

# ENTRADA

CULVER CITY, CA



THE NEXT STEP FORWARD

[ENTRADA-LA.COM](http://ENTRADA-LA.COM)

# ENTRADA



**ENTER A NEW WAY TO WORK**



**Entrada** is a workplace built on the idea that where you work matters.

Lincoln Property Company is pleased to offer Entrada, a workplace built on the idea that where you work matters. Located on the border of Culver City and Playa Vista, Entrada offers the best of both worlds. Easy freeway access, state of the art design, endless amenities and an on-site experience in line with the unique culture and vision of the modern workforce.

**ENTER A NEW WAY  
TO WORK AT ENTRADA**





ENDLESS VIEWS. COUNTLESS CONFIGURATIONS



**DRIVEN BY DESIGN  
FUNCTIONAL STYLE &  
CREATIVITY**

**Iconic** design and spaces that foster productivity.

There is really nothing quite like this building. From its cutting edge design features to its premium location, this property is ideal for a full floor or full building tenant. Floor to ceiling glass with flexible floor plates allow for a variety of configurations leaving no bad seat in the house.

**LOCATED IN DESIRABLE  
WEST LA**

**ICONIC BUILDING  
DESIGN**

**347,095 RSF  
OF PREMIUM WORK SPACES**

**SKY-DECK AMENITY SPACE &  
PRIVATE TENANT BALCONIES**

**CONCIERGE LIKE  
CUSTOMER SERVICE**

**ON-SITE HOTEL &  
RETAIL AMENITIES**

**FLOOR TO CEILING GLASS &  
ABOVE STANDARD CEILING HEIGHTS**

**CULVER CITY ADDRESS**

(Tenants Are Not Subject To LA Gross Receipts Taxes)



# A WORK PLACE DESIGNED TO HIRE & RETAIN TOP TALENT

## FEATURES

### LOCATION & ACCESS

The property is literally seconds from the I-405 Freeway and an easy 10 minute drive to LAX Airport. Our location on the border of Culver City and Playa Vista makes for one the most desirable places to office in Southern California.

### IMAGE & IDENTITY

With its unique design and it's location on the I-405 freeway this building is a statement with potential to be a billboard for the company brand. It is for companies that mean business and understand the value of providing a quality work space for their employees.

### NEARBY AMENITIES

In addition to on-site benefits, this property is a short walking distance from an abundance of additional amenities. The depth of quality housing, retail and outdoor spaces make Playa Vista an amazing place to live and work.

### ON-SITE AMENITIES

The building will offer a number of on-site amenities including dining and retail options, conference areas, concierge services and state of the art technology and automation all designed to make every work day better.

### VIEWS & VIBE

With floor to ceiling glass and other architectural elements designed to enhance sight-lines, the space offers sweeping views in all directions. This property is designed to enhance company culture and create a unique vibe on-site.

### INDOOR & OUTDOOR SPACE

The property has been designed to maximize outdoor space offering numerous outdoor areas and balconies for socializing, collaborating and enhancing work life.

### EFFICIENT DUAL CORES

The floor plates are designed using a dual core system. This architectural feature allows for maximization of floor space, opening up sight lines and taking advantage of the expansive views the property offers.

### FLEXIBILITY FOR GROWTH

Gensler has designed the floor plans to allow for maximum flexibility. Whether growing or reshuffling configurations, this building is as good as it gets when it comes to space planning for current and future needs.

### OWNER PARTNER

The partnership group is well capitalized and one of the country's premier office owner operators. A partner in every sense of the word, the ownership team will be here to assist at every step of the way.



AN OUTDOOR SPACE UNLIKE ANY OTHER

Entrada's sky deck is an indoor/outdoor amenity space designed to take advantage of Southern California's year round sunshine. The deck which sits 5 full floors above ground level can be configured in a variety of unique ways. The deck measures over 14,000 square feet providing a space that can be used for events, outdoor work areas, fitness areas, outdoor break rooms or any other use a tenant can think of. There is truly no other space like this in the area.

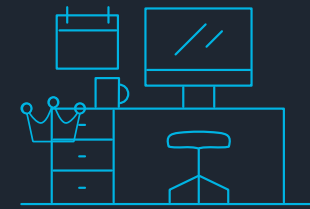
## FEATURING



**3.5 : 1,000**  
PARKING RATIO  
Convenient on-site parking.



**347,095 RSF**  
Of premium office space.



**PREMIUM**  
WORK SPACES  
For today's top talent.



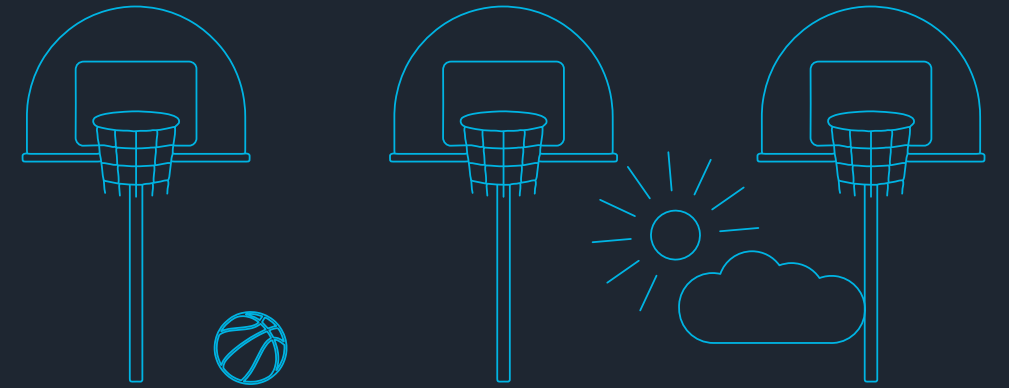
**11 FLOORS**  
Endless configurations.



**SKY-DECK**  
Private balconies and  
sweeping Los Angeles  
Views.

## HOW BIG IS THE SKY DECK?

Could Fit **3** FULL SIZED  
BASKETBALL COURTS



Or **1** OLYMPIC  
SIZED POOL 

AND EVENT SPACE FOR LARGE ENOUGH FOR ...

**360**   
**PEOPLE**

## MULTIPLE USES AND CONFIGURATIONS



OUTDOOR  
WORKSPACE



MEETING  
AREAS



RELAXATION  
AND REST



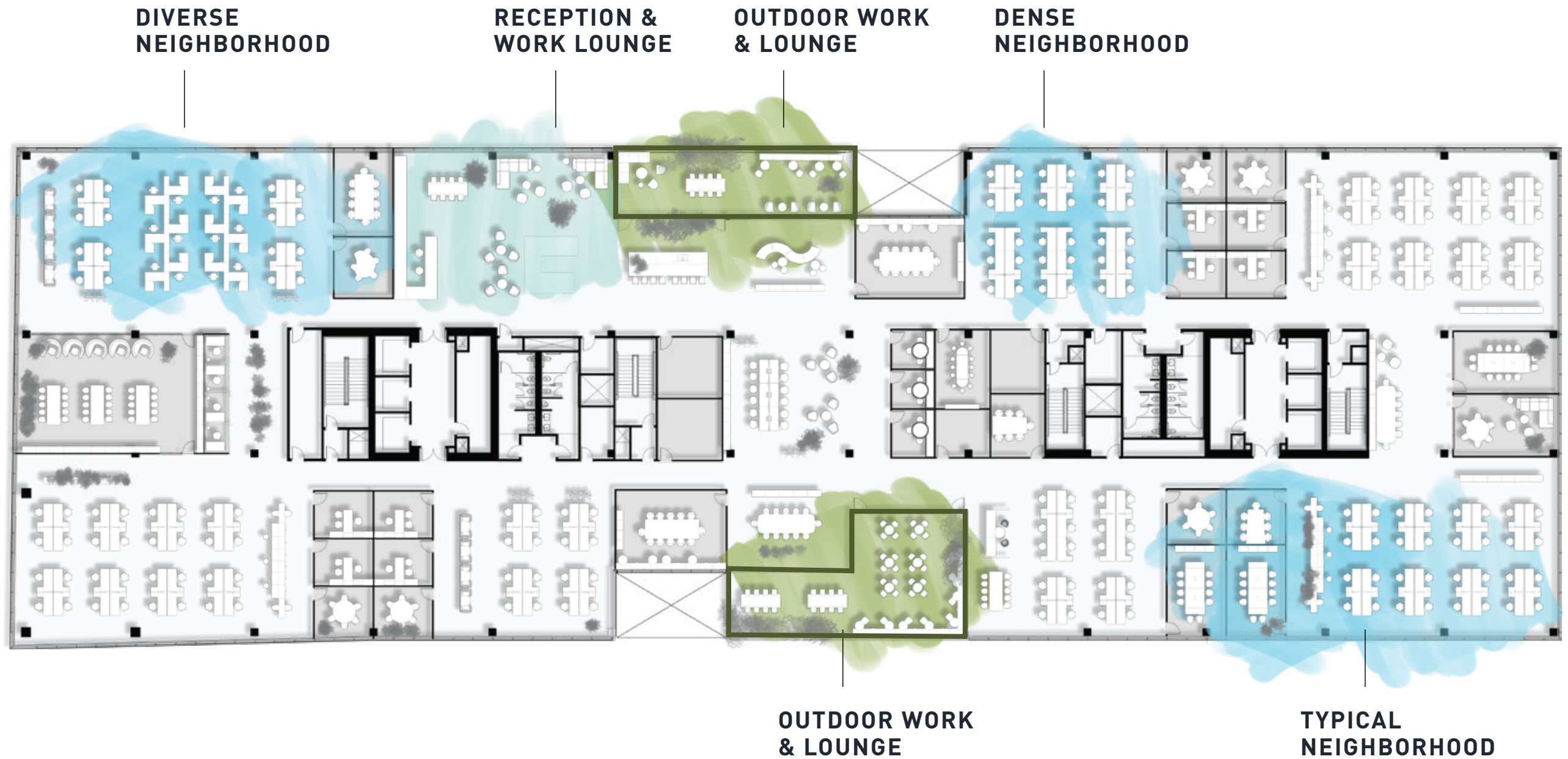
FITNESS  
SPACE

# PLAN

## SINGLE TENANT

## HYPOTHETICAL PLAN

## CREATIVE USER



### PROGRAM RATIOS

WS: 190	PO (8): 1:24
PO: 8	PH Room (4) : 1:24
Total : 198	SM Conf (8) : 1:24
194 SF/Person	MD Conf (6) : 1:33
	LG Conf (2) : 1:100

ENTRADA

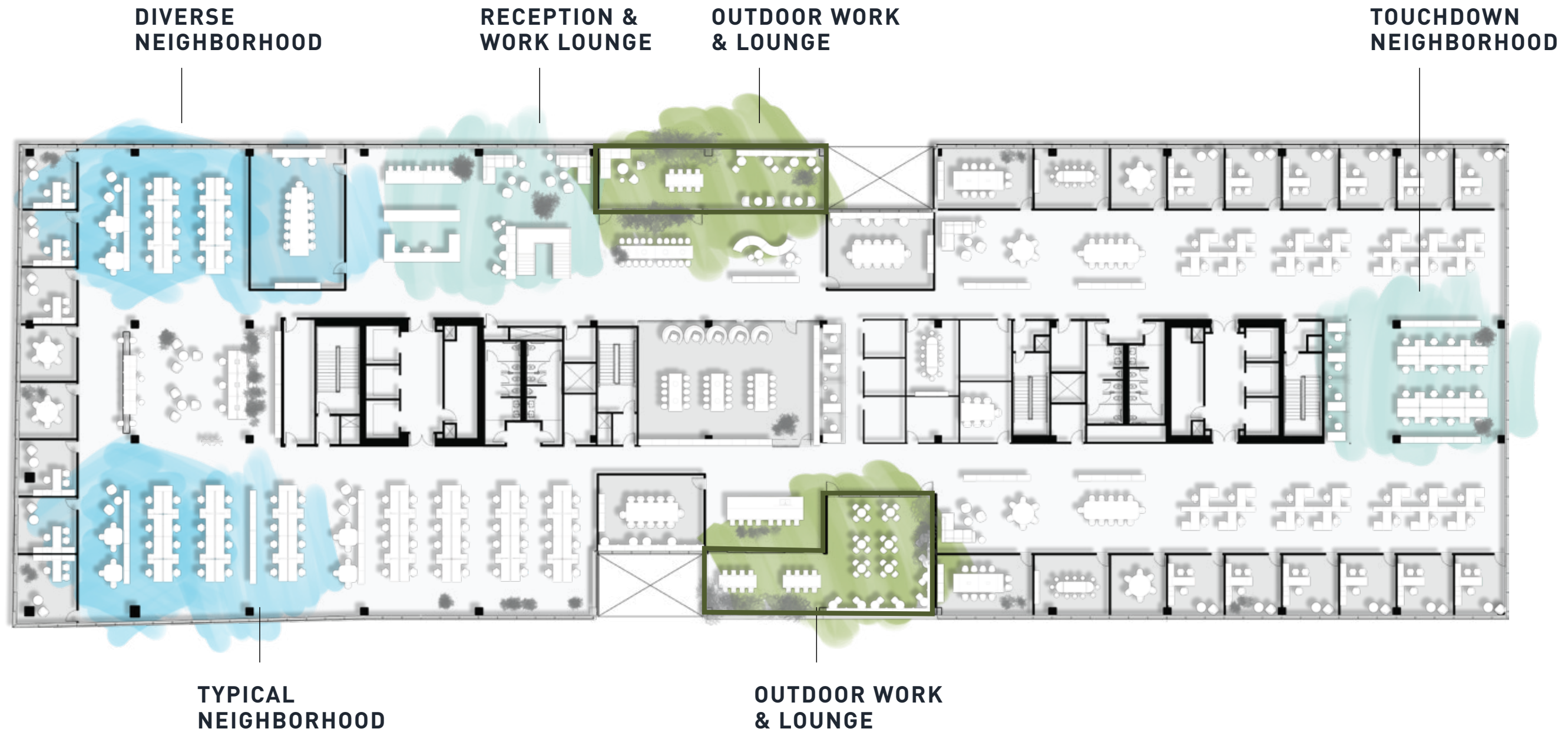


# PLAN

## SINGLE TENANT

### HYPOTHETICAL PLAN

## DENSE OFFICE USER



PROGRAM	RATIOS
WS: 122	PO (19): 1:7
PO: 19	PH Room (8) : 1:17
Total : 141	SM Conf (5) : 1:28
281 SF/Person	MD Conf (5) : 1:28
	LG Conf (3) : 1:47

ENTRADA

# MULTI-TENANT SPLIT PLAN HYPOTHETICAL PLAN DOUBLE OCCUPANT



PROGRAM	RATIOS
WS: 100	PO (4): 1:26
PO: 4	PH Room (8) : 1:13
Total : 104	SM Conf (5) : 1:20
202 SF/Person	MD Conf (4) : 1:26
	LG Conf (1) : 1:104

PROGRAM	RATIOS
WS: 58	PO (10): 1:6
PO: 10	PH Room (7) : 1:9
Total : 68	SM Conf (3) : 1:22
280 SF/Person	MD Conf (3) : 1:22
	LG Conf (1) : 1:68

ENTRADA

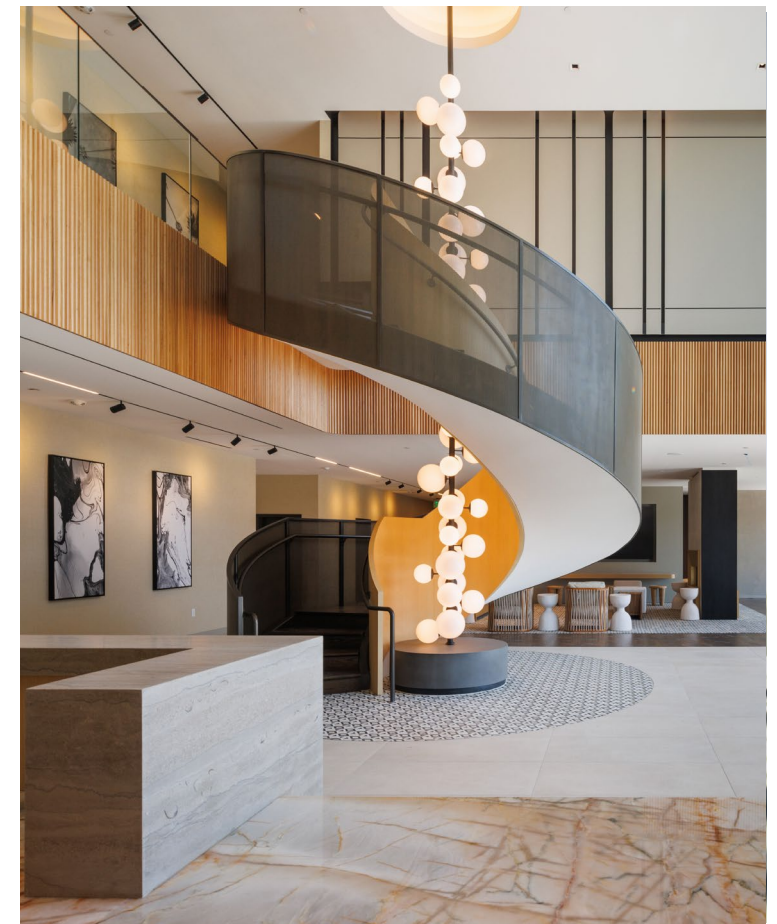
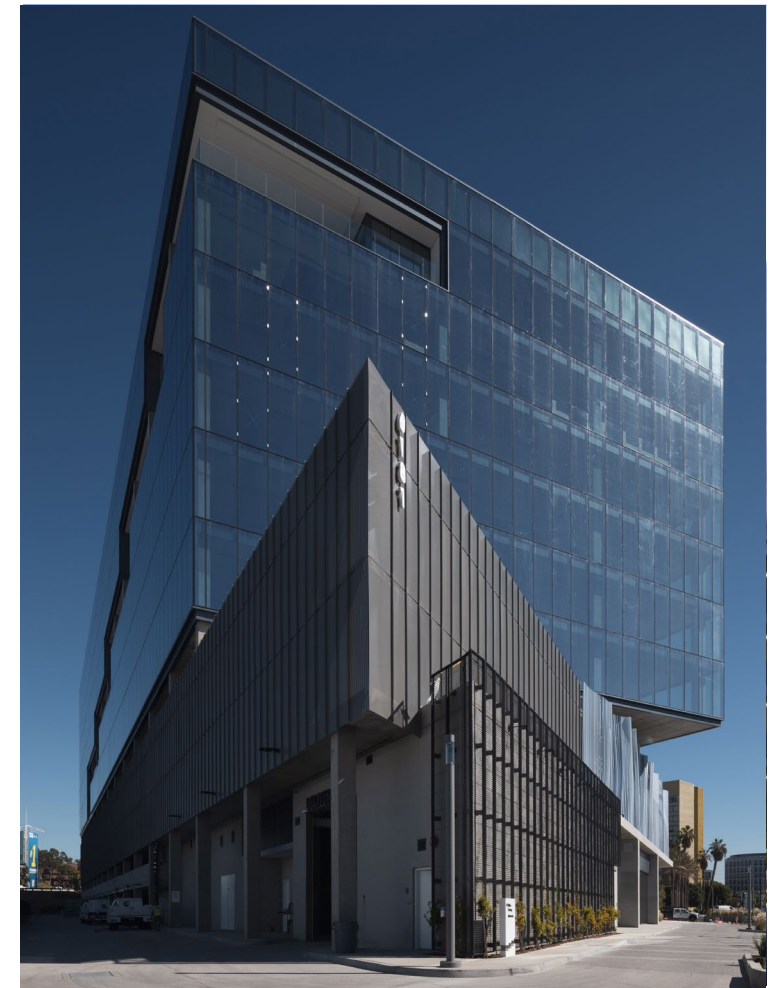
**WHERE YOU WORK, MATTERS.**



**More** than just an office, Entrada is where culture and productivity collide.

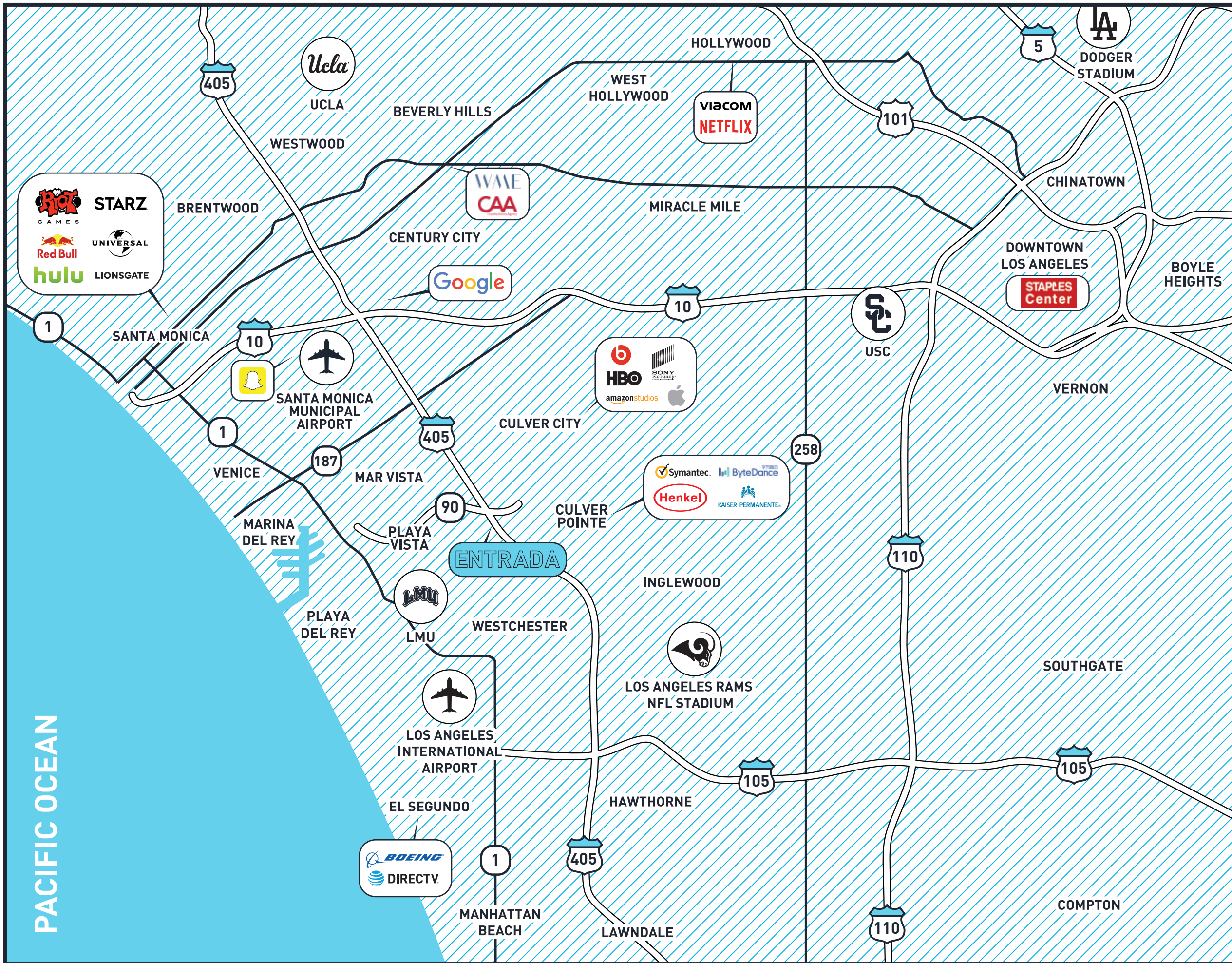
Entrada is a reflection of the area that surrounds it. Open, vibrant and engaging, Entrada is less than two miles from the coast. The property offers companies an opportunity to thrive. Creative work areas both inside and out give employees a place where they can truly work and think outside the box.

**A DYNAMIC WORK PLACE AS  
UNIQUE AS THE PEOPLE  
& NEIGHBORHOOD AROUND IT**





**GROUNDBREAKING DESIGN**



**WEST L.A. IS A DESTINATION  
FOR THE BEST AND  
BRIGHTEST COMPANIES**

Entrada is in the heart of what is commonly referred to as "Silicon Beach". This influx of influential companies is no surprise as Southern California boasts a lifestyle that can't be duplicated anywhere else in the country. The area is highly desired by ground-breaking companies and Entrada is one of the last large available spaces in the sub-market. A quick look at our neighbors is a clear indication of how desirable "Silicon Beach" has become.

# ENTRADA

With its actual address located inside of Culver City and its physical location bordering Playa Vista, ENTRADA offers the best of both worlds. Tenants can enjoy the amenity rich hubs of both Playa Vista and Culver City, and are not subject to City of Los Angeles Gross Receipts Taxes.

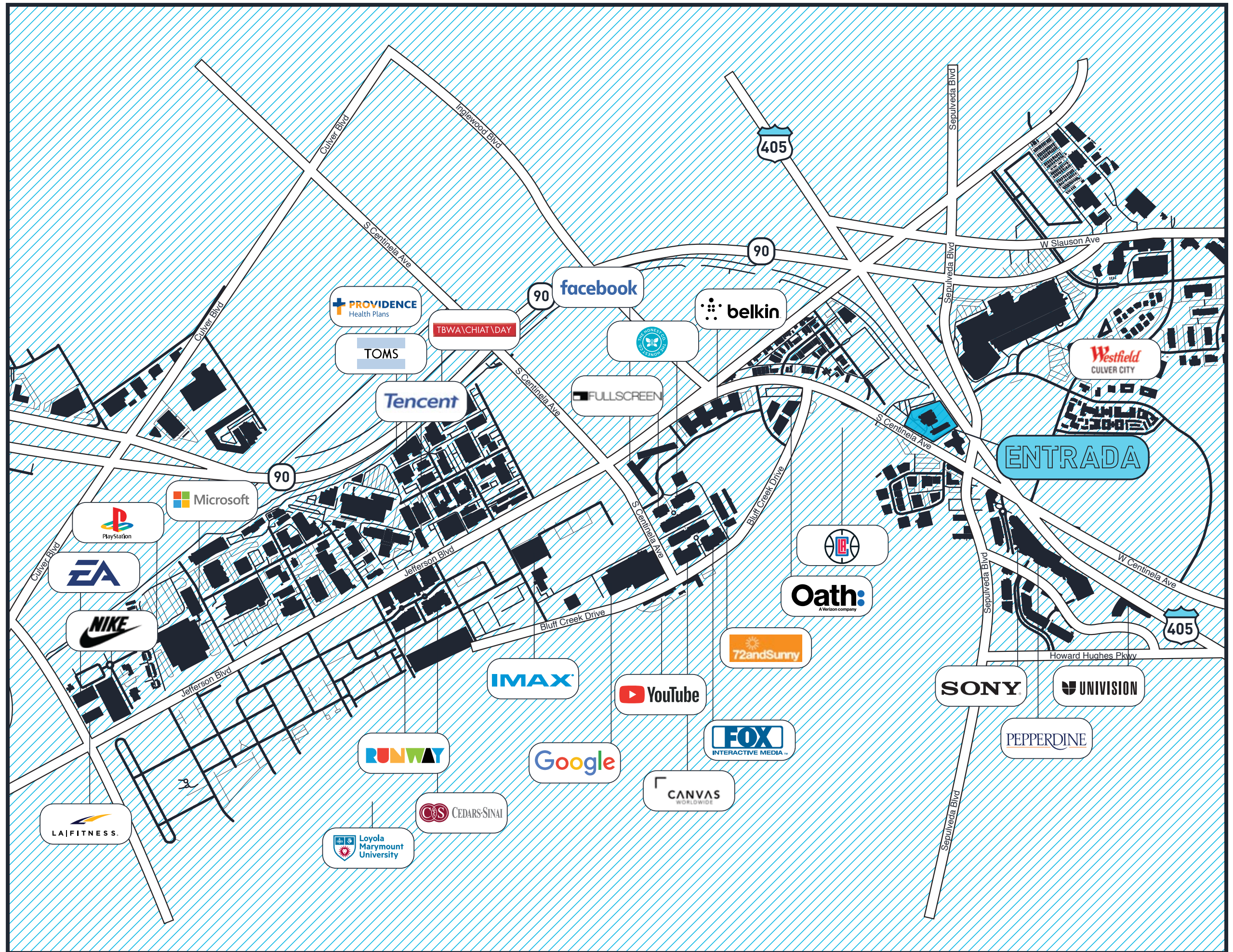


UNBEATABLE  
LOCATION

# A CLOSER LOOK AT WHY PLAYA VISTA IS SO DESIRABLE

At the heart of "Silicon Beach" is Playa Vista. This master planned neighborhood has a rich history but didn't really experience large scale growth until 2012. Due to its convenient coastal location, deep housing supply, retail options and thoughtful design it has become a choice location for top tier businesses in the technology, media and entertainment industries.

- 6,000 NEARBY HOUSING UNITS
- 1.5 MILES TO THE BEACH
- ACRES OF PARKS
- 15 NEARBY RESTAURANTS
- NUMEROUS BIKE TRAILS
- HIKING AND WALK PATHS





# ENTRADA

An aerial photograph of a city at sunset. The sky is a warm orange and yellow. In the foreground, a multi-lane highway with traffic is visible. To the right, a modern, multi-story glass building is illuminated from within, making it stand out against the twilight. To its left is a taller, more traditional concrete building with the word 'HOTEL' visible on its side. The rest of the city is a dense grid of buildings and streets, with some lights beginning to glow as dusk falls. The word 'ENTRADA' is overlaid in large, white, outlined letters at the top of the image.

ENTER A NEW WAY TO WORK

## WELLNESS & TECHNOLOGY

At Entrada, we are building a modern workspace ready and highly adaptable to the changes ahead. Our best in class design allows our tenants the ability to modify their environment to meet evolving needs of health and wellness.

For any challenge, we have a solution.

### REMOTE, ONSITE CONNECTIVITY

- Private, secure networks can be accessed throughout the building
- Work outside without compromising speed or security
- Multiple fiber providers giving you a range of options

*Work anywhere.*

### INDOOR/OUTDOOR INTEGRATED DESIGN

- Close to the Pacific Ocean
- 50,000 RSF floorplates offering 2 large outdoor balconies per floor
- 14,000 SF outdoor Skydeck, designed for safe distancing
- 12'6" slab height and full height window walls
- Optional operable windows for additional fresh air circulation







*Enjoy the real benefits of coastal climate.*



### NO-TOUCH ACCESS

- Frictionless no-touch entry using only your phone
- Cloud based software to implement and access anywhere and everywhere

*Credentials without contact.*

					
NO TOUCH ACCESS	REMOTE CONNECTIVITY	INTEGRATED CLIMATE	CUSTOM ENVIRONMENT	TOUCHLESS ELEVATORS	RANGE OF TRAVEL



### INTERNAL & EXTERNAL PATH OF TRAVEL

- Each office floor can connect to another via interconnecting or exterior stairwells
- Reduces the need for inter-floor elevator use

*Elevators aren't your only option.*



### 6 FLOORS, 6 TOUCHLESS ELEVATORS

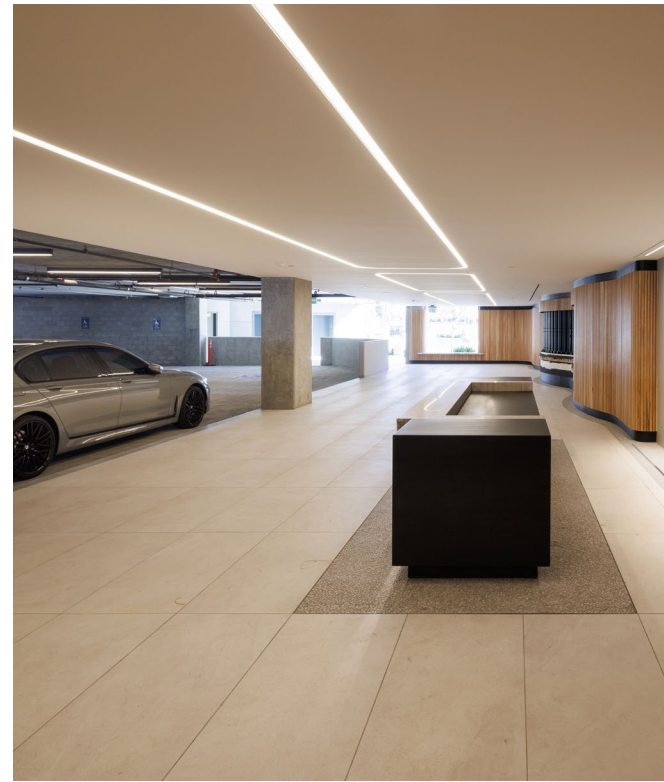
- Dual central cores, 3 elevators per bank
- 6 office levels allows each floor to have an exclusive elevator
- Destination Dispatch system allowing further programming and flexibility to manage activity and access

*Each floor can feel like its own building.*

### TAKE CONTROL OF YOUR ENVIRONMENT

- Dedicated HVAC package units vs central plant, allowing tenants the ability to customize intake/output settings
- Occupants can control their own environment
- UV light and humidity levels can be individually controlled and monitored

*Your own environment, just the way you want it.*



**Perfect** blend of work, life and hospitality amenities.

An efficient work space, with the customer experience of a five star hotel and the amenities to match. Entrada is thoughtfully designed to function like an office and feel like anything but. The Entrada site seamlessly integrates the on-property hotel, convenient parking and on-site retail options into one convenient and beautiful site.



Contact our leasing team to learn more.

**KENT HANDLEMAN**  
213.542.8246  
KHANDLEMAN@LPC.COM

**DOUGLAS BROWN**  
310.486.3583  
DBROWN@LPC.COM

**LPCWEST**  
LINCOLN PROPERTY COMPANY

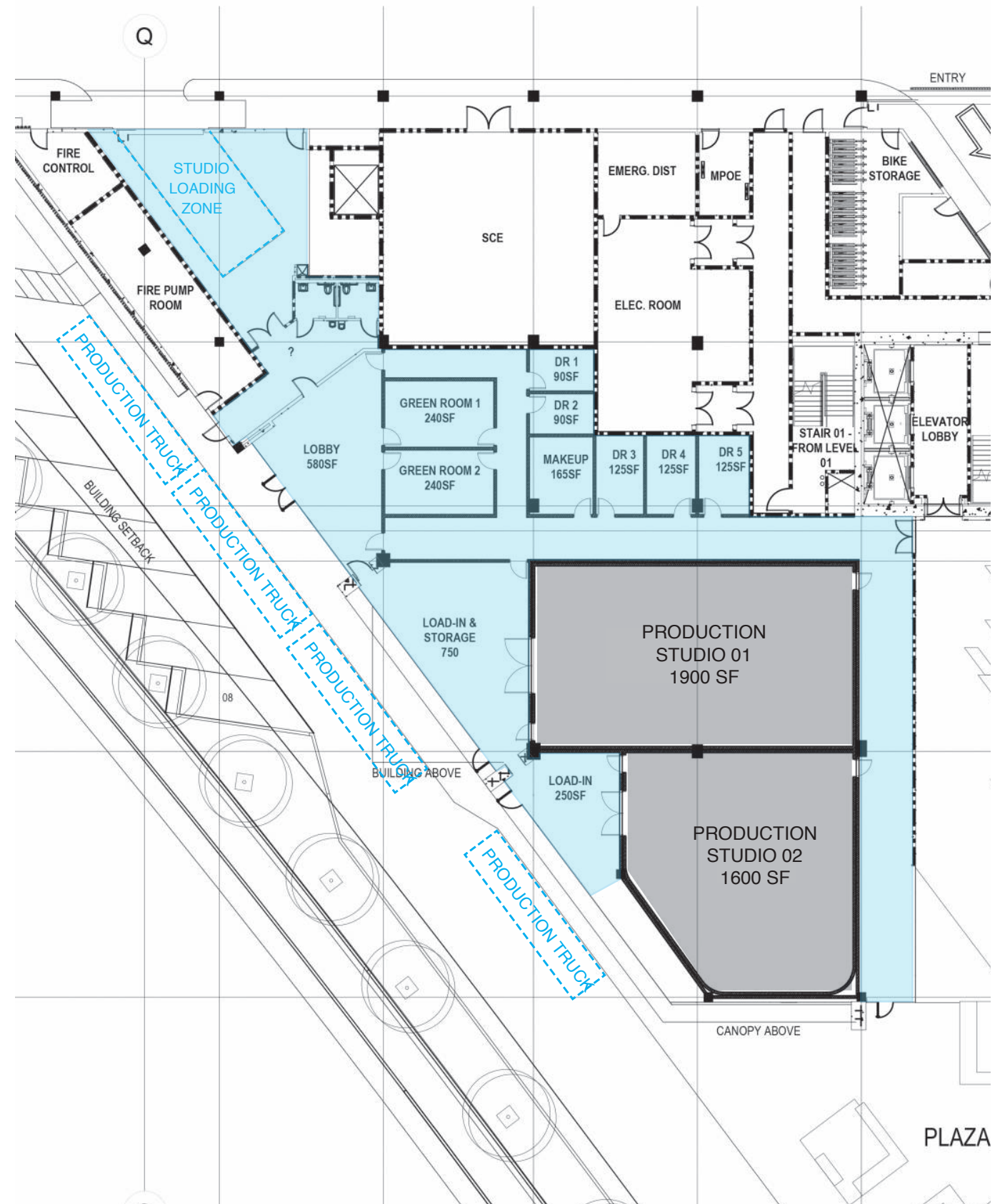
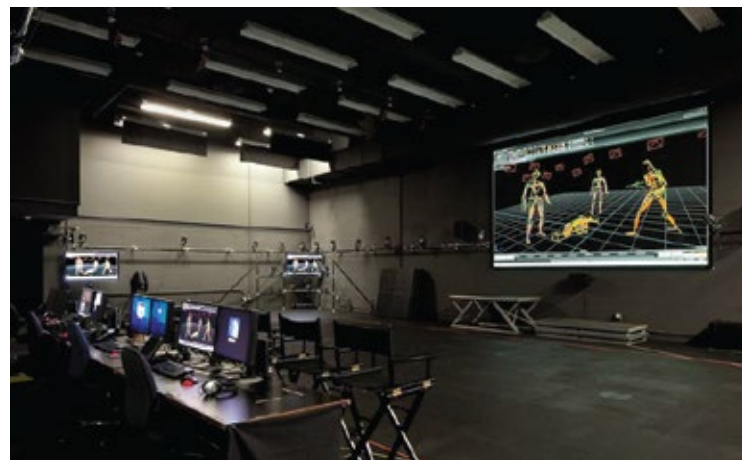
# MEDIA USERS

LOBBY DESIGN  
CONCEPTS

# ENTRADA

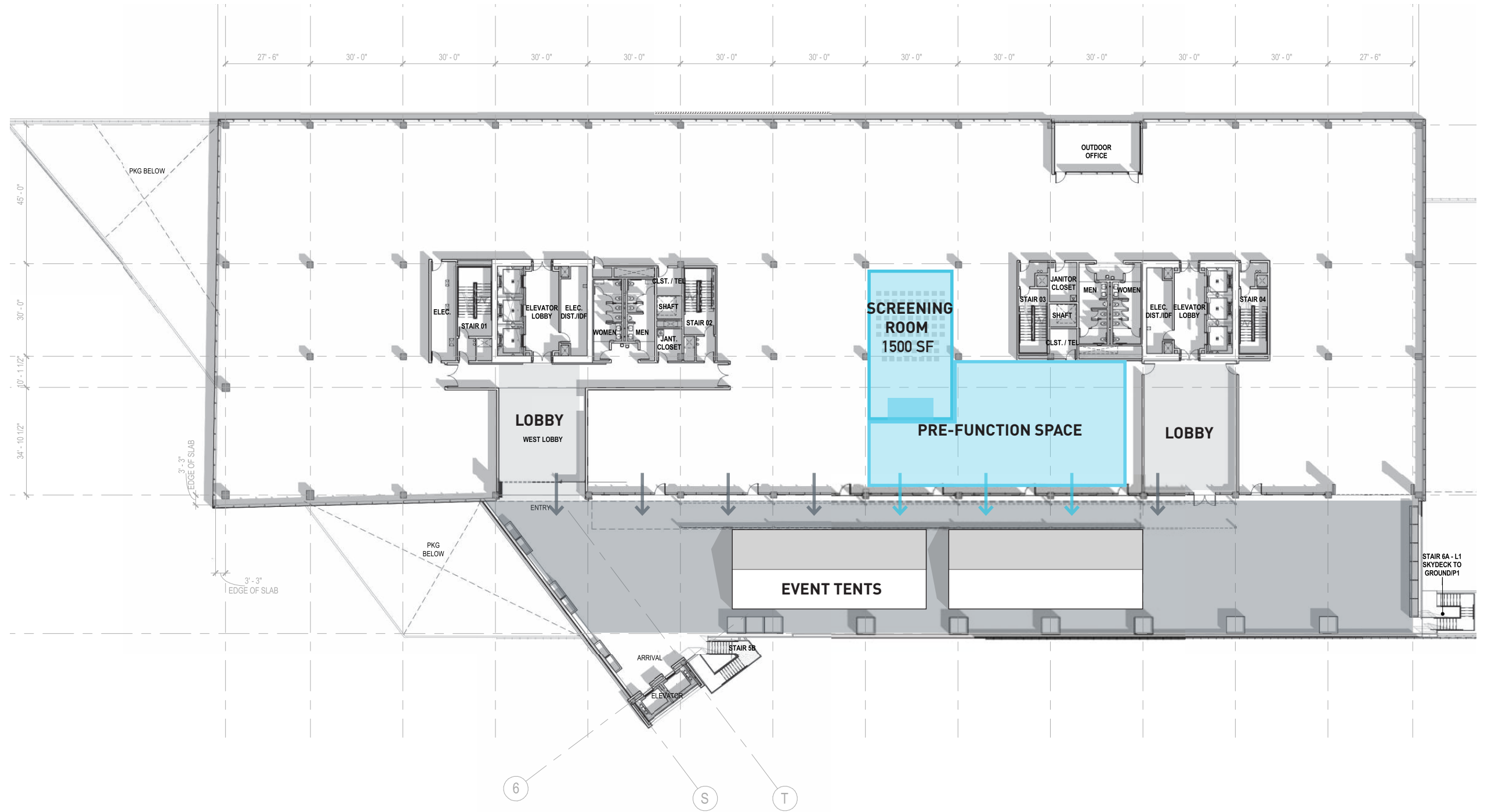
# PLAN

## GROUND LEVEL/L1 STUDIO CONCEPT

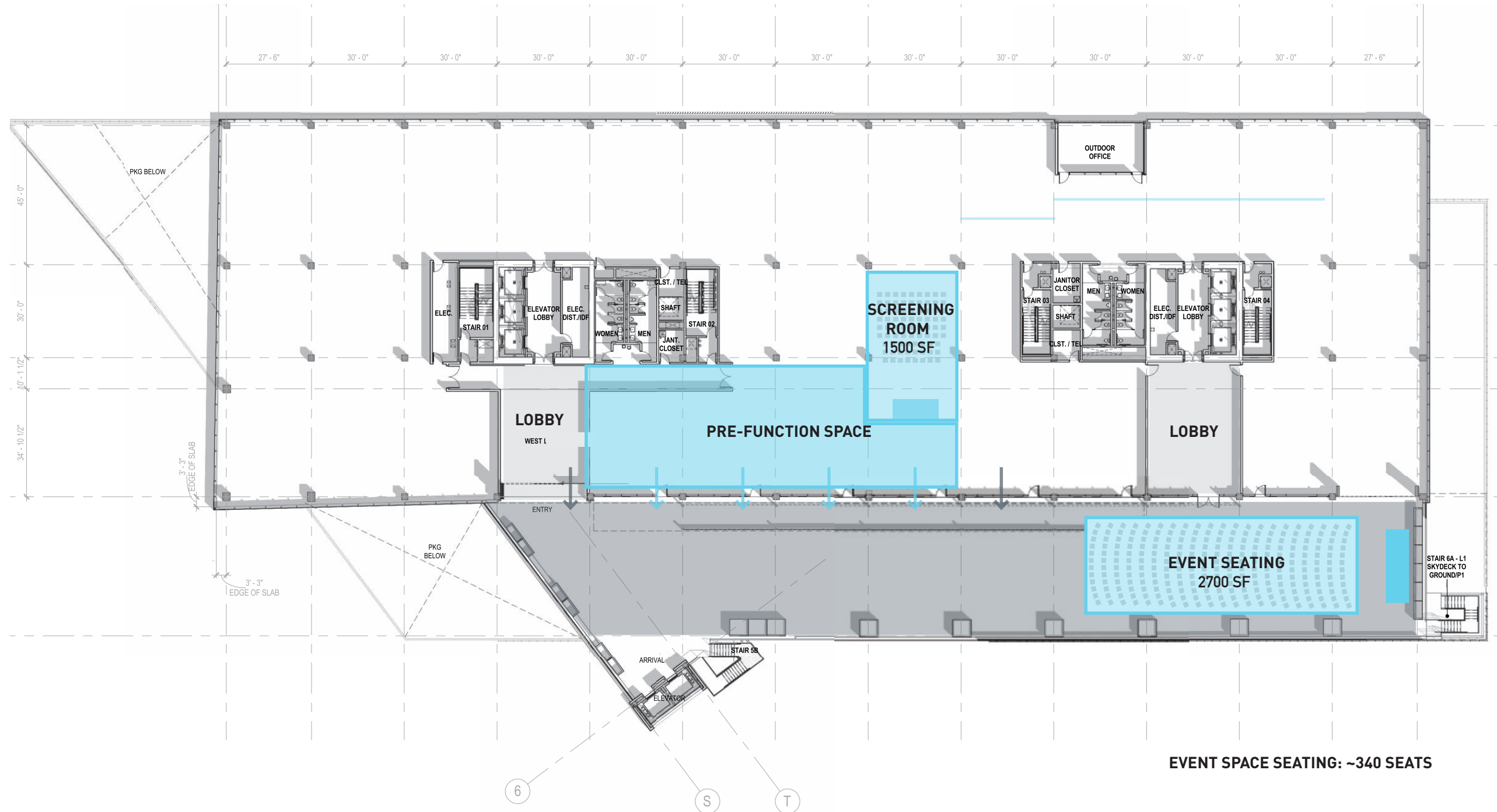


# PLAN

# LEVEL 06 ZONING CONCEPT

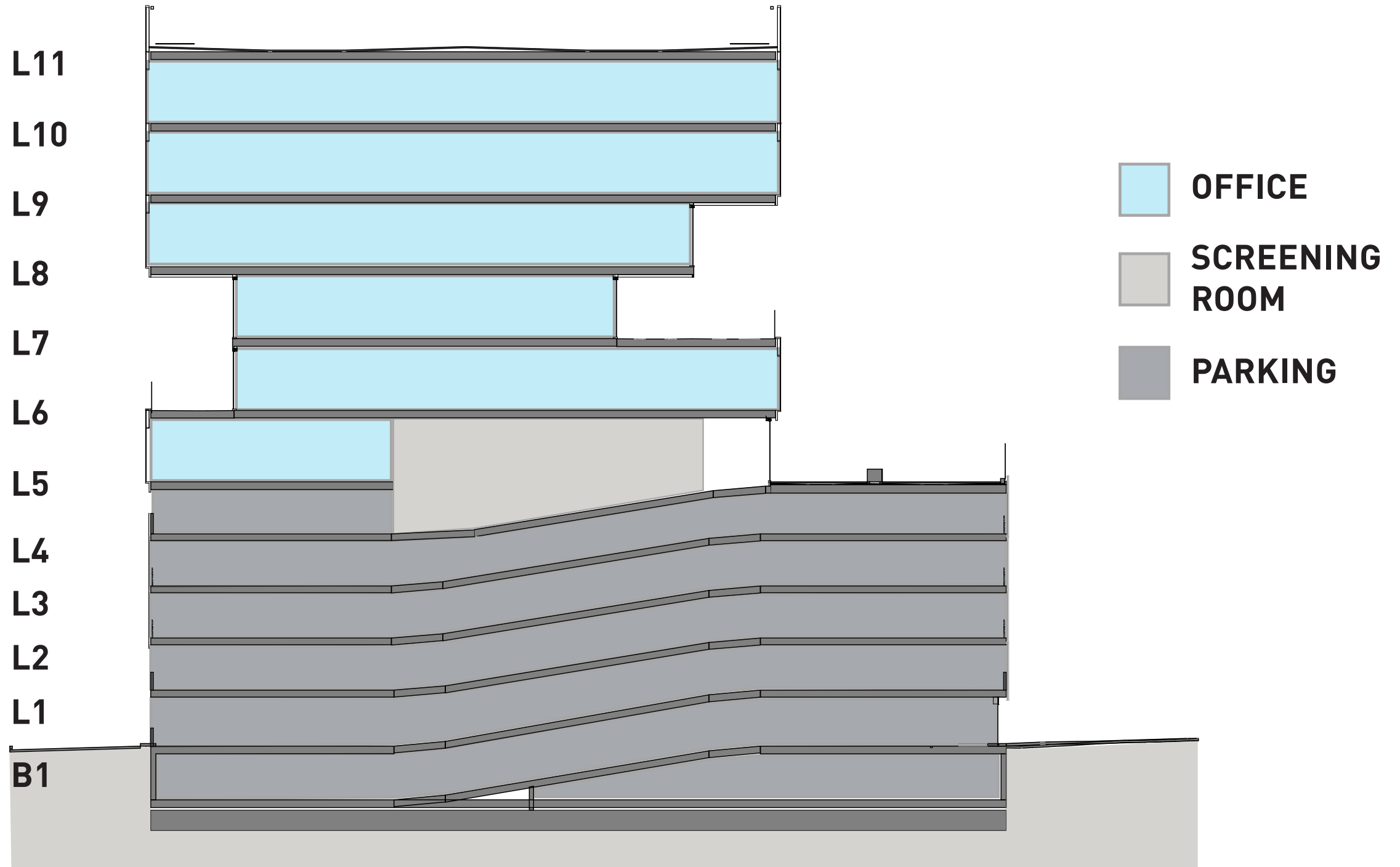


# PLAN LEVEL 06 ALTERNATE ZONING CONCEPT



# SECTION

NORTH  
SOUTH SITE





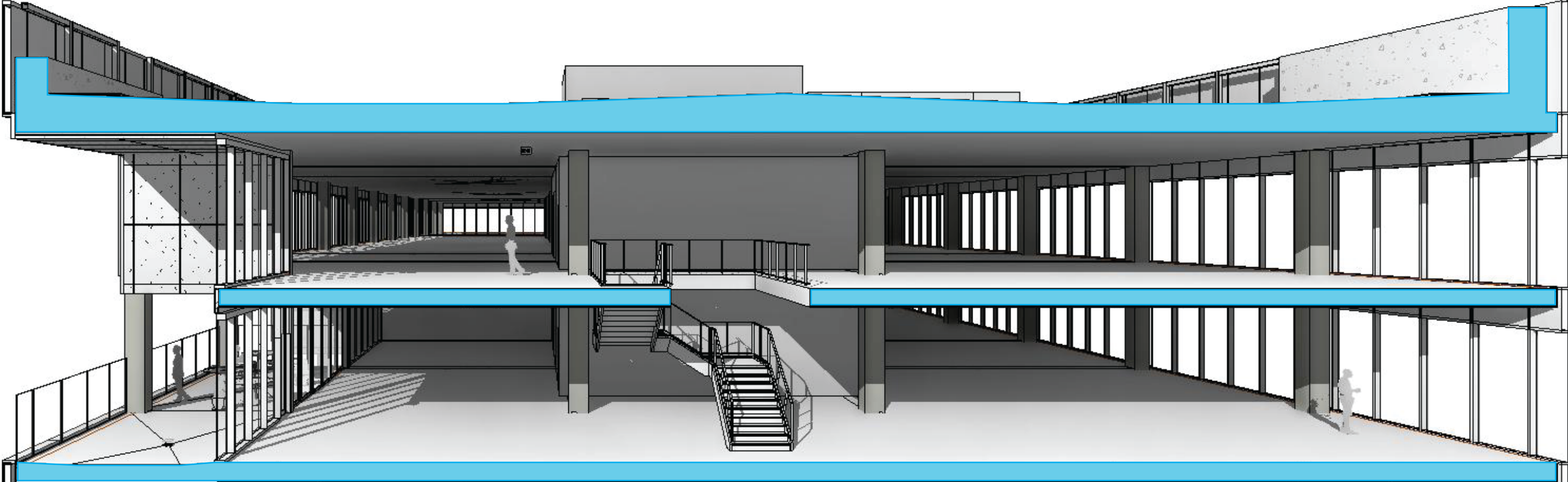
# MEDIA USERS

LEVEL 10/11  
DESIGN CONCEPTS

# ENTRADA

# PLAN & PERSPECTIVE

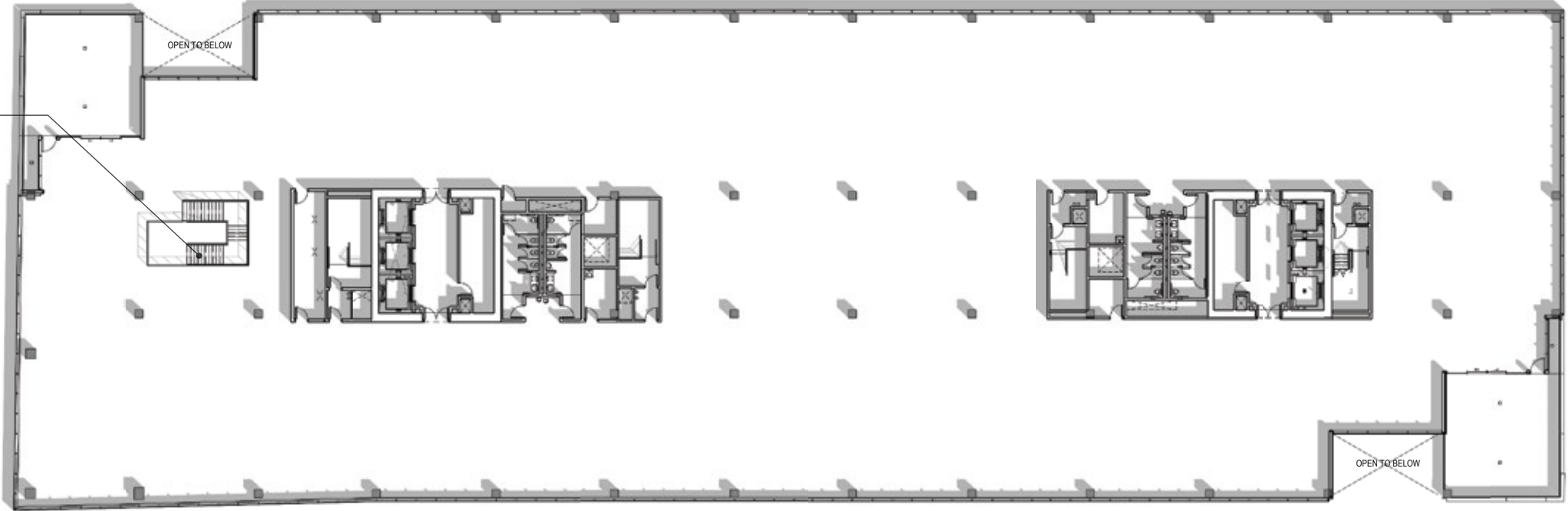
## LEVEL 10/11 - LOFT OFFICE CONCEPT



L11

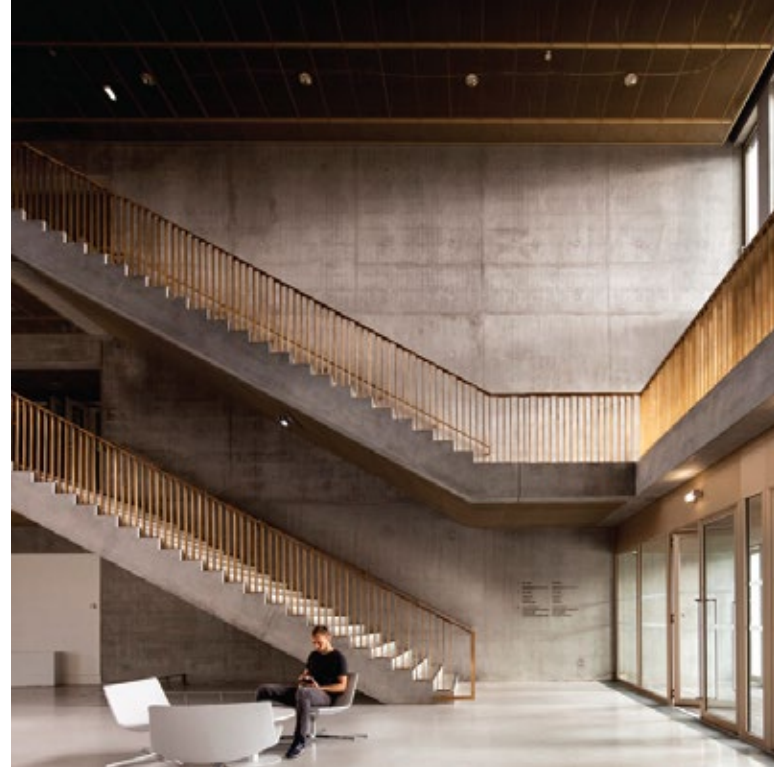
L10

INTERCONNECTING STAIR  
BETWEEN LEVEL 10 AND  
LEVEL 11

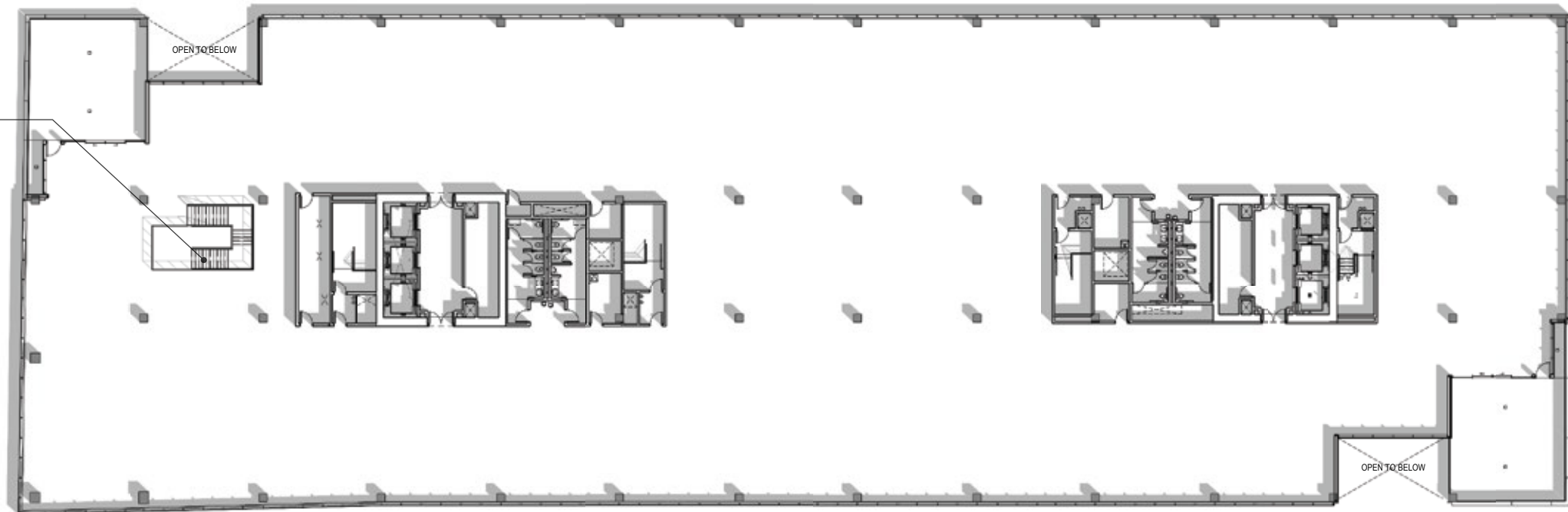


# PLAN

## LEVEL 10/11 - INSPIRATION

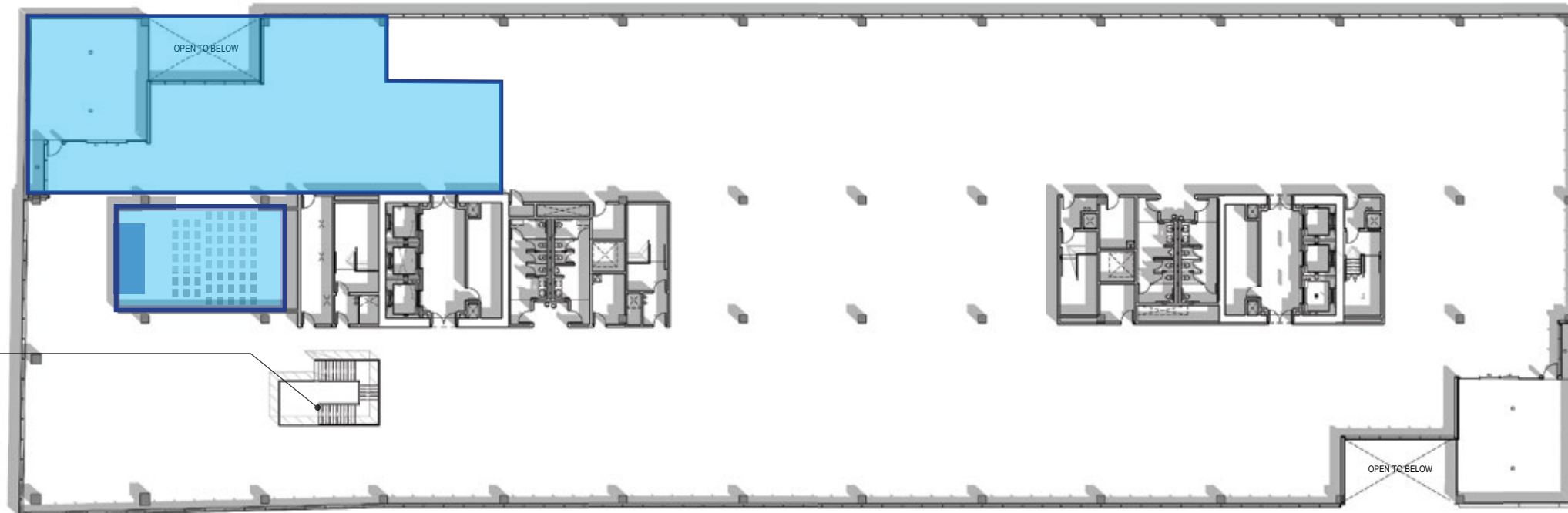
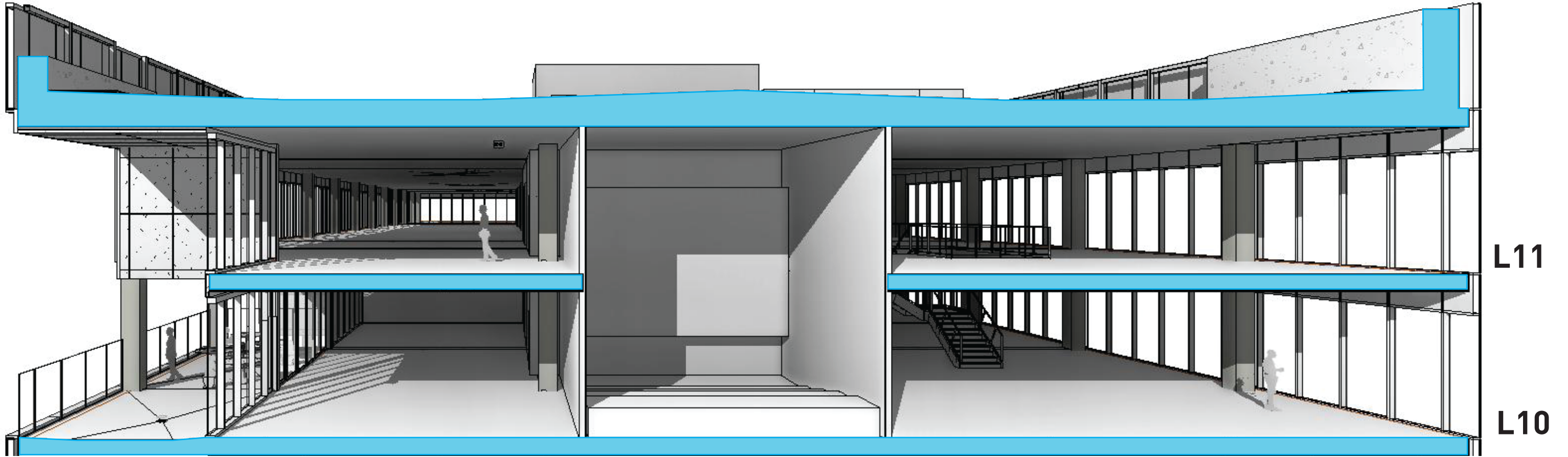


INTERCONNECTING STAIR  
BETWEEN LEVEL 10 AND  
LEVEL 11



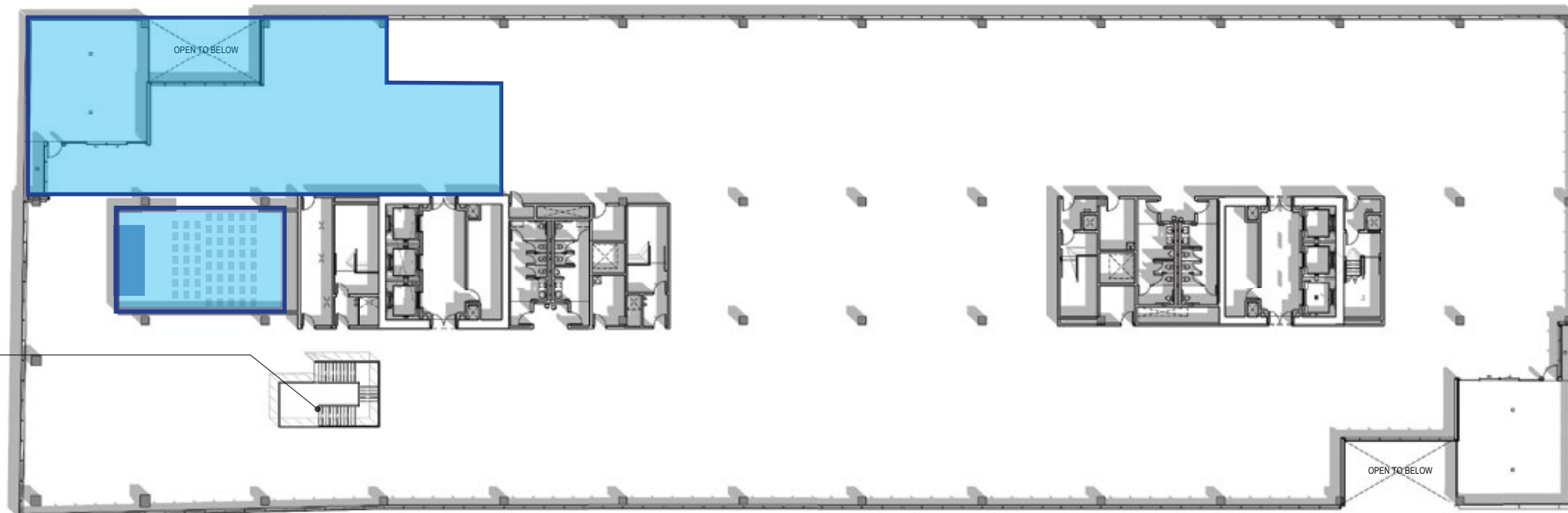
# PLAN & PERSPECTIVE

## LEVEL 10/11 - ALTERNATIVE SCREENING ROOM CONCEPT



# PLAN

## LEVEL 10 - ALTERNATIVE SCREENING ROOM CONCEPT



INTERCONNECTING  
STAIR BETWEEN LEVEL 10  
AND LEVEL 11

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