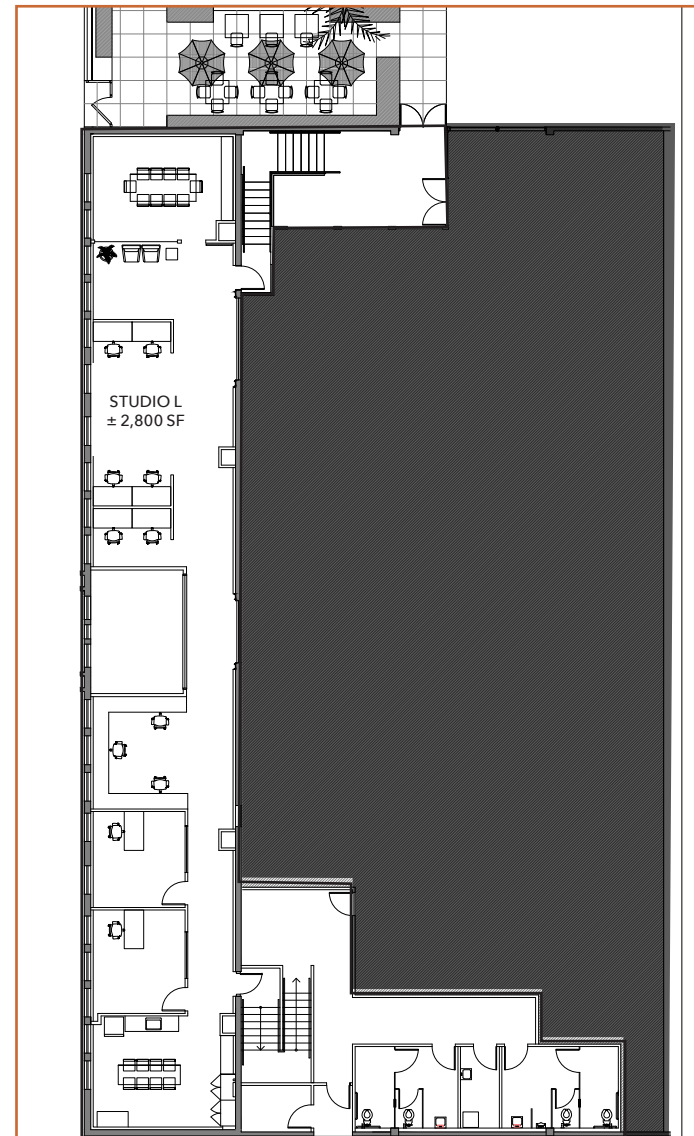
5870 Studio K



Floor 1



Floor 2

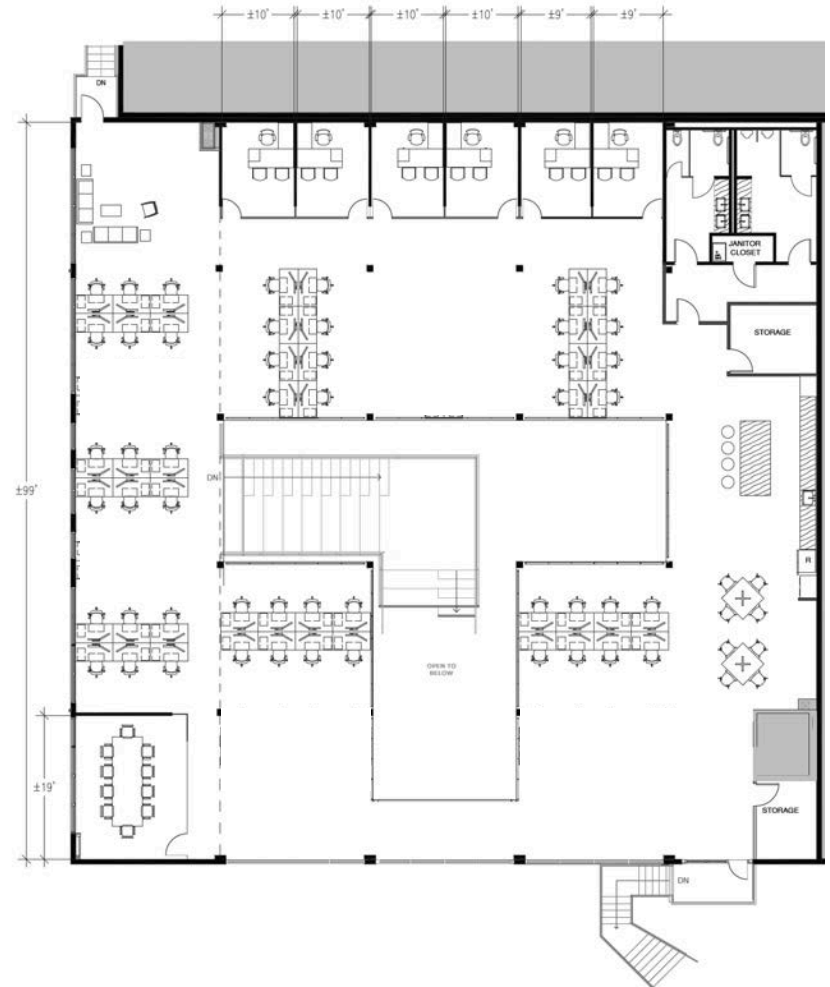
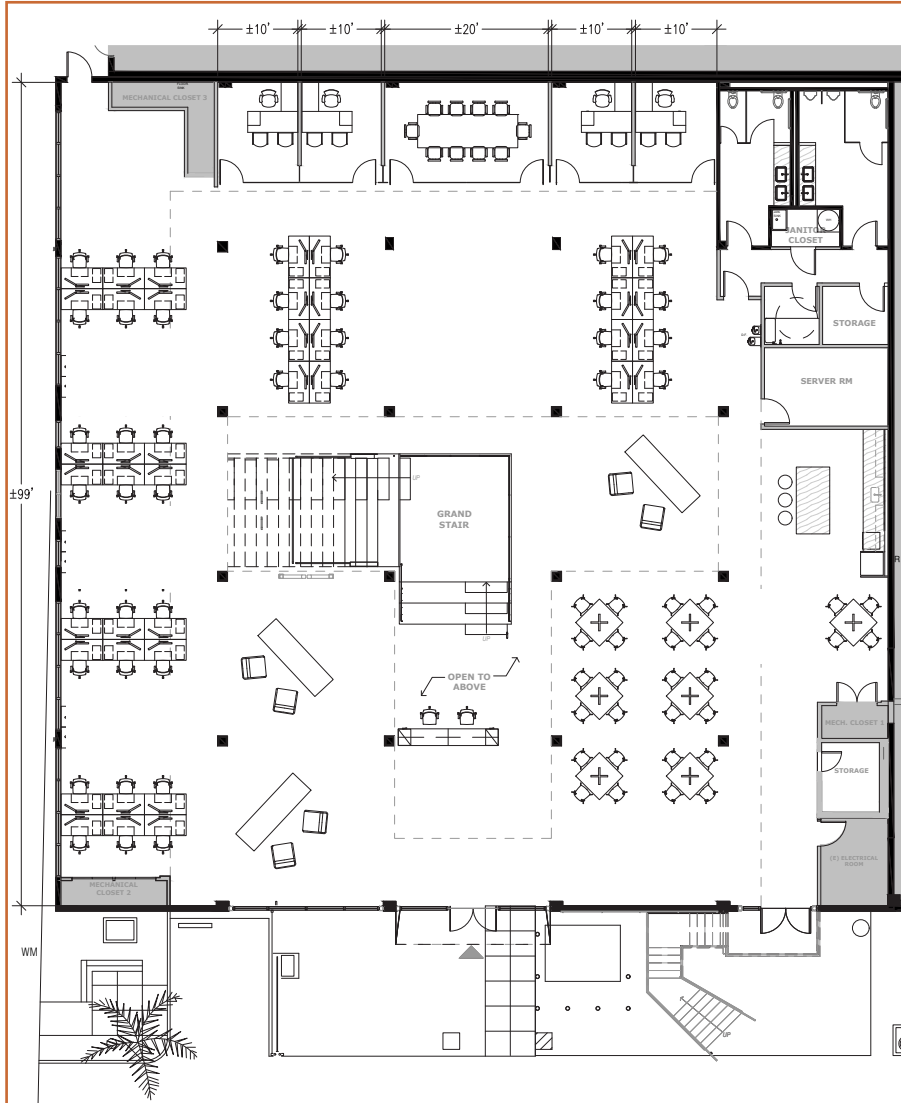


5870 Studio L & M

± 2,800 SF - ± 2,900 SF - Floor Plan 1 & 2

5870 Studio M

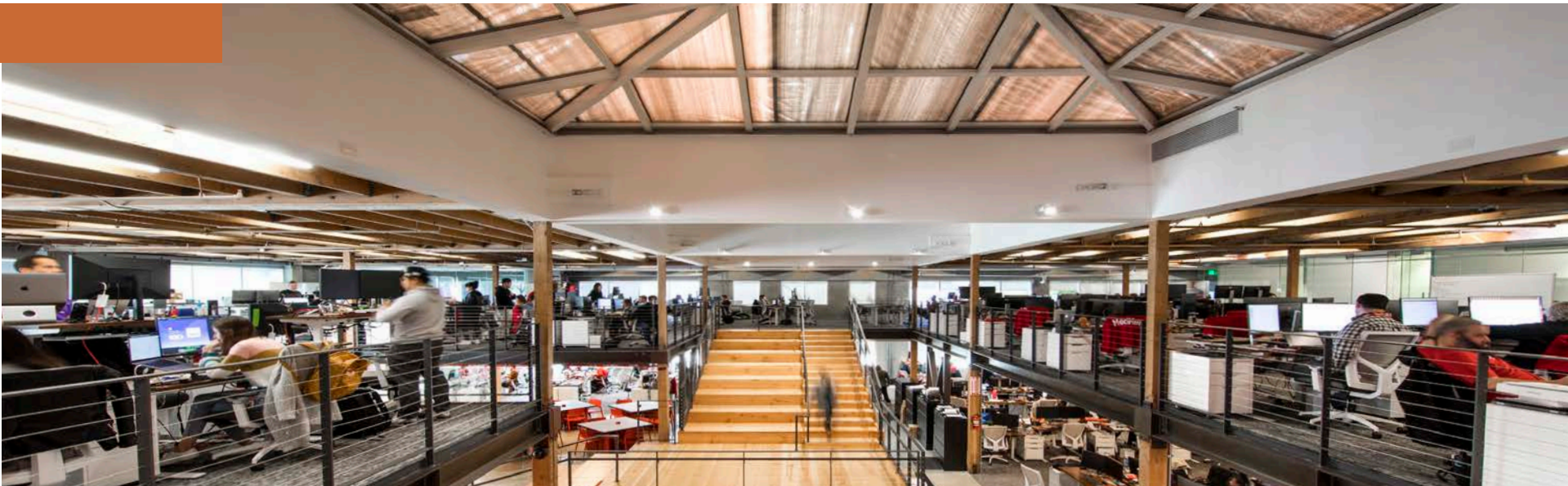
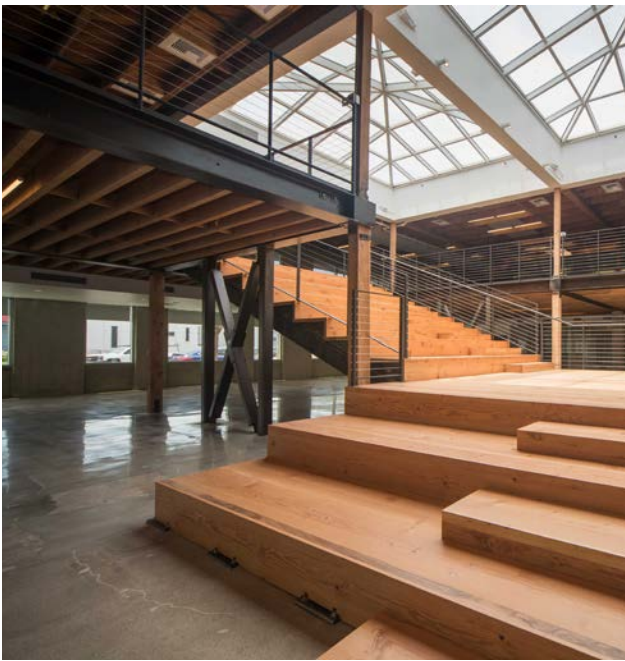


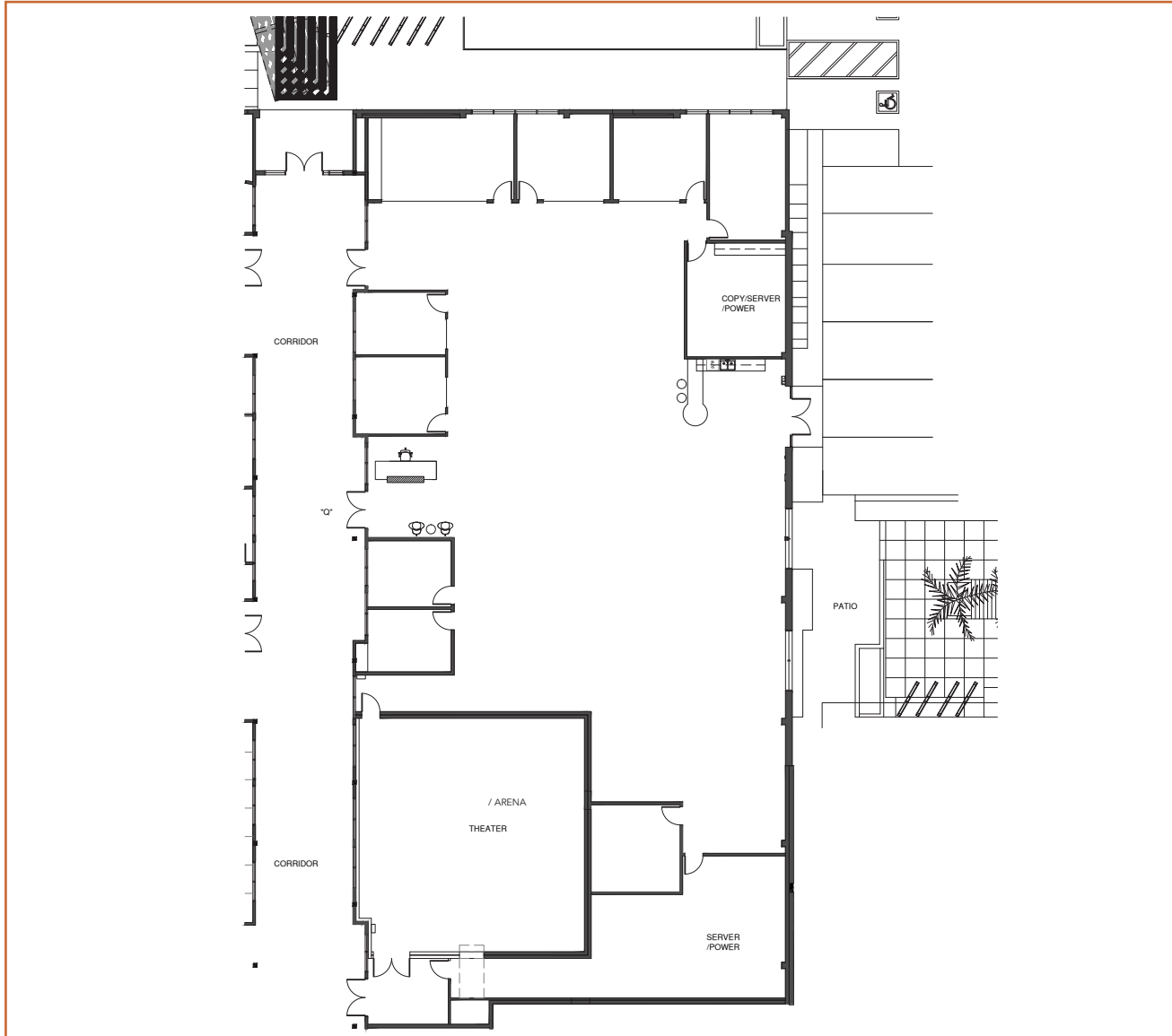


5870 Studio G

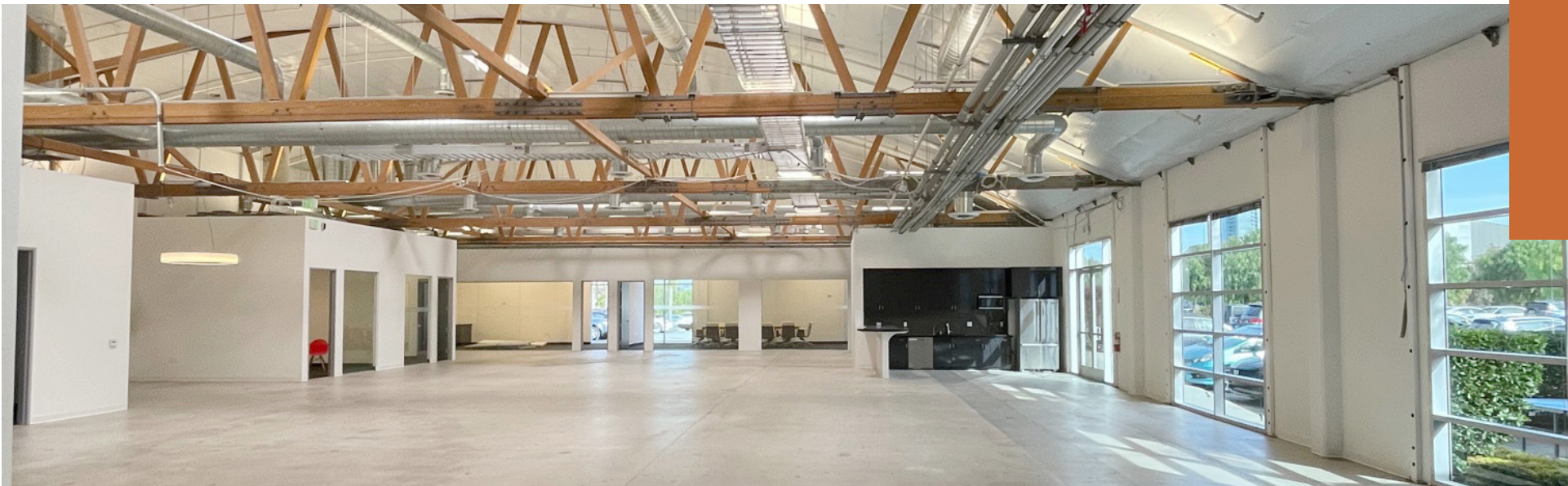
± 18,200 SF - Floor Plan 1 & 2

5880 Studio G

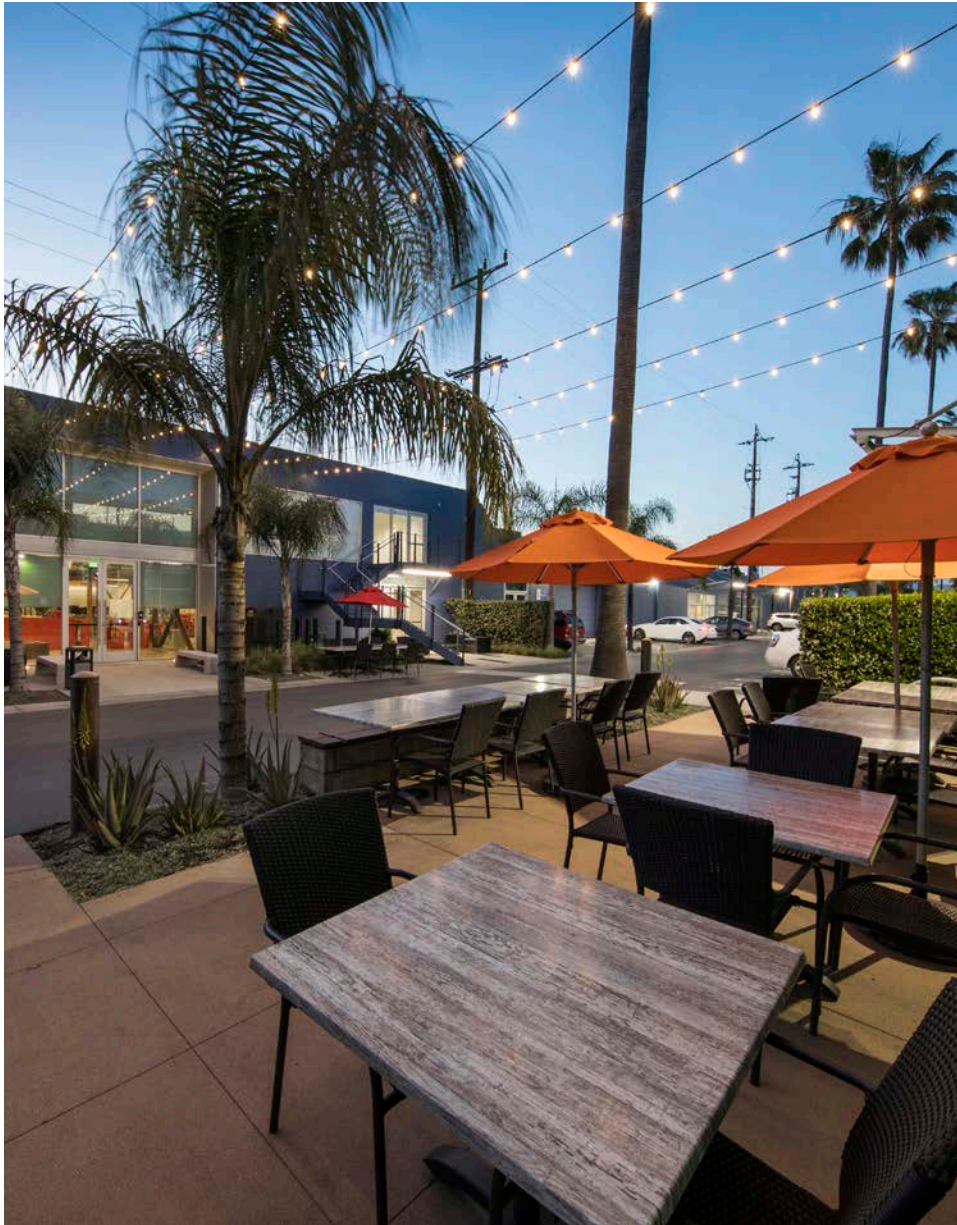




5890 Studio Q



Campus Features



Open Air Parking



Separate Studio Entrances



HVAC units are equipped with Merv-13 filters. These filters are an advanced synthetic air media that utilizes both charged fibers and traditional mechanical filtration principles. The charged fibers allow the Green Pleat to achieve MERV 13 levels upon installation and immediately grab and trap airborne contaminants.



Bike Racks

Onsite Amenities



On site cafe and gorgeous patios throughout for outdoor meetings, lunch and your occasional phone call.



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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.

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.



Recreational

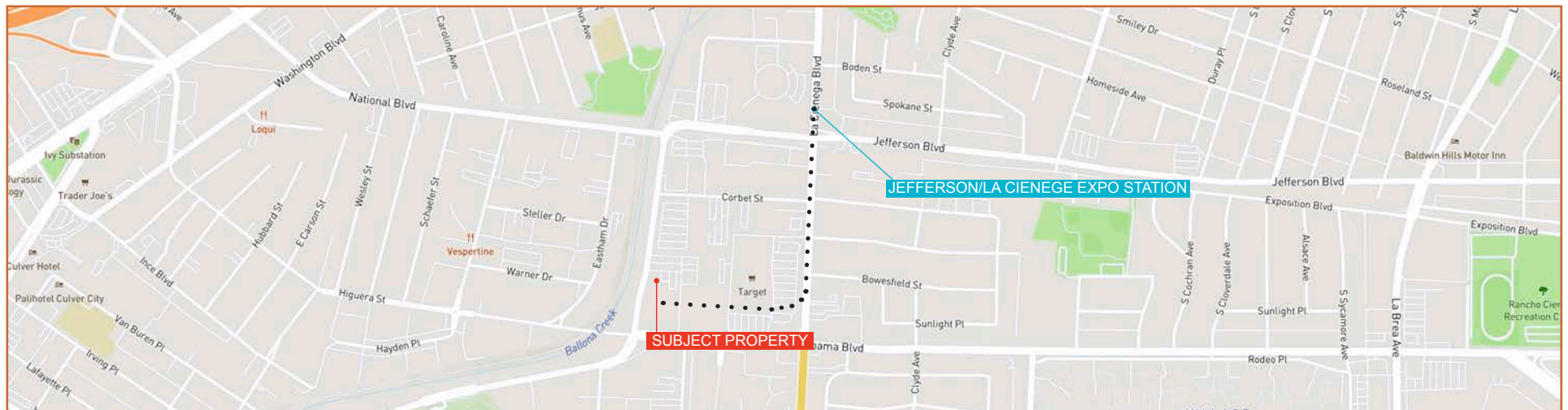
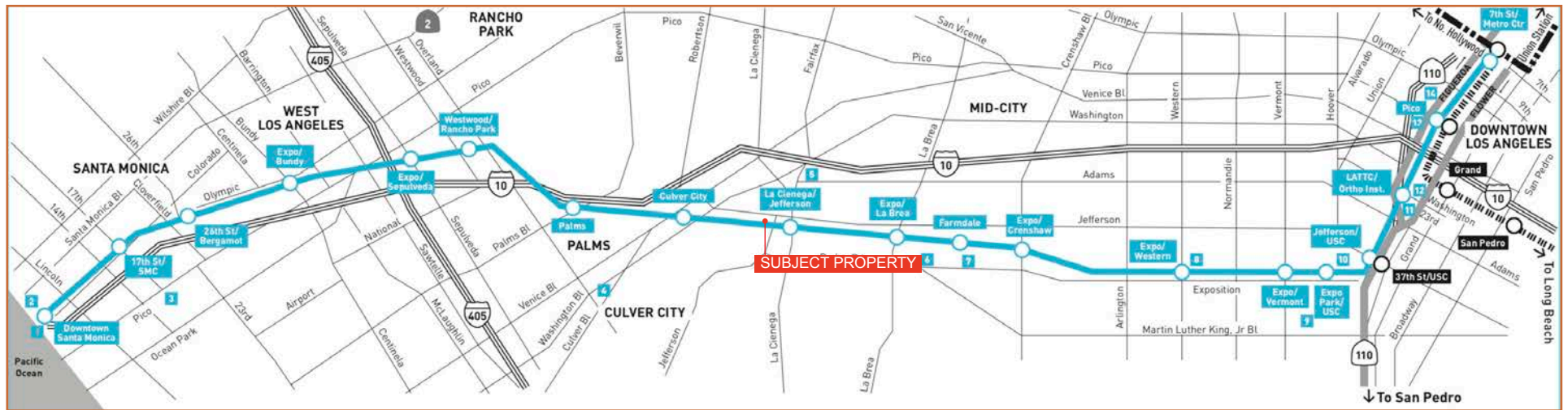


The Ballona Creek Bike Path adjacent to the Jefferson Creative Campus in East Culver City extends about 7 miles to the Coast Bike Path along the beach.

Baldwin Hills Scenic Overlook provides a grand view over LA from a steep hill just South of the Jefferson Creative Campus. The park's main entrance is off Jefferson Boulevard, 1/3 of a mile away.

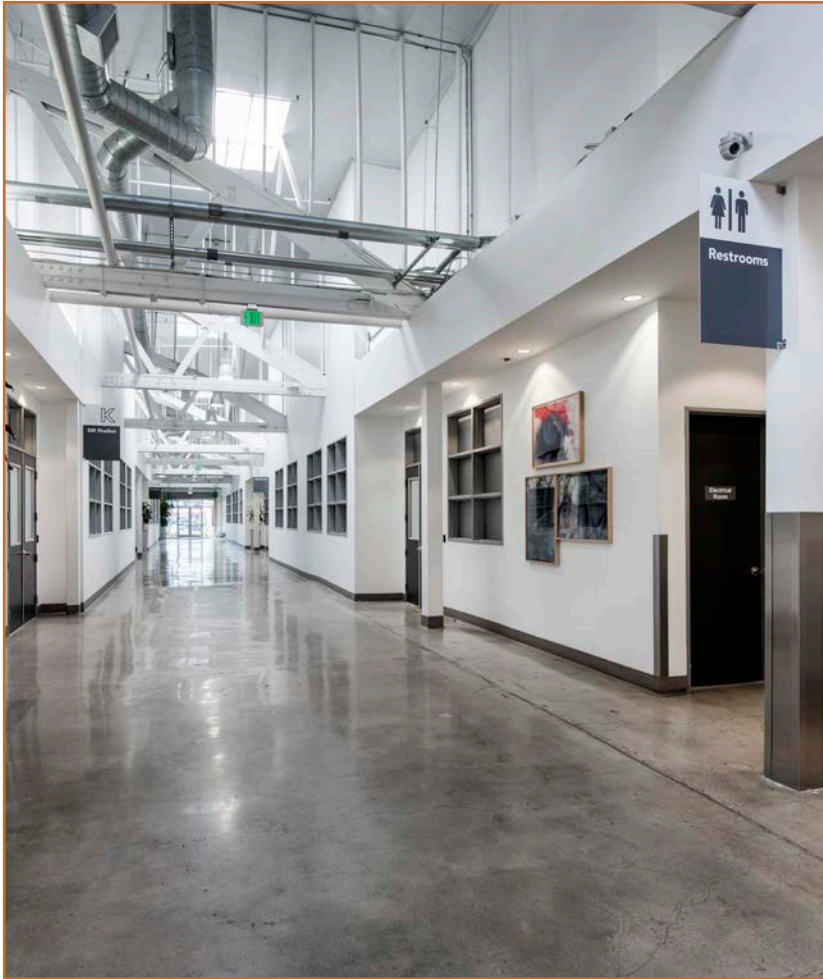


Expo Line



Walking distance to the Culver City and La Cienega Metro Station

Jefferson Creative Campus



maesa

poppin.®



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Local Developments

Ivy Station

Oriented Development

Apple, Inc.

The Wrapper

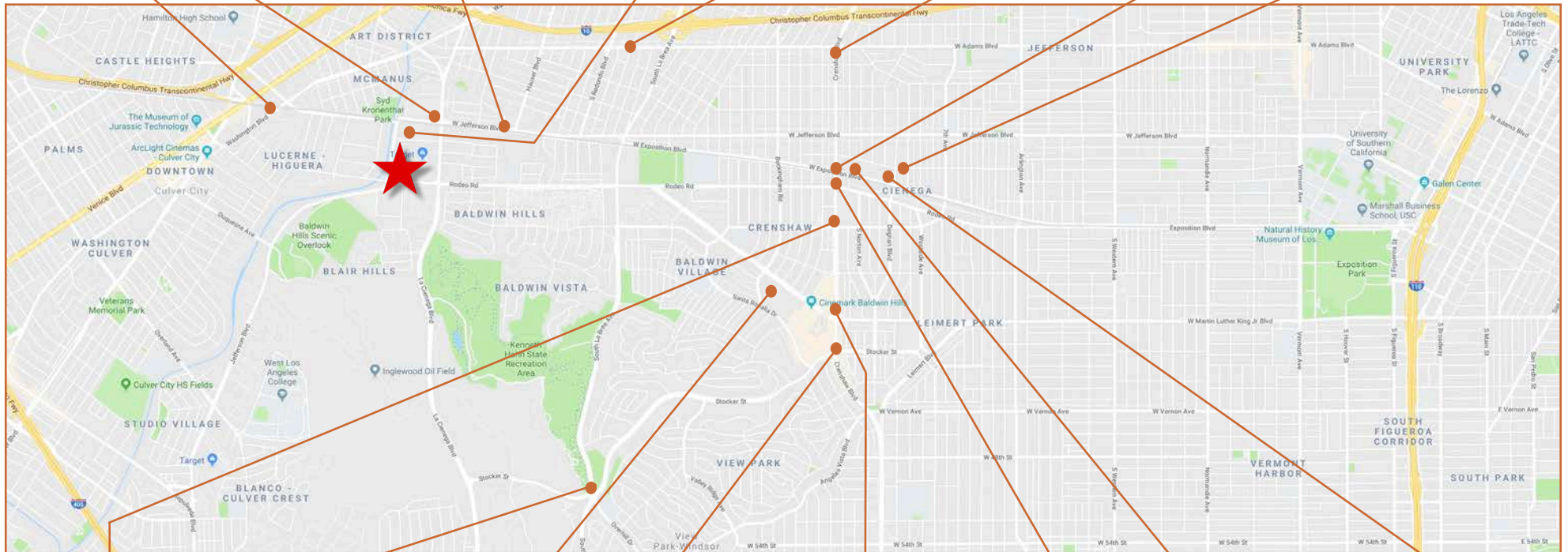
Rise on Adams

Crenshaw Villas

District Square

JEFFERSON CREATIVE CAMPUS

Condo Development Near Expo/Crenshaw Station



Crenshaw/LAX Line



Baldwin Hills Condo Development
Bedford Group



Kaiser Permanente Medical Building



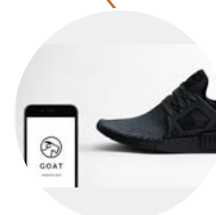
Tier 4 Mixed Income Apartments



Baldwin Hills Crenshaw Plaza



Watt Companies Mix Use Development

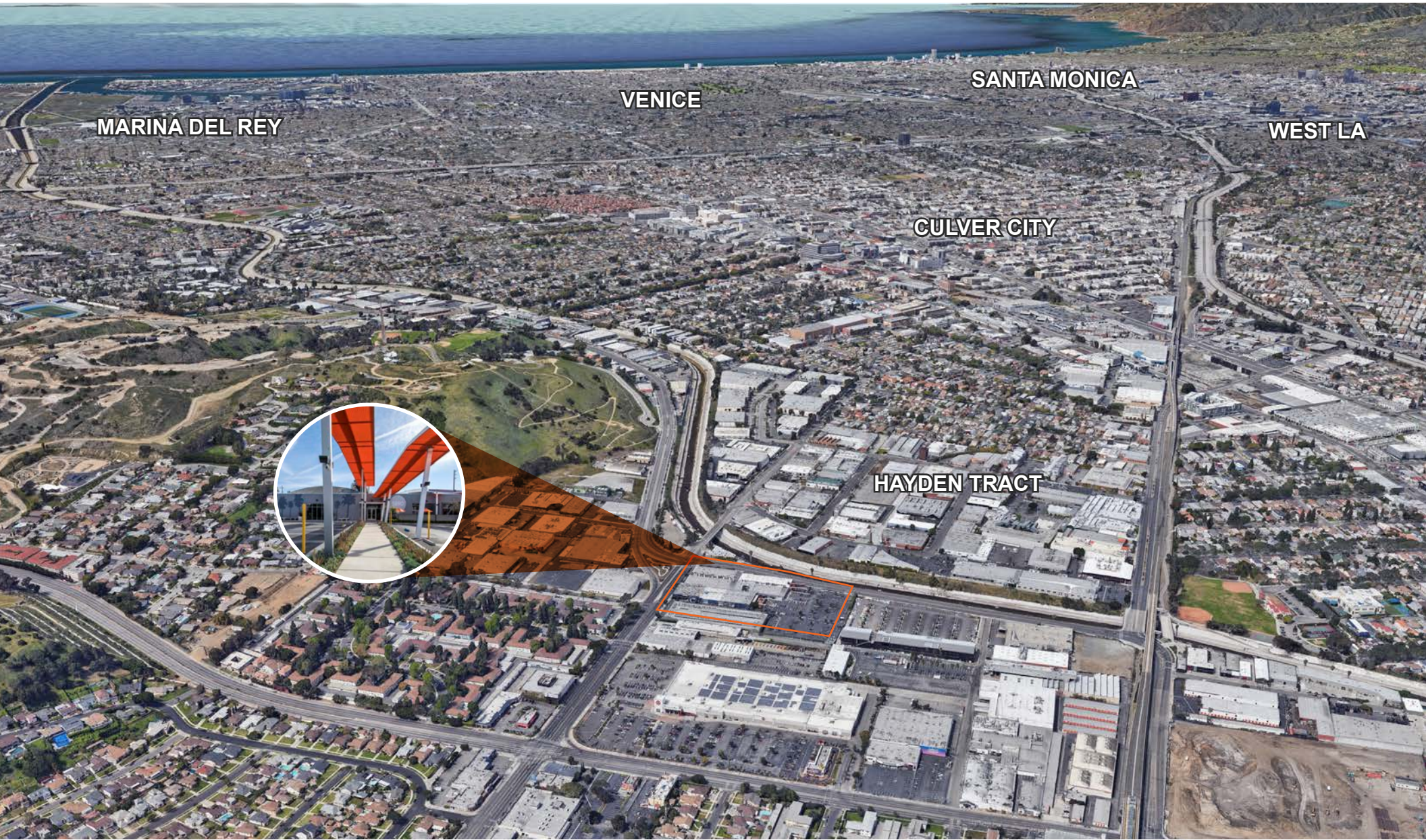


GOAT Headquarters



Rios Clemente Hale Studios

Aerial Map





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ASSOCIATES

JEFFERSON CREATIVE CAMPUS

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