

ENTRADA



THE NEXT STEP FORWARD

ENTRADA-LA.COM

ENTRADA

An architectural rendering of a modern office building. The building features a multi-story glass facade with a prominent balcony on the second floor. The ground floor is an open-plan office space with large glass windows. In the foreground, there is a rooftop terrace with a paved walkway, several large planters with greenery, and a seating area with grey sofas. A coffee bar is visible on the left side of the terrace. People are shown walking and sitting on the terrace, suggesting a vibrant work environment. The sky is blue with some clouds.

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

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.

**DRIVEN BY DESIGN
FUNCTIONAL STYLE &
CREATIVITY**

**LOCATED IN DESIRABLE
WEST LA**

**ICONIC BUILDING
DESIGN**

**315K 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**



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.

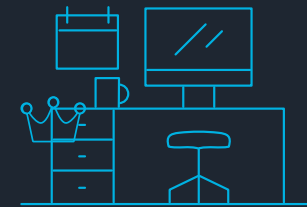
FEATURING



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



315K
Of premium office space.



PREMIUM
WORK SPACES
For todays top talent.



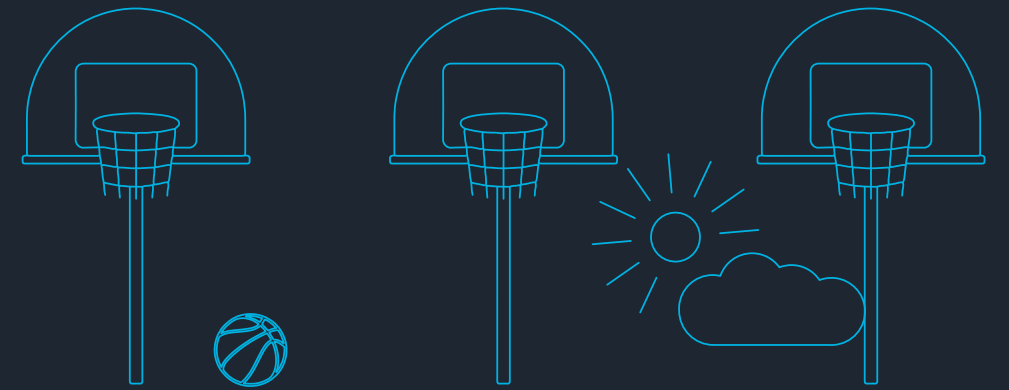
11 FLOORS
Endless configurations.



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



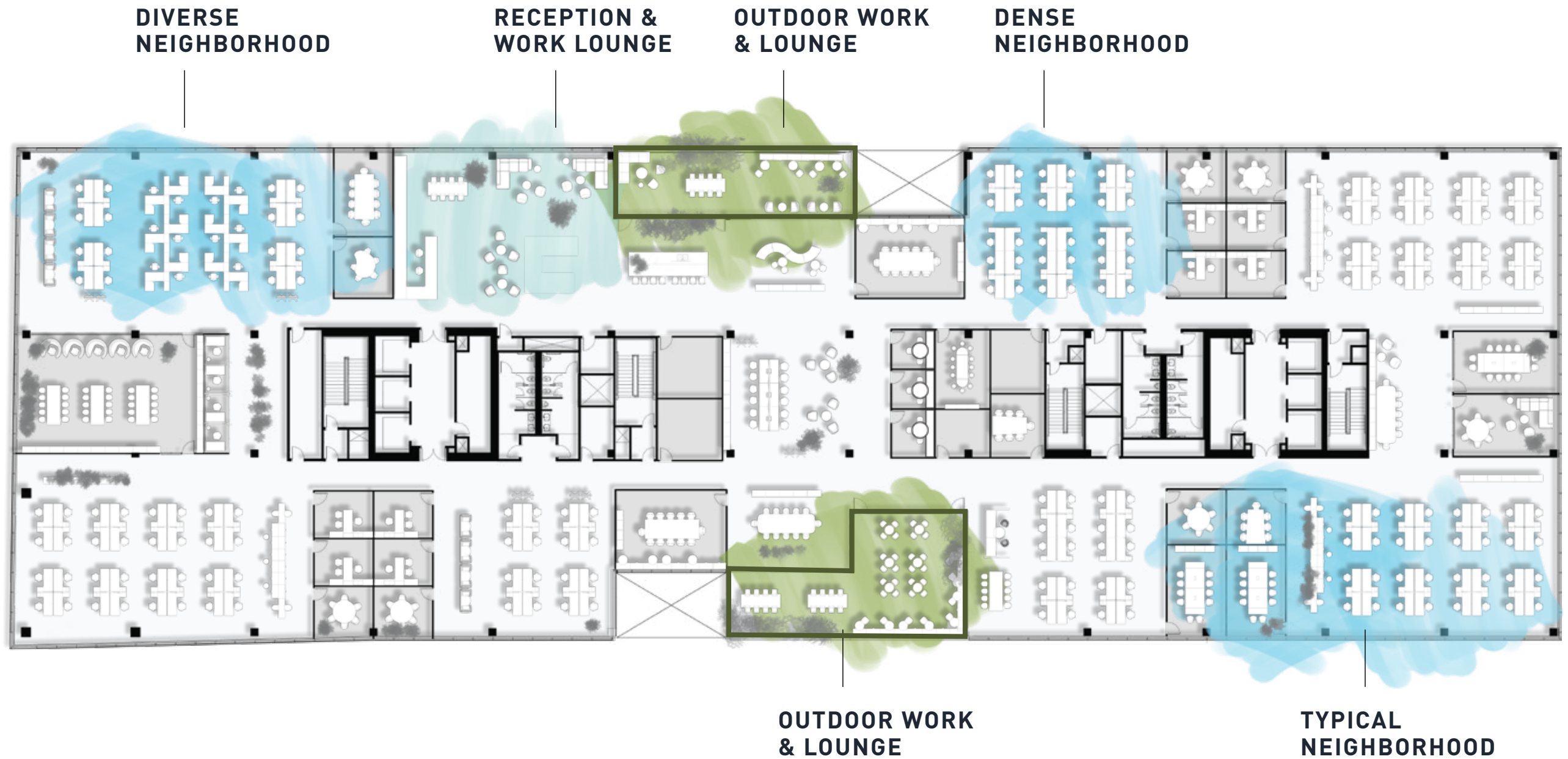
FITNESS
SPACE

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

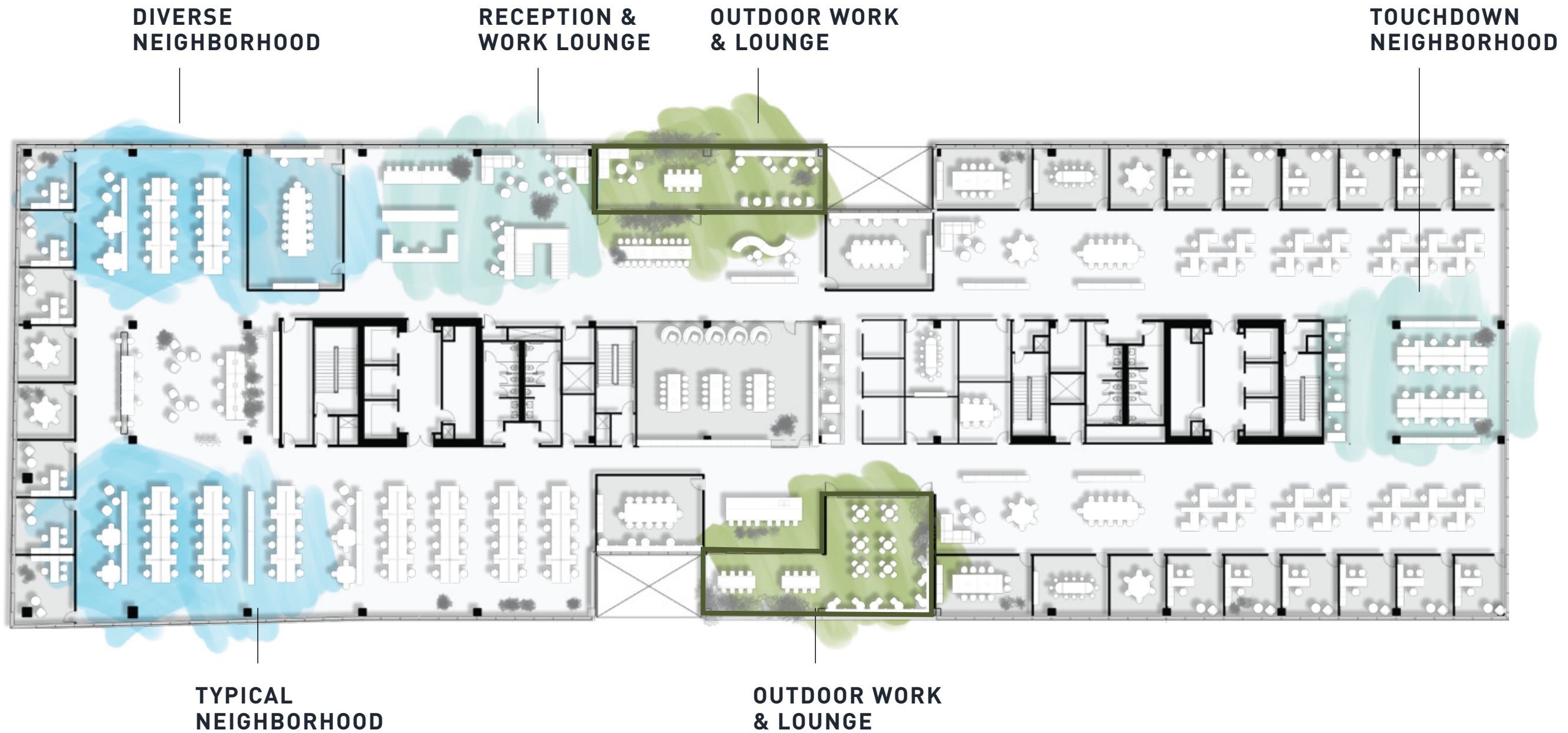
ENTRADA

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 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

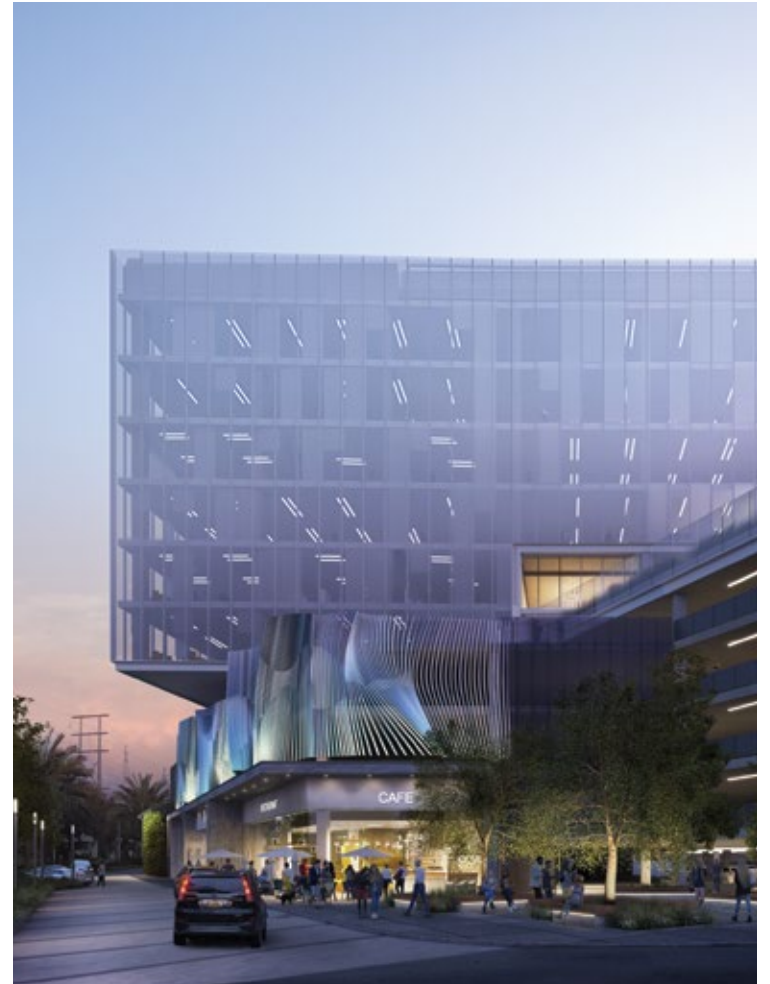
WHERE YOU WORK, MATTERS.



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

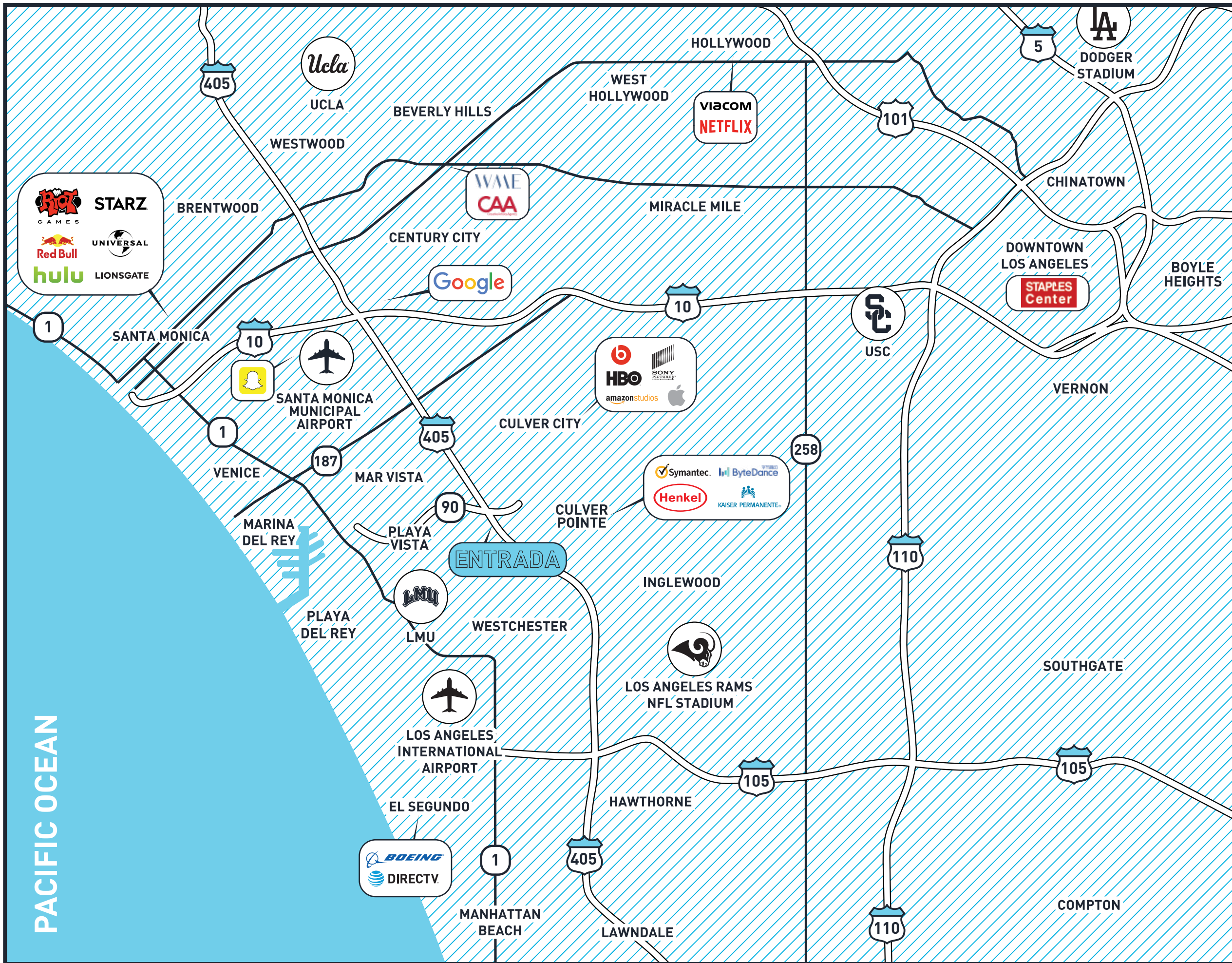
Entrada is a reflection of the area that surrounds it. Open, vibrant and engaging, Entrada is less than two miles from the coast. The property offers companies an opportunity to thrive. Creative work areas both inside and out give employees a place where they can truly work and think outside the box.

**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

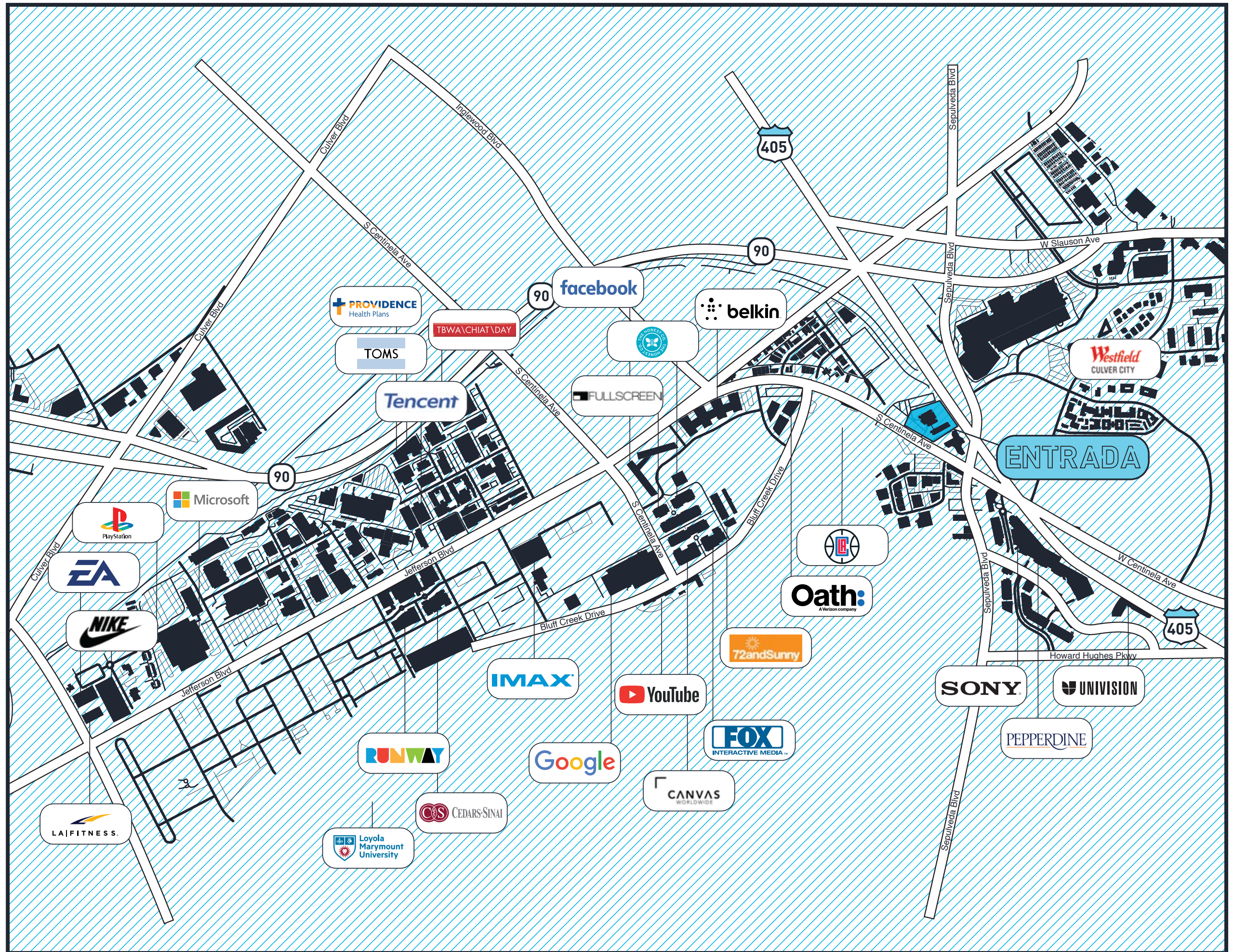
UNBEATABLE
LOCATION



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 left, a large parking lot is filled with cars. In the center, a tall, rectangular building with a grid of windows is illuminated from within, making it stand out against the darkening sky. To its right is a large, flat-roofed commercial building. The background shows a dense urban landscape with various buildings and houses, leading up to a range of mountains in the distance.

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

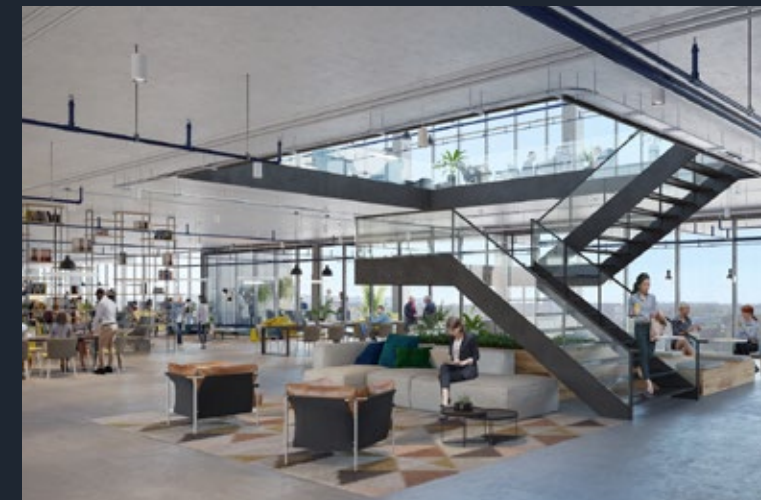
- Close to the Pacific Ocean
- 50,000 RSF floorplates offering 2 large outdoor balconies per floor
- 14,000 SF outdoor Skydeck, designed for safe distancing
- 12'6" slab height and full height window walls
- Optional operable windows for additional fresh air circulation

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.



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.



NO TOUCH
ACCESS



REMOTE
CONNECTIVITY



INTEGRATED
CLIMATE



CUSTOM
ENVIRONMENT



TOUCHLESS
ELEVATORS



RANGE OF
TRAVEL



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
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KHANDLEMAN@LPC.COM

DOUGLAS BROWN
310.486.3583
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LPCWEST
LINCOLN PROPERTY COMPANY

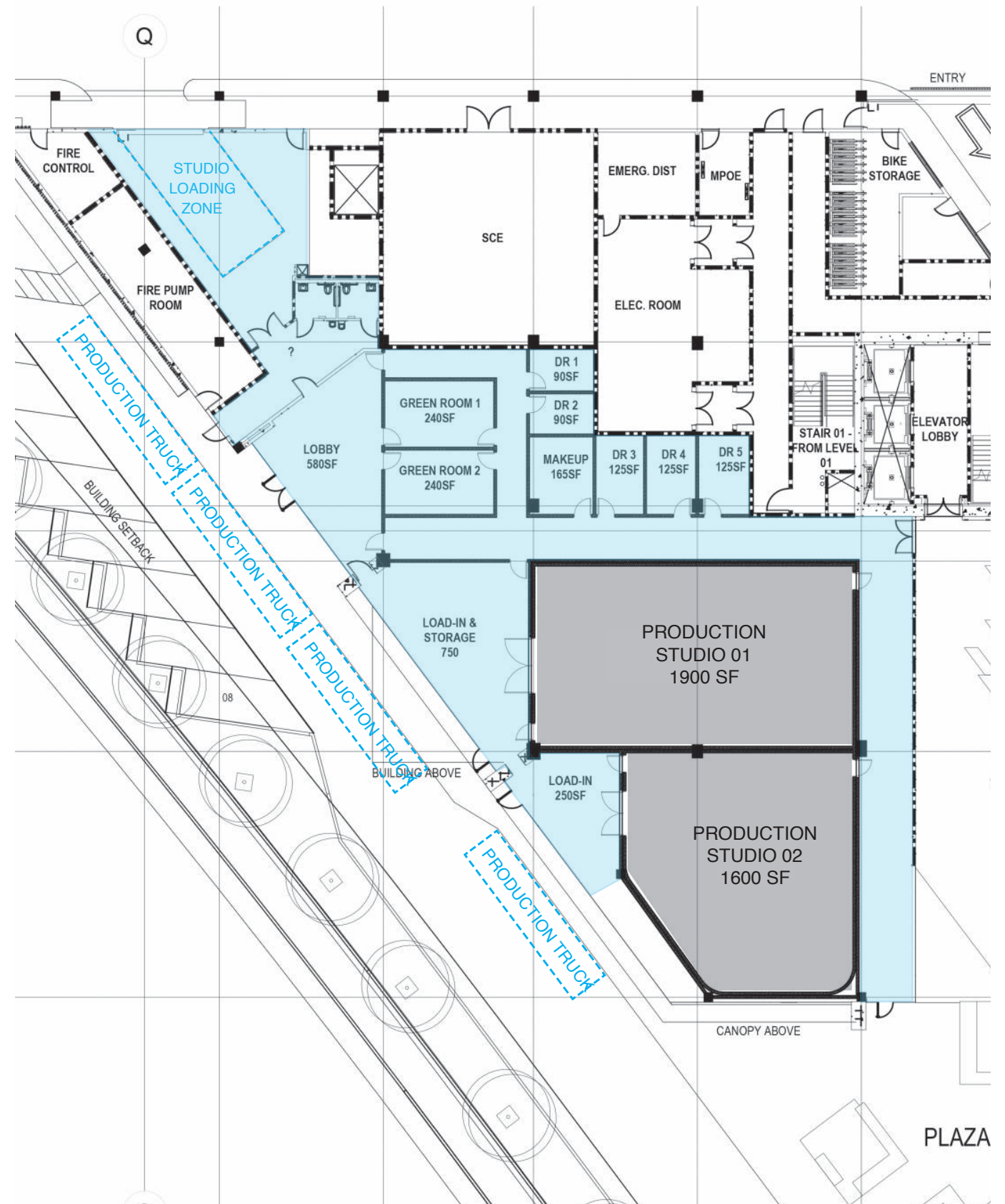
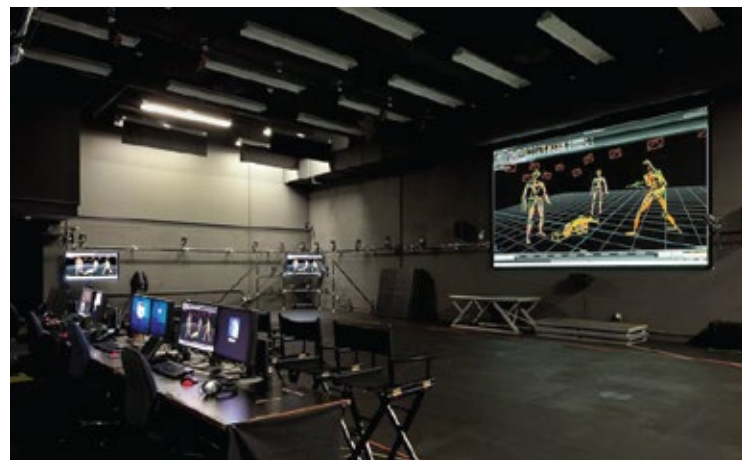
MEDIA USERS

LOBBY DESIGN
CONCEPTS

ENTRADA

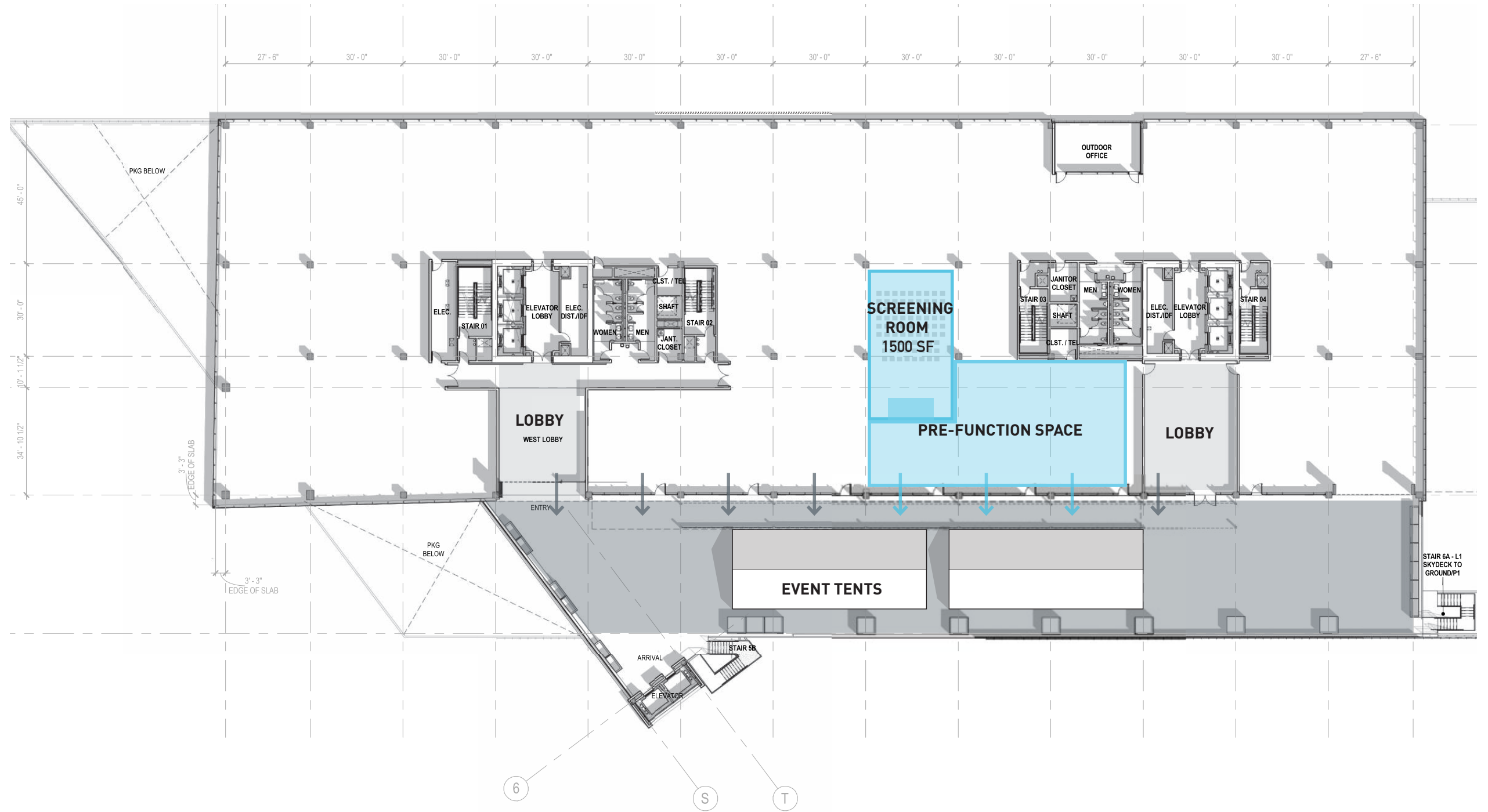
PLAN

GROUND LEVEL/L1 STUDIO CONCEPT

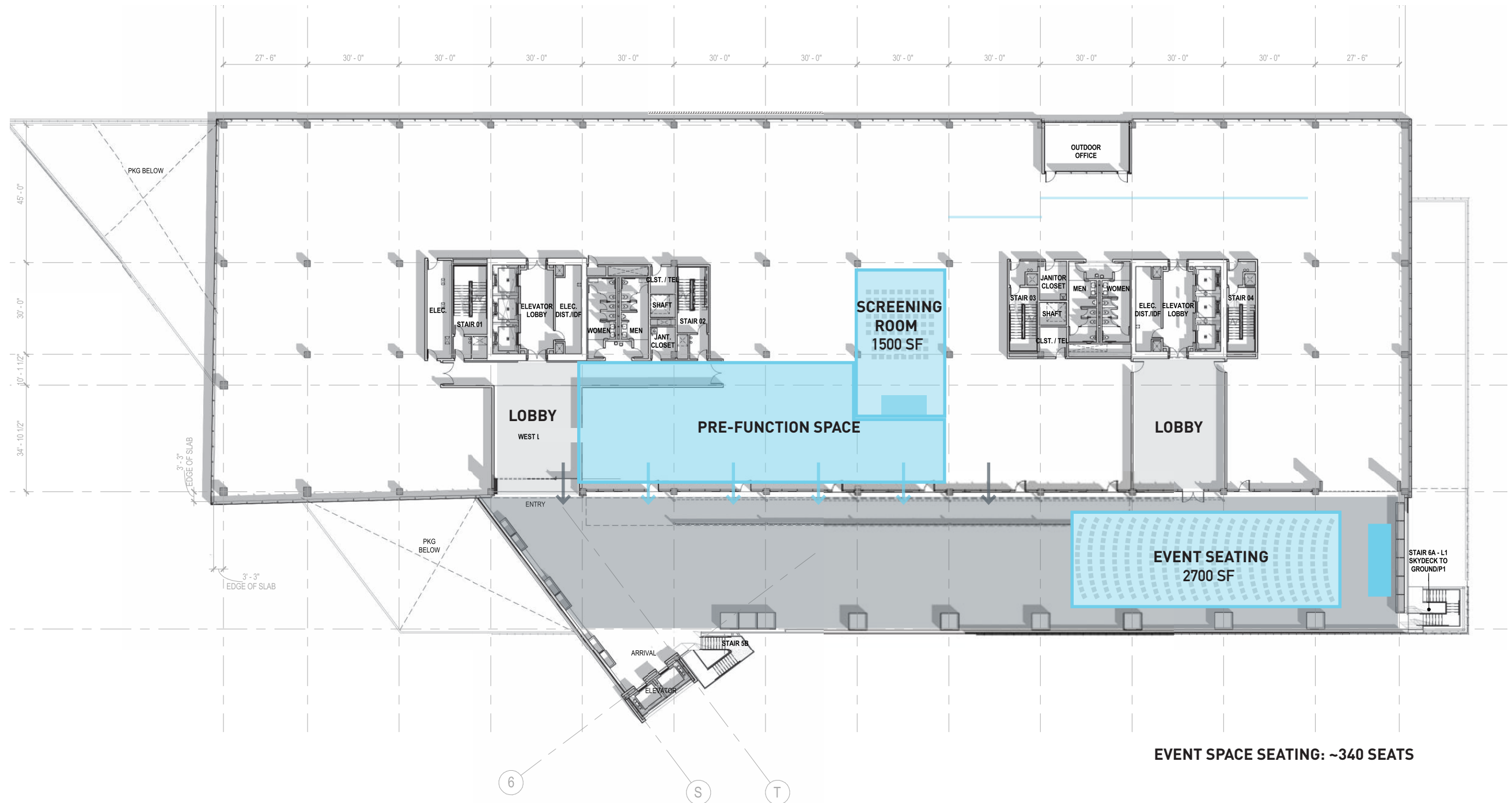


PLAN

LEVEL 06 ZONING CONCEPT

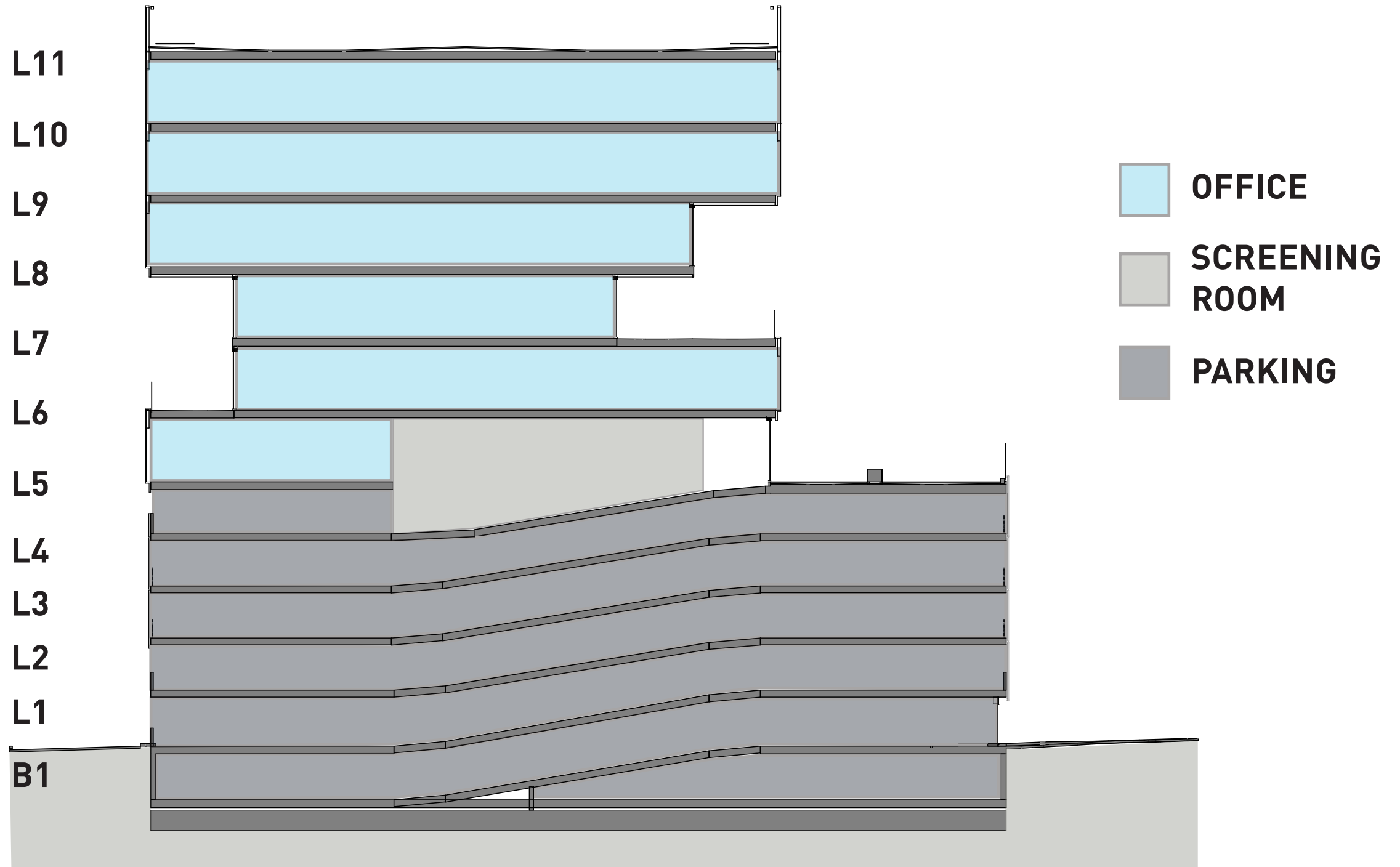


PLAN LEVEL 06 ALTERNATE ZONING CONCEPT



SECTION

NORTH
SOUTH SITE



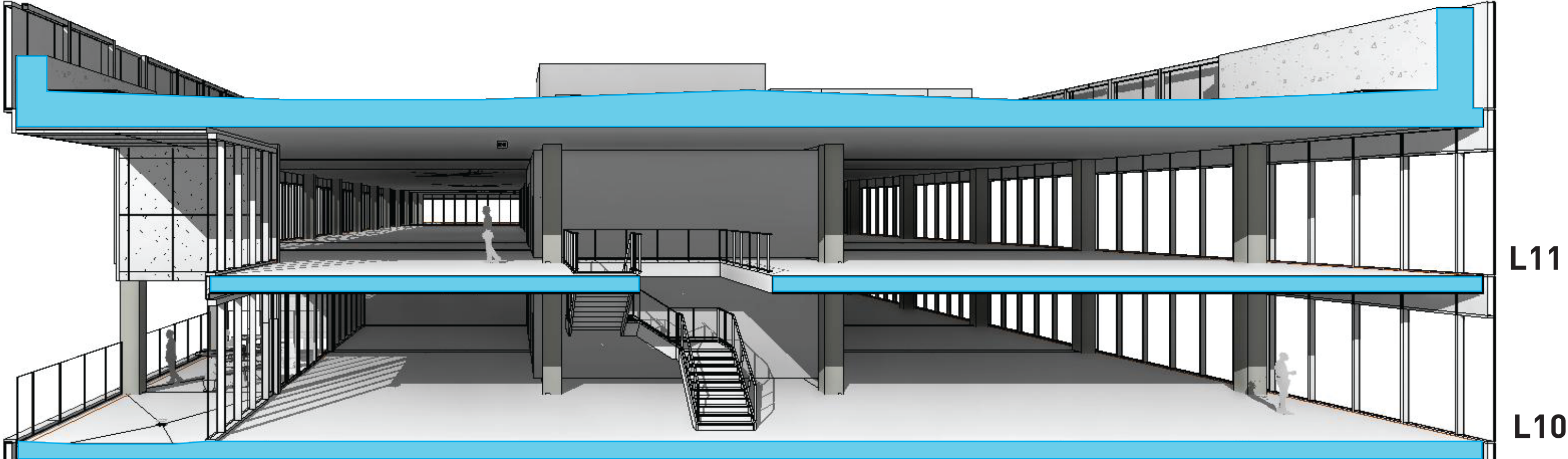
MEDIA USERS

LEVEL 10/11
DESIGN CONCEPTS

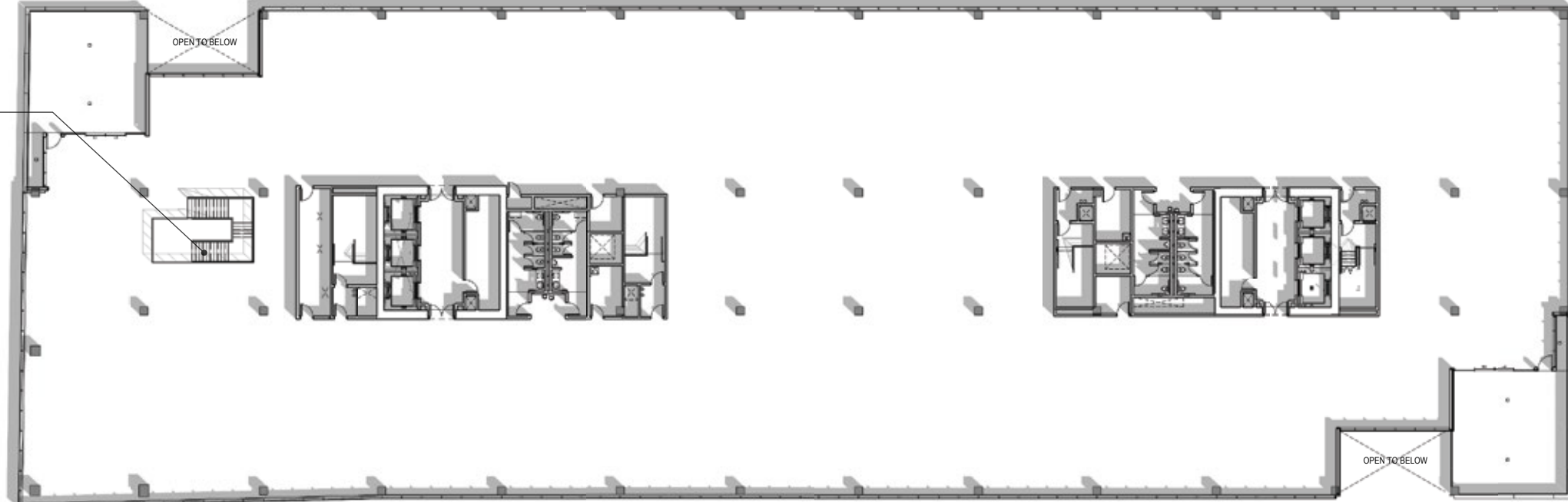
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PLAN & PERSPECTIVE

LEVEL 10/11 - LOFT OFFICE CONCEPT

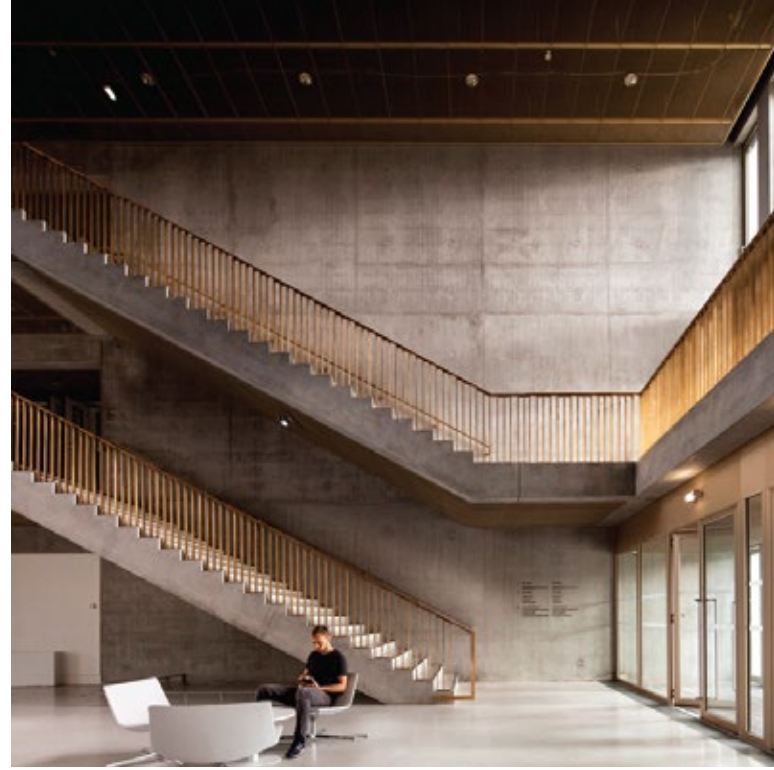


INTERCONNECTING STAIR
BETWEEN LEVEL 10 AND
LEVEL 11

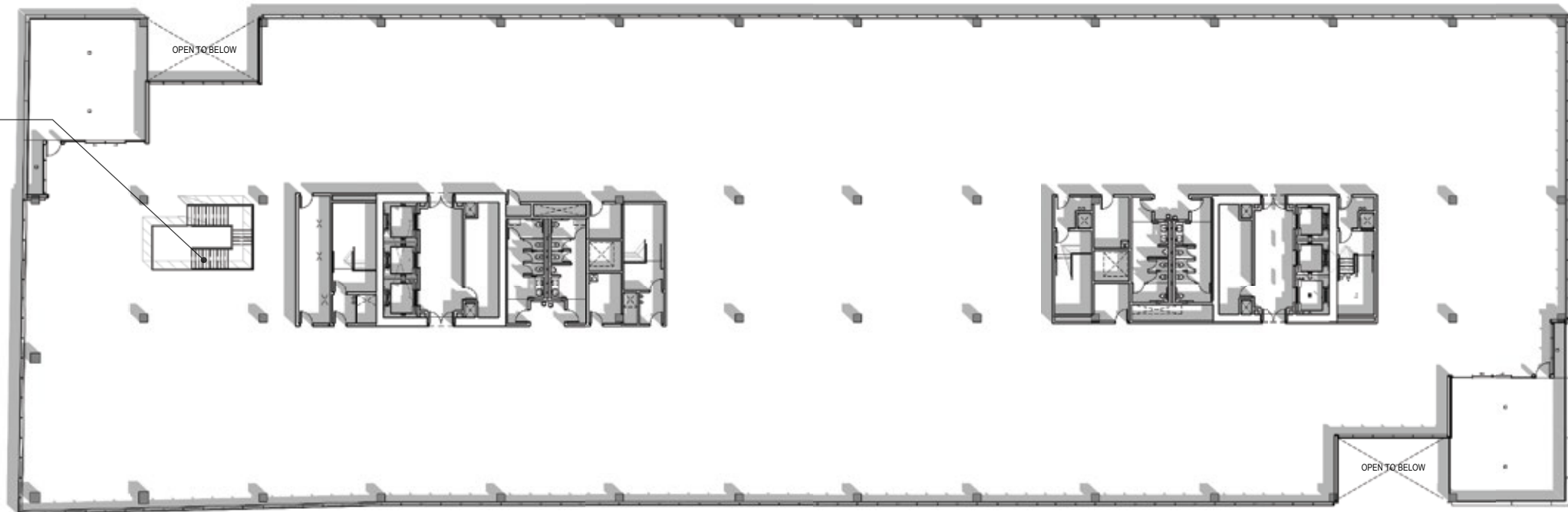


PLAN

LEVEL 10/11 - INSPIRATION

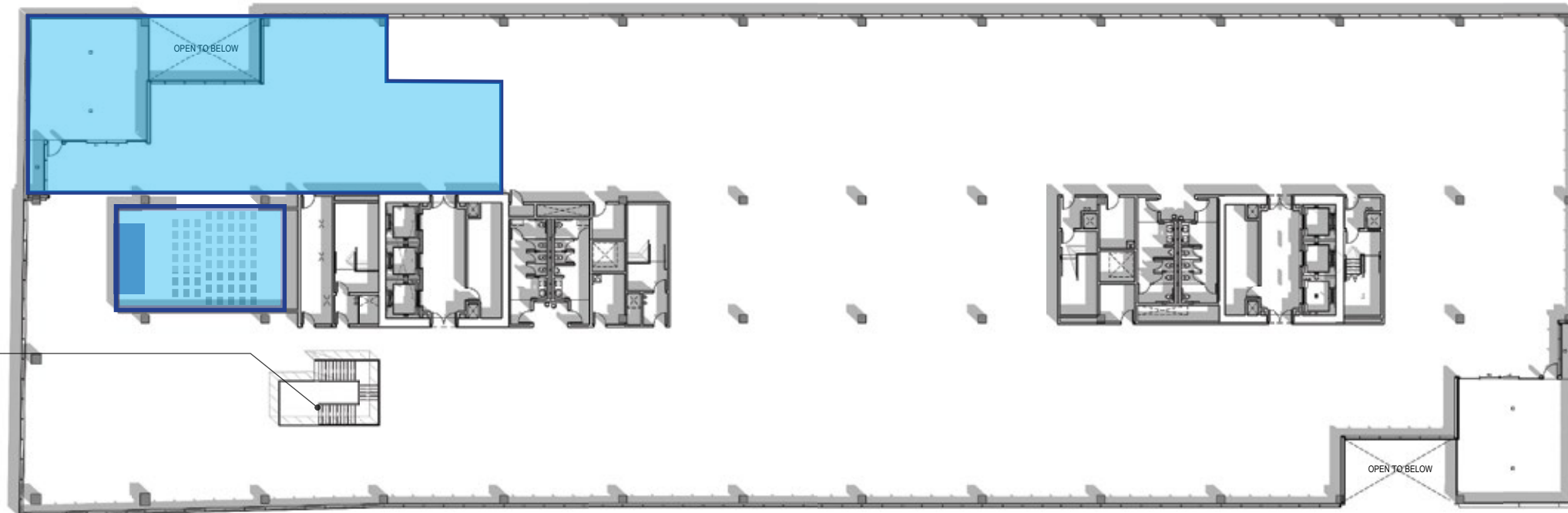
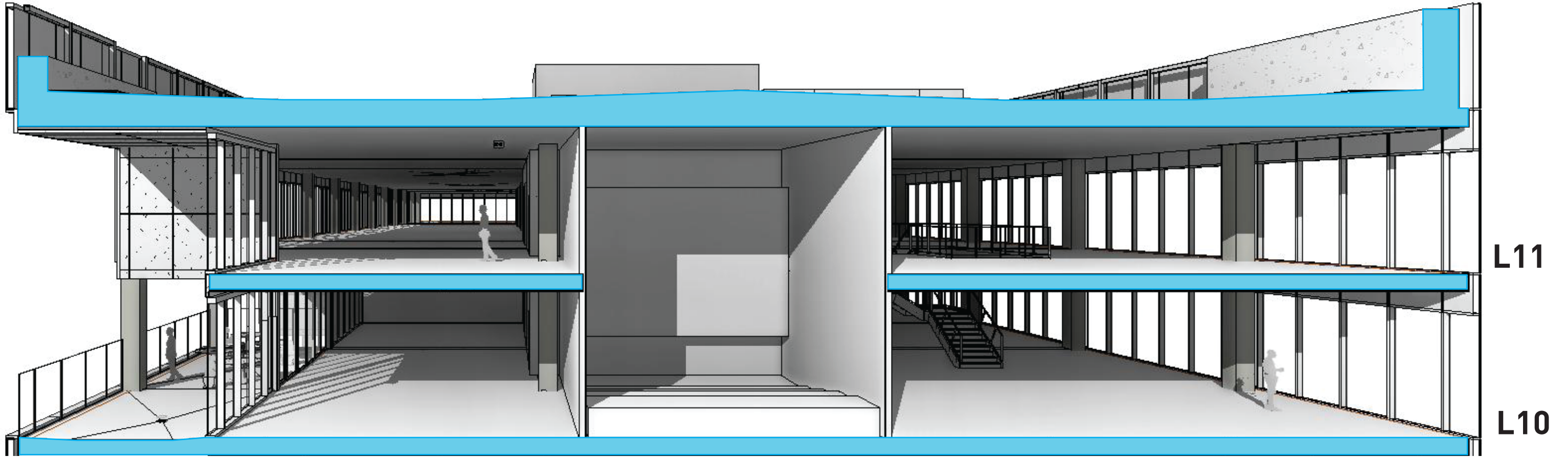


INTERCONNECTING STAIR
BETWEEN LEVEL 10 AND
LEVEL 11



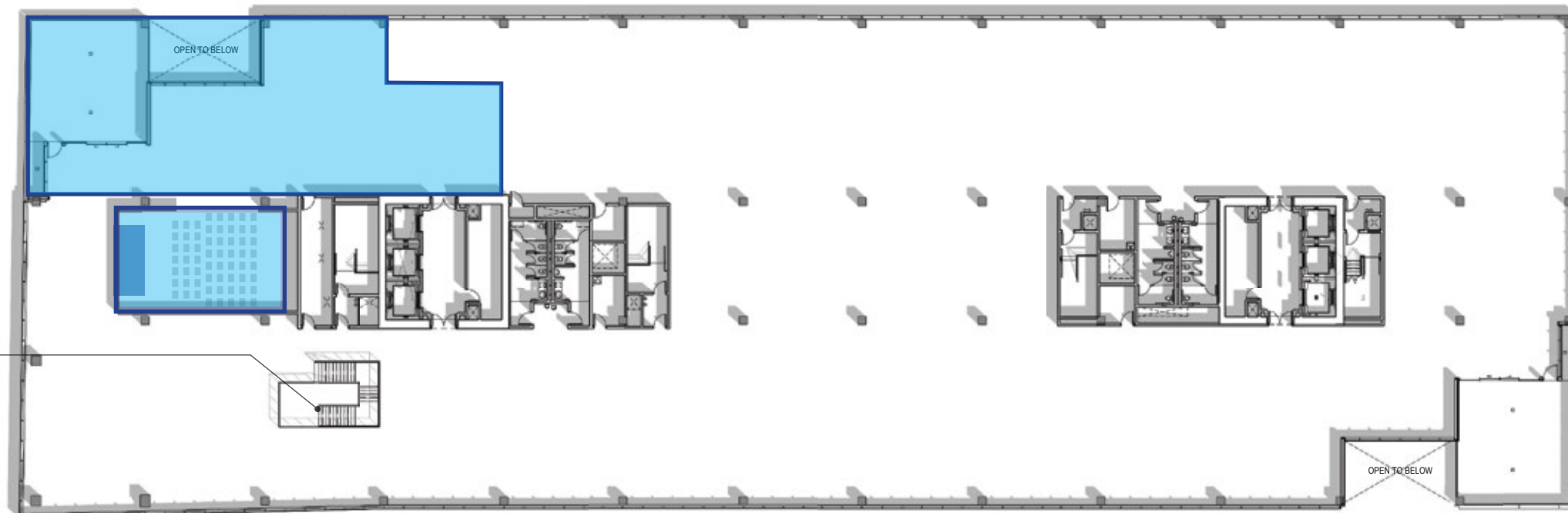
PLAN & PERSPECTIVE

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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