

The Offices at The
BOARDWALK
Marina Del Rey

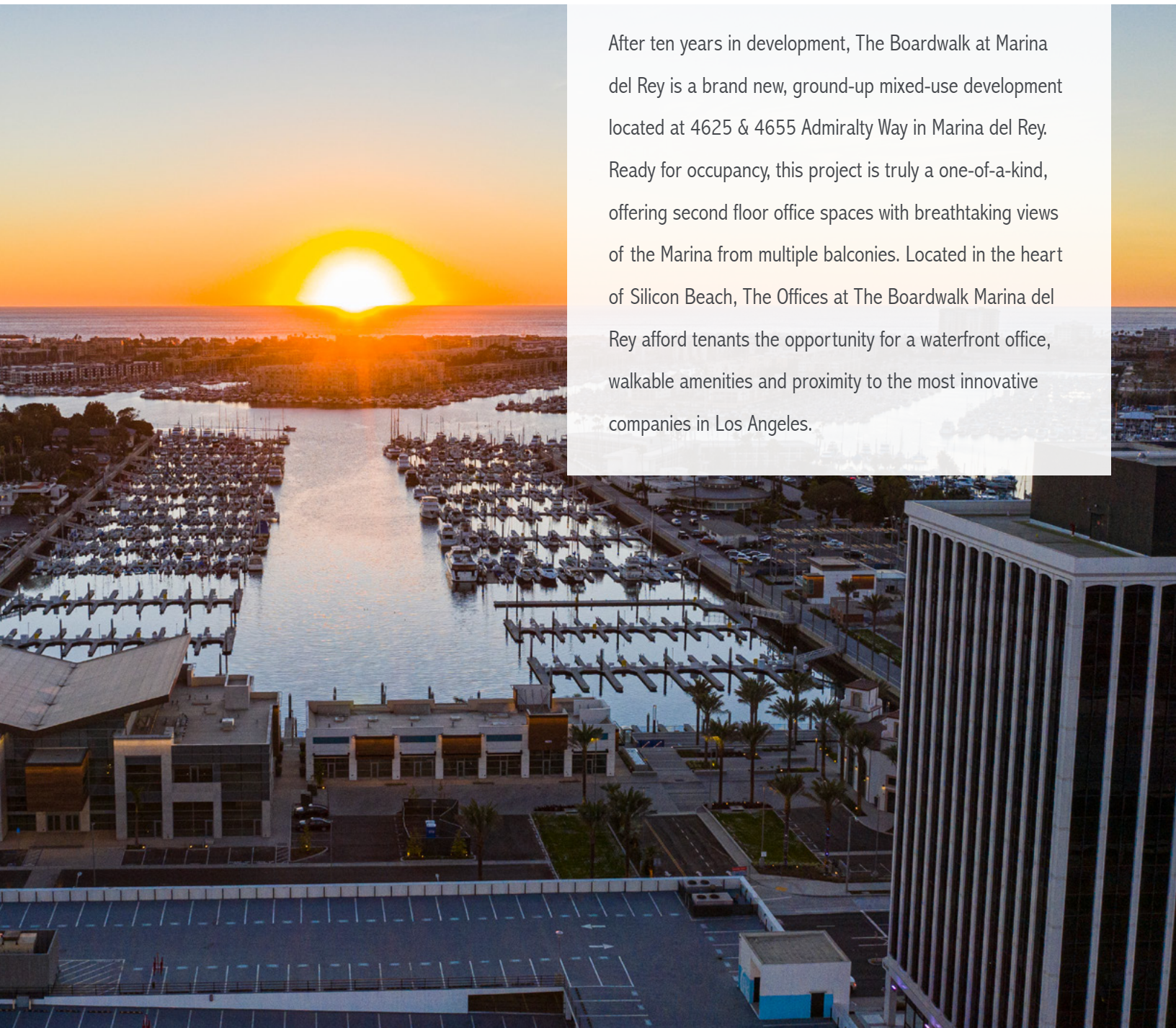


4625 & 4655 Admiralty Way Marina Del Rey, CA 90292

THE MILLION DOLLAR VIEW

10 YEARS IN THE MAKING

After ten years in development, The Boardwalk at Marina del Rey is a brand new, ground-up mixed-use development located at 4625 & 4655 Admiralty Way in Marina del Rey. Ready for occupancy, this project is truly a one-of-a-kind, offering second floor office spaces with breathtaking views of the Marina from multiple balconies. Located in the heart of Silicon Beach, The Offices at The Boardwalk Marina del Rey afford tenants the opportunity for a waterfront office, walkable amenities and proximity to the most innovative companies in Los Angeles.



HIGHLIGHTS



WATERSIDE DINING

and shops including Trader Joe's and soon to be announced local eateries



EASILY ACCESSIBLE

by major highways including the I-90, State Route 1, and the 405 freeway



BIKE PATH

easily connects the boardwalk to the boardroom



THE OFFICES AT THE BOARDWALK MARINA DEL REY



Building 4

Second Floor Availabilities:

- 18,000 SF Office
- 2,505 SF Office

Building 5

- Local Italian Restaurant
- Local Sushi Restaurant

Building 6

- Ground Floor Retail:**
- National Bank Branch
 - Local Burger Restaurant

Second Floor Availability:

- 4,161 SF Office

THE OFFICES AT THE BOARDWALK MARINA DEL REY

4655 ADMIRALTY WAY
MARINA DEL REY, CA 90292



BUILDING 4 4655 ADMIRALTY WAY | ±18,000 SF



Delivery:
Immediate



Ceiling Heights:
16 - 30 feet



Term:
7+ years



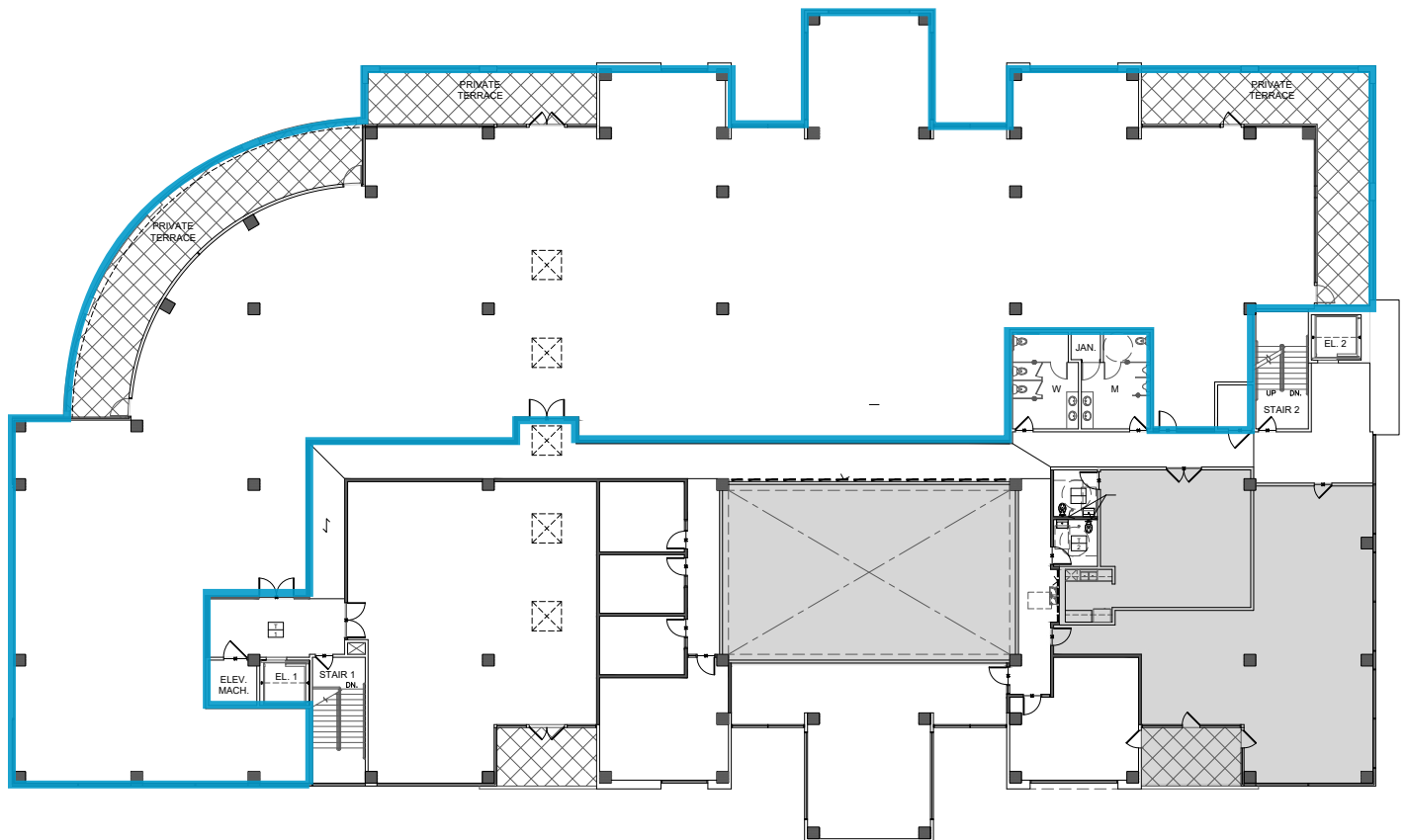
Balcony:
Waterfront tenant exclusive balconies totaling approximately 4,000 SF



Condition:
Shell



Parking:
3 per 1,000 SF



BUILDING 4 4655 ADMIRALTY WAY

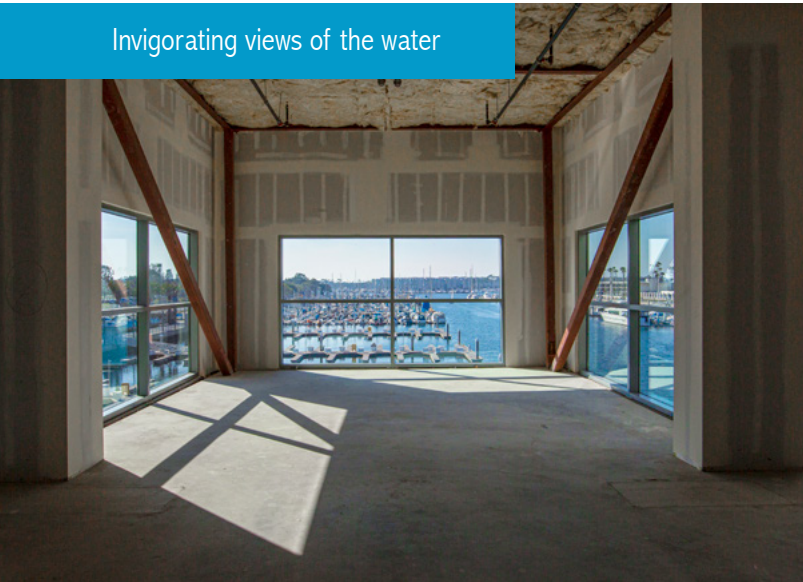
Three private balconies overlooking the marina



Up to 30' ceiling heights



Invigorating views of the water



Floor-to-ceiling glass for ample natural light



BUILDING 4 4655 ADMIRALTY WAY | ±2,505 SF



Delivery:
Immediate



Ceiling Heights:
16 feet



Term:
5+ years



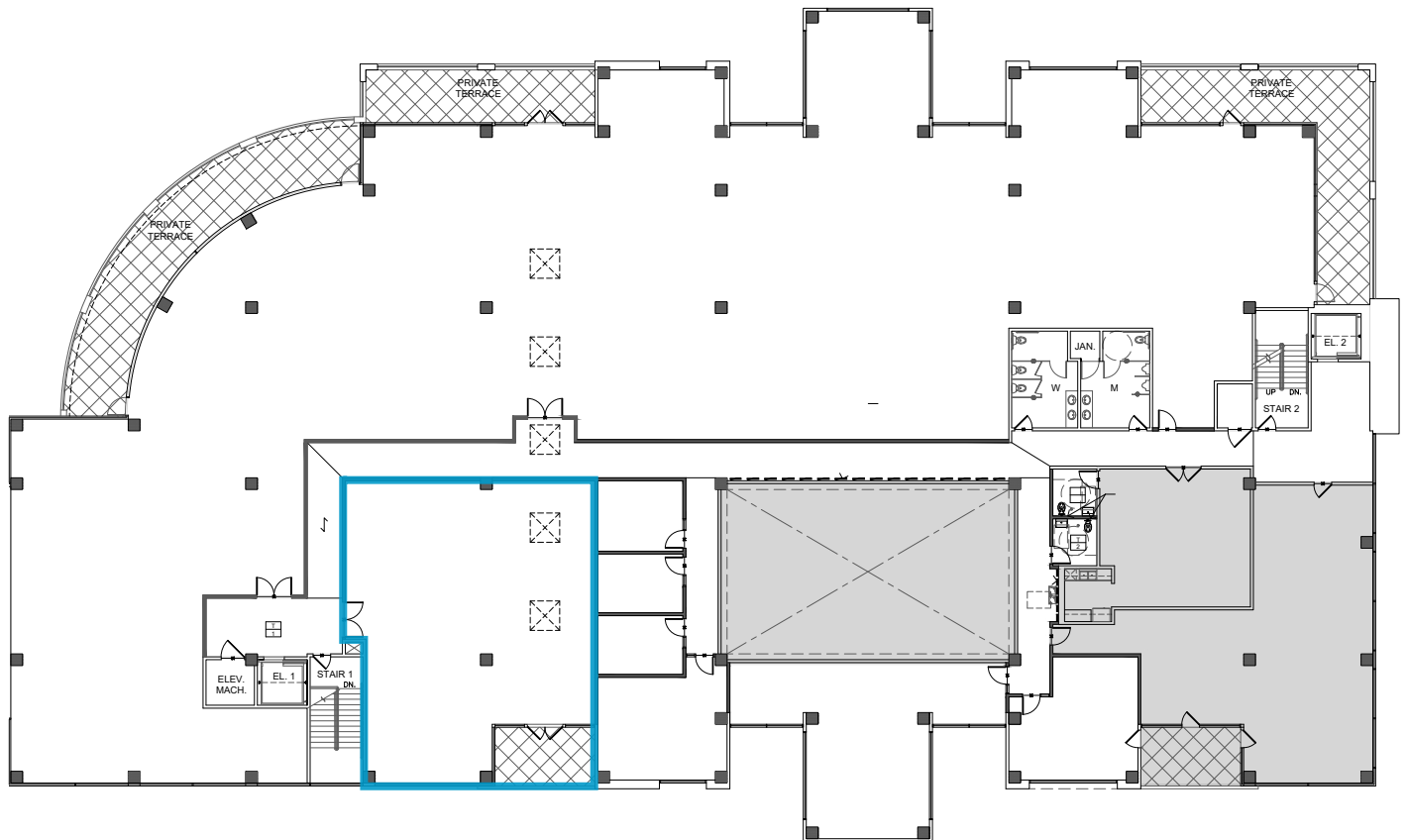
Balcony:
Tenant exclusive balcony



Condition:
Shell



Parking:
3 per 1,000 SF



THE OFFICES AT THE BOARDWALK MARINA DEL REY

4625 ADMIRALTY WAY
MARINA DEL REY, CA 90292



BUILDING 6 4625 ADMIRALTY WAY | ±4,161 SF



Delivery:
Immediate



Ceiling Heights:
12 feet



Term:
5+ years



Balcony:
Waterfront tenant exclusive balcony



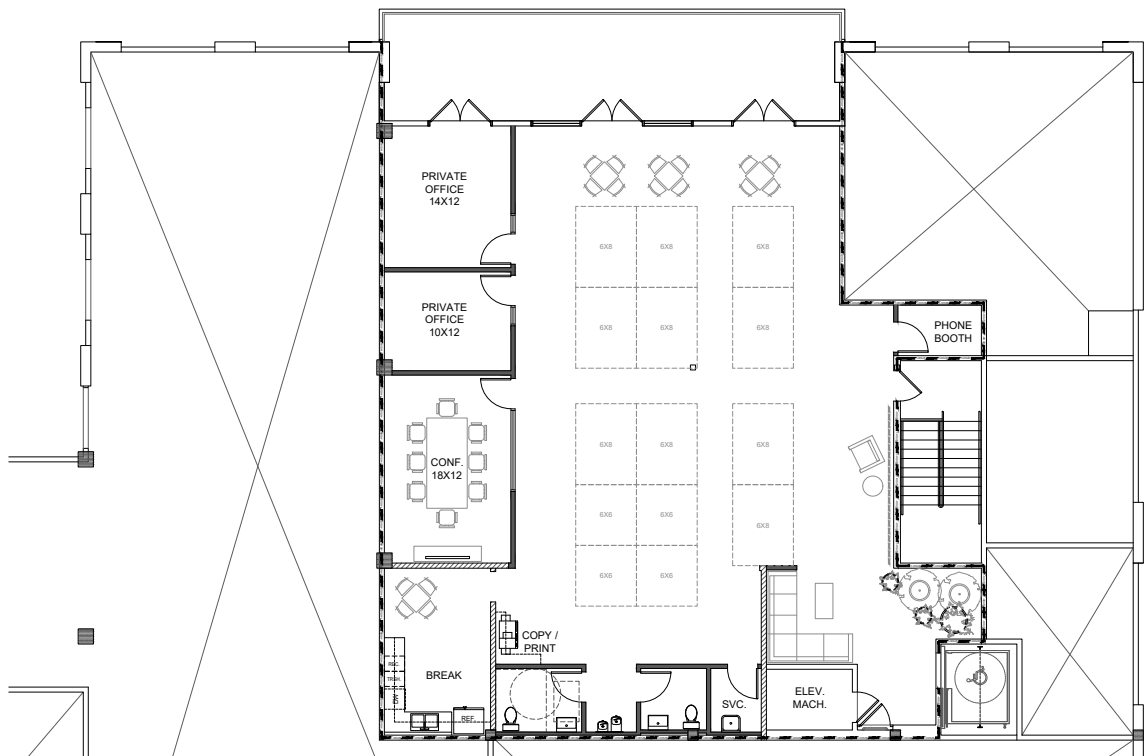
Condition:
Shell



Parking:
3 per 1,000 SF



Security:
Private Tenant ground floor
entrance w/ elevator



Hypothetical floor plan

THE OFFICES AT THE BOARDWALK MARINA DEL REY

BUILDING 6 4625 ADMIRALTY WAY

Private, waterfront balcony



Private tenant entrance and elevator lobby



Open floorplan flooded with natural light





25+
Restaurants



4
Hotels



6
Grocery Stores

The Offices at The
BOARDWALK
Marina Del Rey

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