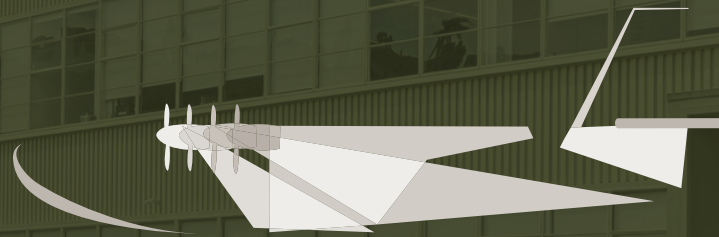




Jones Lang LaSalle Brokerage, Inc.,
Real estate license #01856260



THE
RATKOVICH
COMPANY




HERCULES CAMPUS

AT PLAYA VISTA

12101 W BLUFF CREEK DRIVE & 12105 W BLUFF CREEK DRIVE

33° 58' 37.75" N

118° 24' 23.39" W



Building 1
12101 Bluff Creek
37,462 RSF
Full building
availability

Building 2
12105 Bluff Creek
19,140 RSF
Standalone 2-story
availability

KEEP OUT OF FOUNTAIN
NO BICYCLE RIDING
NO SKATEBOARDING
NO ROLLERBLADING
NO SCOOTER RIDING
NO SMOKING
HARRIS COUNTY

The Availability

Two outdoor-served buildings
Standalone or combined
Up to 56,602 RSF available

33° 58' 37.75" N

118° 24' 23.39" W

A New Era of Innovation

HERCULES CAMPUS' LEGENDARY PAST AS AN AVIATION COMPLEX HAS BEEN TRANSFORMED INTO A MODERN OFFICE SETTING, WHILE PRESERVING UNIQUE HISTORIC DETAILS.



Designed for Collaboration

56,602 SF, 37,462 SF or 19,140 SF available across two standalone 2-story buildings with an open plan, internal stairs, glass-lined conference rooms, amphitheater seating, and a shared platform deck.



Park-like Setting

Set among mature sycamore trees and vibrant amenitized open spaces, Building 1 features operational wall panels for the ultimate in indoor/outdoor office experience.



Eccentric History

The irreplaceable exposed trusses and historic paneled wood walls nod to the first innovators of Playa Vista.



Ultimate Location

The Campus is surrounded by the top creative and tech companies of Los Angeles with the convenience of an accessible Lower Westside location and walking distance amenities.



Creative Office Ready

Create your distinctive work environment within historic walls.

Property Highlights



MONUMENT SIGNAGE AVAILABLE



3.5:1,000 SURFACE PARKING



EARTH-MINDED
ONSITE BEEKEEPING



BBQ GRILLS FOR TENANT USE



CAMPUS WIDE SEATING AND
GATHERING AREAS



BUILDING 1 AVAILABLE 9/1/25
BUILDING 2 AVAILABLE NOW



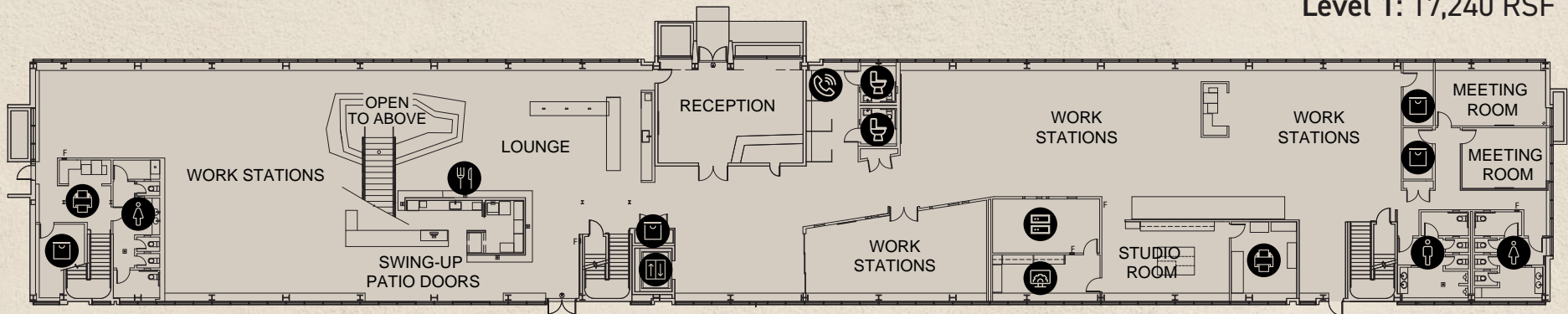
33° 58' 37.75" N

118° 24' 23.39" W

Building 1 Floor Plan

12101 W BLUFF CREEK DRIVE | 37,462 RSF

Level 1: 17,240 RSF



Level 2: 17,238 RSF



Additional lower level: 2,984 RSF

33° 58' 37.75" N

118° 24' 23.39" W



Large cut-out interior stairwells
connect floors and community

33° 58' 37.75" N

118° 24' 23.39" W



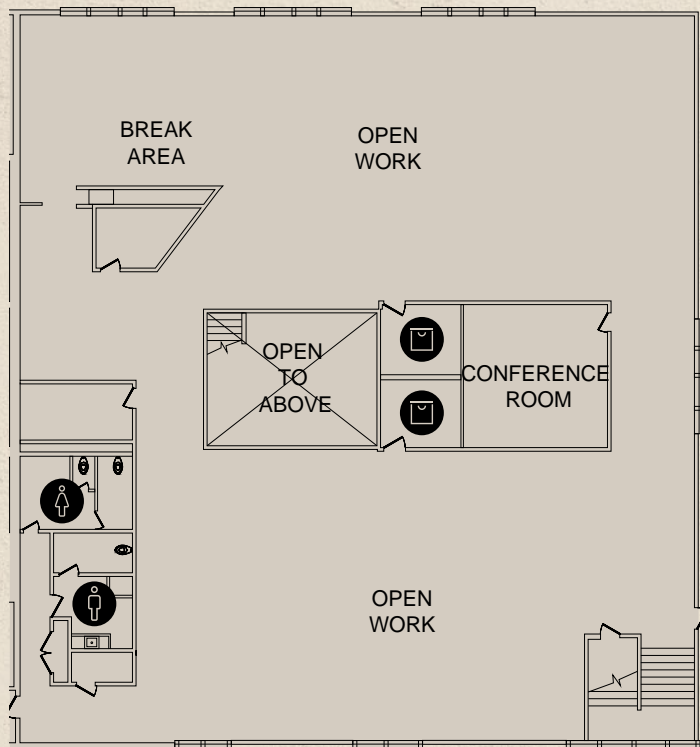
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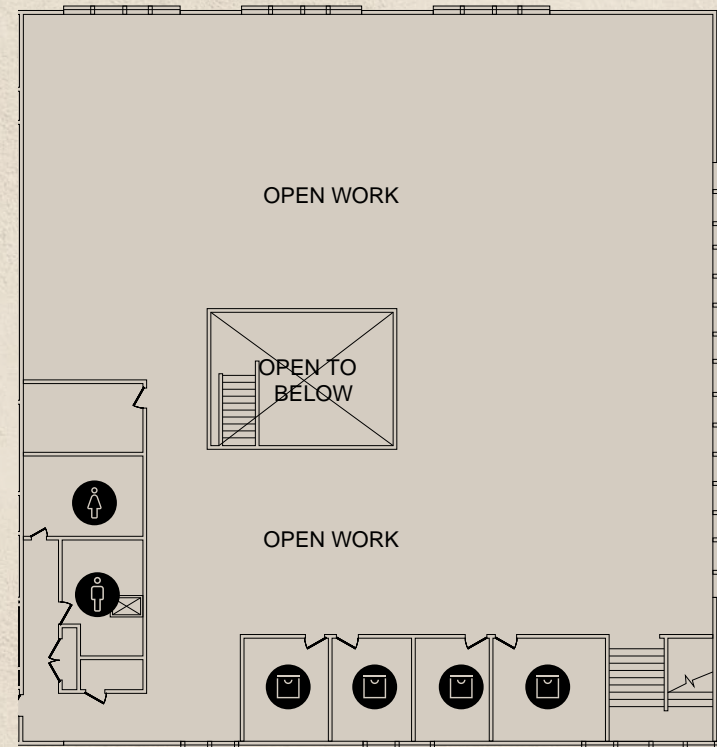
Building 2 Floor Plan

12105 W BLUFF CREEK DRIVE

19,140 RSF (NOT DIVISIBLE)



Level 1



Level 2

33° 58' 37.75" N

118° 24' 23.39" W

Central Park

The master-planned Playa Vista office campus centers around the historic Hughes Aircraft offices and the Central Park, designed by Michael Maltzan and OJB Landscape Architecture. With 9-acres of public outdoor space neighboring the Hercules Campus, the park offers incredible opportunities for a vibrant indoor/outdoor work environment, enhancing work culture, employee retention and happiness. Impeccably manicured grounds feature soccer fields, volleyball and basketball courts, a bandshell for large gatherings, and botanical gardens with walking paths and water features.

In addition, the location benefits from all Playa Vista has to offer. Walking-distance amenities take you from morning coffee to evening happy hour, day care centers, multiple fitness facilities and easy access to the Westside and South Bay.





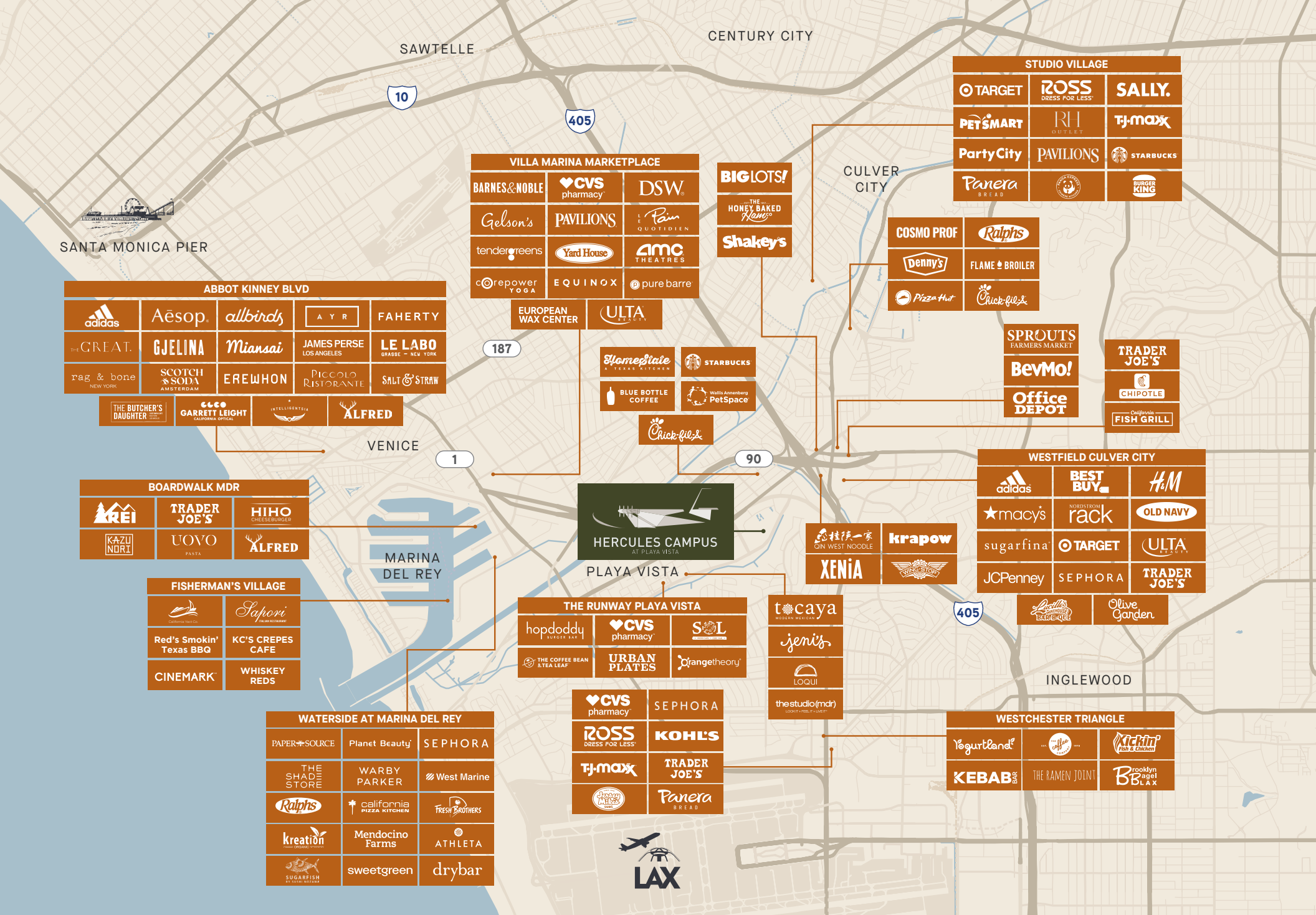
33° 58' 37.75" N

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33° 58' 37.75" N

118° 24' 23.39" W



SANTA MONICA PIER

SAWTELLE

CENTURY CITY

STUDIO VILLAGE

TARGET	ROSS DRESS FOR LESS	SALLY.
PETSMART	RH OUTLET	TJ-MAXX
PartyCity	PAVILIONS	STARBUCKS
Panera BREAD		BURGER KING

CULVER CITY

VILLA MARINA MARKETPLACE

BARNES & NOBLE	CVS pharmacy	DSW
Gelson's	PAVILIONS	Pain QUOTIDIEN
tendergreens	Yard House	AMC THEATRES
c@repower YOGA	EQUINOX	pure barre

BIGLOTS!
THE HONEY BAKED
HAMS
Shakey's

COSMO PROF	Ralphs
Penny's	FLAME & BROILER
Pizza Hut	Chick-fil-A

ABBOT KINNEY BLVD

adidas	Aēsop	allbirds	A Y R	FAHERTY
the GREAT.	GJELINA	Miansai	JAMES PERSE LOS ANGELES	LE LABO GRASSE - NEW YORK
rag & bone NEW YORK	SCOTCH SODA AMSTERDAM	EREWON	PICCOLO RISTORANTE	SALT & STRAW

THE BUTCHER'S DAUGHTER	GARRETT LEIGHT CALIFORNIA OPTICAL	INTELLIGENT LIFE	ALFRED
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EUROPEAN WAX CENTER	ULTA BEAUTY
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HomeState TEXAS KITCHEN	STARBUCKS
BLUE BOTTLE COFFEE	Walter's Ammerberg PetSpace

Chick-fil-A

SPROUTS
FARMERS MARKET
BevMo!
Office DEPOT

TRADER
JOE'S
CHIPOTLE
California
FISH GRILL

BOARDWALK MDR

KREI	TRADER JOE'S	HIHO CHEESEBURGER
KAZU NORI	UOVO PASTA	ALFRED

FISHERMAN'S VILLAGE

California Fast Co.	Sapori ITALIAN RESTAURANT
Red's Smokin' Texas BBQ	KC'S CREPES CAFE
CINEMARK	WHISKEY REDS

VENICE

MARINA
DEL REY

HERCULES CAMPUS
AT PLAYA VISTA

PLAYA VISTA

THE RUNWAY PLAYA VISTA

hopdoddy BISTRO BAR	CVS pharmacy	SOL
THE COFFEE BEAN STEALAF	URBAN PLATES	Orangetheory

桂格一家 GIN WEST NOODLE	krapow
XENIA	WINGS

WESTFIELD CULVER CITY

adidas	BEST BUY	H&M
★macy's	NORDSTROM rack	OLD NAVY
sugarfina	TARGET	ULTA BEAUTY
JCPenney	SEPHORA	TRADER JOE'S

Little Tuscany	Olive Garden
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INGLEWOOD

WATERSIDE AT MARINA DEL REY

PAPER+SOURCE	Planet Beauty	SEPHORA
THE SHAD STORE	WARBY PARKER	West Marine
Ralphs	california PIZZA KITCHEN	FRESH BROTHERS
kreation	Mendocino Farms	ATHLETA
SUGARFISH BY NINA MULLER	sweetgreen	drybar

CVS pharmacy	SEPHORA
ROSS DRESS FOR LESS	KOHL'S
TJ-MAXX	TRADER JOE'S
Japan Market	Panera BREAD

tocaya
MEXICAN RESTAURANT
jenie's
LOQUI
thestudio(mdr)
LOOPY FISH FLOUT

WESTCHESTER TRIANGLE

Yogurtland	THE RAMEN JOINT	kickin' PUSH & CHICKEN
KEBAB BAR		Brooklyn Bakery LAX

LAX

33° 58' 37.75" N

118° 24' 23.39" W

Come experience work with us.

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