



4204 GLENCOE AVENUE
MARINA DEL REY





42XX

OFFICE REIMAGINED

42XX redefines Marina Del Rey's office landscape with a sustainable, modern approach.

The hybrid design maximizes the unique properties of mass timber, steel, and concrete.





BUILDING FEATURES

THOUGHTFUL DESIGN

The campus consists of three low-rise buildings which seamlessly connect with exterior walkways and stairways.

The project features in-demand amenities: usable outdoor space, lush, mature landscaping, abundant natural light streaming through floor-to-ceiling windows, a cafe space, covered parking in an open air garage, valet services, and bike storage.

42XX has the ability to offer tenants adjacent expansion opportunities via other assets in the neighborhood.

BUILDING 1	Office: 25,082 SF
BUILDING 2	Office: 54,353 SF / Retail: 2,709 SF
BUILDING 3	Office: 68,923 SF
TOTAL	151,067 SF



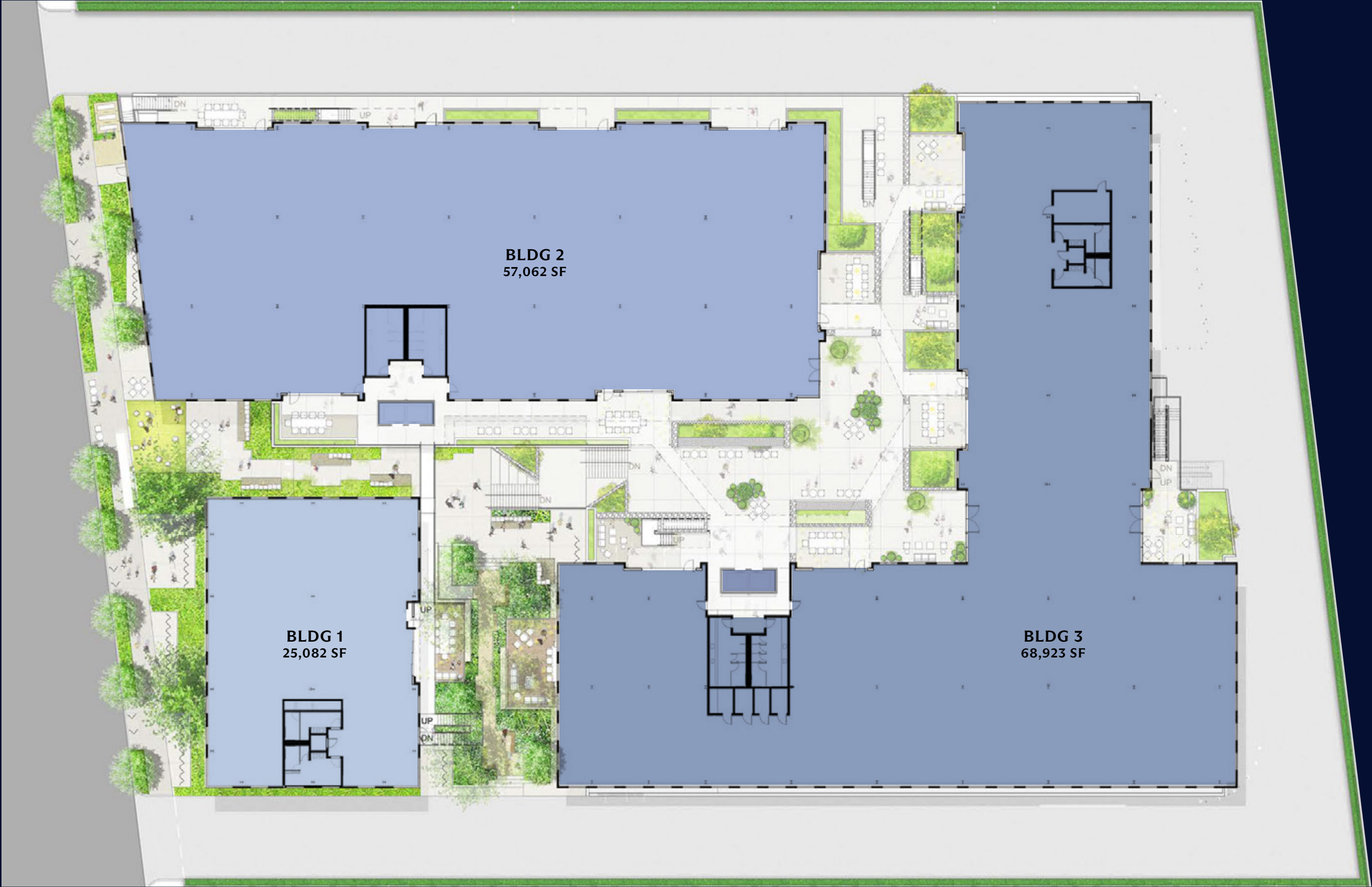








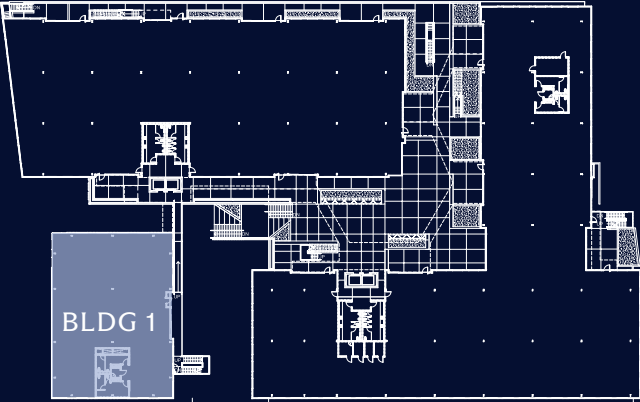




SAMPLE FLOOR PLAN
BUILDING 1

Scale: 1/16" = 10'

Building 1 Total SF	25,082
Ground Level	8,676
Second Level	8,604
Third Level	7,802



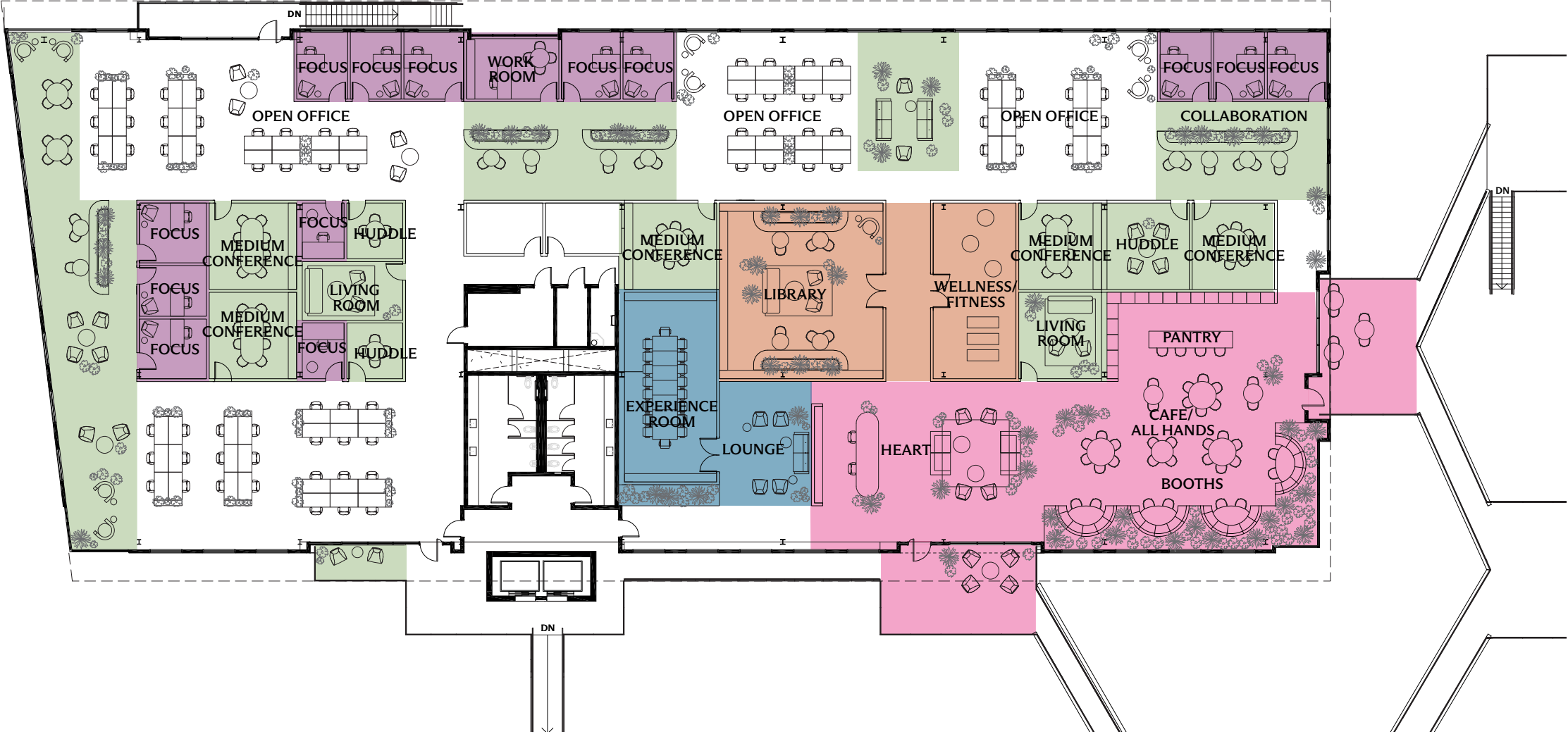
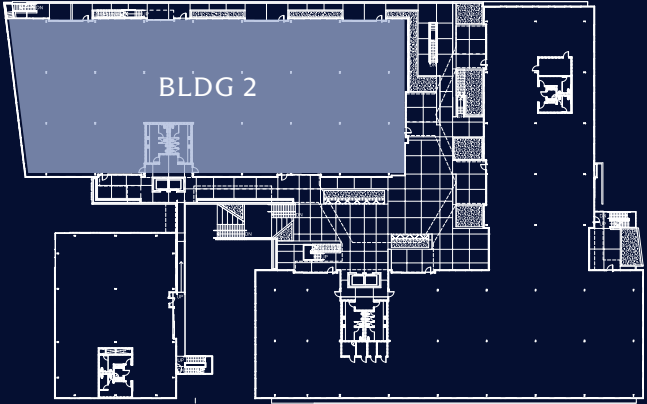
- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS



SAMPLE FLOOR PLAN
BUILDING 2

Scale: 3/32" = 1'0"

Building 2 Total SF	57,062
Ground Level	2,709 *Retail
Second Level	27,731
Third Level	26,622

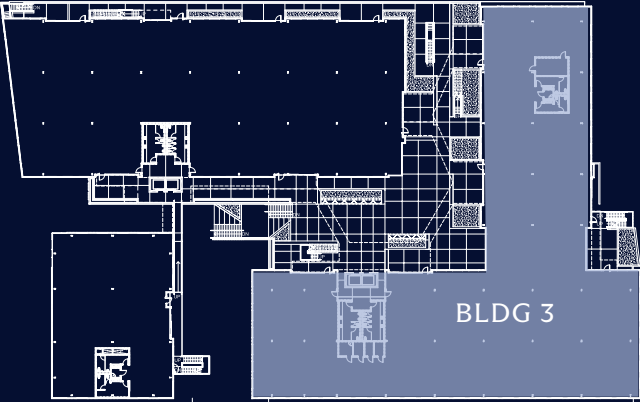


- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS

SAMPLE FLOOR PLAN
BUILDING 3

Scale: 3/32" = 1'0"

Building 3 Total SF	68,923
Second Level	34,734
Third Level	34,189



- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS

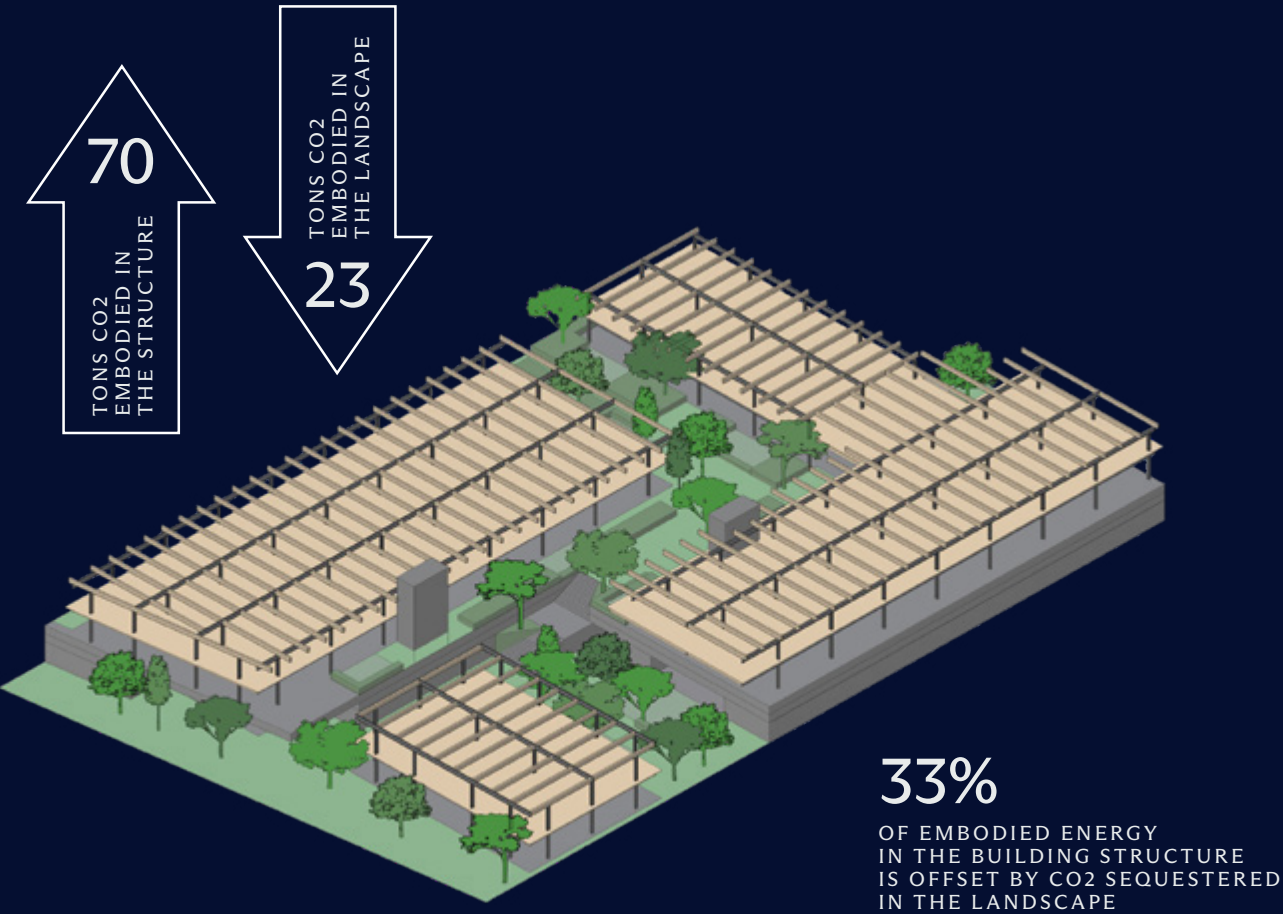




RETHINKING THE GRID

SUSTAINABILITY

RIOS, the award winning design architect of 42XX, collaborated with The Bradmore Group to reimagine the conventional office structural grid. This innovative approach combines mass timber, steel, and concrete to reduce global warming potential. Using lightweight CLT, the project minimizes its carbon footprint and creates a warm, authentic atmosphere. Opting for a hybrid structure over concrete alone reduced the weight of the structure by half and has offset the emissions equivalent to removing 262 cars from the road for a year, resulting in a first of its kind office campus on the westside.





FULLY FEATURED

AMENITIES

ON CAMPUS AMENITIES

- Abundant indoor outdoor areas
- Lush landscaping with pocket parks
- Valet parking services
- Bike storage facility with adjoining locker rooms
- Modern Café space

OFF CAMPUS AMENITIES

- Renowned restaurants
- Luxury boutiques
- Vibrant nightlife
- High end health and wellness clubs and spas
- Waterfront retail promenade with beach access and water recreation
- Five Star hotels







AMPLE PARKING FOR EMPLOYEES AND GUESTS,
INCLUDING EXECUTIVE RESERVED SELF PARK STALLS.





NEIGHBORHOOD

IT'S ALL HERE

42XX offers an exceptional coastal lifestyle in Marina Del Rey, providing direct access to retail, dining, nightlife, and cultural attractions.

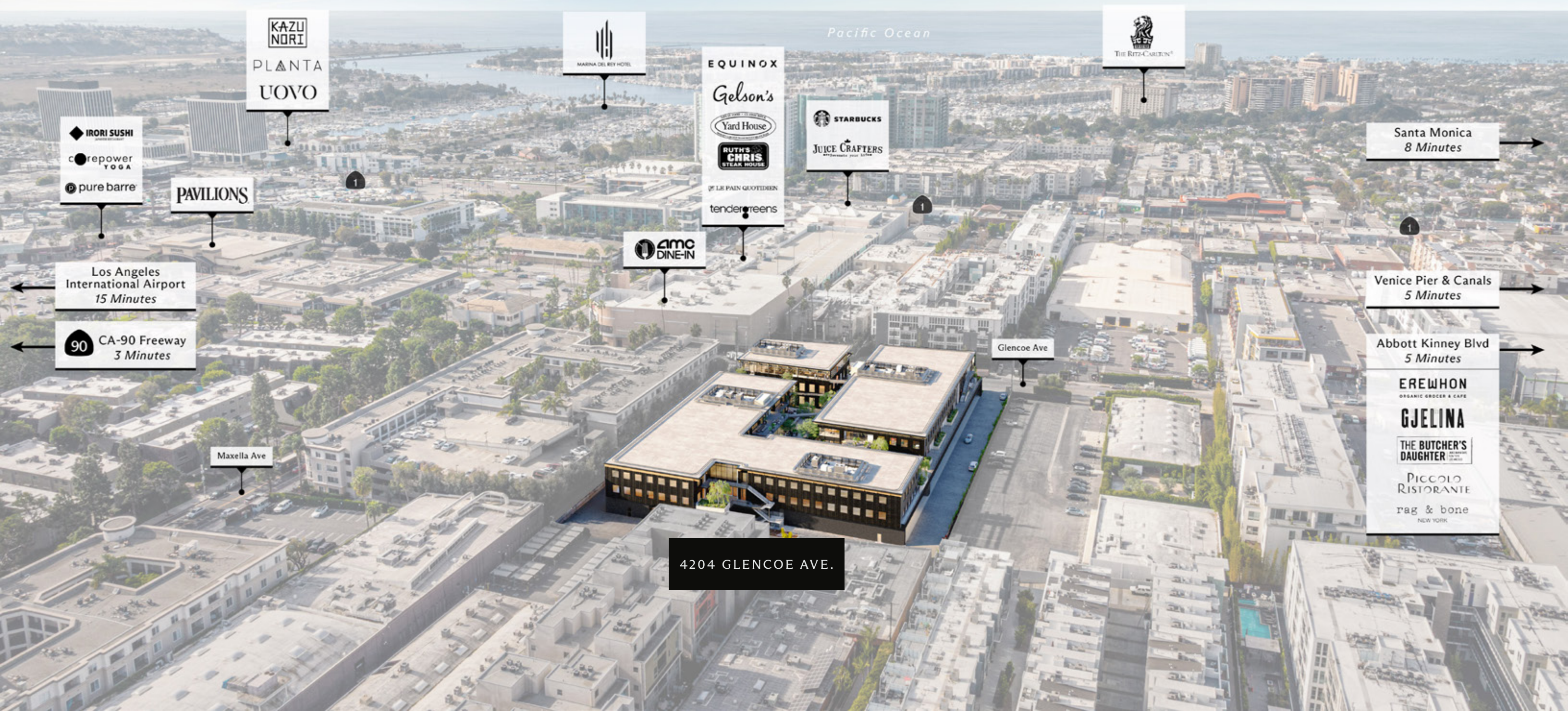
Its strategic location ensures easy connectivity to Los Angeles' main thoroughfares.

Tenants also benefit from the opportunity to expand into neighboring properties, bolstering their business presence in the area.





SURROUNDING AREA



IRORI SUSHI
corepower
YOGA
pure barre

PAVILIONS

Los Angeles
International Airport
15 Minutes

90 CA-90 Freeway
3 Minutes

Maxella Ave

KAZU
NORI
PLANTA
UOVO

MARINA DEL REY HOTEL

EQUINOX
Gelson's
Yard House
RUTH'S
CHRIS
STEAK HOUSE
LE PAIN QUOTIDIEN
tenderloins

AMC
DINE-IN

STARBUCKS
JUICE CRAFTERS

THE RITZ-CARLTON

Santa Monica
8 Minutes

Venice Pier & Canals
5 Minutes

Abbott Kinney Blvd
5 Minutes

EREWON
ORGANIC GROCER & CAFE
GJELINA
THE BUTCHER'S
DAUGHTER
PICCOLO
RISTORANTE
rag & bone
NEW YORK

4204 GLENCOE AVE.

Glencoe Ave

Pacific Ocean



GROW WITH US

MDR
TRUSS CAMPUS
90,000 SF

GLENCOE
CAMPUS
24,000 SF

42XX
CAMPUS
151,000 SF

REDWOOD
CAMPUS
70,000 SF

TEAM

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