

# FOR SUBLEASE

*Immediately Available*



*10,259 Rentable Square Feet in LPC's Gold Leed & Energy Star Certified Vertical Campus*



**400 Corporate Pointe, Suite 600 | Los Angeles, CA 90230**

**B R A D W I L S O N** Lic # 00881303

Tamarack Real Estate Services

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JAAD Partners LLC

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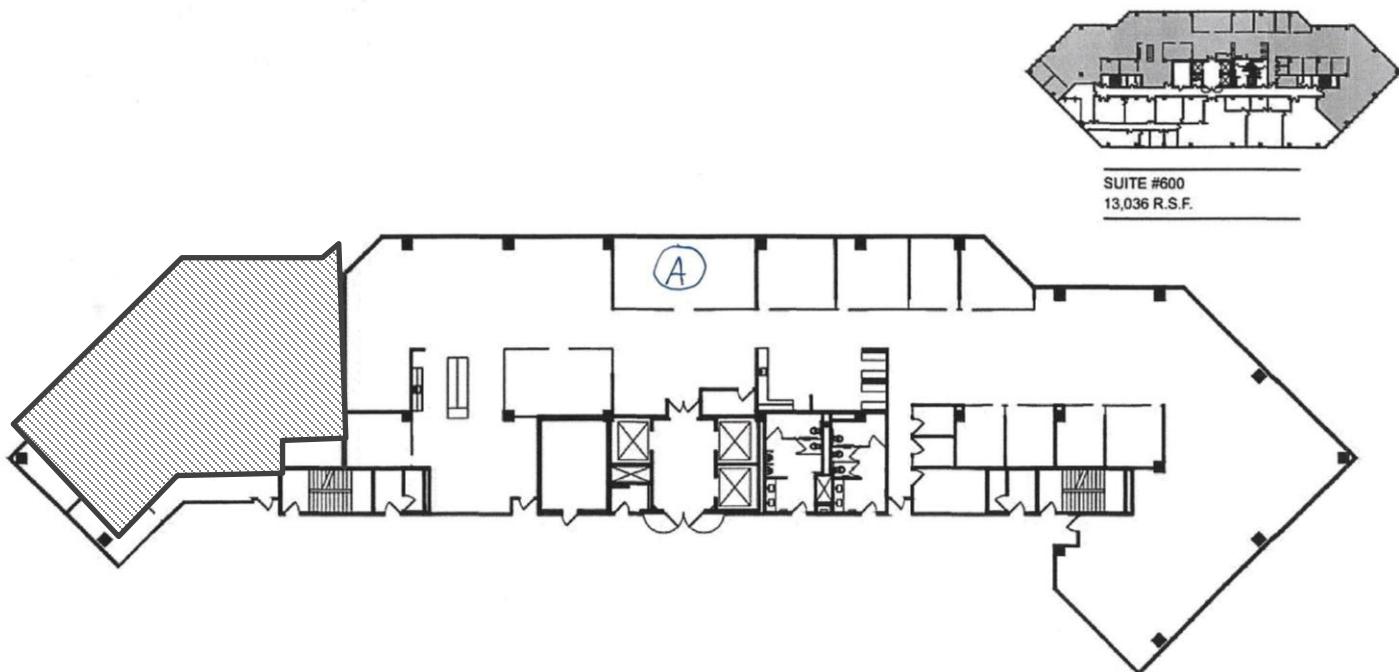
[A] 475 Washington Blvd. | Marina Del Rey, CA 90292

# Property Description

400 Corporate Pointe, Suite 600 | Los Angeles, CA 90230



<b>Size</b>	<b>10,259 Rentable Square Feet (Sublandlord may be willing to demise the suite)</b>
<b>Rate</b>	<b>Negotiable</b>
<b>Term</b>	<b>Sublease Term Through May 31, 2026</b>
<b>Features</b>	<ul style="list-style-type: none"><li>Wrap-Around, Unobstructed Views in All Directions</li><li>Creative Build-Out Utilizing Open Ceilings, Interior Glass Walls, and Polished Concrete Floors</li><li>Friendly Dog Breeds Permitted (6 max at the same time &lt; 100 lbs.)</li><li>Spacious Landscaped Grounds with Outside Eating Areas, Outdoor Wi-Fi and USB Plugs</li><li>Immediately Adjacent to the 405 and 90 Freeways, and close to LAX, Playa Vista, Downtown Culver City, and Marina del Rey</li><li>Numerous Nearby Amenities Including Restaurants &amp; Retail at HH Center and Fox Hills Mall</li><li>Bonus Storage Area: Building Adjacent Garage – Level P2</li></ul>
<b>Parking</b>	Up to 31 Car Unreserved Parking in Building Adjacent Garage at Project Prevailing Rates / Additional Stalls Available



# Floor Plan

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## North View



## South View



# Photos

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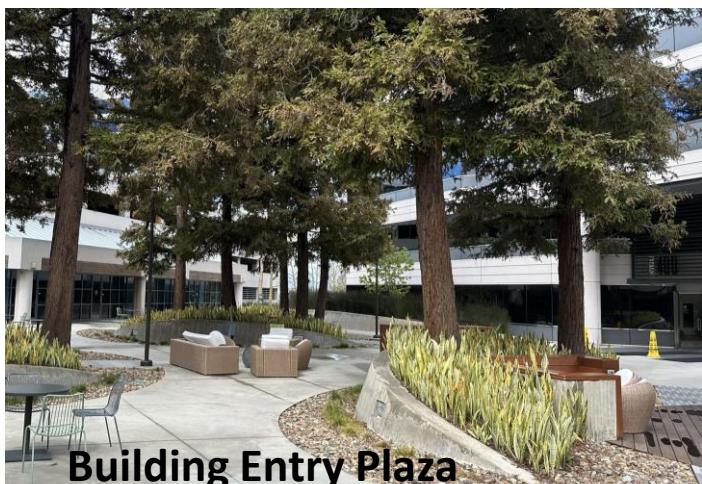
**Break Area 1**



**Break Area 2**



**Entry / Reception**



**Building Entry Plaza**