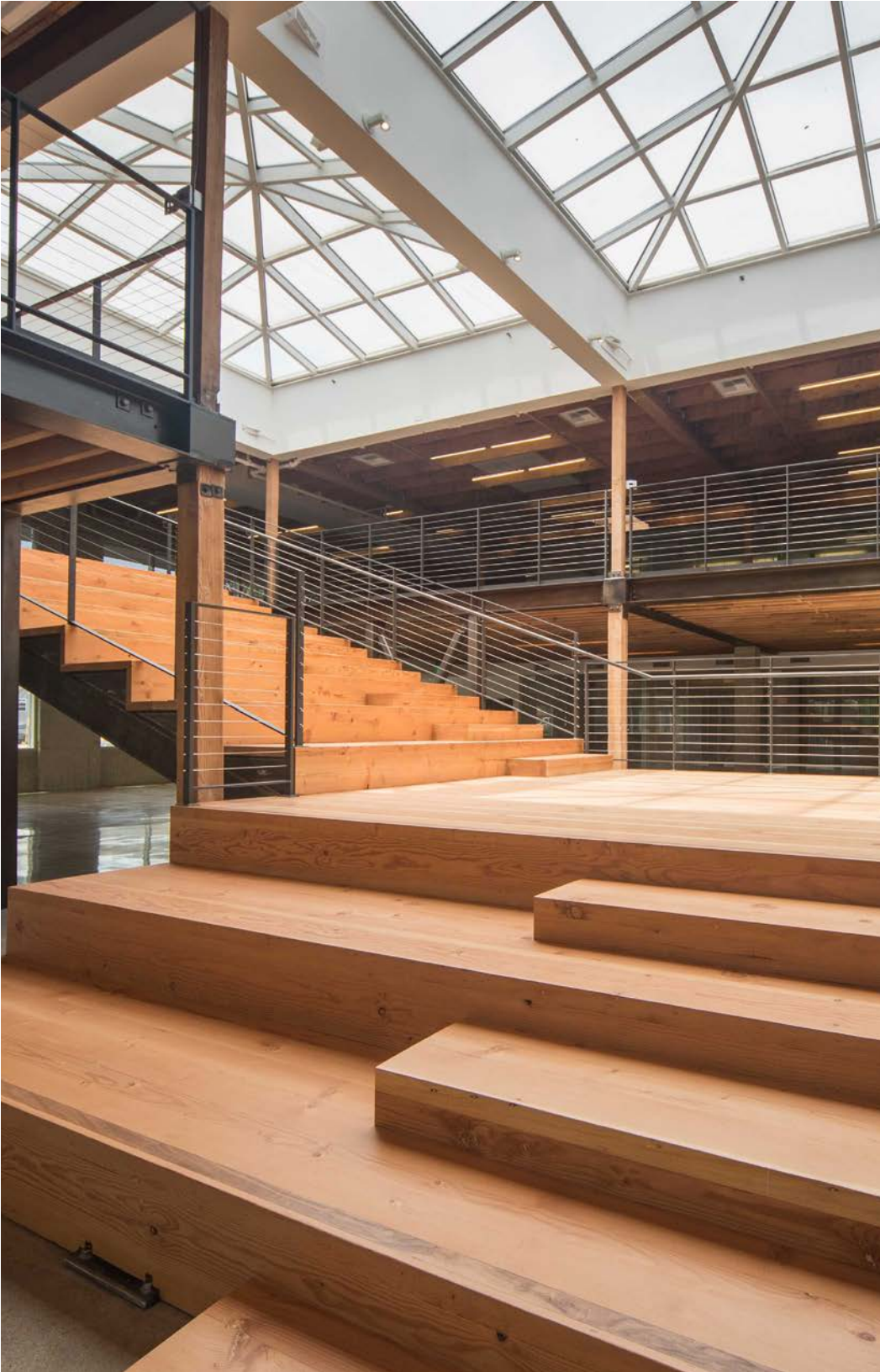


JEFFERSON CREATIVE CAMPUS

5870 - 5890 W JEFFERSON BLVD
LOS ANGELES, CA 90016





JEFFERSON CREATIVE CAMPUS PRESENTS

PREMISES

5870 A - ± 3,000 SF } Can be leased together
5870 C - ± 5,000 SF } for ± 8,000 SF
5870 D - ± 4,000 SF
5870 J - ± 6,000 SF
5870 K - ± 6,250 SF
5870 L - ± 2,800 SF } Can be leased together
5870 M - ± 2,900 SF } for ± 5,700 SF
5880 G - ± 18,200 SF
5890 Q - ± 12,000 SF

RATES

5870 - \$5.25/MG
5880 - \$5.50/MG
5890 - \$5.25/MG

OCCUPANCY

Immediate

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

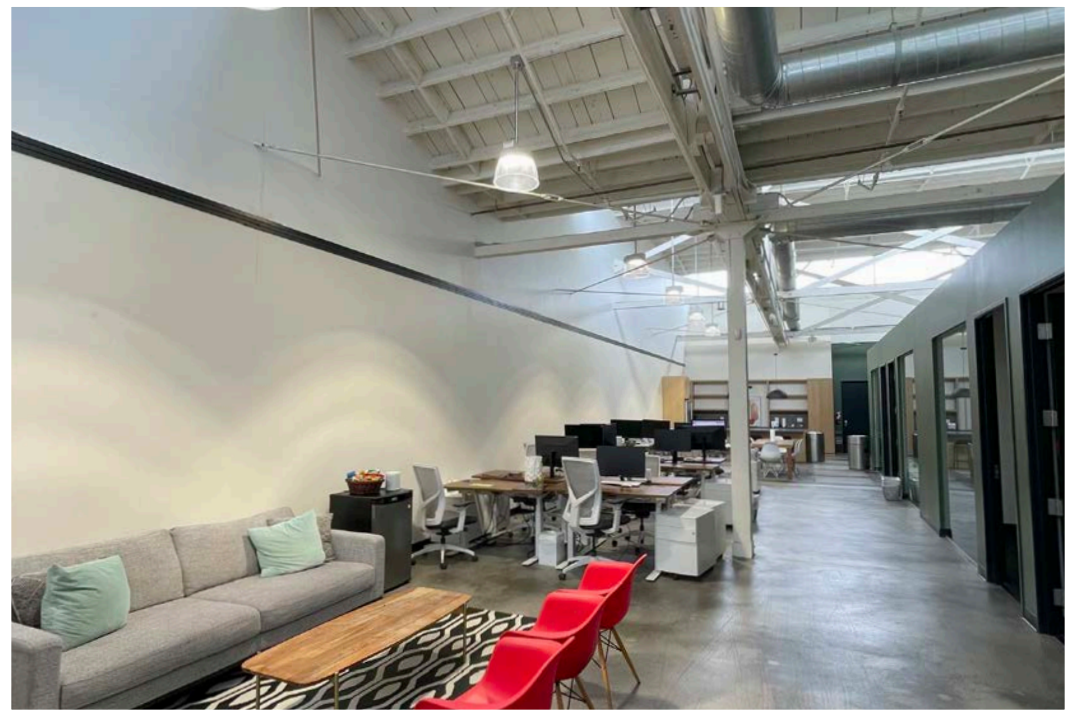
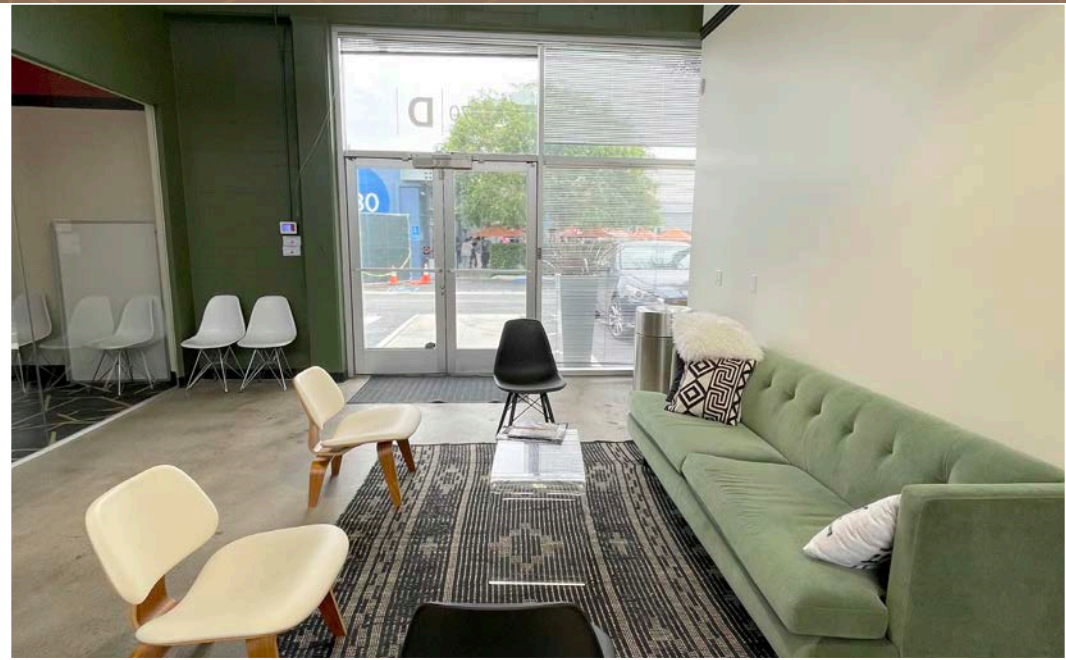
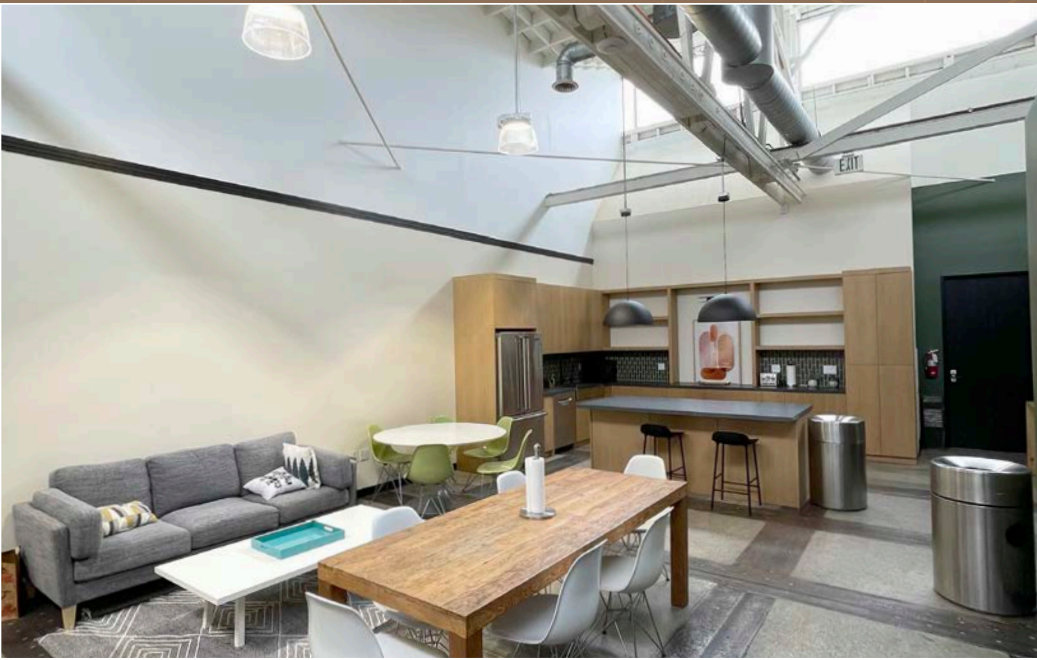
SITE MAP

JEFFERSON CREATIVE CAMPUS



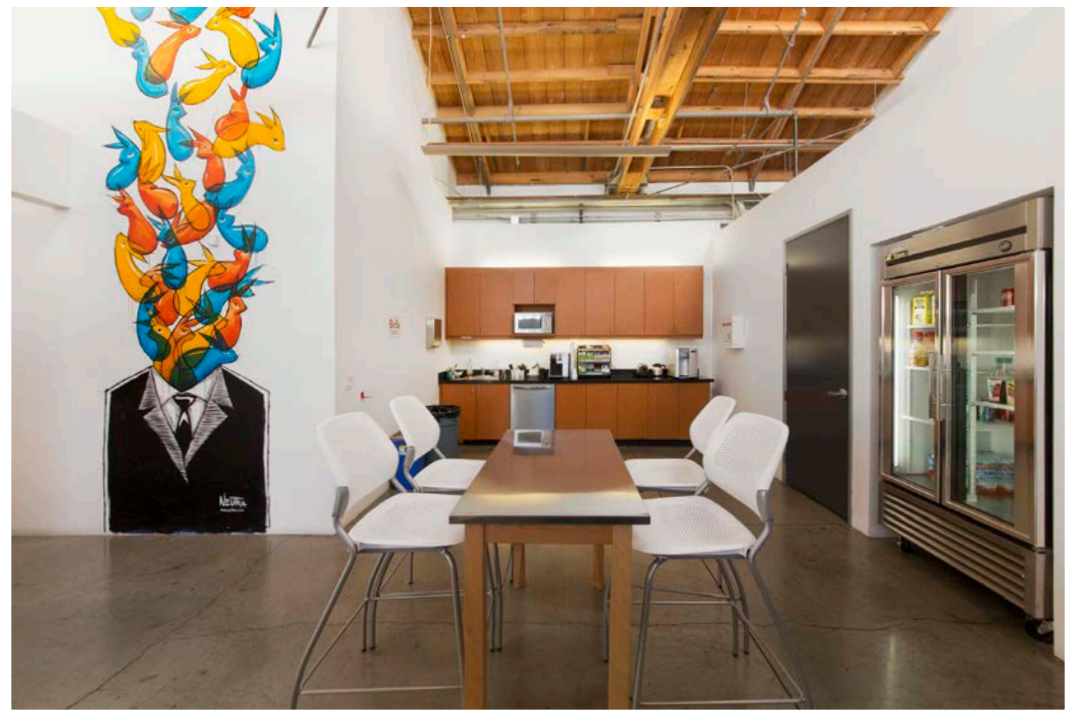
INTERIOR PHOTOS

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

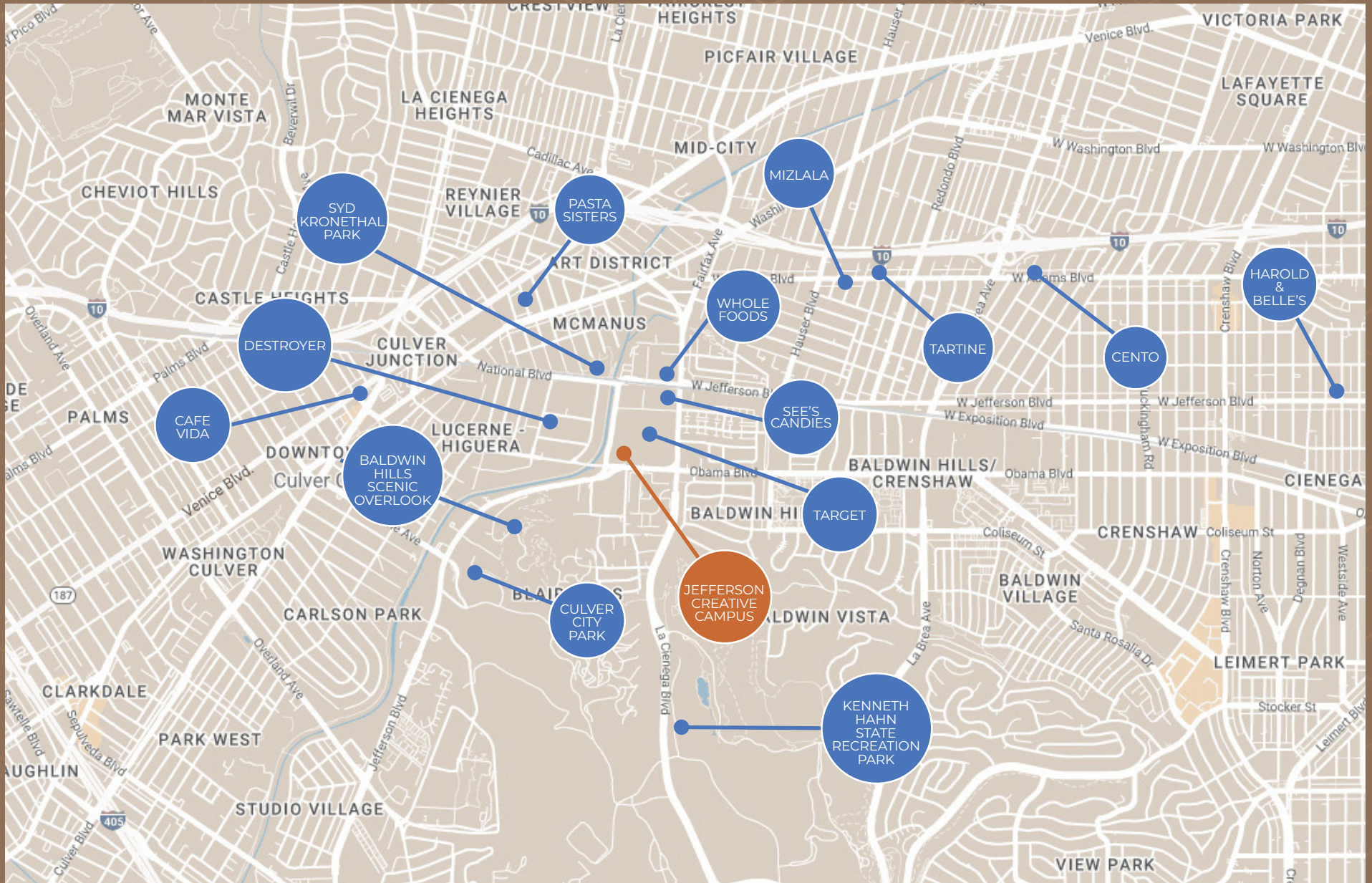


EV Chargers



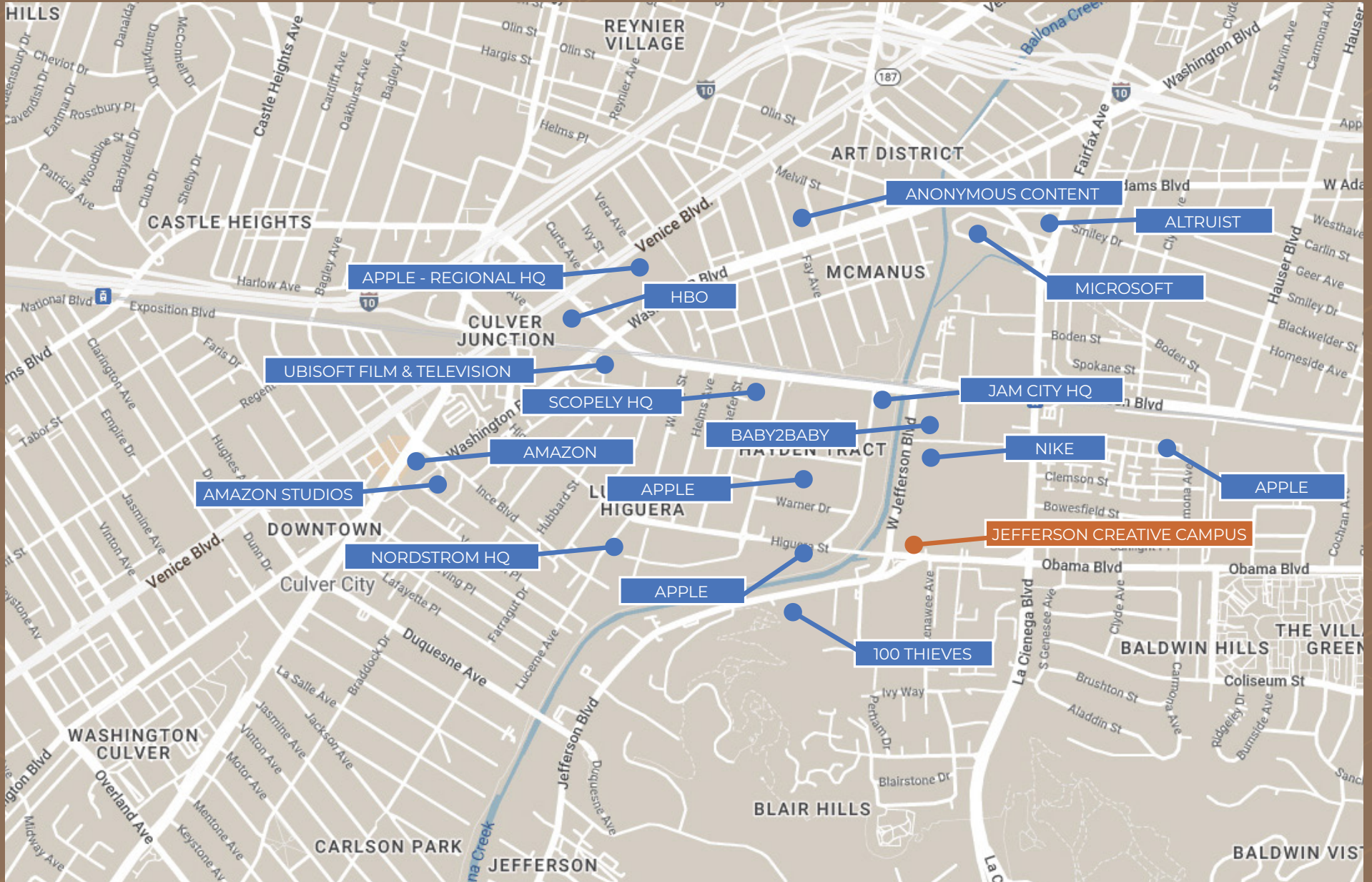
NEARBY PARKS & AMENITIES

JEFFERSON CREATIVE CAMPUS



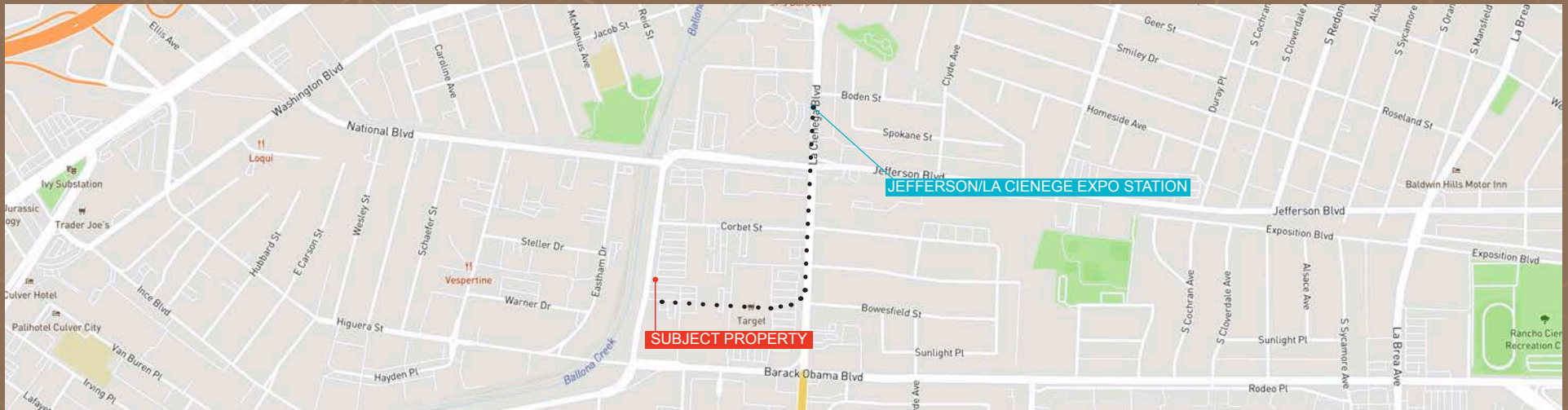
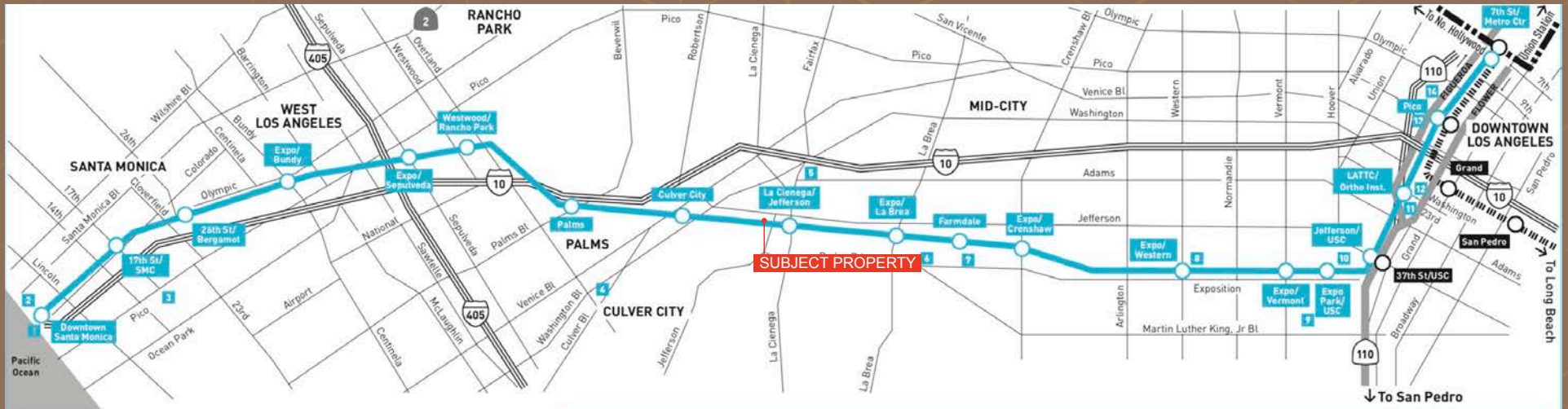
NEARBY NEIGHBORS

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EXPO LINE

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AERIAL MAP

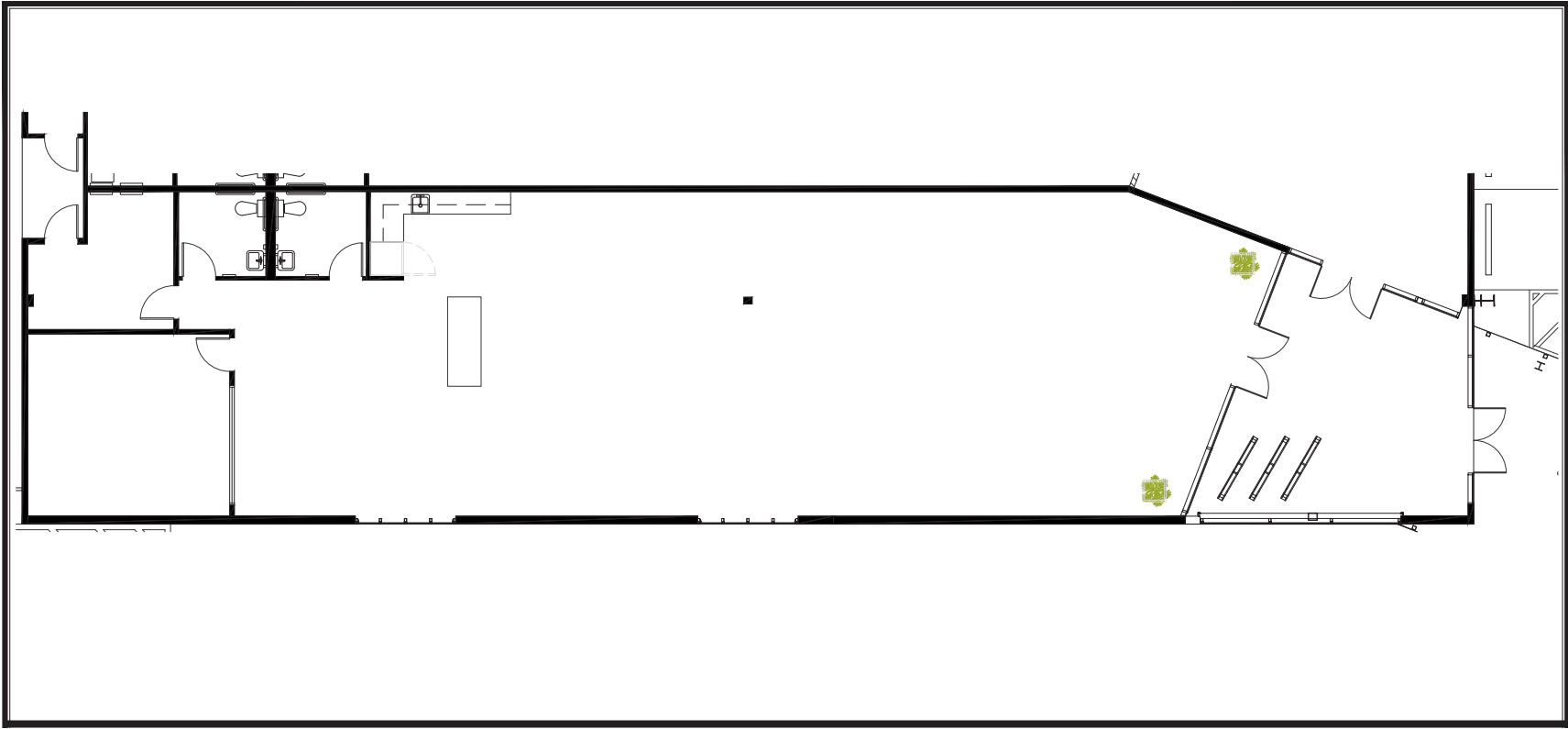
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5870 STUDIO A

± 3,000 SF

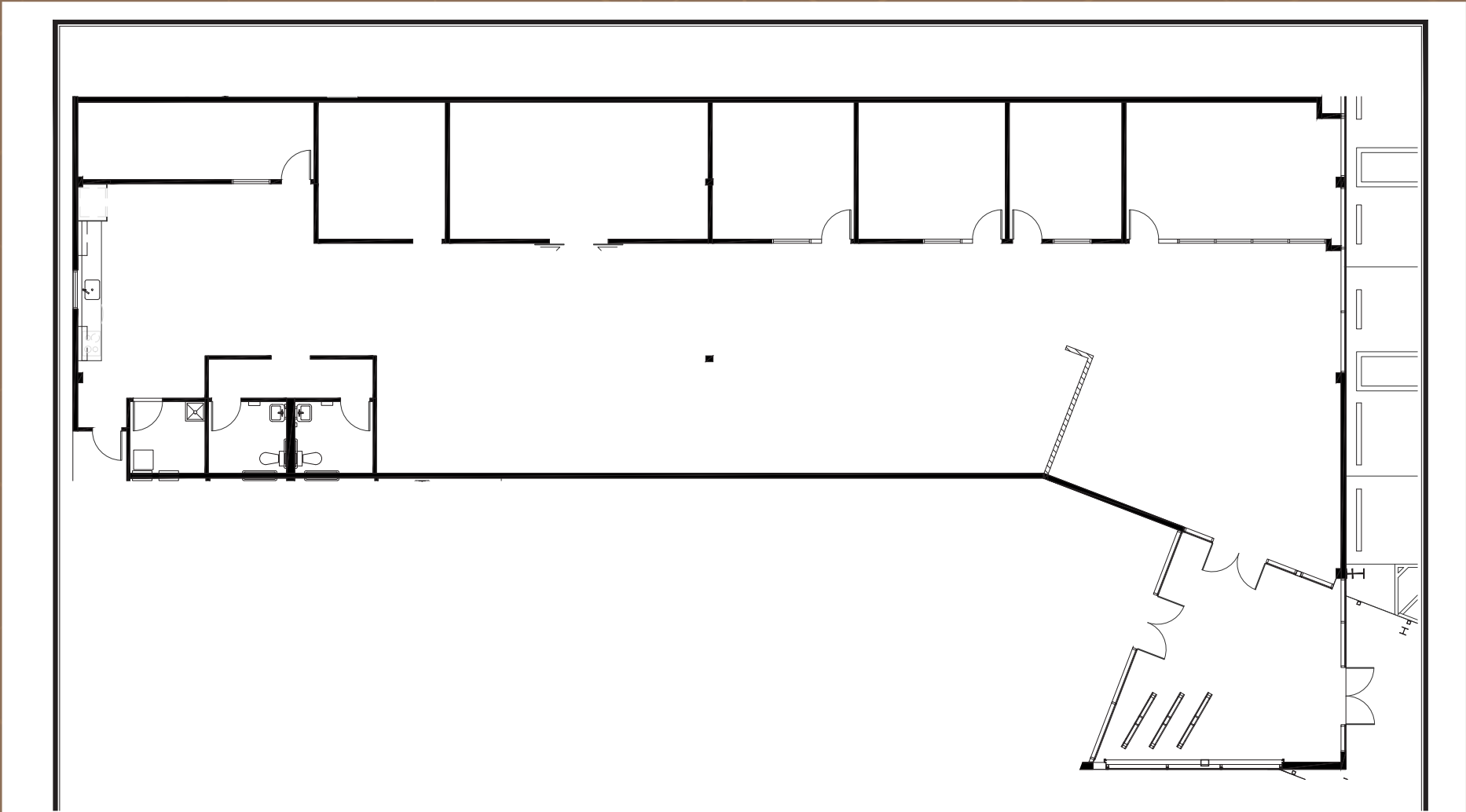
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5870 STUDIO C

± 5,000 SF

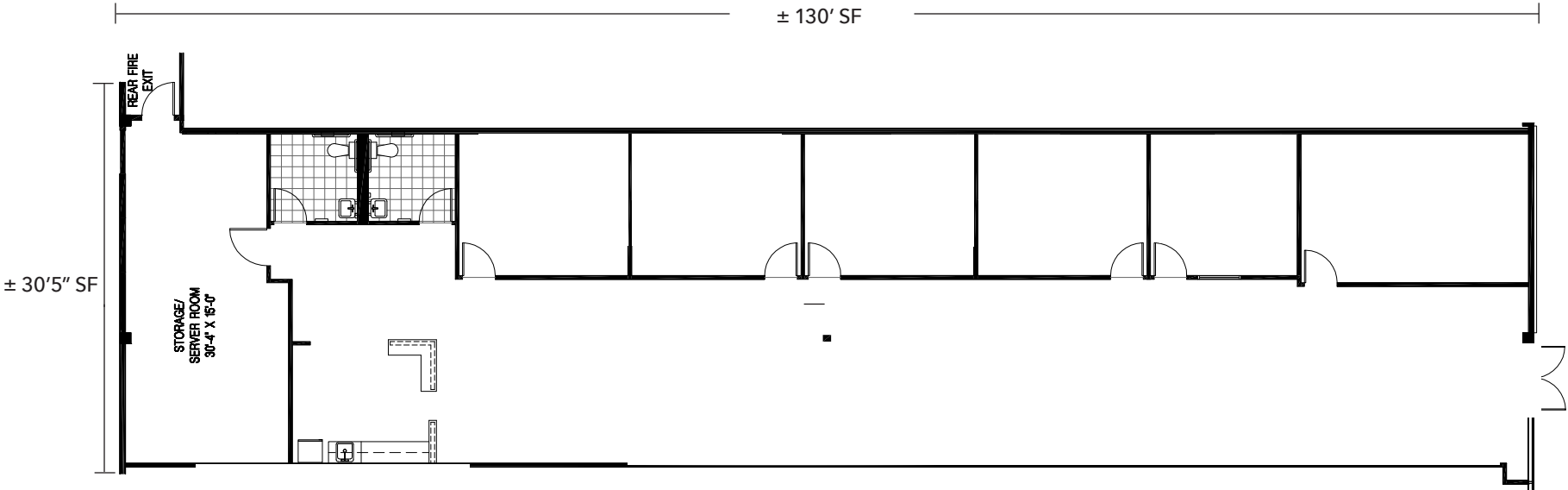
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5870 STUDIO D

± 4,000 SF - FLOOR PLAN 1

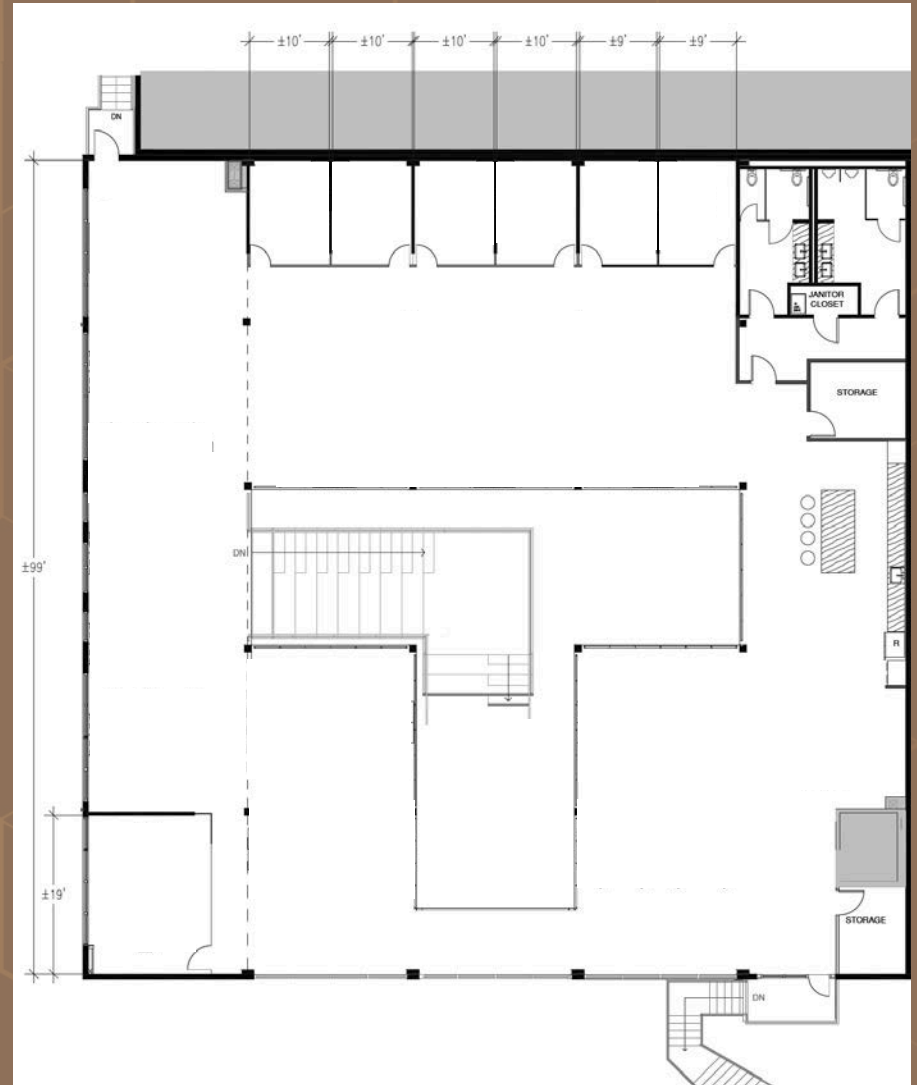
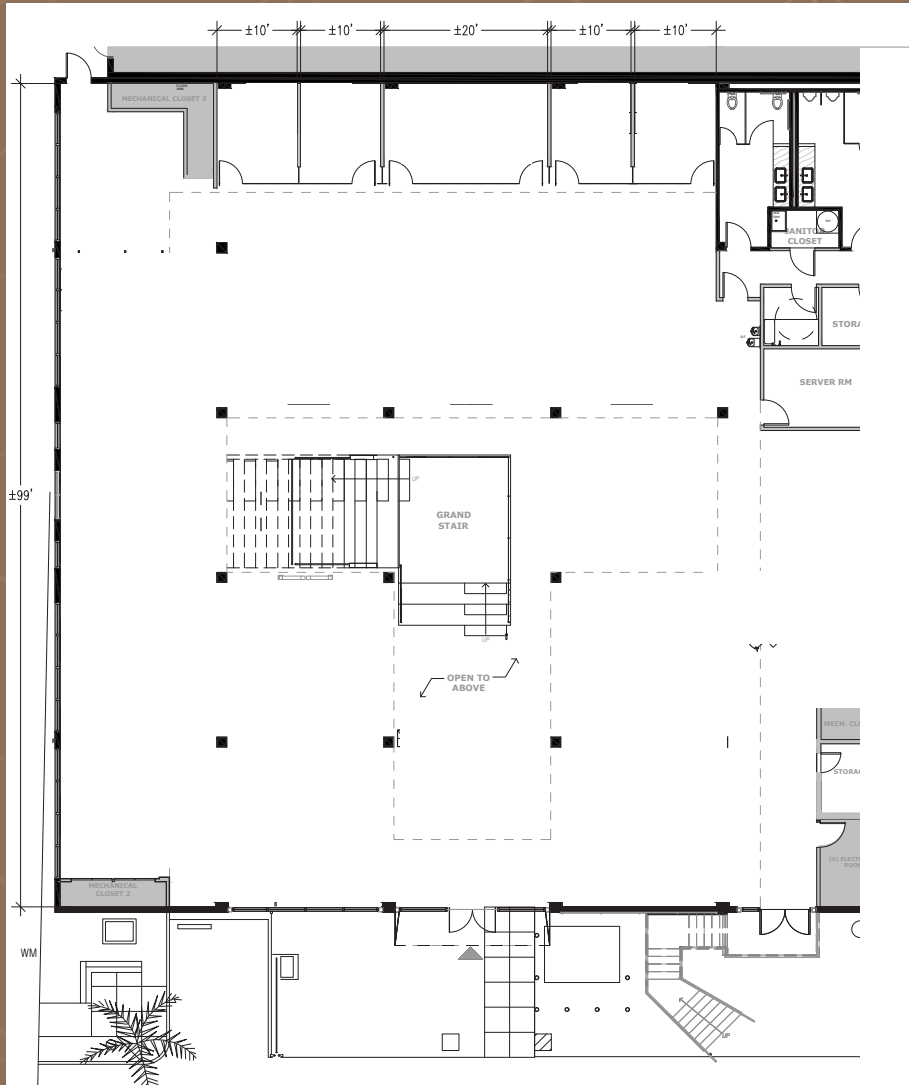
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5890 STUDIO G

± 18,200 SF - FLOOR PLAN 1 & 2

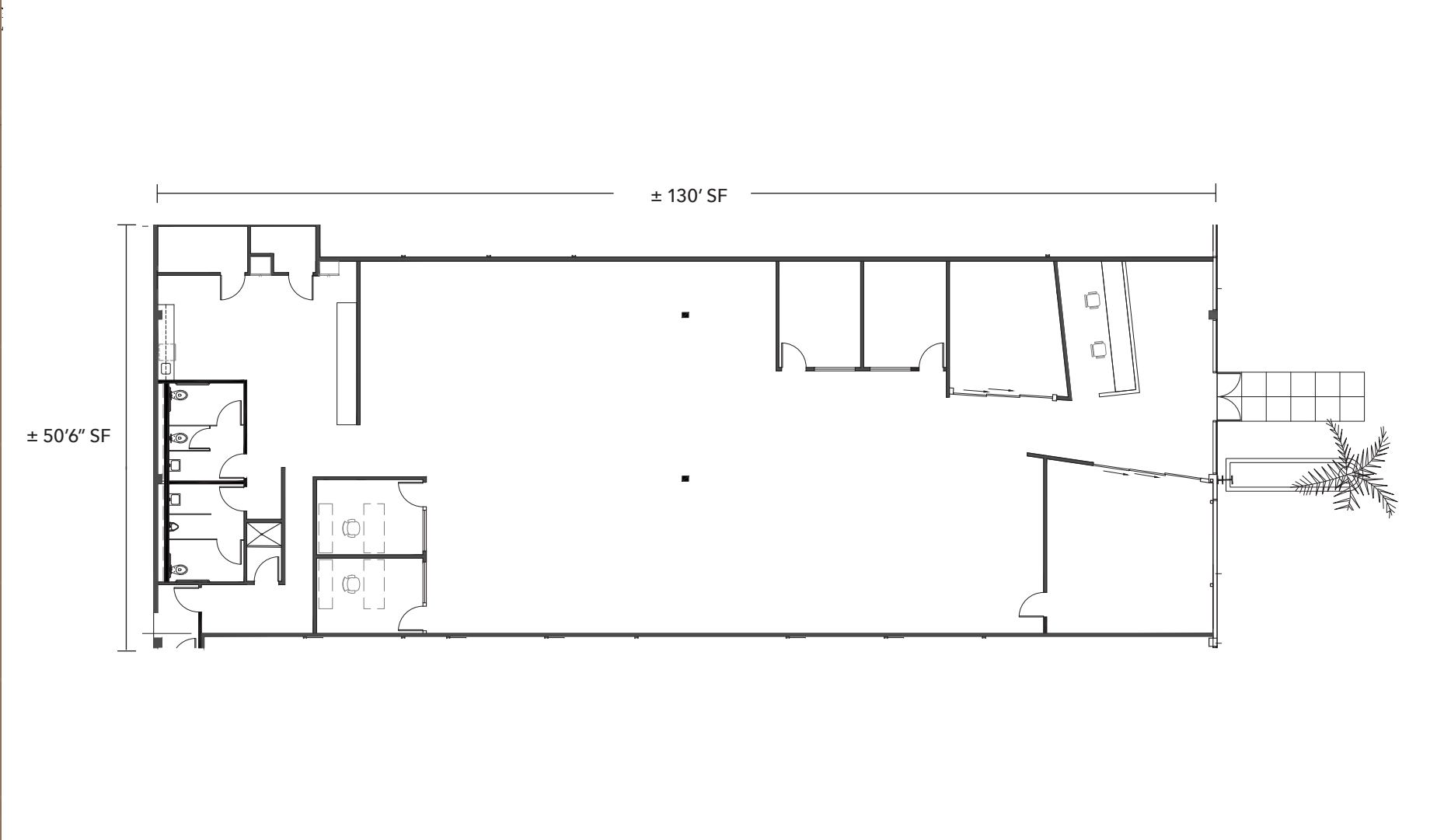
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5870 STUDIO J

± 6,000 SF - FLOOR PLAN 1

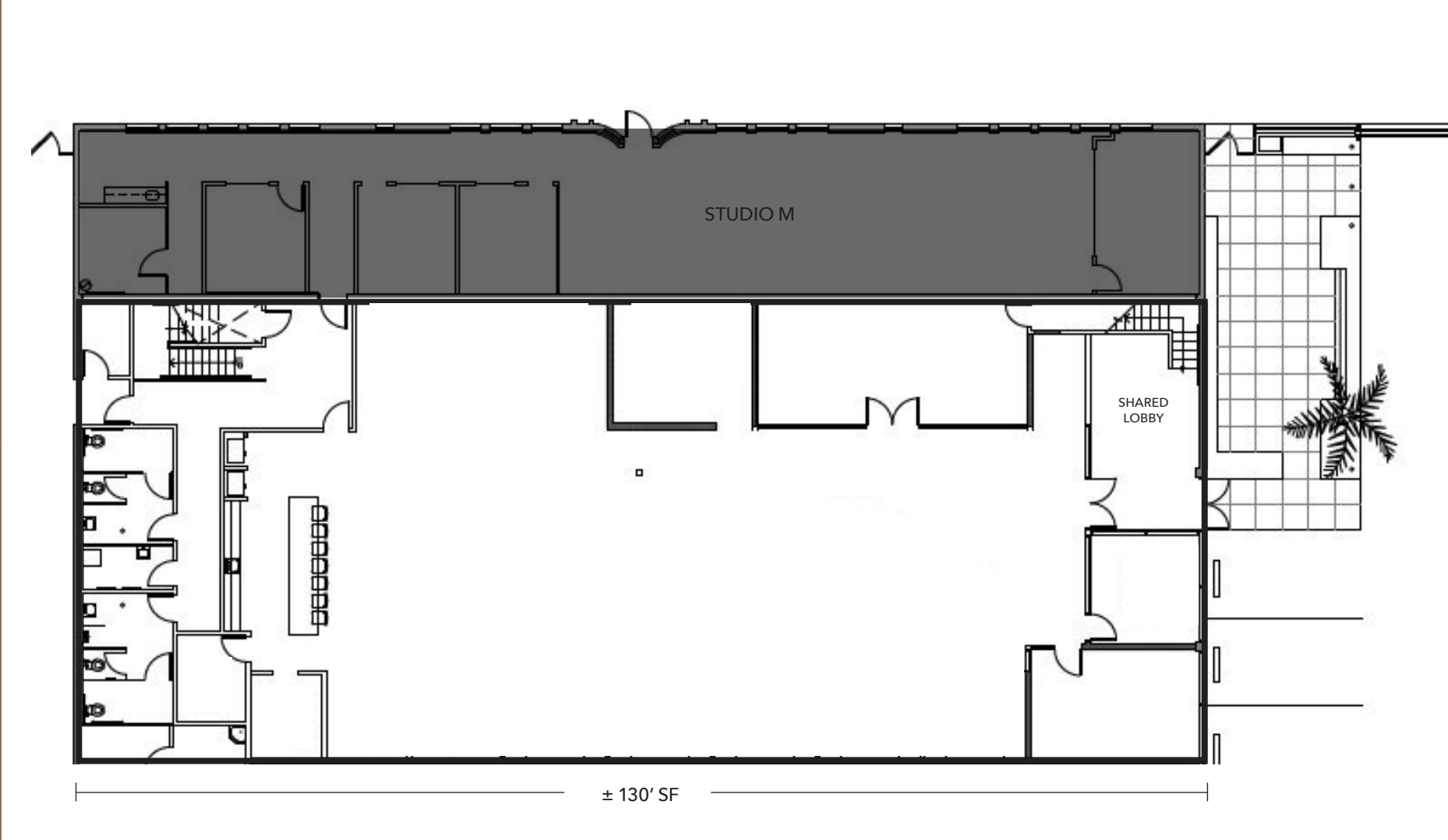
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5870 STUDIO K

± 6,250 SF - FLOOR PLAN 1

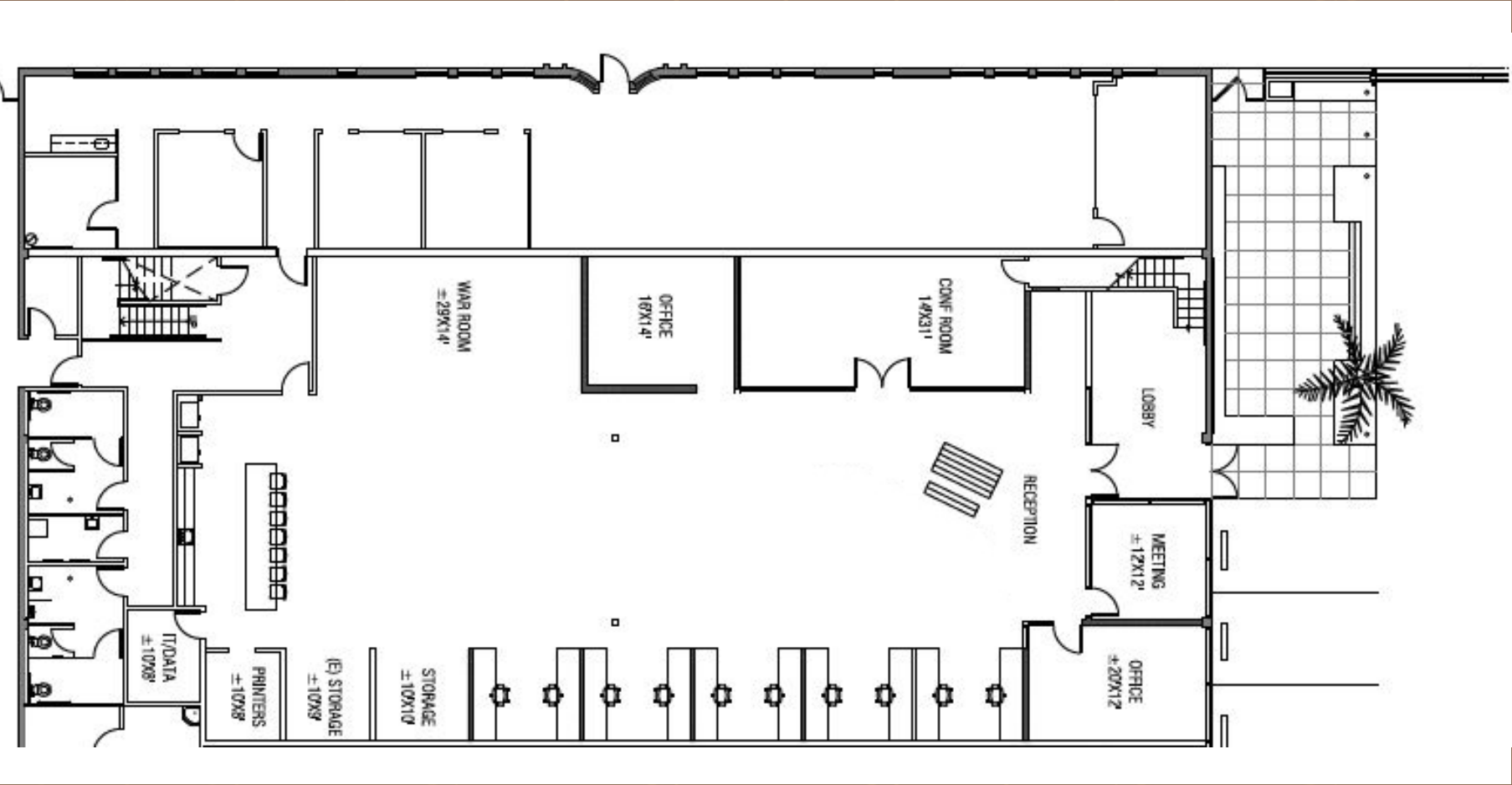
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5870 STUDIO L

± 2,800 SF - FLOOR PLAN

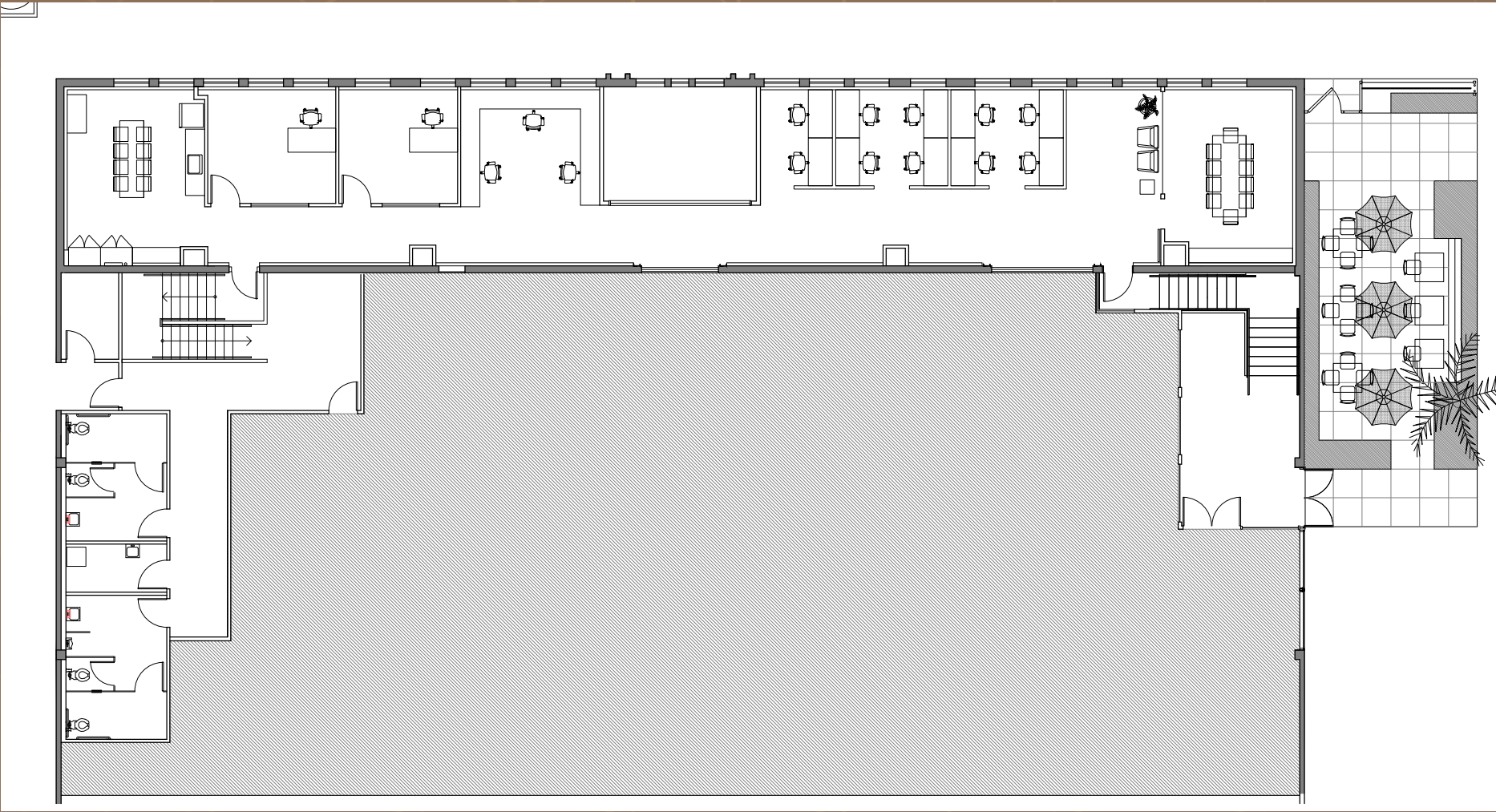
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5870 STUDIO M

± 2,900 SF - FLOOR 2

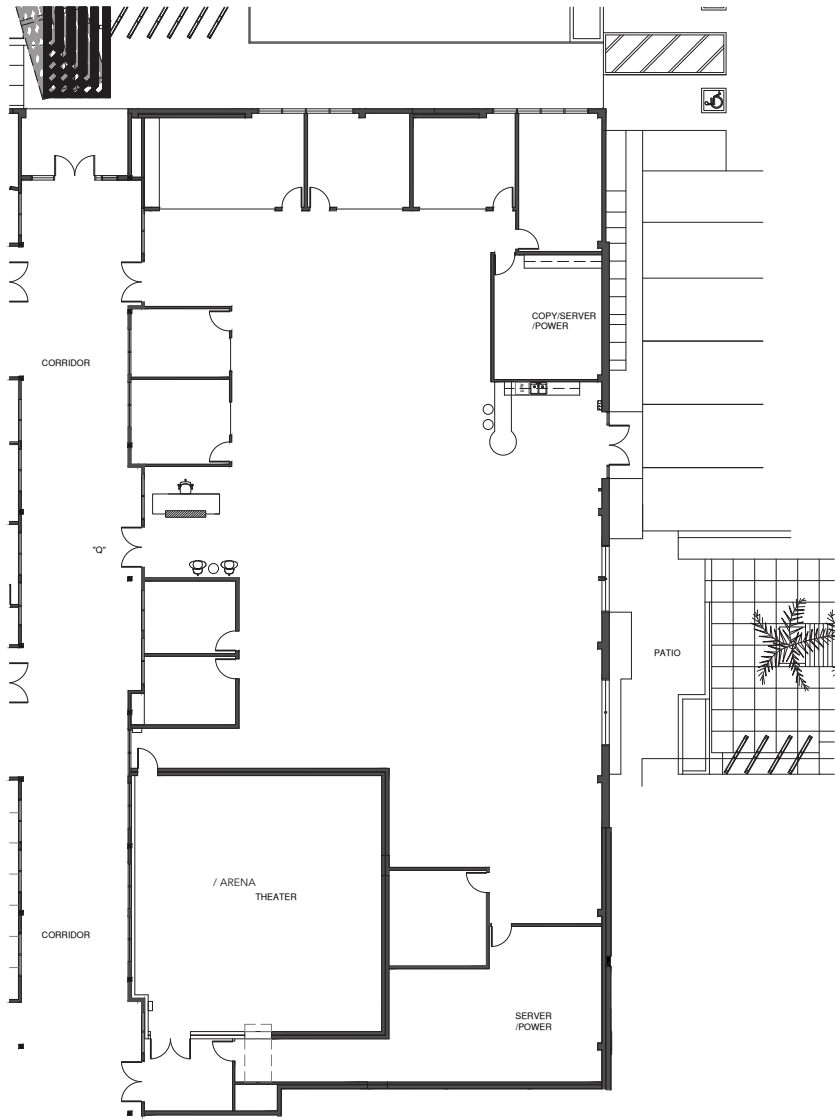
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5890 STUDIO Q

± 12,000 SF - FLOOR PLAN

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