

## 12121 Bluff Creek Drive

Spec Suite Square Footage:  
8,871 rsf

Total SF Available:  
8,871 - 20,678 rsf

Occupancy:  
April 2018



## Suite Highlights

- Large private covered outdoor patio with glass sliders
- Communal open kitchen with built-in table and floating bench
- 13' concrete exposed ceilings
- Double door elevator identity entrance
- Two glass enclosed conference rooms with Alumaglide glass door entry system
- Full height exterior glass windows
- Sealed concrete flooring in open areas
- Potential occupancy density up to 7/1,000 with workstation configuration
- Creative design by Studio V
- Suite can be expanded to a total of 20,678 RSF by adding all or a portion of 11,807 rsf of adjacent shell space

## Owned and Managed by:

**EJME**

Edward J. Minskoff Equities, Inc.  
[www.ejmequities.com](http://www.ejmequities.com)

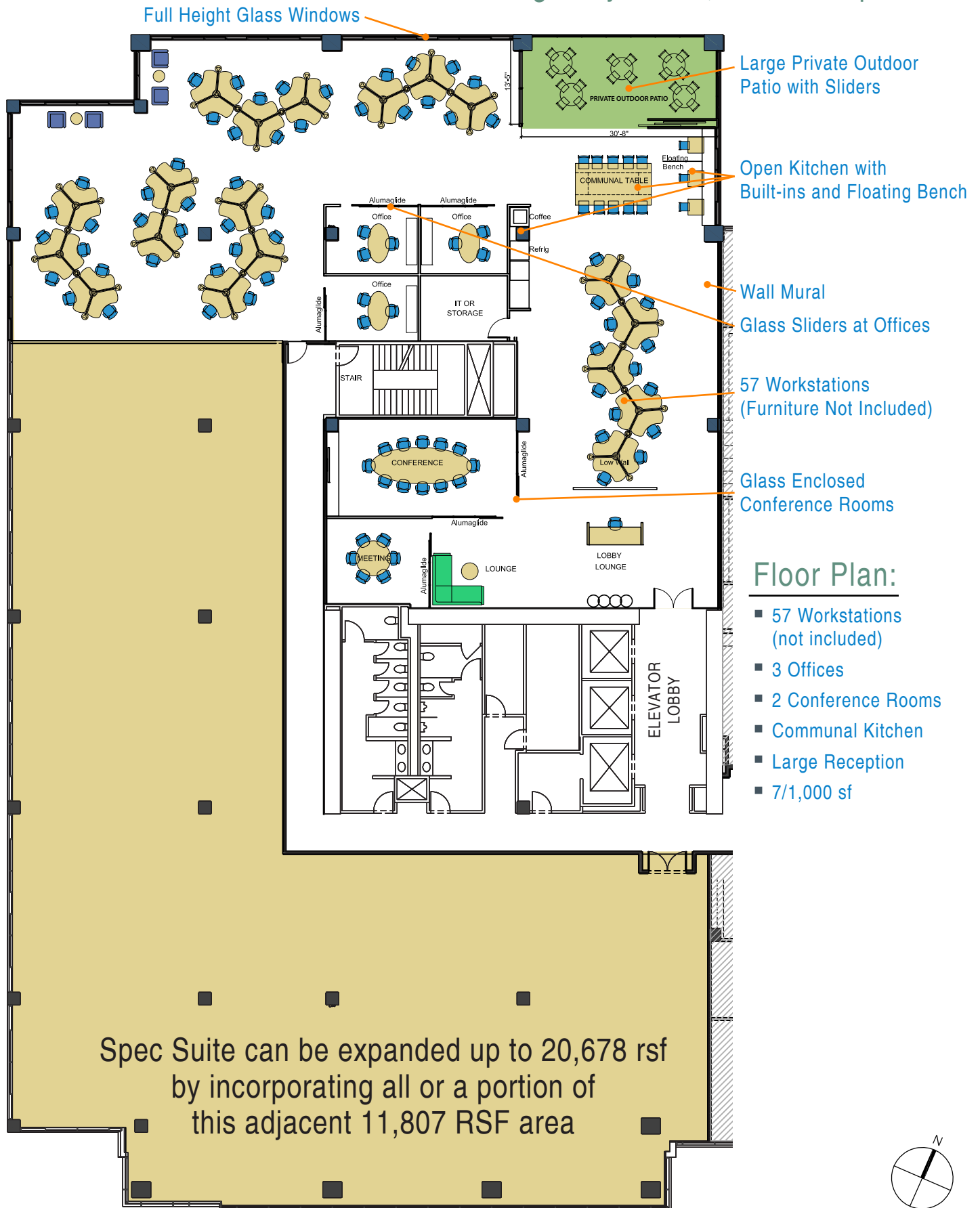


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Design Layout - 8,871 RSF Spec Suite







### Property Highlights

- Two, five-story, creative office buildings totaling approximately 500,000 rsf
- LEED Gold construction
- Significant glass line in tenant suites, allowing creative architectural impact
- Museum quality art installations in building lobbies, and outdoors (coming soon)
- On-site gym, restaurant, car wash and property management
- 24-hour security
- Secure 3.5/1,000 SF parking ratio with availability on the premier subterranean level
- Free shuttle to retail amenities at the Runway (Whole Foods)
- Adjacent to 9-acre Campus Central Park, with basketball, soccer, volleyball courts
- New on-site restaurants include: Hash (now serving breakfast and lunch), The Conference Room (Lounge) and Rodini Park Greek Kitchen (under construction)









## Location

- Located in the heart of Playa Vista's work-play-live environment
- Access to top retail and residential offerings nearby, including The Runway, which features: Whole Foods, Panini Cafe, Sol Cucina, Urban Plates, Hal's Bar & Grill
- Close proximity to I-405, CA-90, I-10, LAX and beach communities
- Surrounded by recreational facilities, parks and natural open space with views of the bluffs
- Walking distance to neighbors Blue Bottle Coffee and Tocaya Organica