

42  
XX

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.

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BUILDING 1	Office: 24,735 SF
BUILDING 2	Office: 53,437 SF / Retail: 2,666 SF
BUILDING 3	Office: 71,267 SF
TOTAL	152,105 SF

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SITE PLAN

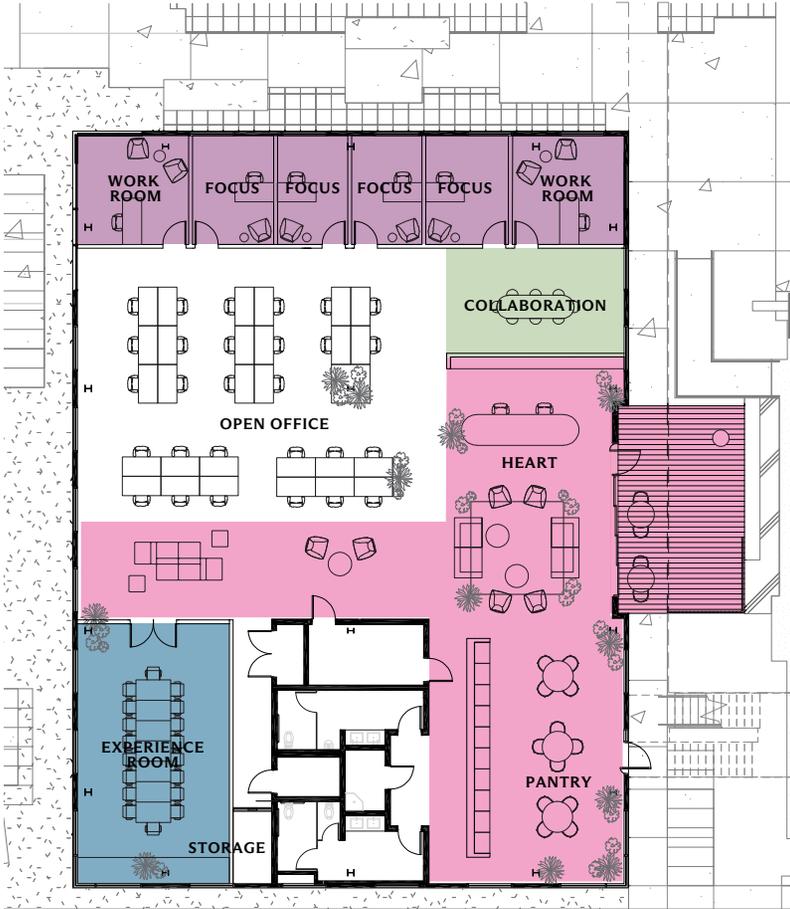
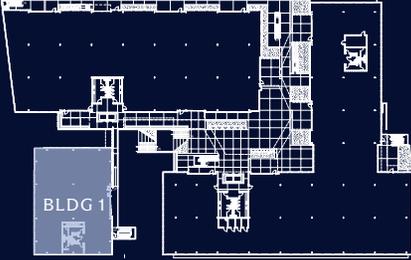
Scale: 1/16" = 10'



**SAMPLE FLOOR PLAN  
BUILDING 1**

Scale: 1/16" = 10'

Building 1 Total SF	24,735
Ground Level	8,622
Second Level	8,336
Third Level	7,777

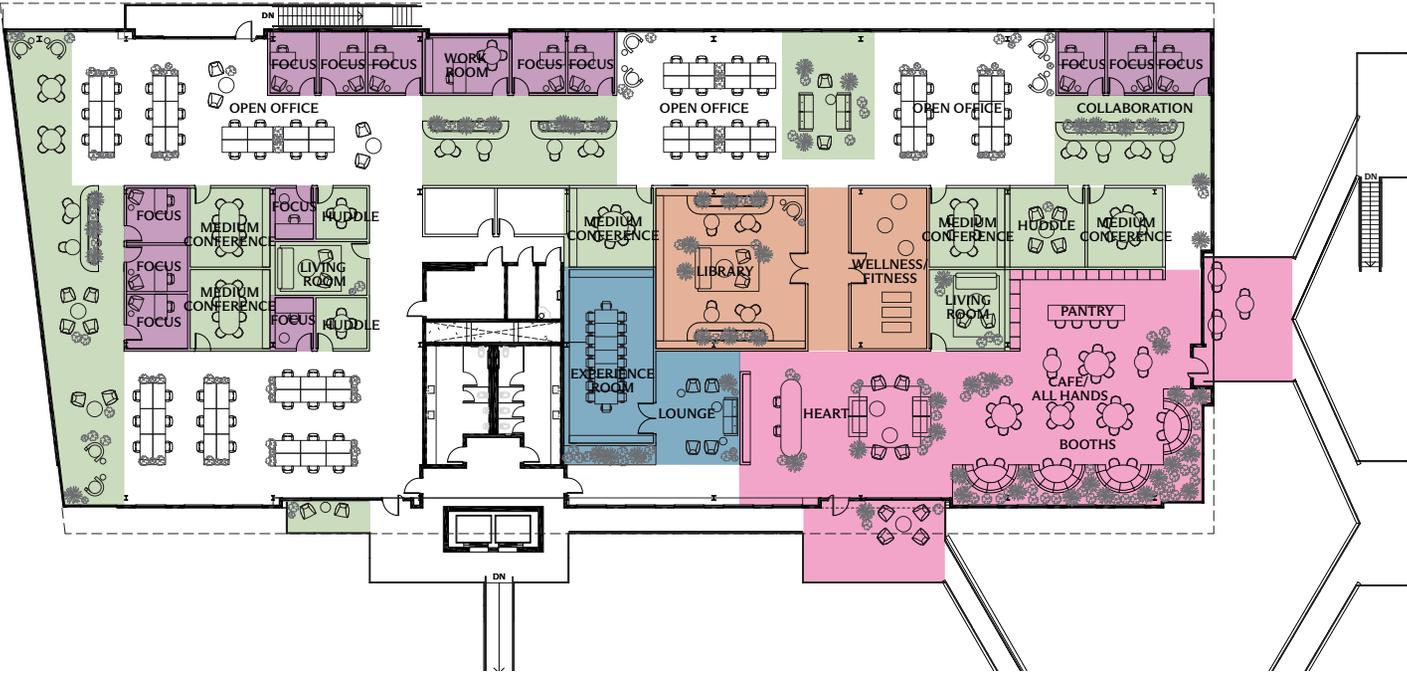
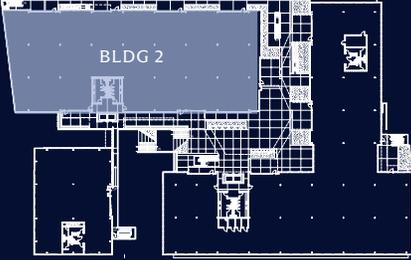


- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS

**SAMPLE FLOOR PLAN  
BUILDING 2**

Scale: 3/32" = 10'

Building 2 Total SF	56,103
Ground Level	2,666 *Retail
Second Level	27,332
Third Level	26,105

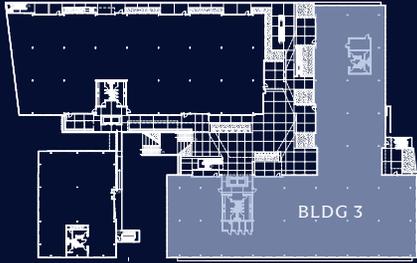


- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS

**SAMPLE FLOOR PLAN  
BUILDING 3**

Scale: 3/32" = 10'

Building 3 Total SF	71,267
Ground Level	3,839
Second Level	33,937
Third Level	33,491



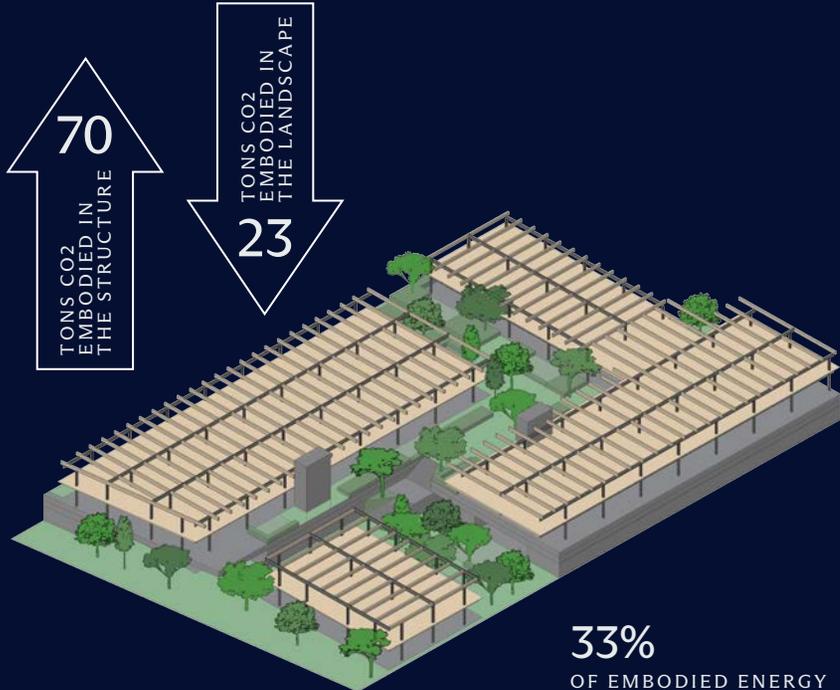
- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS



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.



**33%**  
OF EMBODIED ENERGY  
IN THE BUILDING STRUCTURE  
IS OFFSET BY CO2 SEQUESTERED  
IN THE LANDSCAPE



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

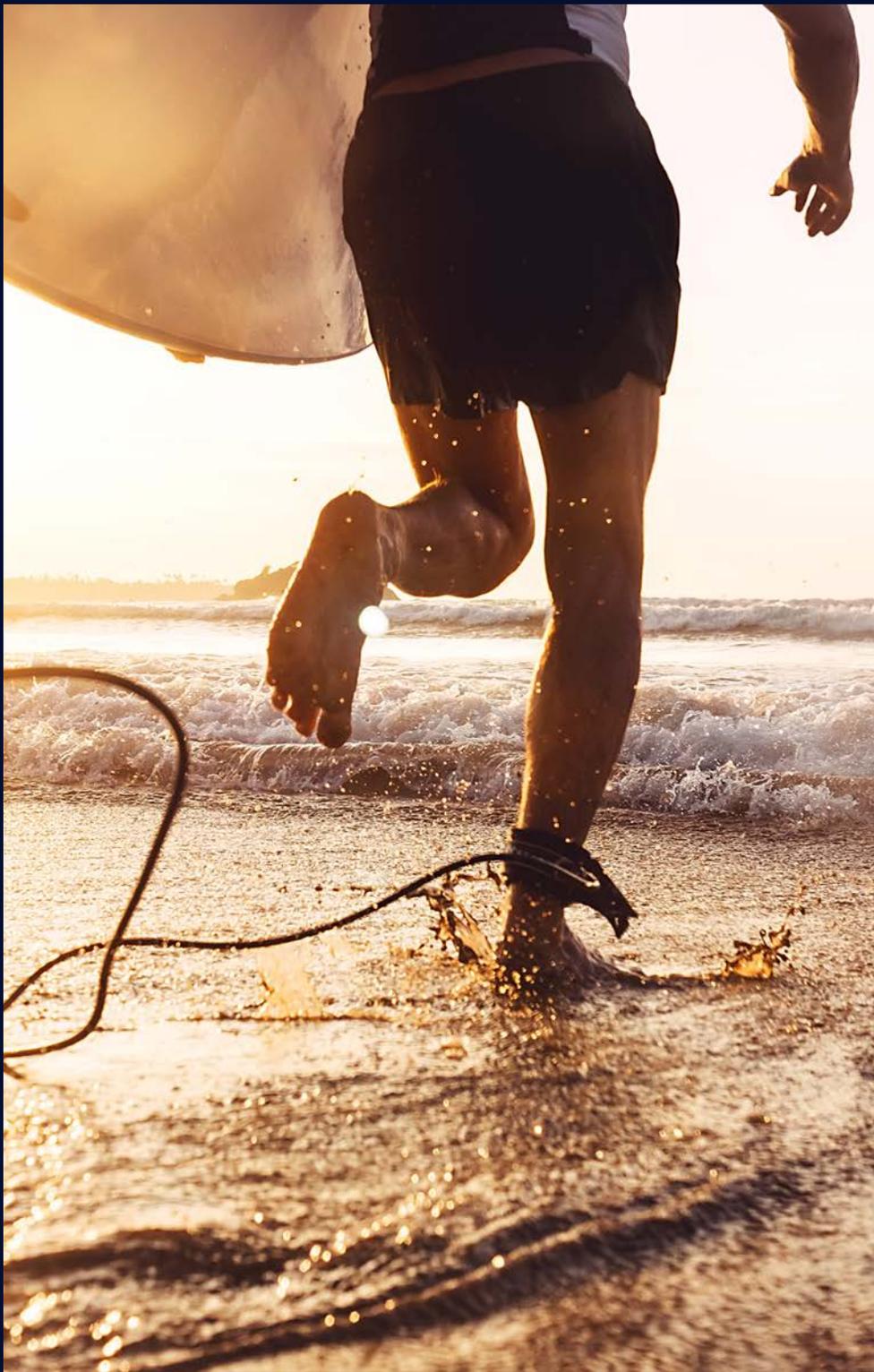






AMPLE PARKING FOR EMPLOYEES AND GUESTS,  
INCLUDING EXECUTIVE RESERVED SELF PARK STALLS.





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.

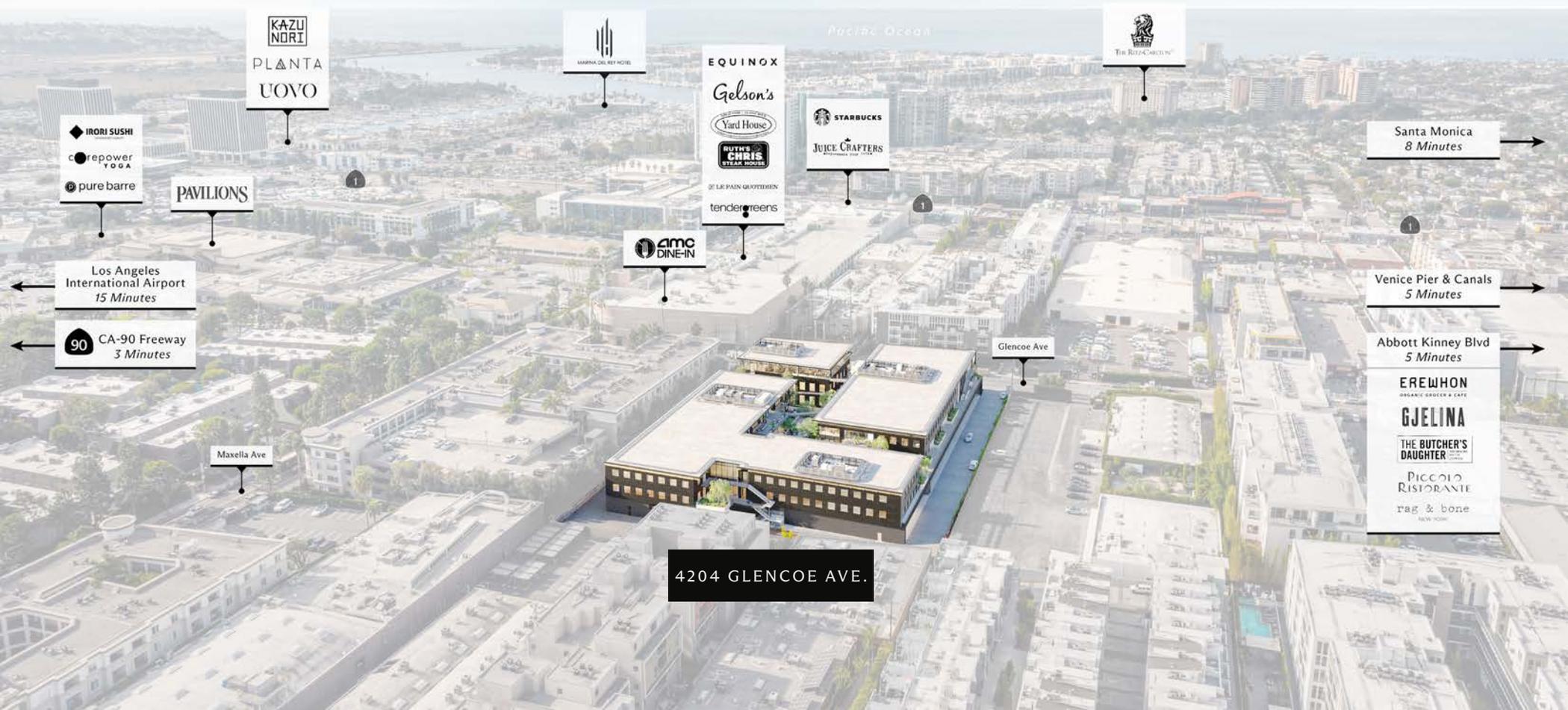
Its strategic location ensures easy connectivity to Los Angeles' main thoroughfares.

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





# SURROUNDING AREA



KAZU NORI  
PLANTA  
UOVO

MARINA DEL REY HOTEL

EQUINOX  
Gelson's  
Yard House  
BUTY'S CHRIS  
STEAK HOUSE  
LE PAIN QUOTIDIEN  
tender greens

THE RITZ-CARLTON

IRORI SUSHI  
repower  
YOGA  
pure barre

PAVILIONS

Los Angeles  
International Airport  
15 Minutes

90 CA-90 Freeway  
3 Minutes

Maxella Ave

4204 GLENCOE AVE.

Glencoe Ave

Santa Monica  
8 Minutes

Venice Pier & Canals  
5 Minutes

Abbott Kinney Blvd  
5 Minutes

EREWHON  
ORGANIC GROCER & CAFE  
GJELINA  
THE BUTCHER'S  
DAUGHTER  
PICCOLO RISTORANTE  
rag & bone



# GROW WITH US

MDR  
TRUSS CAMPUS  
90,000 SF

GLENCOE  
CAMPUS  
24,000 SF

42XX  
CAMPUS  
152,000 SF

REDWOOD  
CAMPUS  
70,000 SF



TEAM

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