

The Westside's Next Creative Address



Culver City

Project Overview

Location

9919 Jefferson Boulevard
Culver City, California

Project Size

132,387 RSF

Floor Sizes

North Building:	South Building:
1st 23,827	1st 20,306
2nd 23,827	2nd 20,300
3rd 23,827	3rd 20,300
<u>Total 71,481</u>	<u>60,906</u>

Parking

Ratio of 3.0 cars / 1,000 RSF

Proposed Amenities

Designed to accommodate on-site food service / coffee bar.

Architect

Steven Ehrlich Architects

Design Materials

Progressive exterior of architectural steel framing, green tinted solar glass and a signature mosaic panel system. Concrete floors, ceilings, columns and balconies.

Building Features

- Exterior walkways and corridors.
- Two levels of subterranean parking.
- Spacious outdoor courtyard with seating and lush landscaping.
- Full height glass windows.
- Project to be LEED certified.

Access

Signalized entry from Jefferson Blvd.

Project Occupancy

One year following lease execution



Siteplan / Floorplan



Hypothetical Full Floor Layout: (North Building):

- 45' bay depth from center to windowline.
- 6' wide exterior concrete balconies surround entire premises.
- 12' ceiling height to exposed concrete deck.
- Plan accommodates 18 window offices, 9 interior offices, 3 large conference areas, 102 workstations, mail/copy, and large kitchen/employee lounge.
- Excellent views from 2nd and 3rd floors.
- Opportunity for exterior corridors to become private balconies.

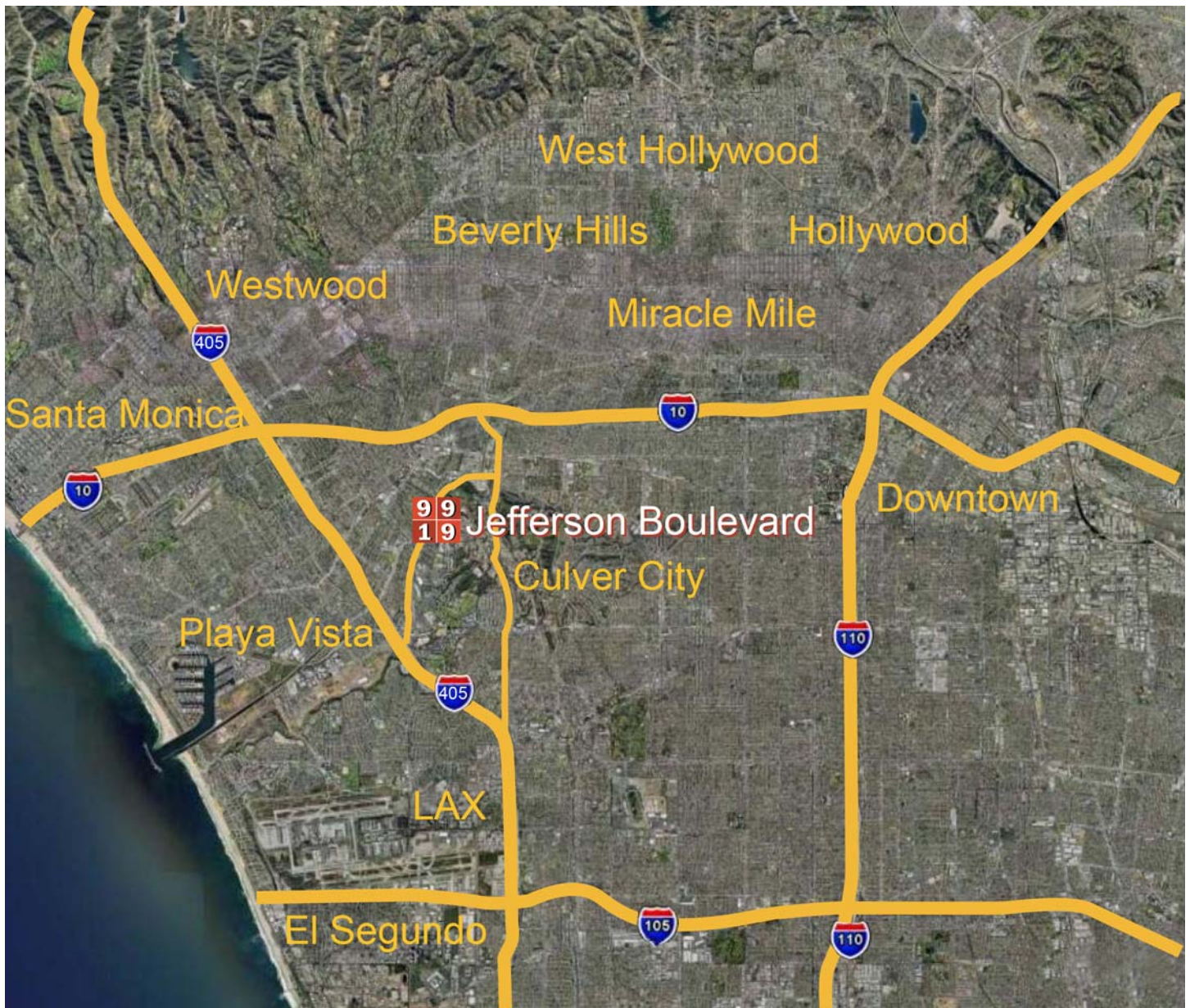
Hypothetical Multi-tenant Layout (South Building):

- Design allows for each suite to have individual entry and reception area.
- Flexible design offers a multitude of potential space divisions.
- Each multi-tenant suite offers a very favorable ratio of exterior area to interior area.
- Most multi-tenant suites feature at least one corner office window.
- Efficient 5' exterior window mullion spacing.
- Expansive windowline provides natural light for all size suites.

Westside Location

9919 Jefferson Boulevard:

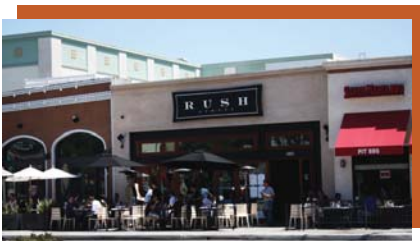
- Located in the heart of Los Angeles' Westside, which provides convenient access to the major business and entertainment centers.
- Excellent freeway access via Jefferson Blvd. (2.4 miles from the San Diego (405) Freeway) and via Overland Ave. or La Cienega Blvd. (approx. 2.2 miles from the Santa Monica (10) Freeway).
- Downtown Culver City's new restaurants are within one mile.
- Within one mile of two rail stops on the Exposition Line of the Metro Rail (which is currently under construction with completion projected for 2010).
- Located on the north side of Jefferson Blvd. between Duquesne Ave. and Overland Ave.
- Convenient access to the La Cienega Blvd. throughfare which connects the Westside to LAX.



Downtown Culver City



- | | | |
|---|---|--------------------------------------|
| 1 Skratch | 8 Ford's Filling Station | 15 Fraiche |
| 2 Melt Down Etc. | 9 Tender Greens | 16 BottleRock |
| 3 Kaizuka | 10 Ugo - An Italian Cafe | 17 La Ballona Inn |
| 4 Bistro de l'Hermitage | 11 Santa Maria Barbeque Co. | 18 Grand Casino Bakery & Cafe |
| 5 Starbuck's Coffee | 12 Rush Street | 19 M Cafe de Chaya |
| 6 Akasha Restaurant / Bar / Bakery | 13 Gyenari | 20 Pacifico's |
| 7 Honey's Kettle Fried Chicken | 14 The Lobby Bar at The Culver Hotel | 21 K-Zo |



Culver City

Nearby businesses include:



- Sony Pictures Entertainment
- Culver Studios
- National Public Radio (NPR)
- Hellmuth Obata & Kassabaum (HOK)
- West Los Angeles College
- Nike
- Ogilvy & Mather
- Genex
- Herman Miller (under construction)



Development Team



Second Street Ventures

Second Street Ventures is a real estate development firm specializing in Southern California urban projects. Second Street Ventures focuses on high-density urban infill, adaptive reuse, live/work, office and retail development and acquisitions. David Jordon is the principal of Second Street Ventures.

STEVEN EHRLICH *Architects*

Steven Ehrlich Architects is internationally recognized for distinctive design. Their approach to design extends the traditions of architectural innovation and the fusion of technology with cultural and environmental sensitivity. This approach has been recognized by both clients and peers through such prestigious accolades as seven National AIA awards, three of which were earned in one year. The firm was recognized in 2003 when the firm was named Firm of the Year by the American Institute of Architects.

For Leasing Info:



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