



INTRODUCING

What's Next



THEBLUFFS
PLAYA VISTA



THE BLUFFS AT PLAYA VISTA

Is What's Next.

Creatives, media and tech move faster than the speed of light. Here is the next generation version – a multi-million dollar transformation that is as intelligently designed and beautifully rendered as an innovation campus can be.



Our goal for re-envisioning the campus *was simple.*

Bring the outdoors in and the indoors out, cultivating innovation and collaboration.

THE NEXT LEVEL

In Every Way.

Open up the lobbies. Add retractable, folding glass walls that extend the lobby space and create new pergolas. Take advantage of an already verdant campus with 13-foot floor-to-floor windows and make it even more organic.



THE SPEED OF LIFE

*A Balance
of Lifestyle
and Workstyle.*

Collaboration spaces. On-site café, restaurant, and wine bar. All Wi-Fi connected (naturally). Nearby are parks, sport courts, amphitheatre, the beach, a creek and the Ballona Wetlands, laced with nature trails. Plus there's YogaWorks and The Studio (MDR) pilates nearby. At The Bluffs at Playa Vista, you have a lot of options.



ARTWORK

Elevates The Sense of Place.

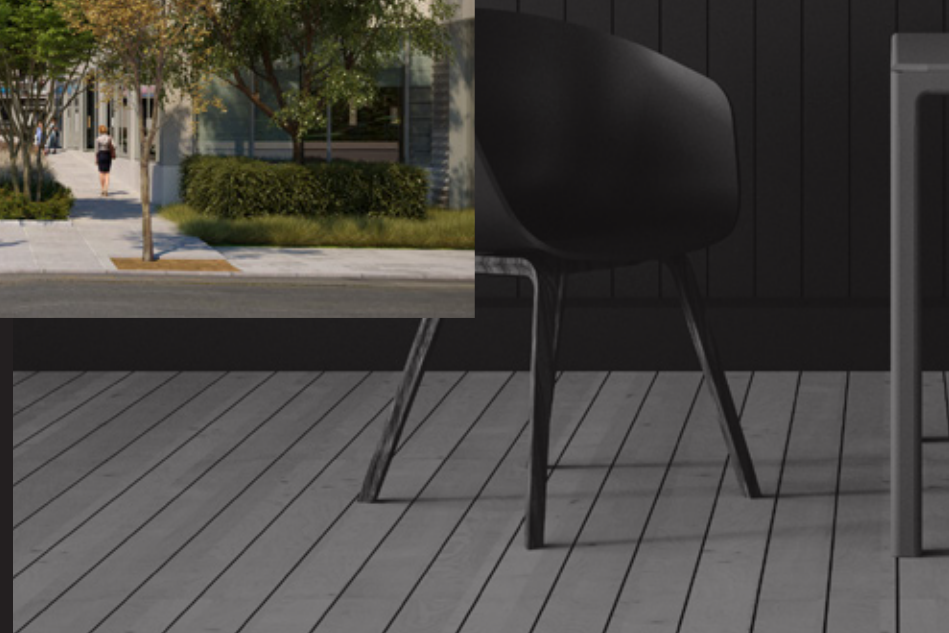
Newly renovated lobbies feature works by internationally renowned artists Urs Fisher and KAWS. Integrated into the landscaping is a 26' sculpture entitled BFF by KAWS, and the 4-story murals on the parking structure were created by innovative artist Kenny Scharf.



URS FISCHER, Pineapple/Melon, 2010 Silk screen print on mirror-polished stainless steel sheets, polyurethane foam sheets, two-component polyurethane adhesive, stainless steel beams, aluminum L sections, screws. Overall Dimensions Variable. Edition of 2 & 1 AP. © Urs Fischer. Photographer credit: > Courtesy Gagosian.

Sculpture photo by Joshua White Photography







If you need
to open your mind a little,
you have a lot of options.

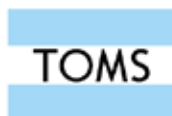
DYNAMIC LOCATION

Playa Vista



PLAYA VISTA


THE BLUFFS
PLAYA VISTA



THE COMPANY YOU KEEP

This is Silicon Beach.

Universally recognized for media, entertainment, creative and technology brainpower. You'll feel right at home.

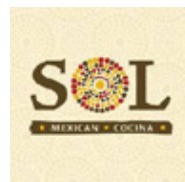
DRINK IT IN. EAT IT UP.

Just a quick stroll away.

In addition to the acclaimed on-site retail offerings such as Hash, Rodini Park, Conference Room, Blue Bottle Coffee, Tex Mex favorite, Home State, and more are just a quick stroll away. Runway, Playa Vista's outdoor retail promenade, is within walking distance and features Whole Foods, Starbucks, Hopdoddy Burger Bar, Sol Cocina, Panini Café, Urban Plates, ROC Kitchen, Nice Cream, Cinemark Theaters, CVS, and so much more.



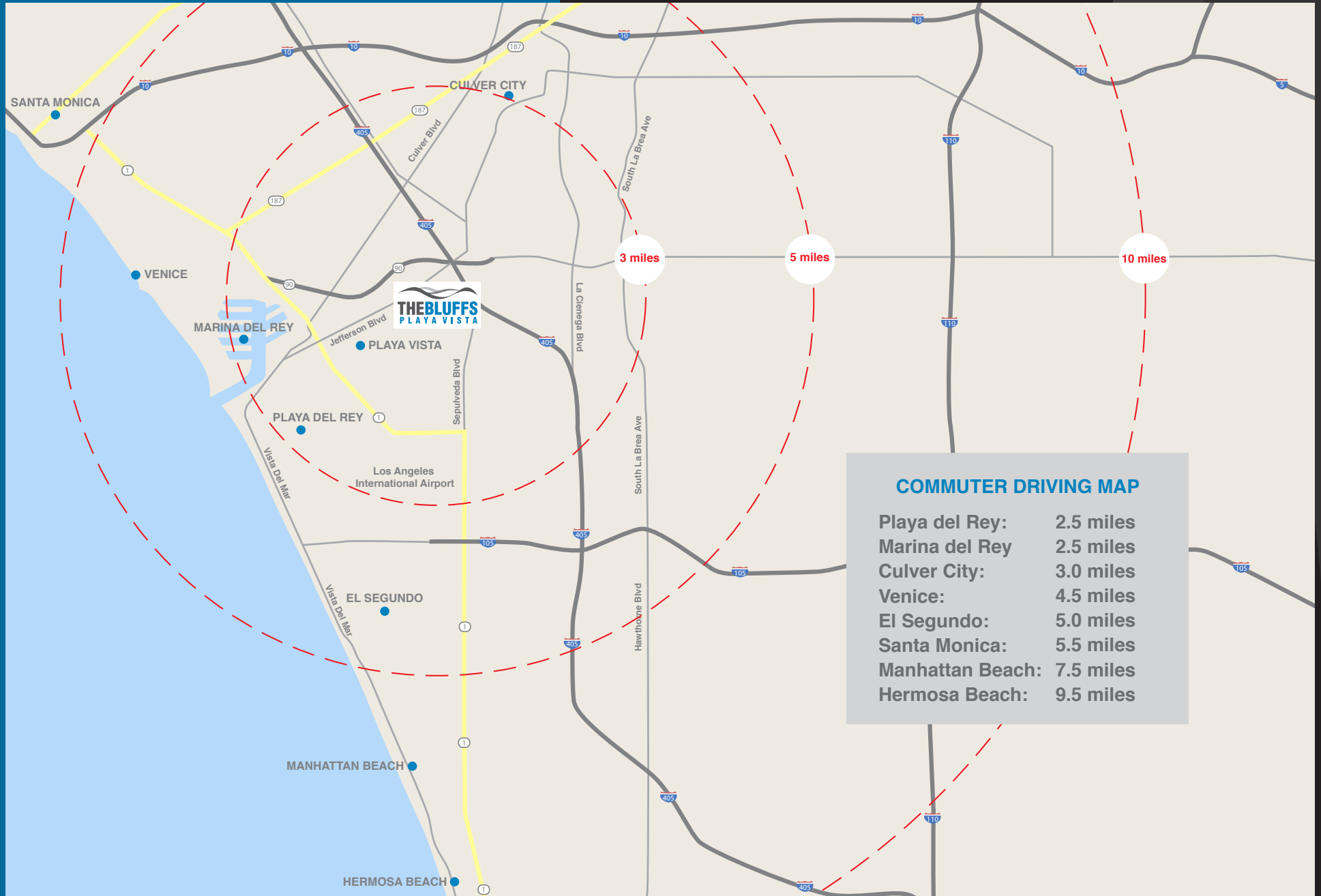
Conference Room



LOCAL AMENITIES



COMMUTER DRIVING DISTANCES



PLAYA VISTA DEMOGRAPHICS

PLAYA VISTA (90094) POPULATION GROWTH

2019 Population	10,267*
2024 Projection	11,042
2000 Census	5,562
% Increase 2000-2019	~85%

RESIDENT DEMOGRAPHICS

2018 Average HH Income	\$182,264
% HH Income > \$75K, >\$100K	79.2%, 68.8%
Bachelor's Degree or Higher	78.3%
Median Age	36.0

* In addition, LMU has a total population of approximately 6,000 undergraduate students





MAXIMUM EFFICIENCY

In the Heart of Silicon Beach

Literally and metaphorically. The Bluffs at Playa Vista is situated adjacent to the Del Rey Bluffs in the heart of Silicon Beach, offering 500,000 square feet in customizable 50,000 square foot floors across connected five-story structures. Designed by renowned architect, Johnson Fain and HKS Architects, this is LA's first campus to achieve LEED Gold certification.

FACTS

Property Address	East Building: 12121 Bluff Creek Dr. Playa Vista, CA 90094	West Building: 12181 Bluff Creek Dr. Playa Vista, CA 90094	Year Constructed	2009
Architect	Johnson Fain / HKS Architects		Total Parking	3/1000
Renovation Architect	HLW		Typical Floor Size	±46,000 SF
Total Rentable Area	12121 w Bluff creek – 248,963 SF 12181 W Bluff Creek – 252,408 SF	Total 501,371 SF	LEED	LEED Gold
Number of Floors	5		Elevators	12 Elevators
Floor-to-Floor Height	13'		Security	24 Hour Security
Amenities	Private Terraces Restaurants Fitness Center Food Court Shower Facilities Car Wash Service	Bike Storage Complimentary Shuttle Service Courtyard Signage Property Manager on Site Controlled Access		



SITE PLAN



PROJECT TEAM

EJME Equities is the ownership entity of The Bluffs at Playa Vista. Highly respected, EJME, develops, owns and manages institutional quality real estate in major urban cities on both U.S. coasts. Edward J. Minskoff takes great personal pride in the level of quality curated into the firm's properties. www.ejmequities.com

Acclaimed architectural firm HLW envisioned and executed the multi-million dollar renovation program at The Bluffs at Playa Vista.

The largest commercial real estate services company in the world, CBRE, is spearheading the leasing campaign having a firmly established reputation for work with the leading media, creative and tech companies in Silicon Beach.



EJME

hlw

CBRE

LEASING CONTACTS

Jeff Pion
Vice Chairman

Lic. 00840278
+1 310 550 2537
jeff.pion@cbre.com

Michelle Esquivel-Hall
Executive Vice President

Lic. 01290582
+1 310 550 2525
michelle.esquivel@cbre.com

Andrew Riley
Senior Vice President

Lic. 01918619
+1 310 550 2586
andrew.riley@cbre.com

Drew Pion
Associate

Lic. 02085229
+1 310 550 2566
drew.pion@cbre.com

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The Bluffs at Playa Vista | 12121 & 12181 Bluff Creek Drive, Playa Vista, CA 90094