

5533 WATER'S EDGE WAY, 5510 & 5570 LINCOLN BLVD



WATER'S EDGE

AT PLAYA VISTA



CBRE



PLAYA VISTA VIEWS & FLEXIBLE CREATIVE SPACE

CAMPUS FEATURES

Water's Edge is a 6.5-acre creative campus with ocean views situated on the edge of the Ballona Wetlands. The campus integrates with the scenic surrounding by offering a contemporary, seamless indoor/outdoor design centered around a landscaped courtyard and seating area.

Located in Playa Vista's creative district, Water's Edge is the ideal environment for media, tech, production or creative agencies looking for a space they can truly customize.

Built to the highest quality standards for Class A buildings, Water's Edge has exceptional on-site and surrounding amenities including proximity to a café, LA Fitness gym, basketball and volleyball courts, pool and soccer field.



AMENITIES MAP



ABBOT KINNEY BLVD

Aesop	ALEXIS BITTAR	adidas	ALTERNATIVE
CAUDALÍE	CURRENT ELLIOTT	FIORENTINI+BAKER	COLD
REUTHERS	GARRETT LEIGHT	Humphrey Slocombe	
VERLUSTE THE	JAMES PERSE	LE LABO	Miansai
VINCE.	TOMS	rag & bone	pressed
lululemon	BIRKENSTOCK	AI	allbirds

VILLA MARINA MARKETPLACE

Gelson's	PAVILIONS	BARNES & NOBLE	ULTA
BARNES & NOBLE	CVS pharmacy	DSW	M
Yard House	YARD HOUSE	burger lounge	
Yogurtland	BAJA FRESH	Jamba Juice	tendergreens
J-NICHOLS	STARK'S	RUTH'S CHRIS	
AMC THEATRES	CHASE	EQUINOX	corepower YOGA

RUNWAY AT PLAYA VISTA

WHOLE FOODS	CVS pharmacy	AT&T	AT&T
PEANUTS	TRIPLI-KIT	Le Febvre	FREE FEE 10'
hopdoddy	SOL	LA PERLA	RIQIC
	STARBUCKS	CINEMARK	CHASE
REFINE	varnish. bb	the studio (mcr)	BBL
Cedars Sinai	healthypop	WELLS FARGO	yogaworks

WESTFIELD CULVER CITY

TARGET	TRADER JOE'S	MACYS	BEST BUY
OLD NAVY	rack	VANS	TRUE RELIGION
ALDO	MAC	Bath & Body Works	H&M
Disney STORE	FOREVER 21	AÉROPOSTALE	HOLLISTER
adidas	GameStop	STARBUCKS	STARBUCKS
CHIPOTLE	FIVE GUYS		

MARINA DEL REY

W
WATER'S EDGE
AT PLAYA VISTA

PLAYA VISTA

CULVER CITY

FISHERMAN'S VILLAGE

REDS	SENERITY
TEXAS BORN	Sapori
La Sirenella	

WATERSIDE AT MARINA DEL REY

Ralphs	Brighton	LOFT	SEPHORA
RAINBOW ACRES	SHAKE SHACK	SUGARFISH	sweetgreen
CHIPOTLE	kreation	TERRA PASTORIS	pinkberry
ME Message Envy	drybar	BANK OF AMERICA	Mainland
			STARBUCKS

SHOPS AT CONCERT PARK

yummy.com	gulp
Sweet Fish	Ritove
COLDWELL BANKER	BEAUTY
PLAYA PILATES	PLAYA VISTA
	PLAYA VISTA DENTAL CARE

HHLA

WASH & TRILL'N	WILD WINGS	ISLANDS
KABUKI	STARBUCKS	Bella Luxe Loft
CINEMARK		

WE1
5510 LINCOLN BLVD.
FOUR STORIES
195,385 SF





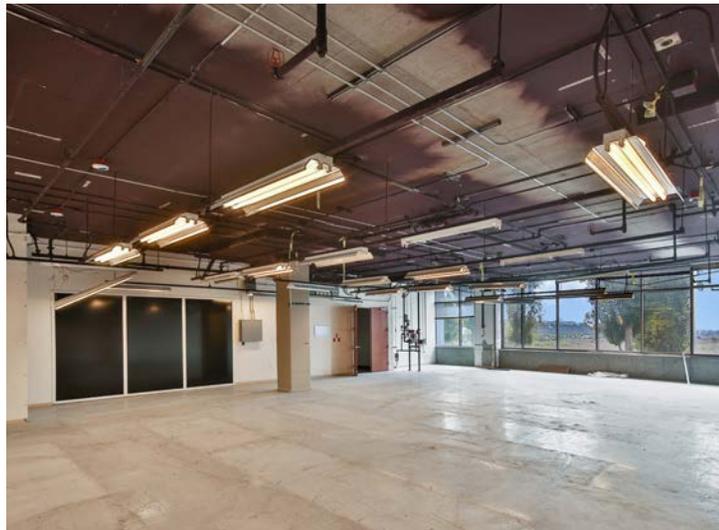
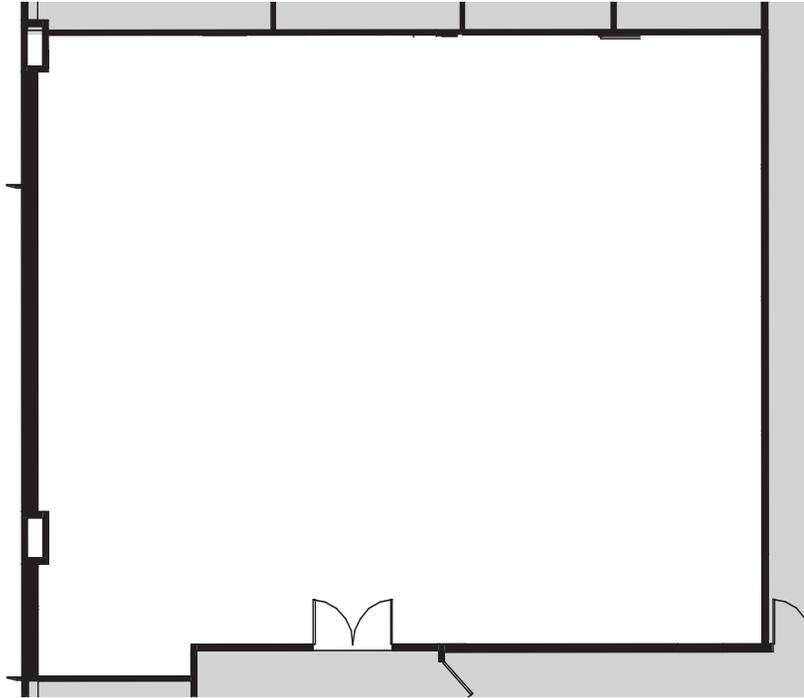
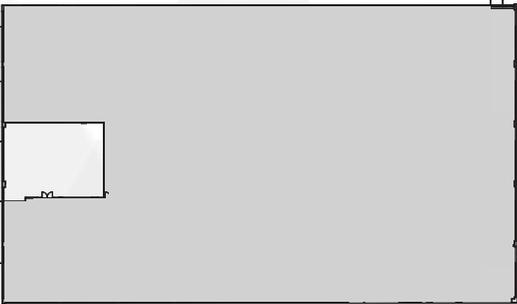
SUITE 115

AVAILABLE SPACE

5510 LINCOLN BLVD.
FIRST FLOOR

SUITE #	SIZE
115	+/- 3,066 RSF

Key Map



WE1

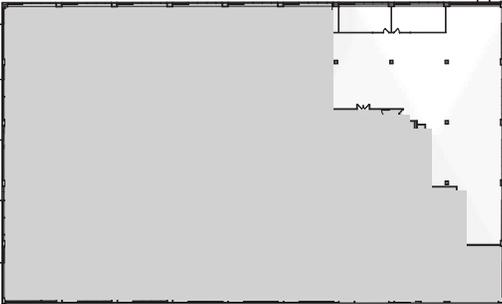


AVAILABLE SPACE

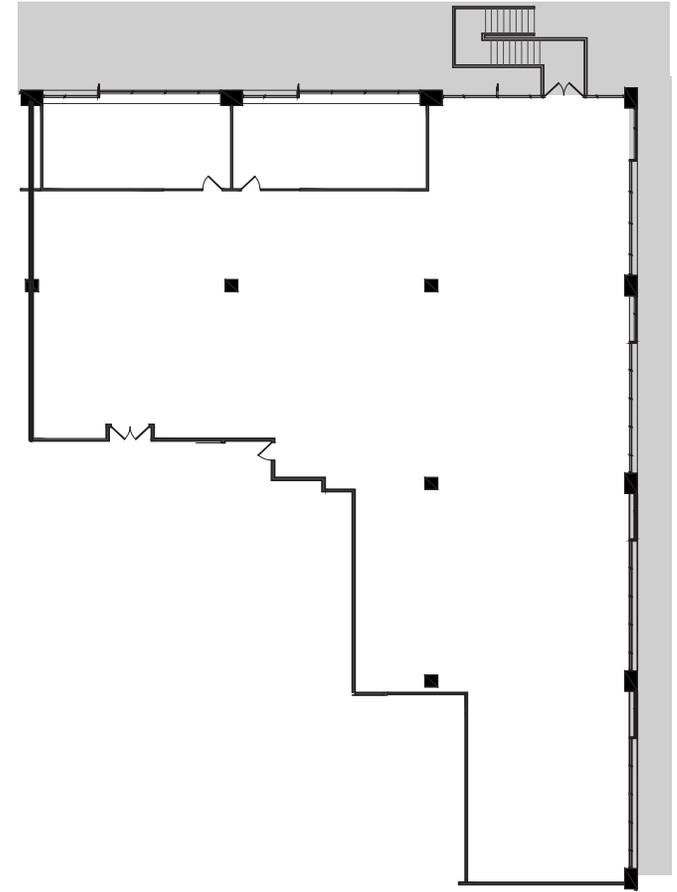
5510 LINCOLN BLVD.
FIRST FLOOR

SUITE #	SIZE
140	+/- 10,578 RSF

Key Map



SUITE 140



WE1

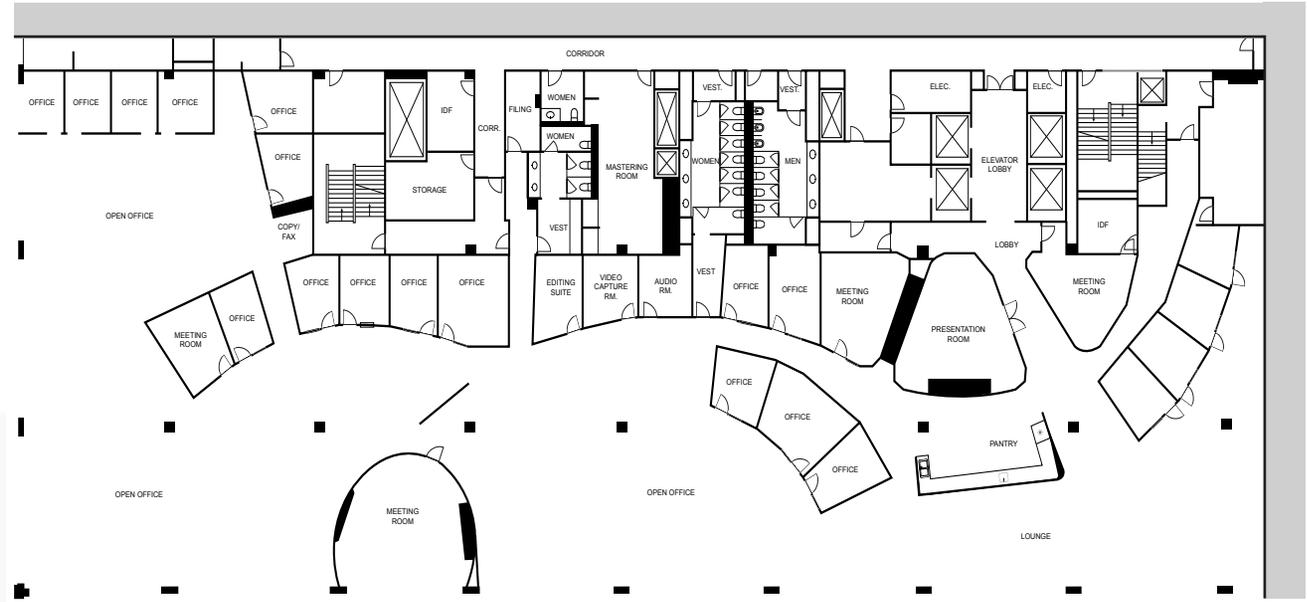


SUITE 200

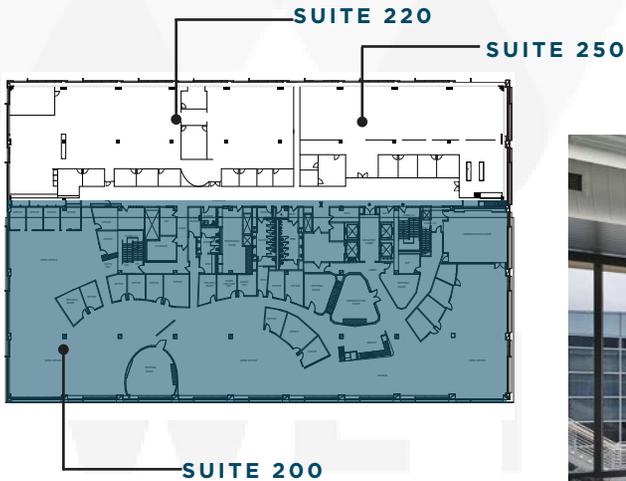
AVAILABLE SPACE

**5510 LINCOLN BLVD.
SECOND FLOOR**

SUITE	SIZE
200	+/- 29,995 RSF
Contiguous with Suites 220 & 250 for Full Floor Opportunity to +/- 49,858 RSF	



Key Map





SUITE 220

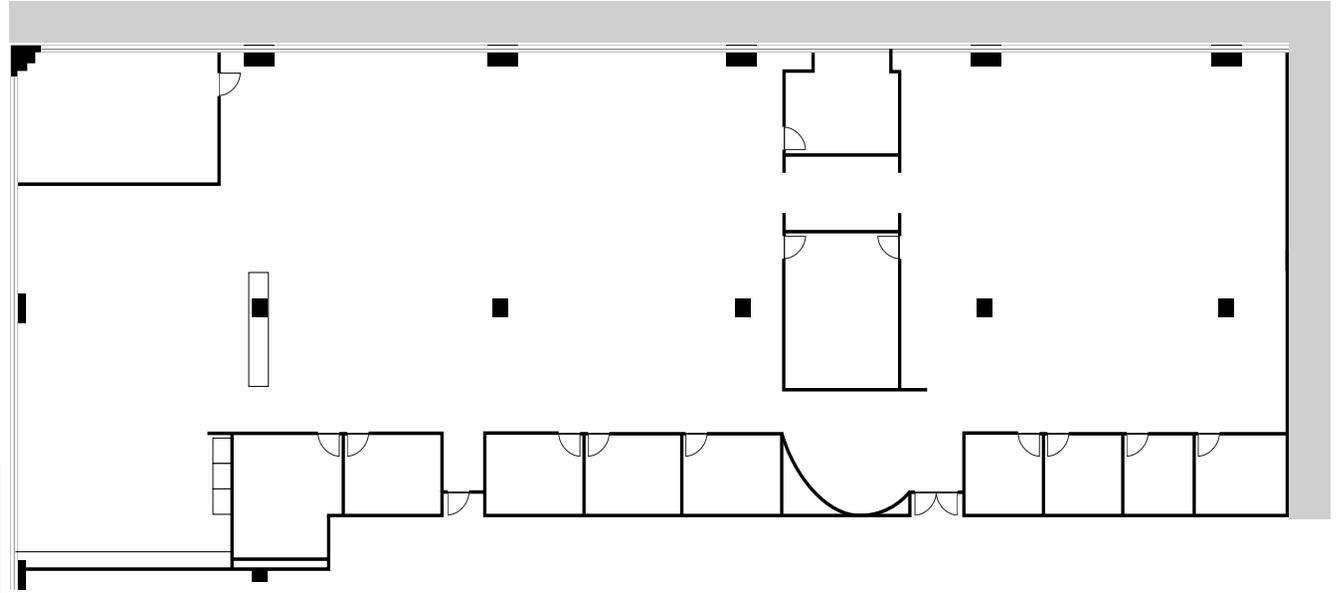
AVAILABLE SPACE

5510 LINCOLN BLVD
SECOND FLOOR

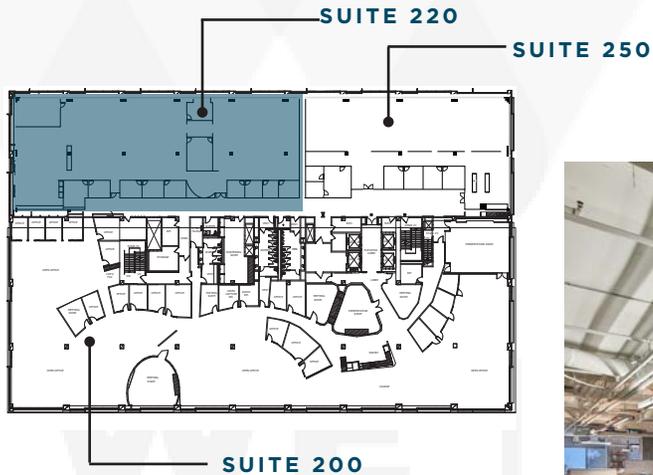
SUITE # SIZE

220 +/- 12,107 RSF

Contiguous with Suites 200 & 250 for Full Floor Opportunity to +/- 49,858 RSF



Key Map





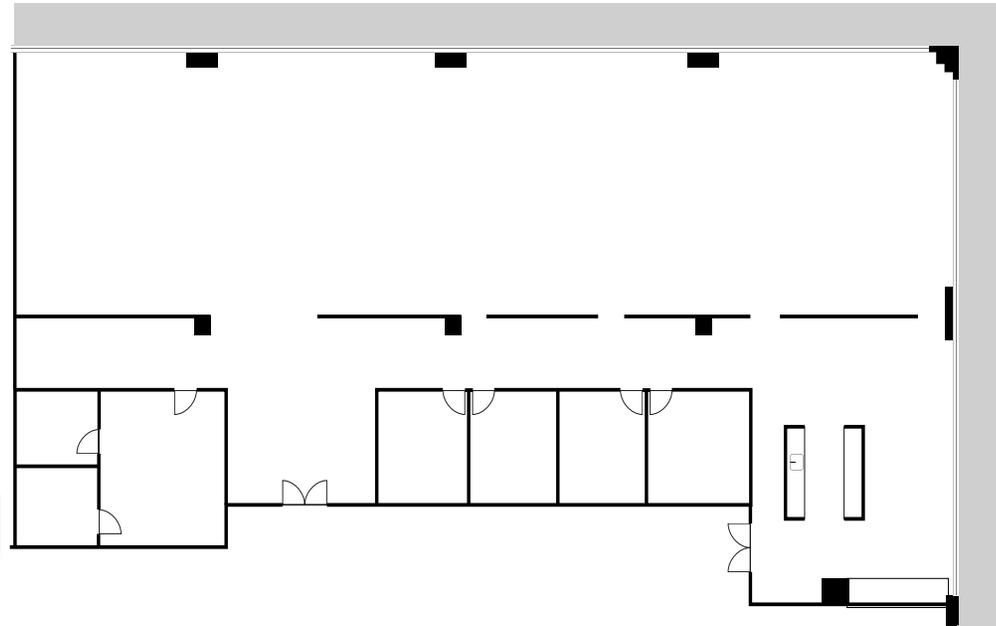
SUITE 250

AVAILABLE SPACE

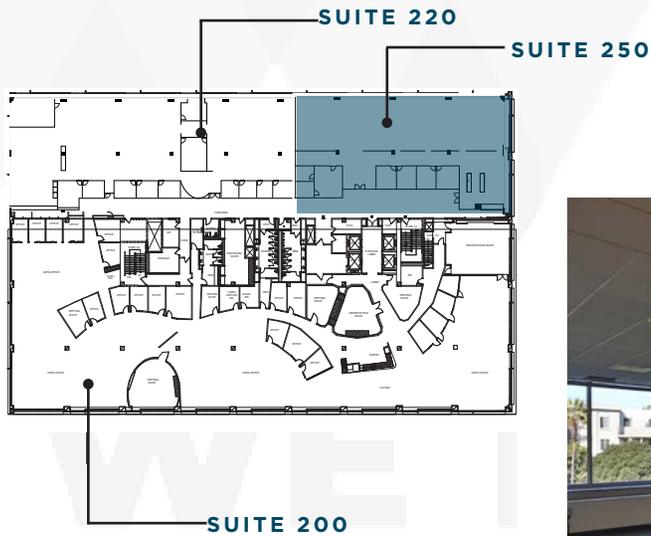
5510 LINCOLN BLVD
SECOND FLOOR

SUITE #	SIZE
250	+/- 7,756 RSF

Contiguous with Suites 200 & 220 for Full Floor Opportunity to +/- 49,858 RSF



Key Map





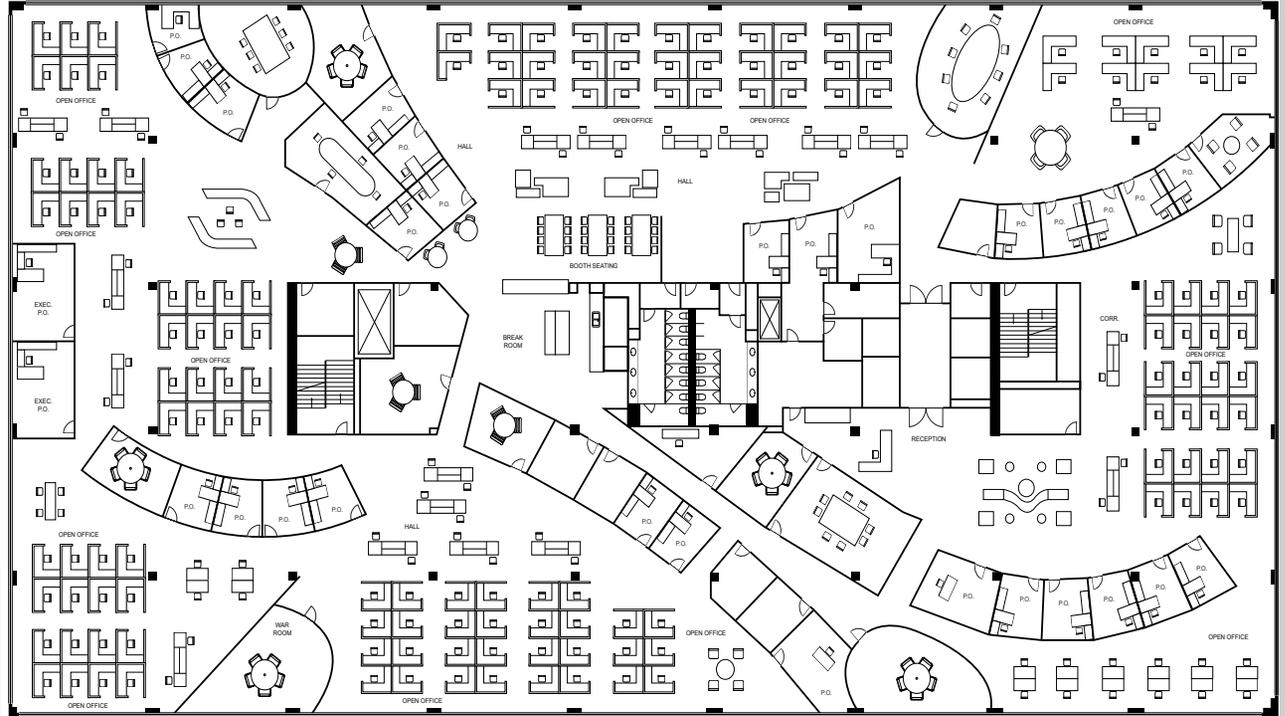
AVAILABLE SPACE

5510 LINCOLN BLVD.

FLOOR RSF

3 +/- 50,110 RSF

Full Floor Opportunity



WE1

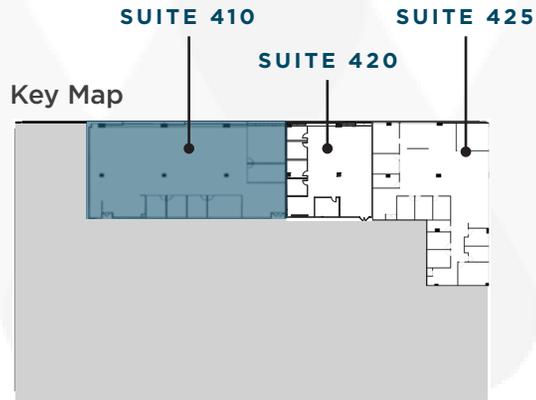
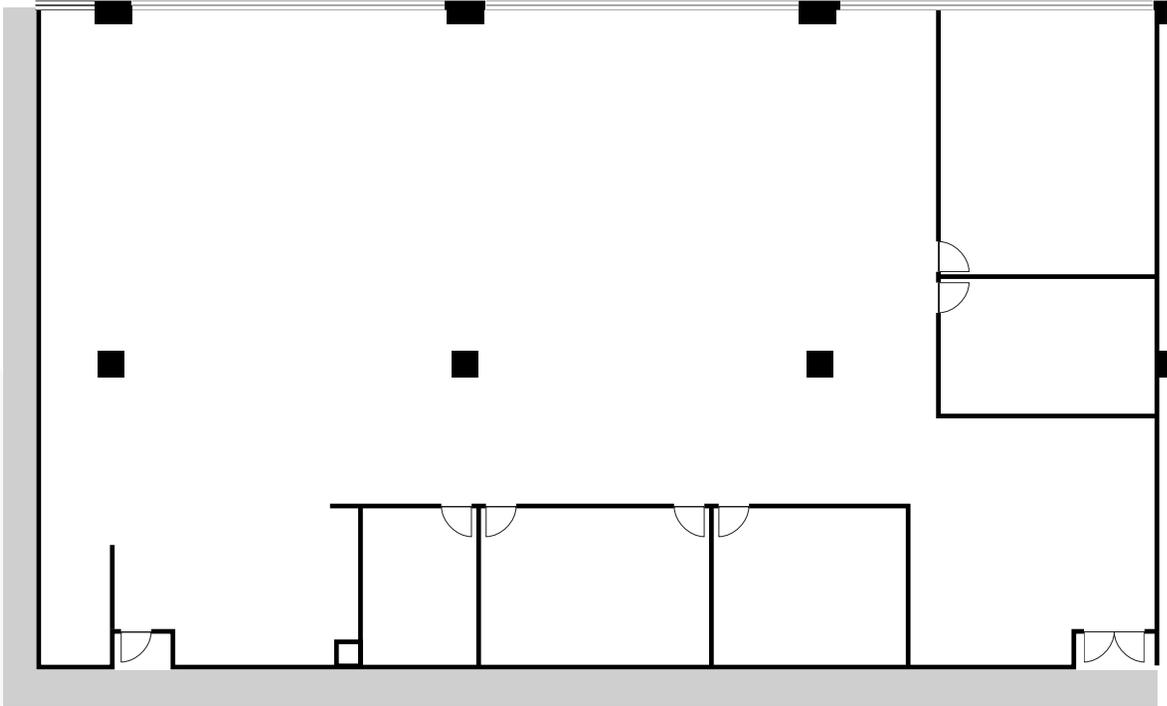


SUITE 410

AVAILABLE SPACE

5510 LINCOLN BLVD.
FOURTH FLOOR

SUITE #	SIZE
410	+/- 7,059 RSF
Contiguous with Suites 420 & 425 to +/- 18,293 RSF	





SUITE 420

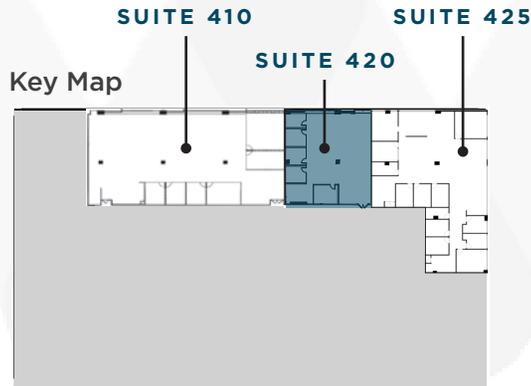
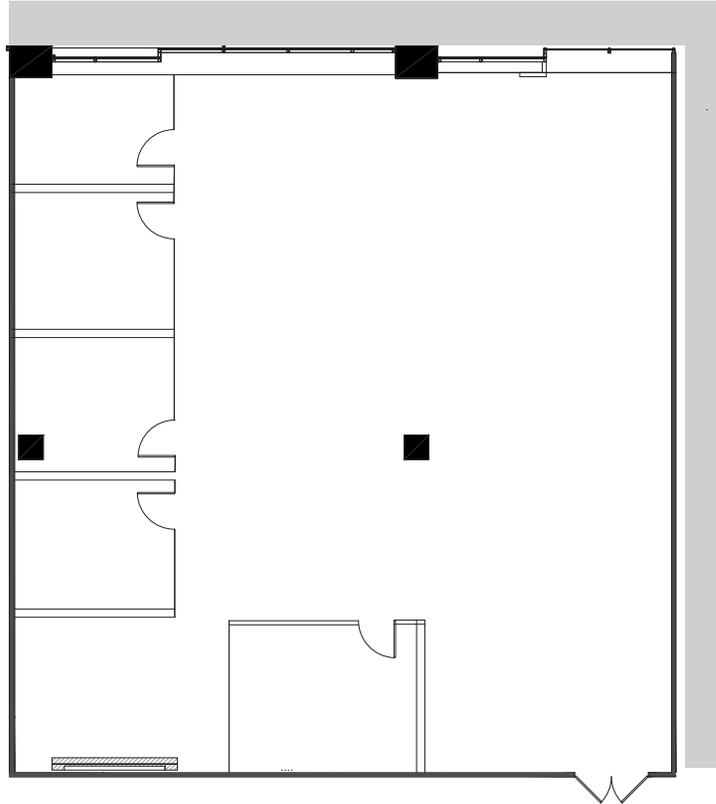
AVAILABLE SPACE

5510 LINCOLN BLVD.
FOURTH FLOOR

SUITE # SIZE

420 +/- 3,971 RSF

Contiguous with
Suites 410 & 425 to
+/- 18,293 RSF





SUITE 425

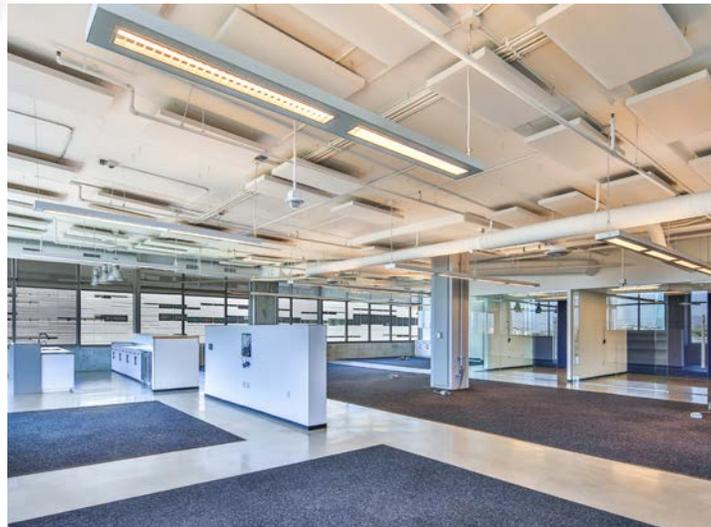
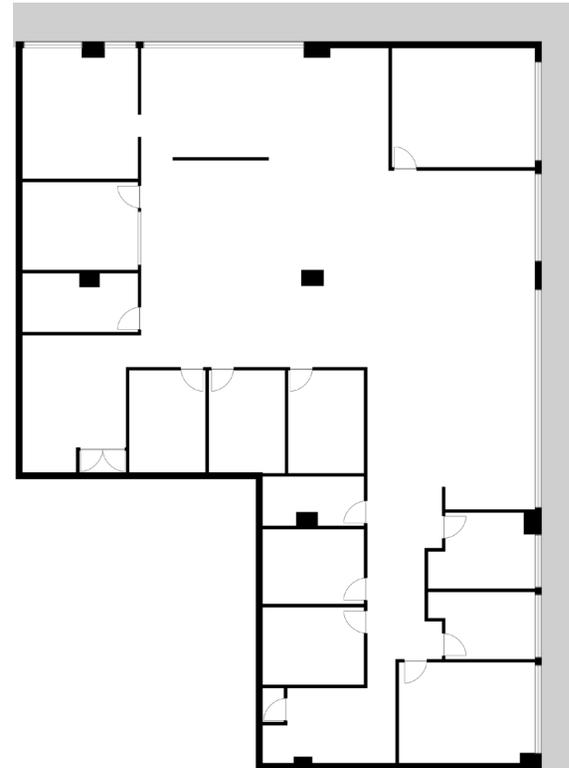
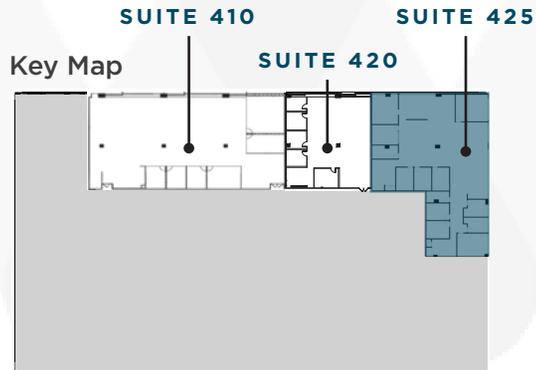
AVAILABLE SPACE

5510 LINCOLN BLVD.
FOURTH FLOOR

SUITE # SIZE

425 +/- 7,263 RSF

Contiguous with
Suites 410 & 420 to
+/- 18,293 RSF



WE1

WE 2
5570 LINCOLN BLVD.
TWO STORIES
63,779 SF

Fully Leased





Fully Leased

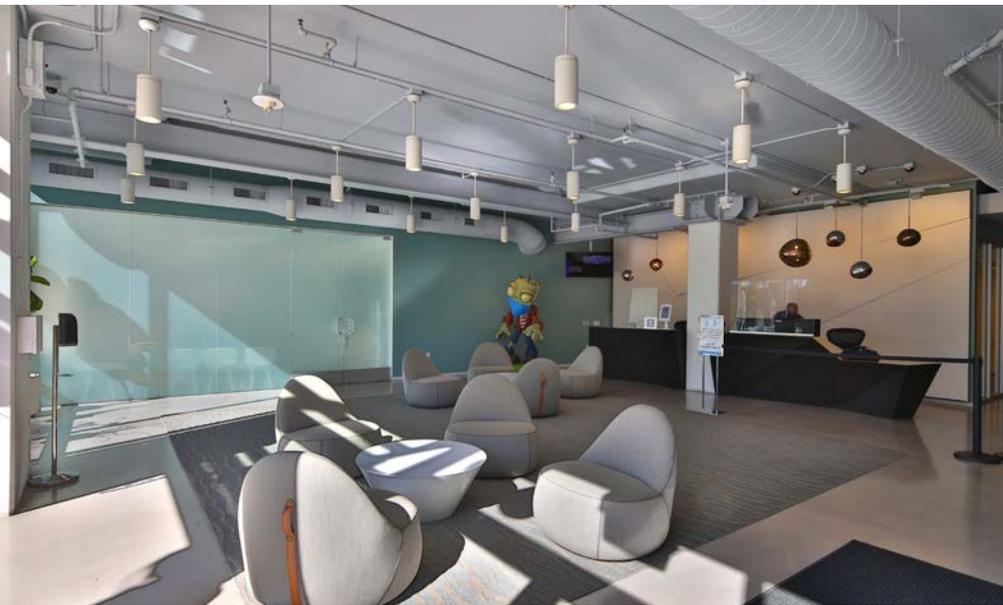
WE3
5533 WATER'S EDGE WAY
FOUR STORIES
182,955 SF

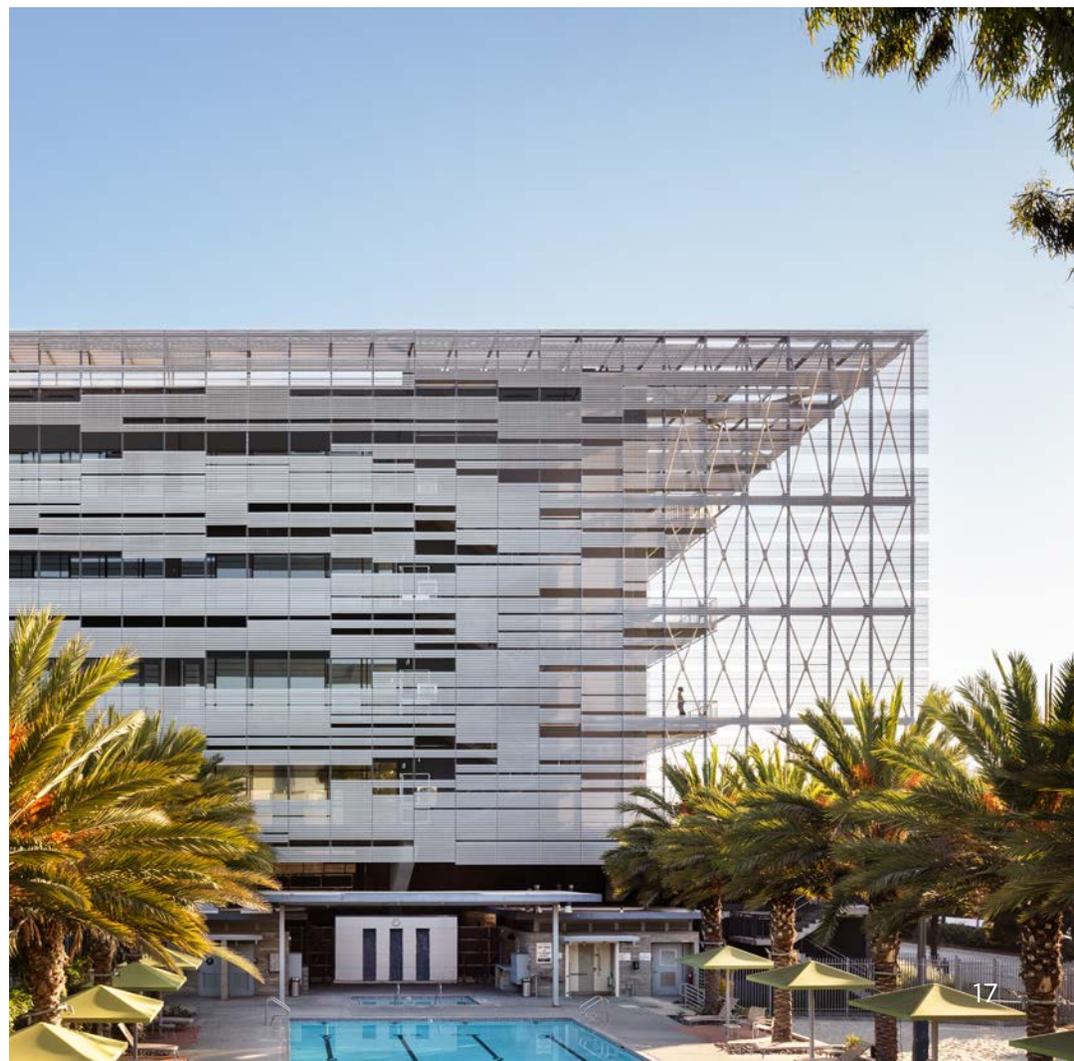
WE3 – the third addition to Water's Edge – re-imagines the contemporary work space with a prominent public courtyard and soccer field. With exceptional design, WE3 welcomes the idea of flexible, yet efficient, floor plans and open space for sharing ideas. The new building boasts high ceilings; 15' clear, floor-to-ceiling windows, providing abundant natural light; polished concrete floors, exterior balconies, and vivid colors. This project has achieved LEED® for Building Design and Construction: Core and Shell Development (LEED® BD+C: Core and Shell certification at the Gold Level).

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