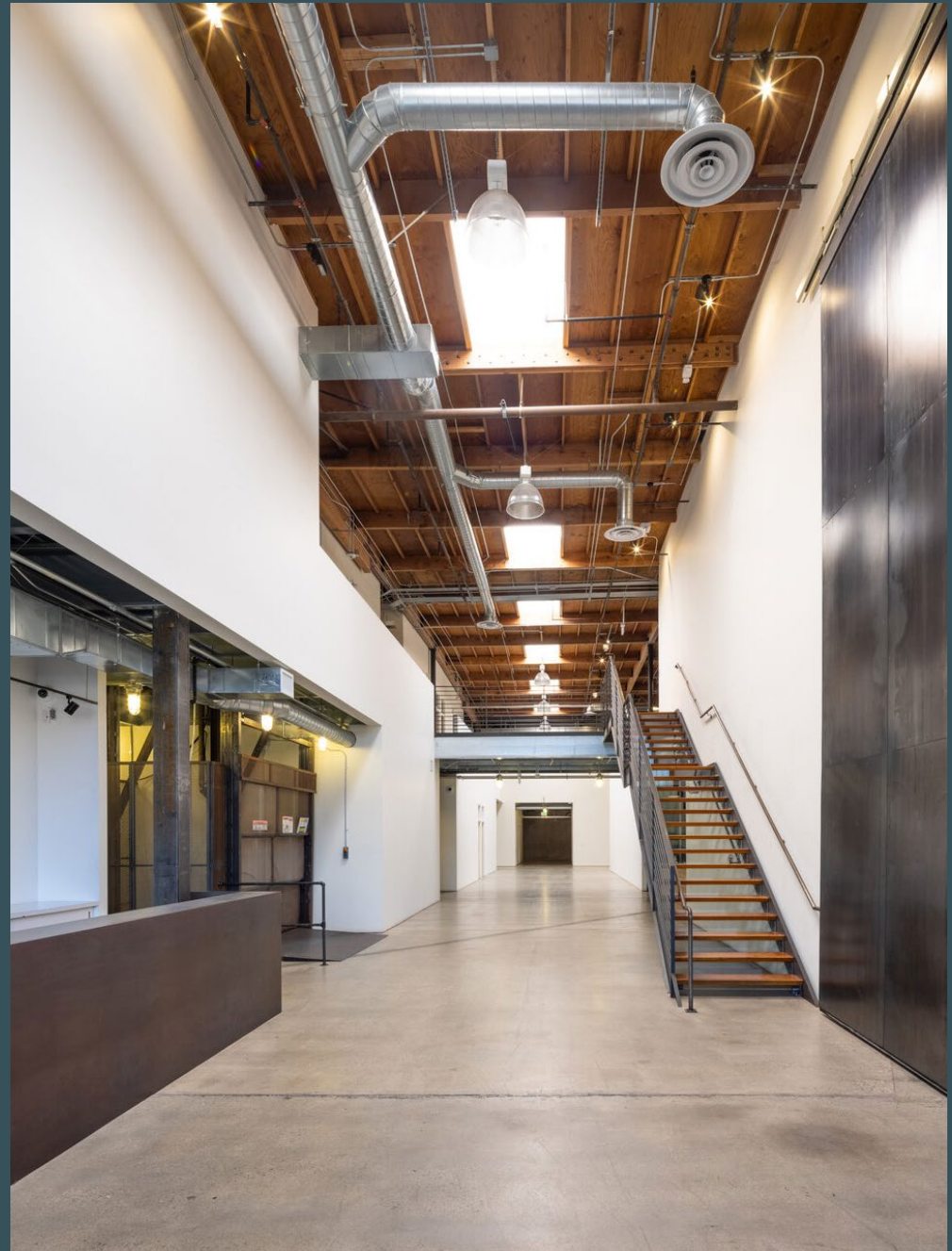


12959 CORAL  
TREE  
PLACE

LPCWEST  
LINCOLN PROPERTY COMPANY

Rialto  
CAPITAL MANAGEMENT







# PROPERTY SUMMARY

- Coveted Playa Vista location
- Set in “Silicon Beach” – L.A.’s vibrant tech + creative hub
- 2-story, free-standing creative office
- Total Building: 67,886 RSF
- 1st Floor: 35,551 RSF
- 2nd Floor: 32,335 RSF
- Cutting-edge campus renovations designed by Gensler
- Expansive patios for outdoor meetings and pop-up offices: 13,000 RSF
- State-of-the-art production studio with 30’ ceilings: 2,000 RS
- Balanced blend of private offices + flexible open space
- Inviting, bright, immersive environment
- Abundant parking in gated lot

Asking Rate:  
**\$4.75 NNN**

Availability:  
**IMMEDIATE**

Term:  
**7-10 YEARS**

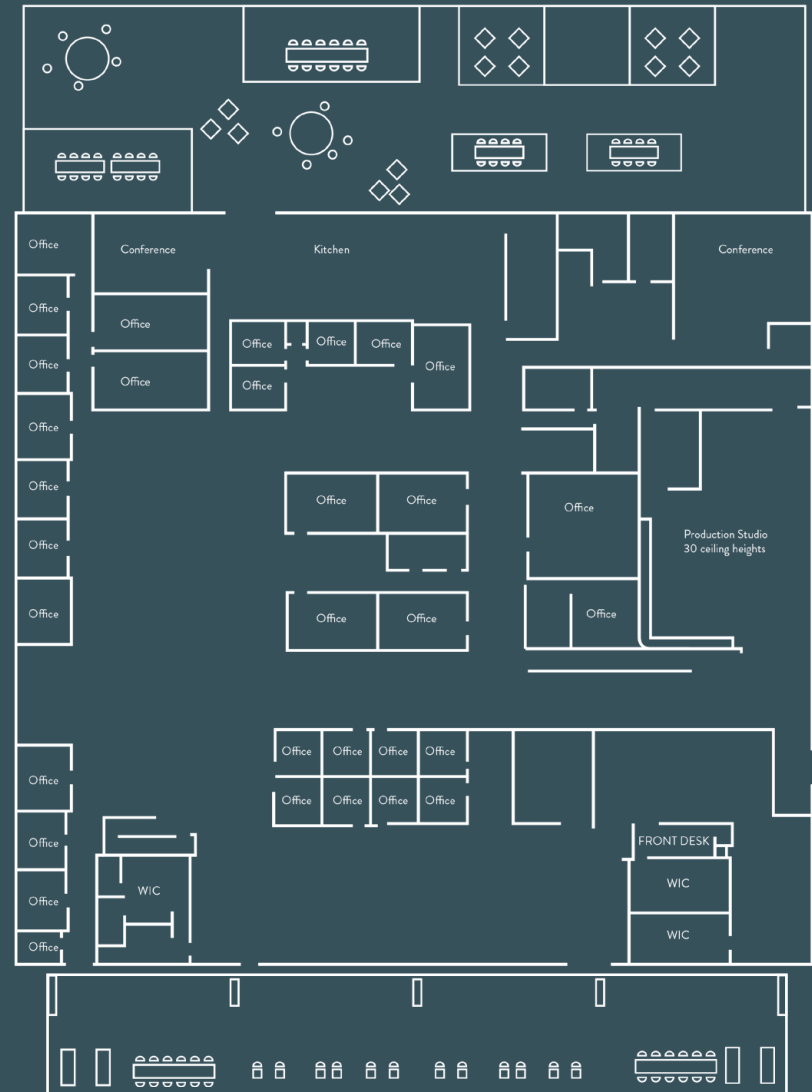
Parking  
**3/1,000**



# FIRST FLOOR DETAILS

## FLOOR INCLUDES

- 47 Private Offices/Editing Bays/  
Collaboration Rooms
- 3 Large Conference Rooms
- Production-Ready Studio with  
30' Ceiling: 2,000 RSF
- 2 Expansive Patios and Outdoor  
Meeting Terraces: 13,000 RSF
- Light-Filled Reception Area
- Flexible Open-Floor  
Workspaces
- Cool Lounges for Recharging  
+ Creative Collaboration
- Kitchen/Coffee Bar/Happy  
Hour/Break Area
- 4 Private Showers
- Temperature-Controlled  
Server Room
- Large Freight Elevator



# SECOND FLOOR DETAILS

## FLOOR INCLUDES

- 57 Private Offices/Editing Bays/  
Collaboration Rooms
- 2 Large Conference Rooms
- Flexible Open-Floor Workspaces
- Multiple Lounges for Recharging +  
Creative Collaboration







# PLANNED BUILDING IMPROVEMENTS

COMING SOON



Spacious, landscaped patios were designed to enhance everyday health and outdoor collaborative space.

Elegantly lit at night, private patios totalling 13,000 sq.ft. are perfect for staff happy hours, client events, pop-up art exhibits, and parties.

## THE FUTURE OF OUTDOOR DESIGN WITH FRESH-AIR SOPHISTICATION

Upcoming renovations – designed by renowned Gensler architects to enhance everyday health and outdoor collaborative space – will add 13,000 sq. ft. of landscaped patios for pop-up offices and meetings. A new entry and exclusive valet station also will provide a sophisticated sense of arrival for tenants and visitors.

# PLANNED BUILDING IMPROVEMENTS

COMING SOON



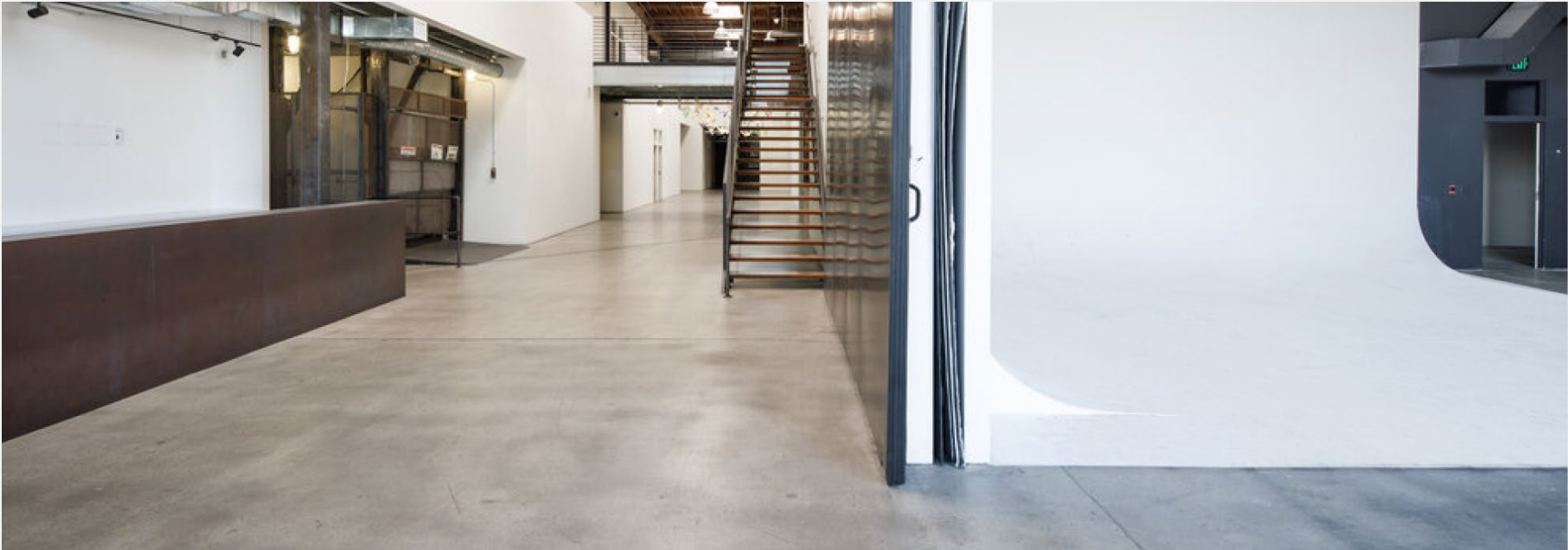
Our healthy building's fluid indoor-outdoor flow provides easy access to fresh air, inspiring spaces for collaboration, and room to relax and recharge.



These are active spaces for year-round use, day or dark, for meetings, lunches, relaxing coffee breaks, and more.



# LEADING-EDGE PRODUCTION STUDIO



- High-Quality, Camera-Ready Production Space: ~2,000 RSF
- Hair/Make-Up Area, Dressing Room, Private Shower
- Seamless White Cyclorama and Production Lighting
- Ideal for Photo, Video, and Other Productions
- Double-Wide Loading Door Allows Ample Access and Natural Light
- 30' Floor-to-Ceiling Clearance



## A FULL SIZE PRODUCTION STAGE

This state-of-the-art production stage is camera-ready with a seamless white cyclorama and production lighting. Built for high-end photography and video.



A photograph of a modern staircase with a black metal railing. The railing consists of vertical bars and a horizontal handrail. The stairs are made of dark metal. The background is a plain white wall. The text "LET YOUR CREATIVITY RUN FREE." is written in red capital letters in the upper right corner.

LET YOUR CREATIVITY RUN FREE.



# PROJECT SITE PLAN



BUILDING SIGNAGE

PRIVATE PATIO

PRIVATE PATIO

PRODUCTION ROLL-UP

ENTRY/VALET

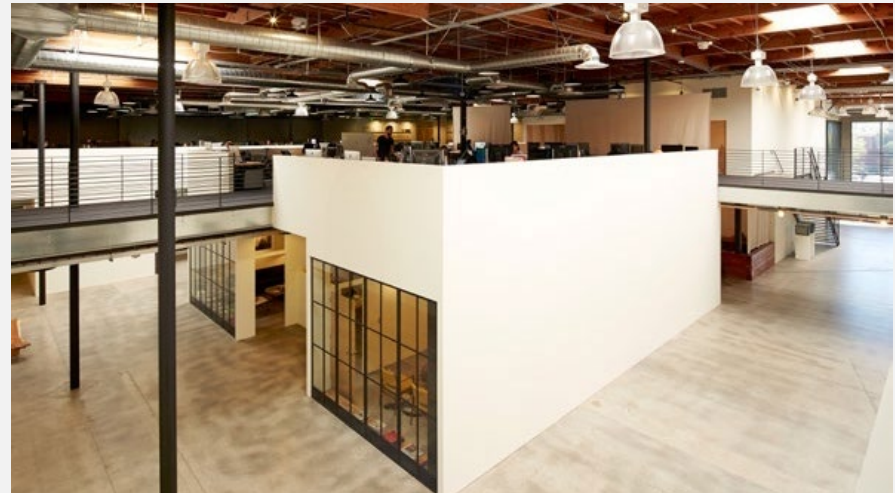
3/1,000  
SURFACE PARKING

SECURED GATE



# PROPERTY WELLNESS

HEALTHY BUILDING, HEALTHY PEOPLE



- Complete control and customization of frictionless access and security settings



- Free-standing private building with surface parking to minimize touchpoints



- One primary entrance/exit to ensure visitor safety and occupant count



- HVAC package unit – capable of integration with UV light and humidity handlers to improve and disinfect indoor air



- Built-out private offices with independent climate controls



- Private restrooms, lobby and elevator



- Four sets of interconnecting stairwells to maximize occupant circulation and travel paths.



- 13,000 RSF of private outdoor workspace

# LOCATION AND AMENITIES

## WHERE COASTAL-COOL MEETS L.A.'S HOT TECH SCENE

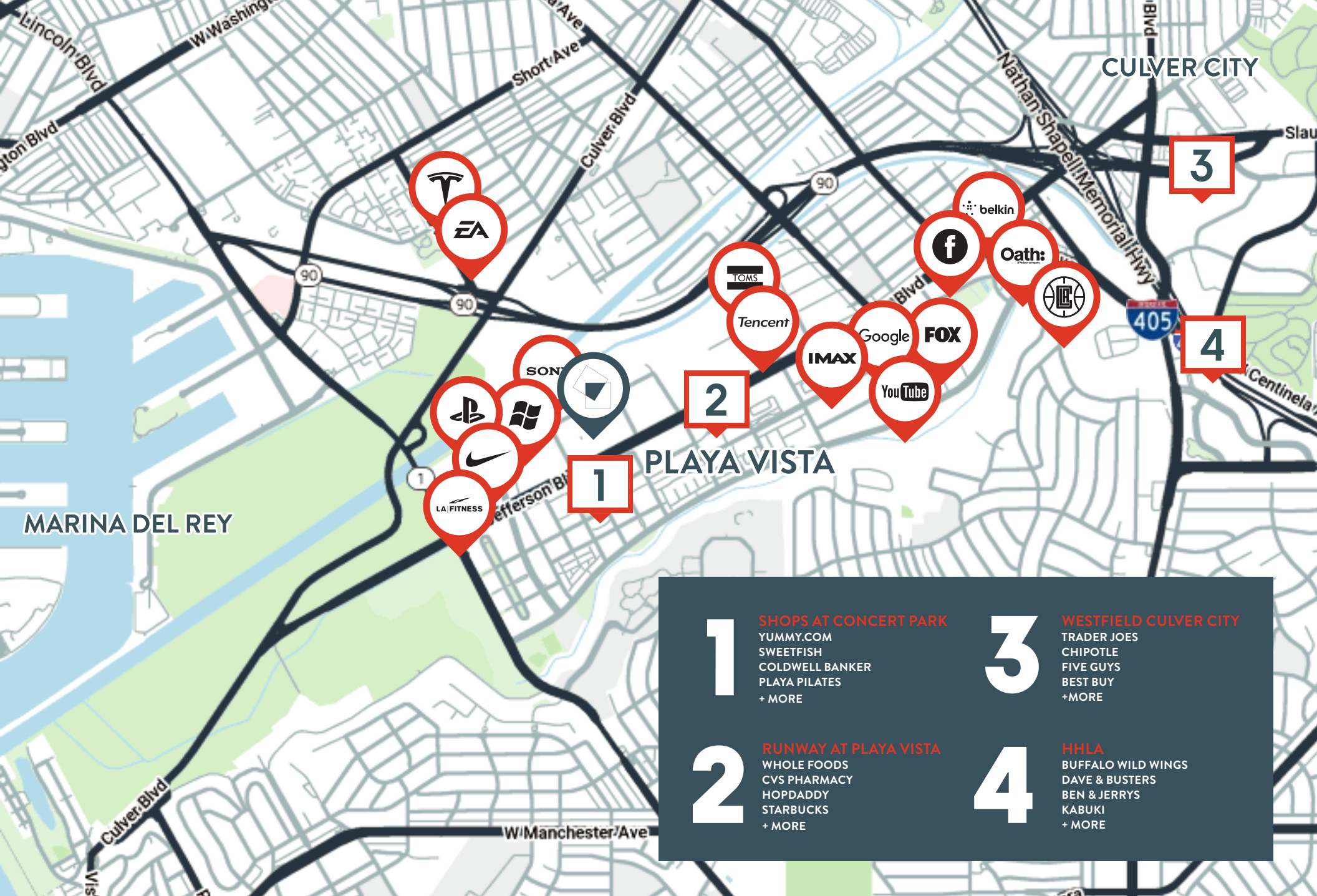
12959 Coral Tree Place in Playa Vista sits in the heart of "Silicon Beach," the hottest Westside destination for tech titans and creative powerhouses like Google, YouTube, Facebook, IMAX, Core Digital, Vista Studios, and Snapchat's Snap Inc. Playa Vista draws innovators who want to be surrounded by other creatives and who admire this master-planned coastal community with newer homes,

restaurants, retail, a farmers market, and easy access to...well...everything! It's 1.5 miles to the beach and less than 10 minutes to Santa Monica's Abbot Kinney Boulevard (aka "the coolest block in America"), Venice, and LAX. It's bikeable, walkable, and sustainable with plenty of parks and preserved open space. Playa Vista is all about the future.

### ABOUT SILICON BEACH:

Silicon Beach is located on the Westside of L.A. County. It's a flourishing hub for more than 500 tech, media, and creative companies. The region spans from Santa Monica to Hermosa Beach, with Playa Vista in the big beating heart of it all. From industry giants to start-ups, they're drawn here for the state-of-the-art professional campuses that encourage collaboration and a coastal lifestyle unlike any other near traditional office projects. Silicon Beach is ranked the third strongest tech center in the country, and this momentum isn't slowing. As Los Angeles magazine proclaimed, "Los Angeles's arguably buzziest area is downright electric."





MARINA DEL REY

CULVER CITY

<b>1</b>	<b>SHOPS AT CONCERT PARK</b> YUMMY.COM SWEETFISH COLDWELL BANKER PLAYA PILATES + MORE	<b>3</b>	<b>WESTFIELD CULVER CITY</b> TRADER JOES CHIPOTLE FIVE GUYS BEST BUY + MORE
<b>2</b>	<b>RUNWAY AT PLAYA VISTA</b> WHOLE FOODS CVS PHARMACY HOPDADDY STARBUCKS + MORE	<b>4</b>	<b>HHLA</b> BUFFALO WILD WINGS DAVE & BUSTERS BEN & JERRYS KABUKI + MORE







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