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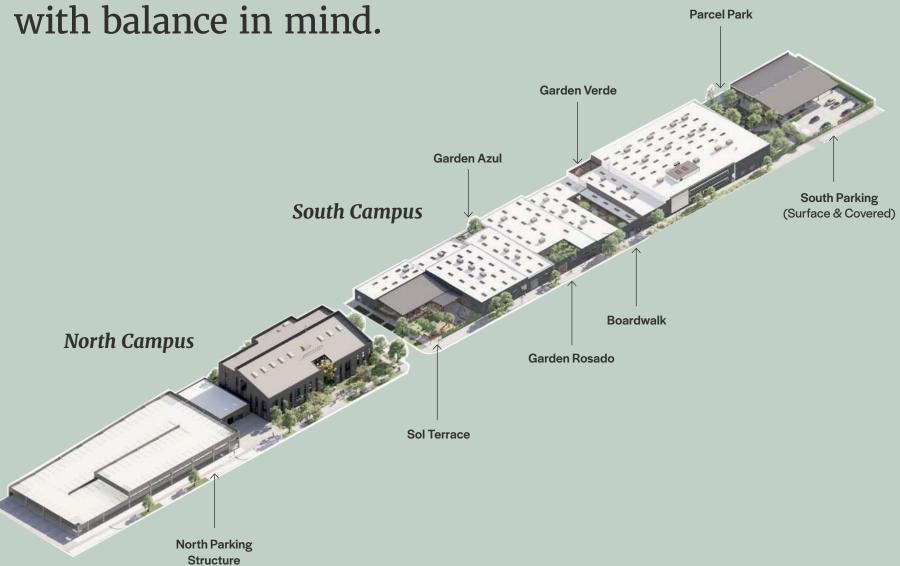
Casitas is a collection of 10 small buildings built over the span of 50 years located in the vibrant neighborhood of Atwater Village. An environment designed to foster creativity and growth.

A thoughtful retreat from the city...

Casitas redefines our workplace and how it can better support a balanced and refreshed lifestyle. The campus offers a thoughtful reprieve from the bustling city with a series of buildings that offer tenant spaces filled with natural light, lush greenery, and outdoor amenities.



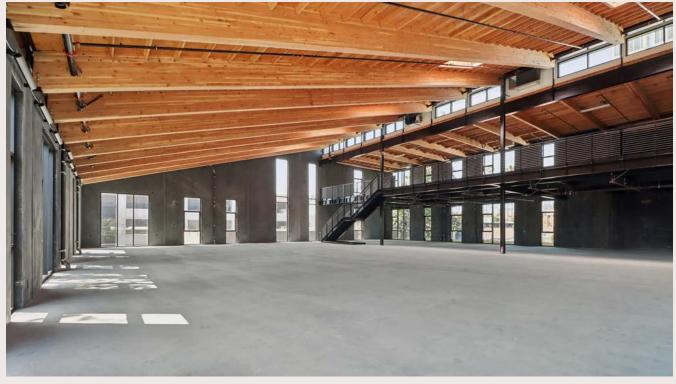
Ten buildings built with balance in mind.



37,901 SF

Newly constructed 3-story office building designed to bring the outdoors in with natural landscaping and access to light.

- Two private tenant patios with room for a third
- Unique pitched roof and custom concrete exterior paneling system
- Thoughtfully designed exterior landscaping and lighting
- Abundant natural light with expansive windows and skylights
- High volume spaces ranging from 13'-6" to 31'-0"
- Exposed steel structure and wood ceilings

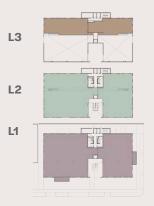






Level 1

Workspace	15,351	SF
Patio	633	SF



NORTH CAMPUS KEY

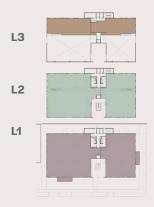
LEVEL 1



Level 2

Workspace

15,619 SF



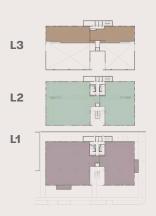
NORTH CAMPUS KEY



Level 2

Workspace

15,619 SF



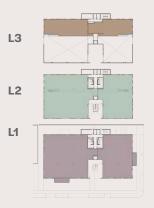
NORTH CAMPUS KEY



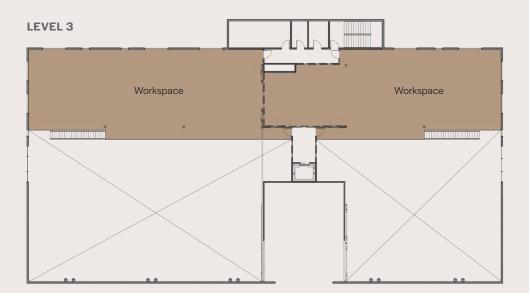


Level 3

Workspace 6,297 SF



NORTH CAMPUS KEY

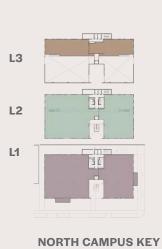


Level 3

Workspace

6,297 SF





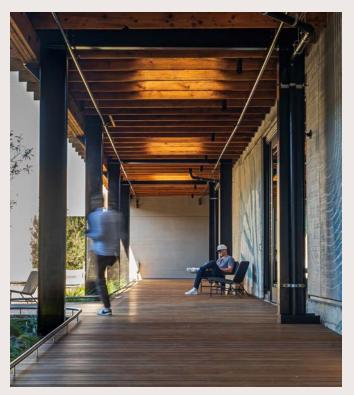


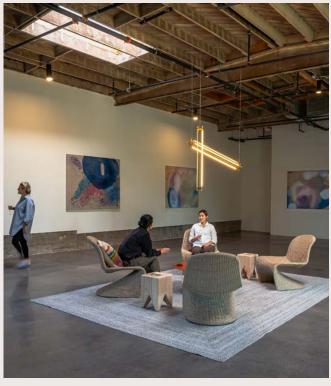
79,172 SF

The revitalized South Campus office buildings boast an outdoor park and amenity area. The newly designed expansive canopy offers café and retail opportunities.

Architectural Upgrades:

- Each tenant space opens to outdoor spaces, operable doors and windows
- New roofs, skylights and expanded industrial style glass and metal window systems
- Modern and textured concrete wall treatment with sandblasted wood ceilings
- Refinished concrete floors throughout
- Flexible, efficient and high-volume floor plans
- Original industrial doors, hardware, and artifacts







Tenant 1

Workspace	12,544 SF
Clear Height	15 - 20'





SOUTH CAMPUS KEY

LEVEL 1



Tenant 1

Workspace	12,544 SF
Clear Height	15 - 20'







SOUTH CAMPUS KEY

Tenant 2

Workspace	10,27	0 SF	
Garden Rosado*	748	SF	

Clear Height 17 - 20'



SOUTH CAMPUS KEY

LEVEL 1

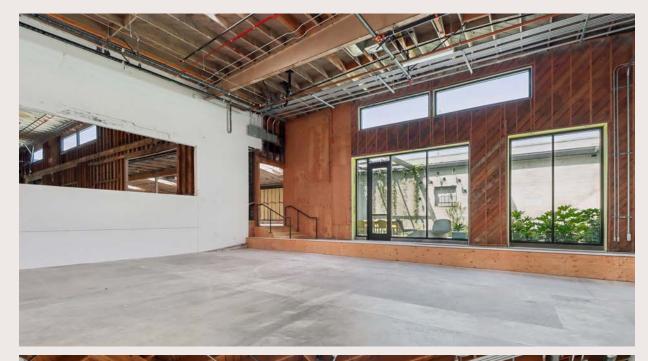


^{*}Shared space w/ Tenant 3

Tenant 2

Workspace	10,270	SF
Garden Rosado*	748	SF

Clear Height 17 - 20'









SOUTH CAMPUS KEY

^{*}Shared space w/ Tenant 3

Tenant 3

Workspace	13,951	SF
Garden Rosado*	748	SF

Clear Height 12 - 20'





SOUTH CAMPUS KEY

LEVEL 1

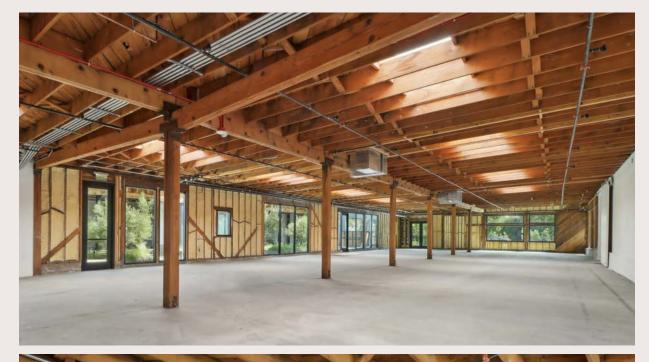


^{*}Shared space w/ Tenant 2

Tenant 3

Workspace	13,951	SF
Garden Rosado*	748	SF

Clear Height 12 - 20'









SOUTH CAMPUS KEY

^{*}Shared space w/ Tenant 2

Tenant 4

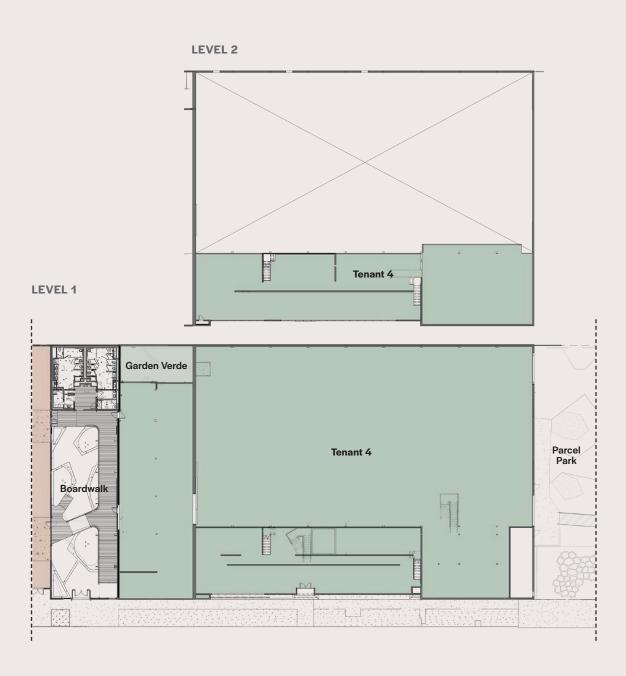
Level 1	32,694	- SF
Garden Verde	729	SF
Level 2	7,490	SF

Clear Height 17 - 24'



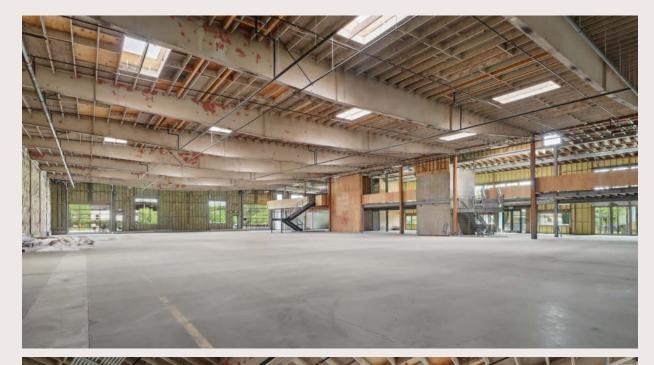


SOUTH CAMPUS KEY



Tenant 4

Level 1	32,694 SF
Garden Verde	729 SF
Level 2	7,490 SF
Clear Height	17 - 24'









SOUTH CAMPUS KEY

An elevated experience.

An Organic Community

Nestled on a tree-lined street of Atwater Village, Casitas offers a peaceful environment with on-site and walkable food and beverage amenities.

Private Entrances

Inspired by the existing architecture, private entrances open to high volume work environments flooded with natural light.

Indoor & Outdoor Workspaces

Each tenant space boasts a private patio with operable doors that open to create an indoor, outdoor environment. Crawling vines, shade trees and lush landscaping invite casual and creative work sessions.

Integrated Outdoor Music

Enterprise Grade High Speed Internet & Wifi

Touchless Building Entry

Cafe & Retail Mobile Ordering via Bldg App

Parking 3.5/1,000

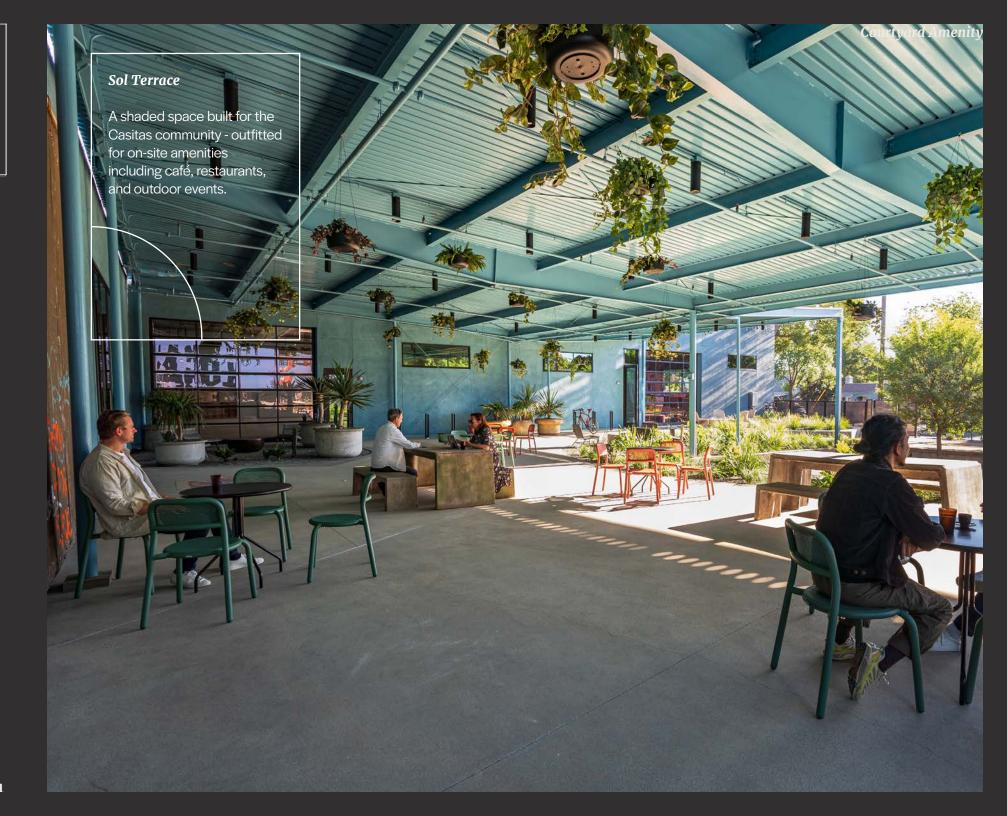
Electric Charging Stations

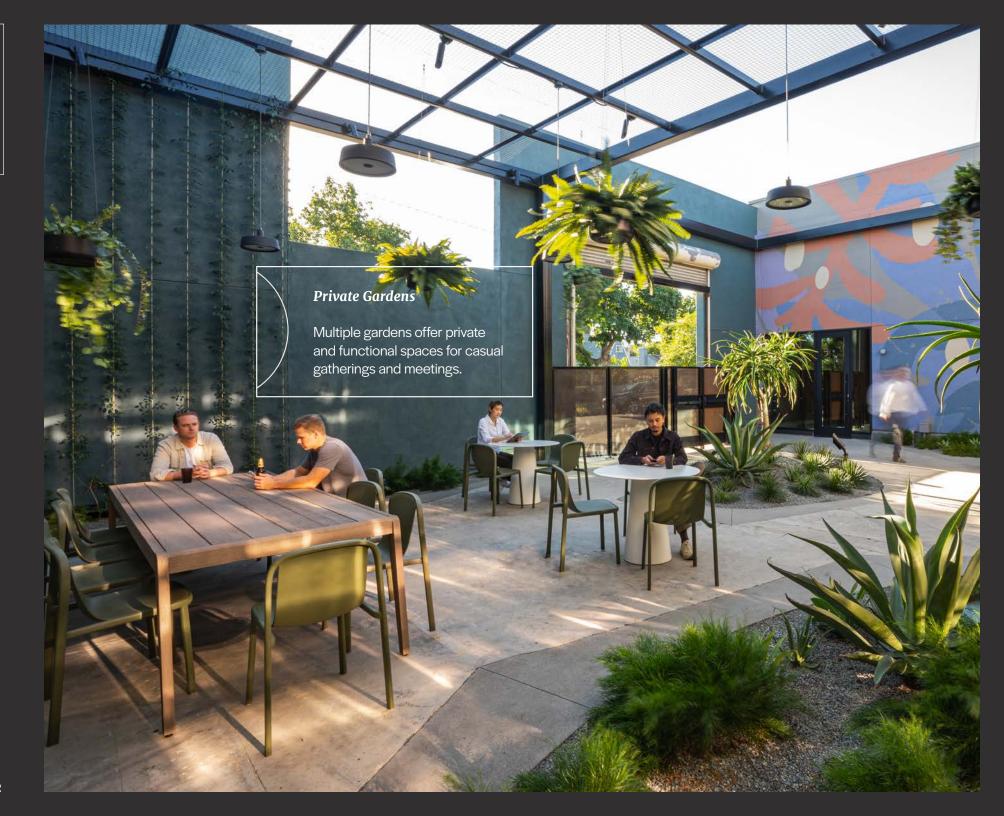
Dog Friendly

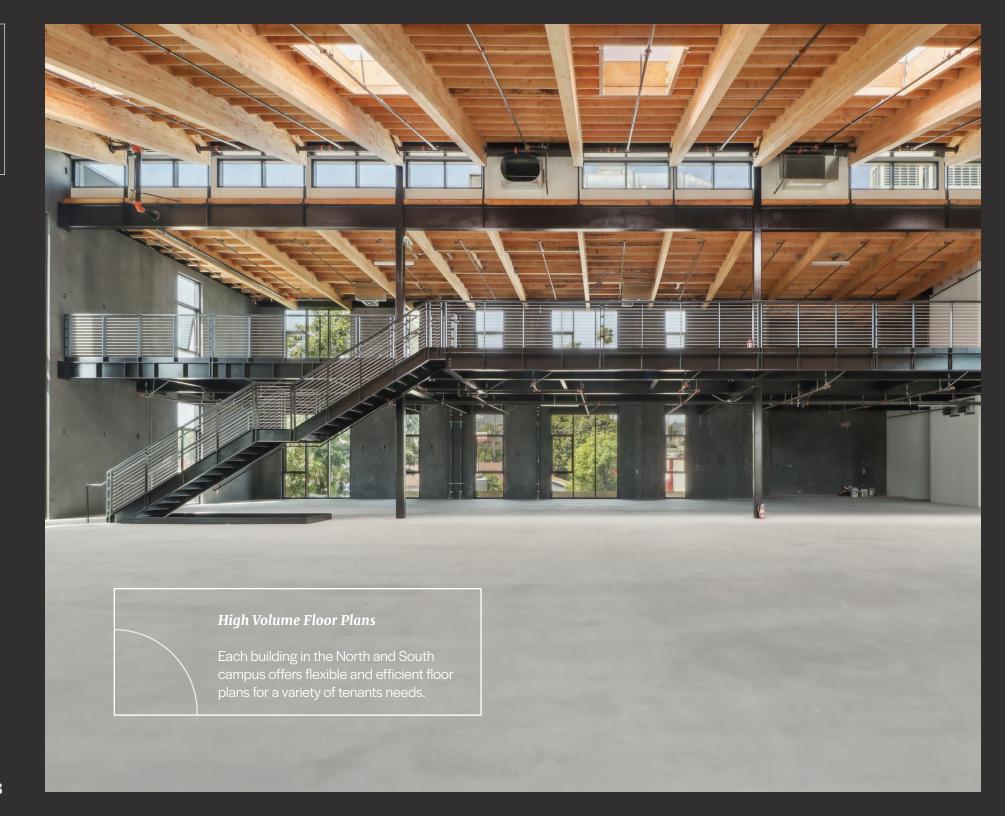
Local Food Trucks

Sound Mitigation





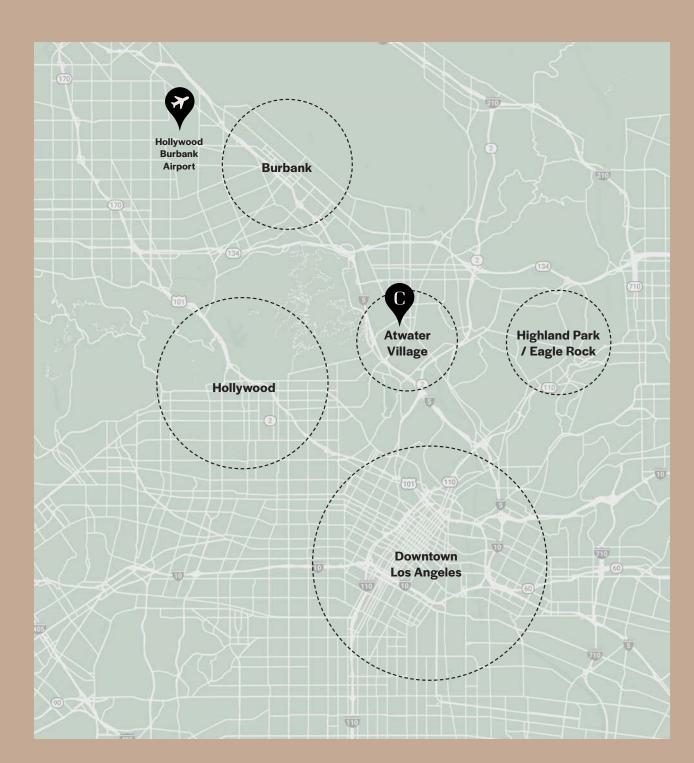




A Premier Location

Casitas sits in the heart of Atwater Village and the highly desirable NELA area, just minutes from Los Feliz, Hollywood, and Burbank with nearby access to the 5, 2, 110 and 101 freeways.

15 Minutes to Hollywood	Minutes to Los Feliz/Silver Lake
10 Minutes to DTLA	10 Minutes to Burbank
10 Minutes to Highland Park	Minutes to Frogtown



Atwater Village: a neighborhood filled with good people, food and amenities.

Atwater Village and Northeast Lost Angeles "NELA" area is extremely walkable and bike-friendly. For transit-goers, Casitas is conveniently located near the I-5 and 110 Freeways as well as several public transportation options.

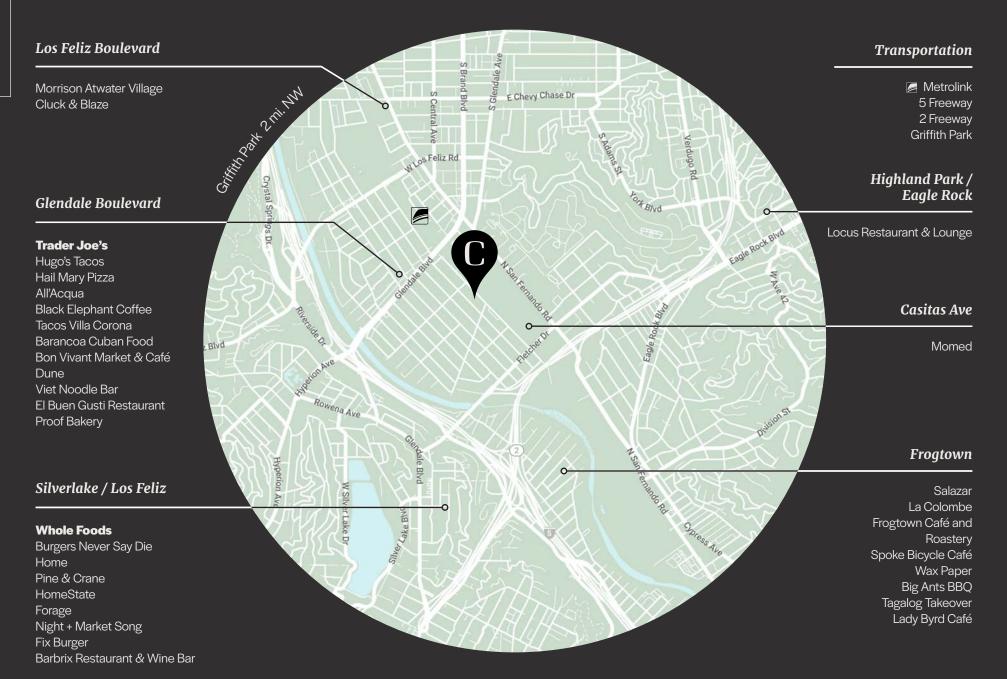
Refreshments

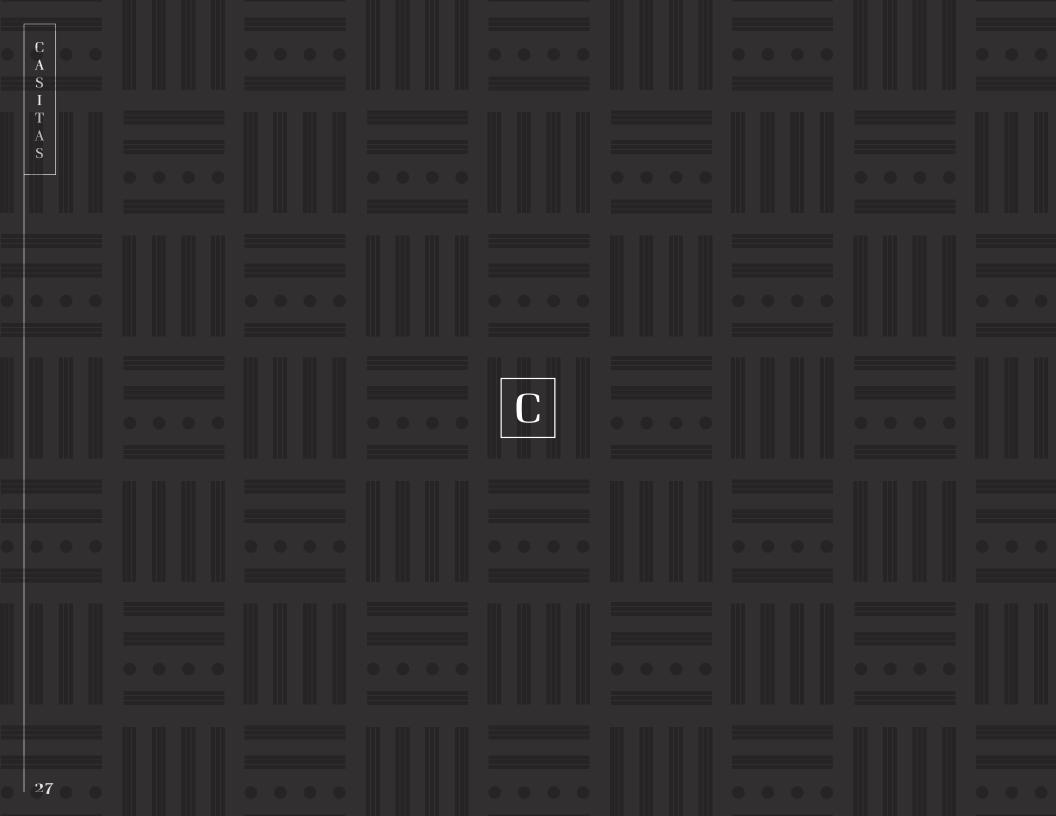
From watering holes and dive bars to spacious gastropubs, Atwater Village and NELA offers many options for beer, craft cocktails, and fancy libations. Happy hour's only steps away.

Foodie Haven

Atwater Village and NELA are home to many popular restaurants and happening breweries. Your dining and entertainment options are just around the corner.











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