



THE BOWCROFT  
COLLECTION

THE  
RATKOVICH  
COMPANY





# THE BOWCROFT

## COLLECTION

[www.thebowcroftcollection.com](http://www.thebowcroftcollection.com)

Reimagined by The Ratkovich Company and designed by Rapt Studio, The Bowcroft Collection is an exceptional 73,250 square foot creative office campus that inherits unique and dramatic bow truss structures peaking at over 30 feet high.

The project stretches horizontally across four interconnected single-story buildings, and is filled with skylights, glass roll up doors, and functional outdoor space, opening itself with abundant natural light and ample fresh air.

The Bowcroft Collection is ideally positioned in the Culver City submarket just across the street from the Hayden Tract, the epicenter of the creative industry in Los Angeles. The private and secluded campus is organically nestled against the Baldwin Hills, providing panoramic views, a peaceful environment, and unique access to nature.

# SPECS & FEATURES

## PREMISES

73,250 SF

## RENT

\$5.75 NNN

## AVAILABLE/DELIVERY

Q2, 2024

## TERM

7 - 10 Years

## PARKING

2.5/1,000 onsite parking with valet assist

## ADDRESS

5950 - 5978 Bowcroft St, Los Angeles, CA 90016

## STATUS

Under Construction

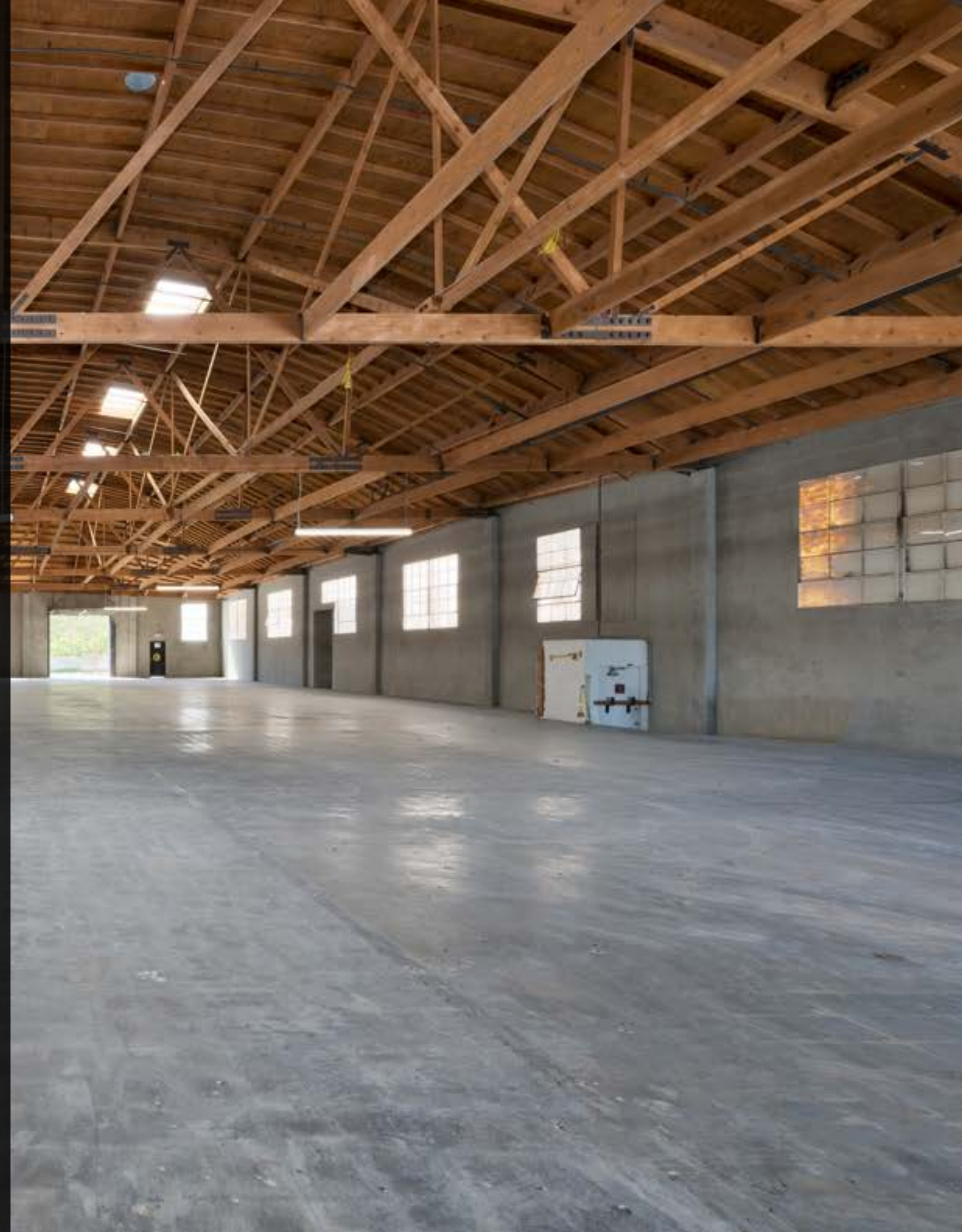
## LOCATION

Culver City Submarket

- 4 minute drive to Downtown Culver City
- Views of the Hollywood Hills
- Access to the Culver Stairs and the Ballona Creek bike path

## FEATURES

- Private and secluded campus
- Modern bowtruss conversion
- 14' to 30' clear heights
- Entertainment and tech epicenter of Los Angeles
- Walkable amenities





The project pays homage to the surrounding industrial aesthetic, boasting large operable overhead glass doors adorned with custom crafted metal panels, abundant skylights, and a captivating interior open-air court.

CONSTRUCTION IN PROCESS



**MULTIPLE OPERABLE GLASS ROLL-UP DOORS AND BALCONIES**

**ARCHITECTURAL FAÇADE OF PERFORATED METAL, CONCRETE AND WOOD CLADDING**

**DRAMATIC OVERSIZED PIVOT DOOR ENTRANCE**

Borrowing from the industrial language of the surrounding neighborhood, a large overhead door of formed perforated panels opens to reveal the interior space and courtyard; while a large, wood clad, pivot door at the main entrance serves to welcome guests to the building.

CONSTRUCTION IN PROCESS



As the central hub of the project, the courtyard is a welcoming threshold that transitions visitors from the street to the building, while its large operable doors create a seamless flow between the interior and the exterior spaces.



30 FT BOW TRUSS CEILING

ABUNDANT NATURAL LIGHT

UNIQUE SINGLE-STORY LAYOUT

The project stretches horizontally across four interconnected single-story buildings filled with skylights and glass roll up doors, opening itself to abundant natural light and fresh air. Its bow truss structure peaks at a dramatic 30 feet high, beautifully adorned with remastered woodwork.

RENDERING OF TEST FIT



TEST FIT





**5950 PRE-RENOVATION INTERIOR**



5960 PRE-RENOVATION INTERIOR



5978 PRE-RENOVATION INTERIOR



5966 PRE-RENOVATION INTERIOR



AERIAL / PARKING AREAS

CENTURY CITY

HAYDEN TRACT

JEFFERSON BLVD

OBAMA BLVD

BALDWIN HILLS  
SCENIC OVERLOOK

HOLDREGE AVENUE

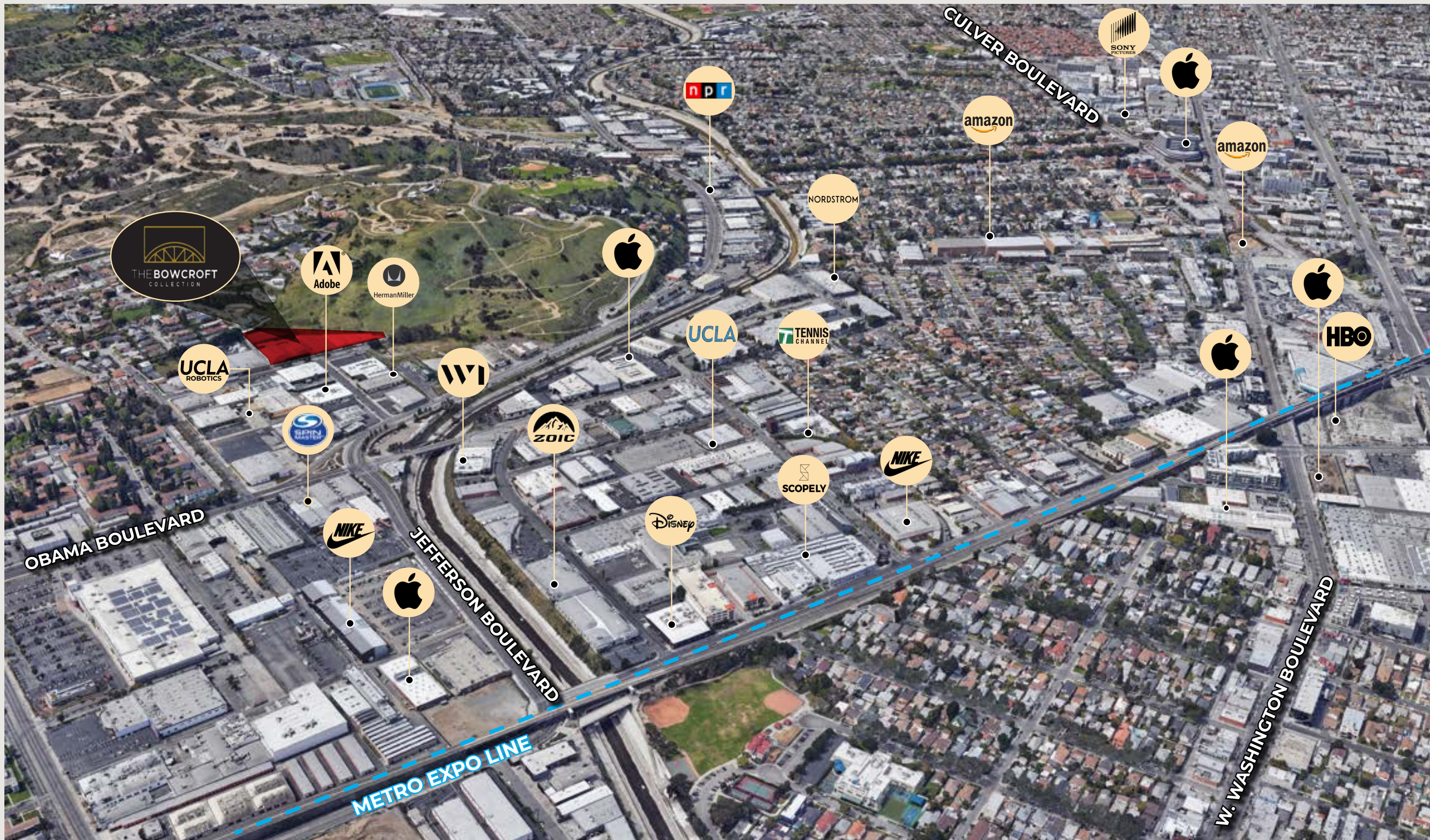
BOWCROFT STREET



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AERIAL



TENANTS IN THE MARKET



Culver City Stairs



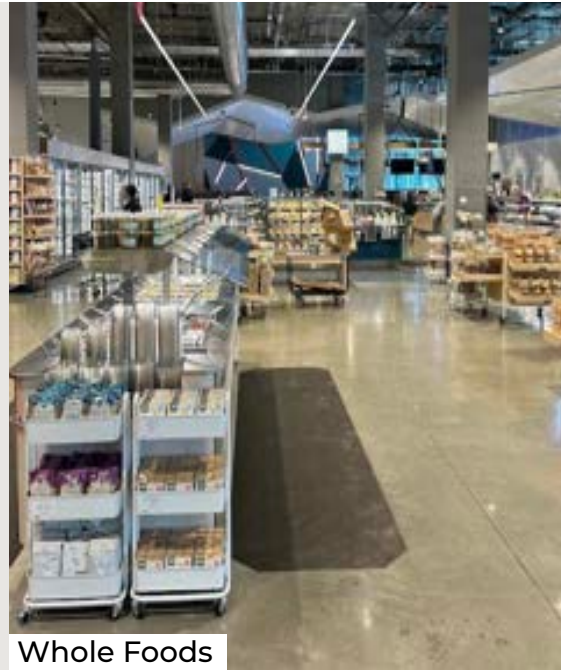
Luna Grill



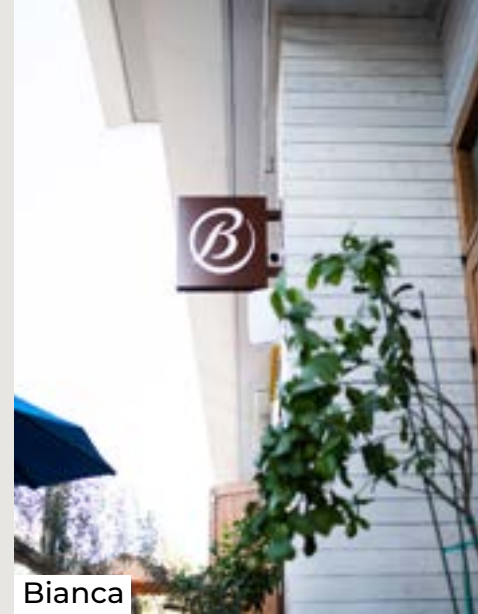
Destroyer



Jackson's Cafe



Whole Foods



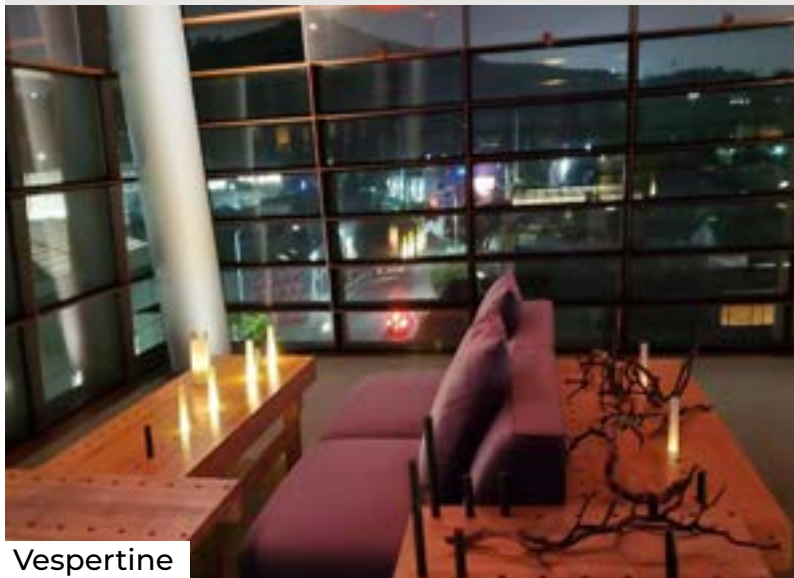
Bianca



See's Candies



Prima Donna



Vespertine



Skate Park



The Ballona Creek Bike



Equinox



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