

JEFFERSON

CREATIVE CAMPUS



5870-5890 Jefferson Blvd
Los Angeles, CA 90016



Work in a new light.

Jefferson Creative Campus brings together flexible workspaces, expansive courtyards, and modern amenities to create an environment shaped by connection and everyday ease of use.

Thoughtful updates introduce more light, greenery, and places to move, gather, and recharge. It is a campus designed for how people work today, where teams connect, ideas take shape, and the workday feels more inspired.

A setting that inspires.

Where the Outdoors Elevates the Everyday

Lush landscaping, flexible seating, and event-ready areas create vibrant open-air spaces that encourage connection.

Spaces that Adapt

Historic bow-truss ceilings crown interiors designed to flex with changing needs.

Easy Access

Minutes from the Jefferson Metro stop with quick connections to the 405 and 10, creating a streamlined commute.

In the Center of It All

Steps from Culver City, Hayden Tract, Baldwin Hills, and the outdoor Culver Steps, the neighborhood brings culture, energy, and possibility to the forefront.



A campus elevated by vision.

Jefferson Creative Campus is entering a new chapter. The property is being renewed with fresh energy, blending local expertise, institutional perspective, and a bold design vision to shape a campus built for the way people work today.





Where the campus comes to life.

At the heart of the campus, Jackson Café is surrounded by open-air seating and outdoor spaces designed for gathering, relaxing, and connecting.

By the numbers.

±150,000 SF
Total rentable square feet

3
Buildings

344,000 SF
Campus size

3/1,000
Parking ratio



The details that matter.

Gather, Meet, and Recharge Outside
Flexible outdoor areas designed for everything from casual conversations to team sessions in the sun.

On-site Cafe and Market
Jackson Café offers coffee, lunch, and a relaxed place to connect, serving as the social heart of the campus.



Arrival made simple.

Drop-Off Area

A dedicated arrival zone provides effortless entry and a welcoming first impression.

Bike Racks

Secure bike storage creates a commute that is easy and sustainable.

On-site Car Washing

Convenient on-site car washing is available for tenant use.

Open-Air Parking

Straightforward, hassle-free access located on site.

EV Chargers

Dedicated charging stations keep tenants powered throughout the day.



Spaces that adapt.

Efficient layouts and flexible planning options support the creation of workspaces that align with organizational needs.

The campus at-a-glance.

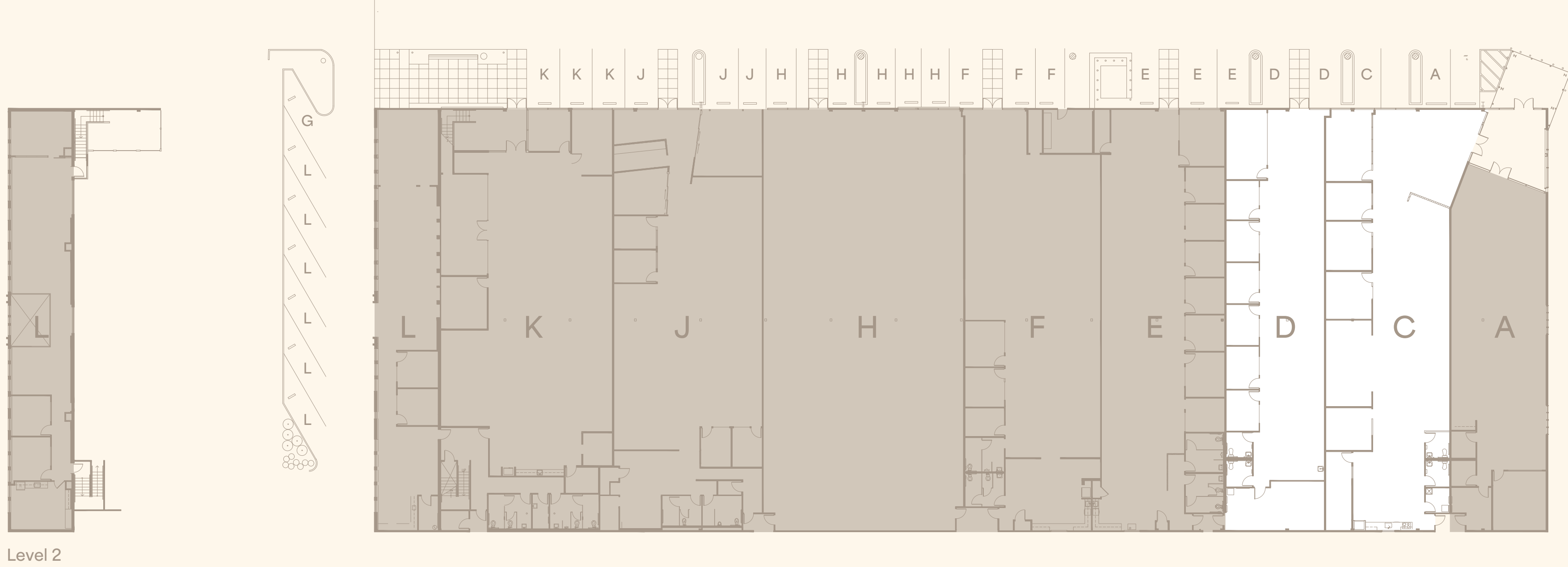
A clear view of how the campus comes together with buildings, greenspace, and the moments in between.



5870 Jefferson

Flexible studio spaces that offer room for growing companies.

9 Studios Total
4,000 SF to 5,400 SF



□ Available ■ Leased

Interiors with flexibility.

AVAILABILITIES

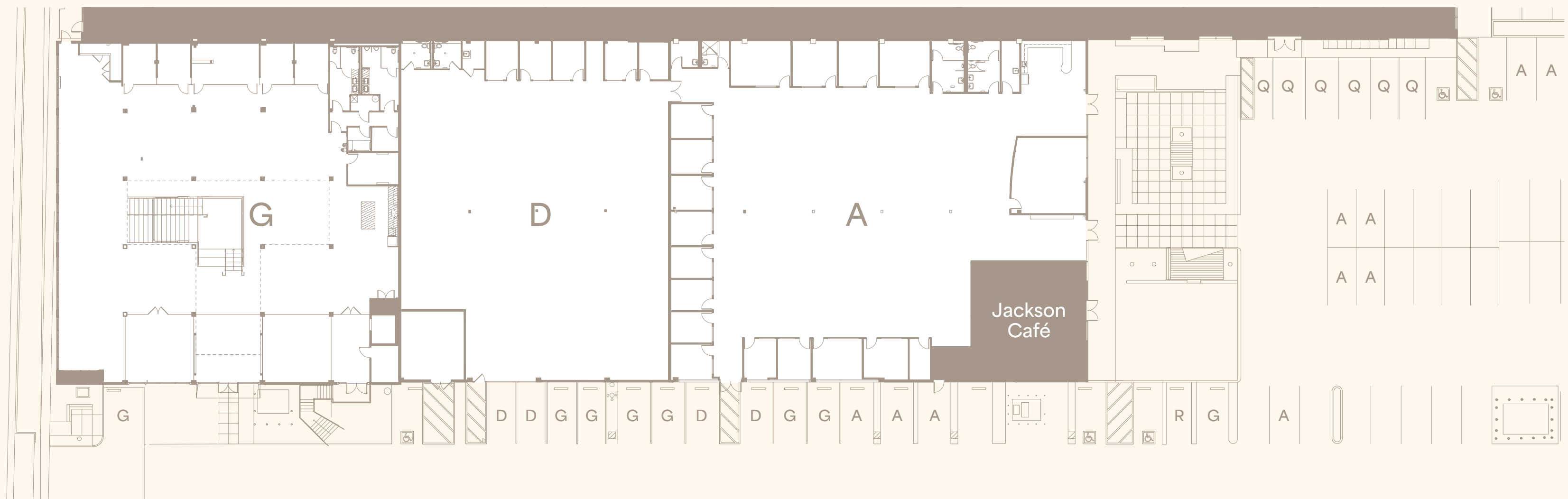
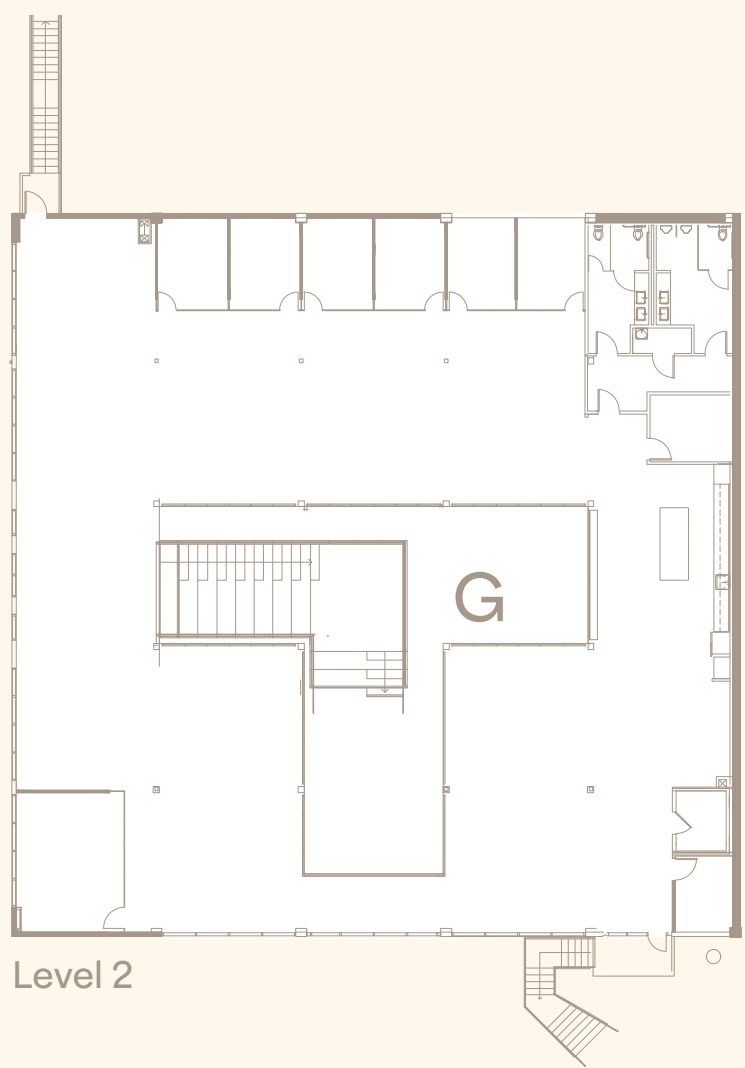
Studio K, a sample studio configuration within 5870 Jefferson.



5880 Jefferson

Mid-sized footprints designed with flexibility to adapt and the character to stand out.

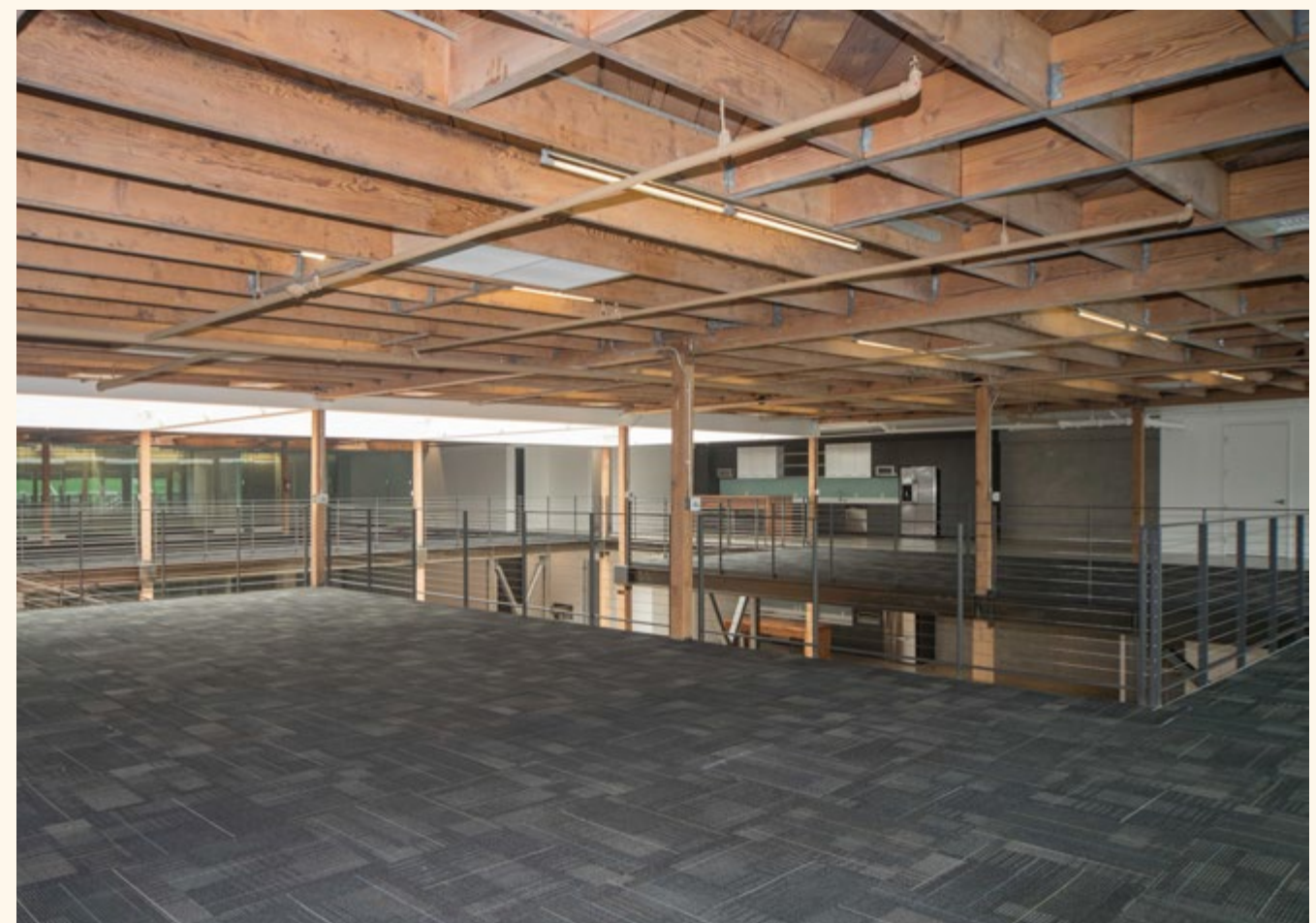
3 Studios Total
8,000 SF to 37,000 SF



□ Available ■ Leased

Spaces that offer possibility.

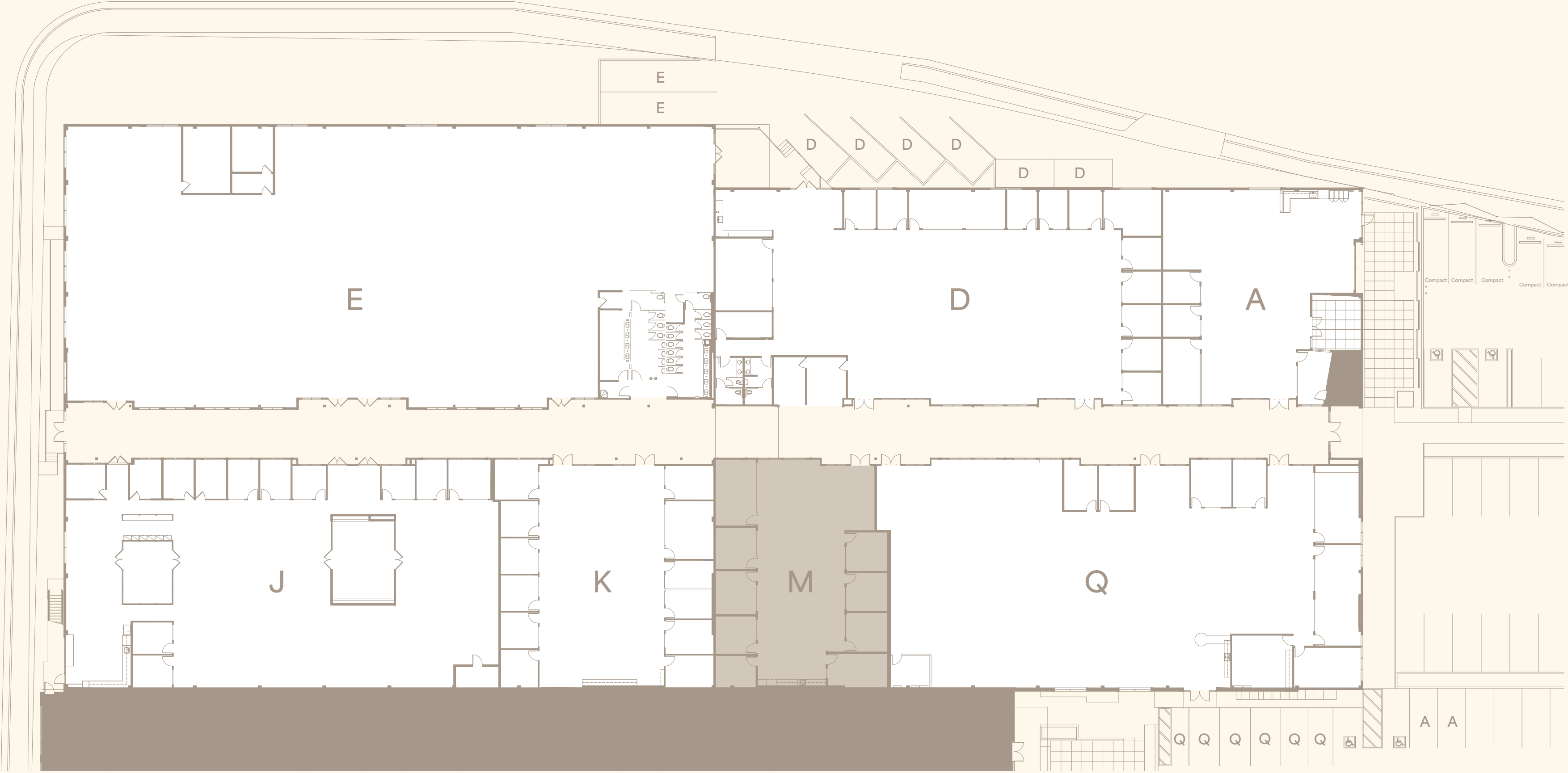
Studio G, one of several unique studio environments within 5880 Jefferson.



5890 Jefferson

A range of studios that support businesses at every stage.

7 Studios Total
4,300 SF to 66,000 SF



□ Available ■ Leased

Where ideas take shape.

Studio A, one configuration among several studio layouts within 5890 Jefferson.



In good company.

Jefferson Creative Campus is part of a community of leading studios, agencies, and creative talent, surrounded by food, art, and culture.

Dining

- 1 Cafe Vida
- 2 Destroyer
- 3 Pasta Sisters
- 4 Mizlala
- 5 Tartine

Cafés & Bars

- 6 Simonette at Palihotel Culver City
- 7 Blue Bottle Coffee
- 8 Leilo Coffee
- 9 The Conservatory for Coffee, Tea & Cocoa
- 10 Juliet

Shopping

- 11 Platform
- 12 Whole Foods
- 13 Trader Joes
- 14 Helms Bakery District
- 15 Erewhon

Culture

- 16 Walter Maciel Gallery
- 17 Arcana: Books on the Arts
- 18 Allouche Gallery Los Angeles
- 19 Billis/Williams Gallery
- 20 Sixty29 Contemporary

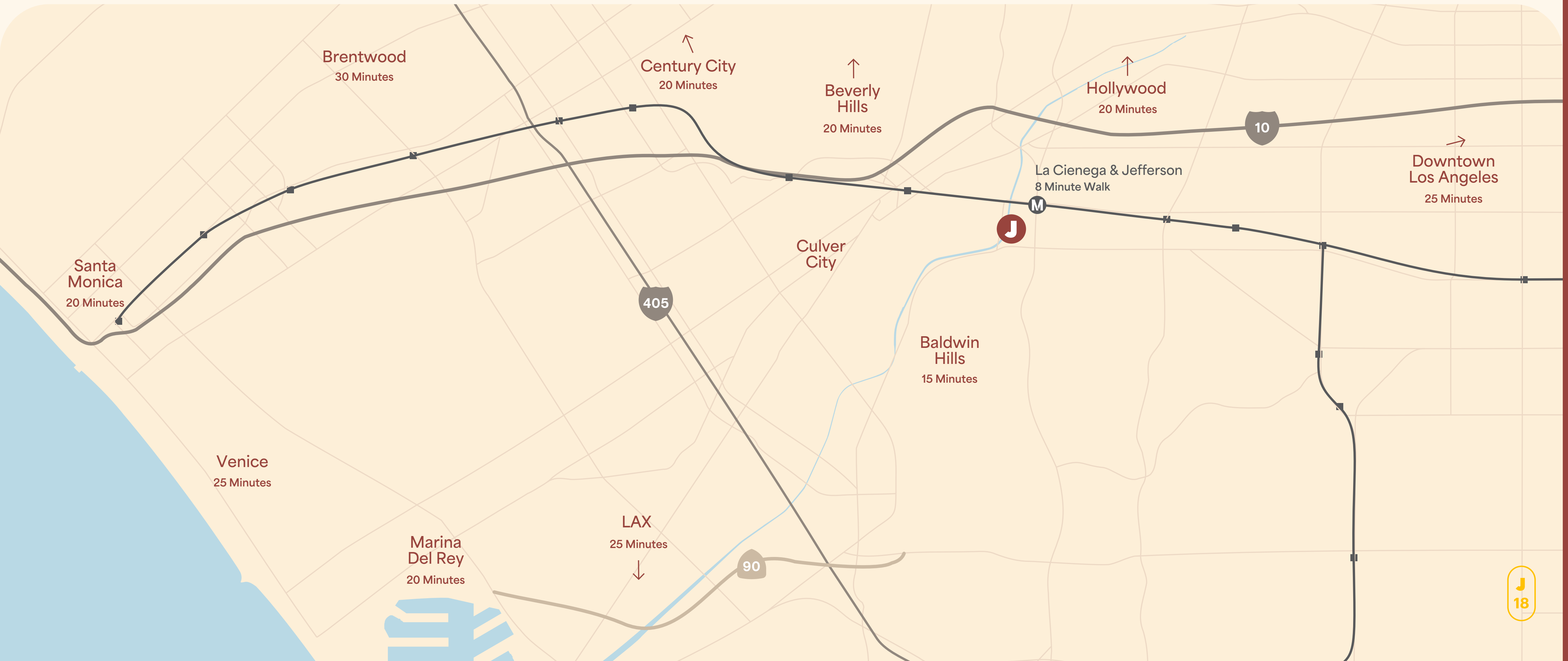
Parks & Nature

- 21 Syd Kronenthal Park
- 22 Culver Steps/ Baldwin Hills Scenic Overlook
- 23 Culver City Park
- 24 Kenneth Hahn State Recreation Park
- 25 Blair Hills Park



Getting here.

Culver City's central location connects the campus by car, Metro, and bike, creating a smooth and efficient trip from every direction.



A look at availabilities.

For more information, contact:
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	SIZE	SPACE USE	CONDITION
5870 Jefferson			
Studio C	5,400 SF	Office	Full Build-Out
Studio D	4,000 SF	Office	Full Build-Out
5880 Jefferson			
Studio A	10,800 SF	Office	Full Build-Out
Studio D	7,600 SF	Office	Full Build-Out
Studio G	18,200 SF	Office	Full Build-Out
5890 Jefferson			
Studio A	4,300 SF	Office	Full Build-Out
Studio D	10,200 SF	Office	Full Build-Out
Studio E	18,500 SF	Office	Warm Shell
Studio J	10,575 SF	Office	Full Build-Out
Studio K	5,400 SF	Office	Full Build-Out
Studio Q	12,000 SF	Office	Partial Build-Out

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