



 LWLA

5950

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Jefferson

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Best in Class Creative Office



The Design and Building

5950 Jefferson is a 4-story ±80,300 square foot building located in the heart of the Jefferson Corridor near Culver City.

The architectural language of stacked shifting boxes provides opportunities for outdoor extensions of office space in the form of en suite outdoor terraces. These flexible terraces provide space for breakout meetings, social events, and larger gatherings. The orientation of the terraces take advantage of the various views from the site: the Pacific Ocean to the west, the Hollywood Hills to the north and the Baldwin Hills Scenic Overlook to the south.

Natural building materials, including the reinforced concrete structure and subtle variations in exterior cement panels complement the floor-to-ceiling glass and native landscaping.

Building Design Features to Mitigate Impact of COVID 19

PRIVATE OUTDOOR TERRACES

on every level provide fresh air and space for outdoor gatherings.

TOUCHLESS PLUMBING FIXTURES

and lighting controls in all tenant restrooms.

TOUCHLESS ELEVATORS

Touchless elevators equipped with Schindler's PORT technology allow tenants to summon elevator via mobile app.

AIR QUALITY MONITORING

Wynd system will monitor a holistic set of health and comfort metrics such as particulate matter, CO2, and airborne chemicals.

EASE OF ACCESS

Each level is accessed by three stairwells, including a central feature stair with a skylight.

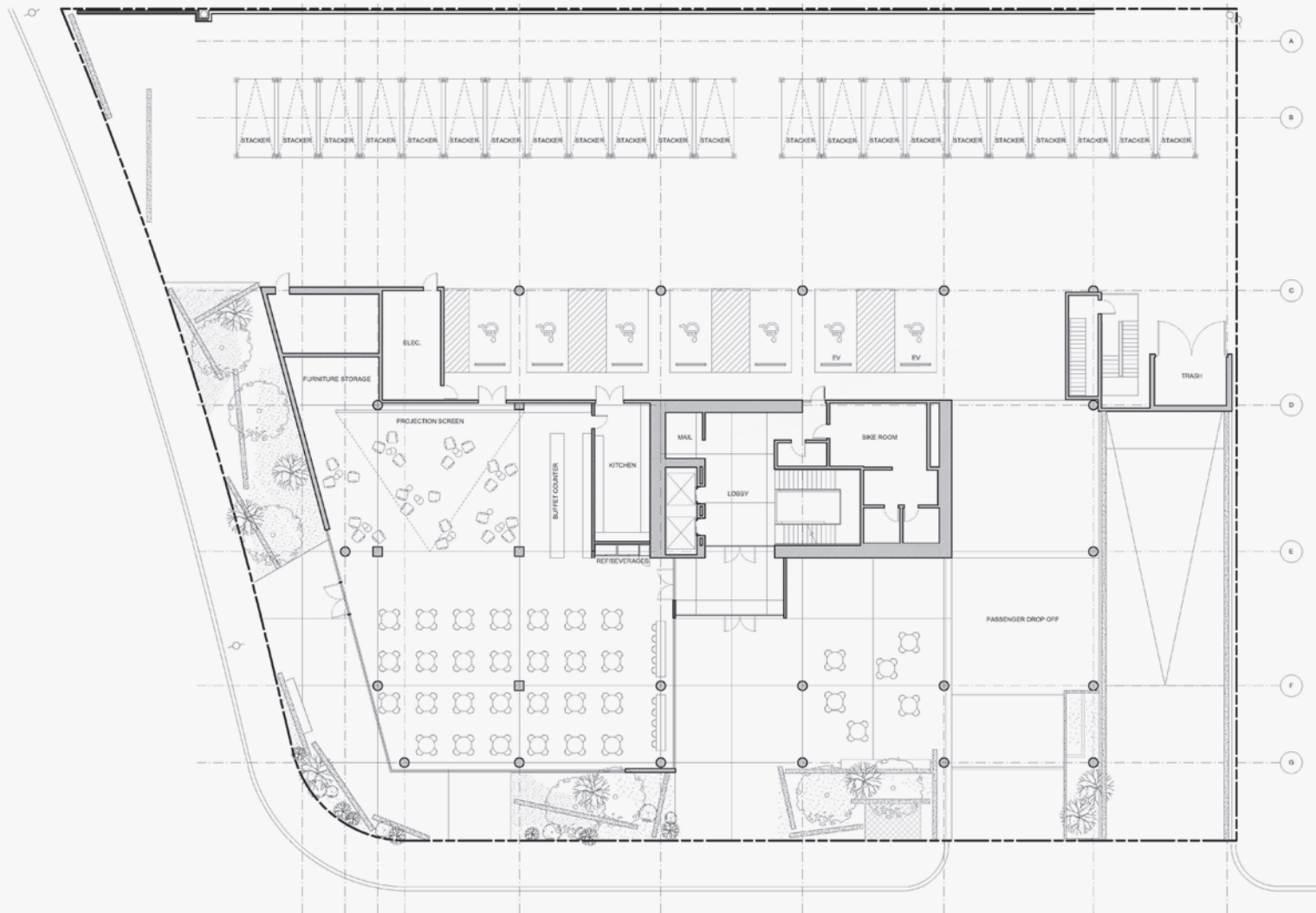
INDIVIDUAL MECHANICAL UNITS

and controls for tenant's HVAC system.



The Ground Floor

The ground floor space of approx. $\pm 6,300$ sf is designed to accommodate restaurant, commissary or creative office uses and could be connected to the second floor with an internal stair by a future tenant.

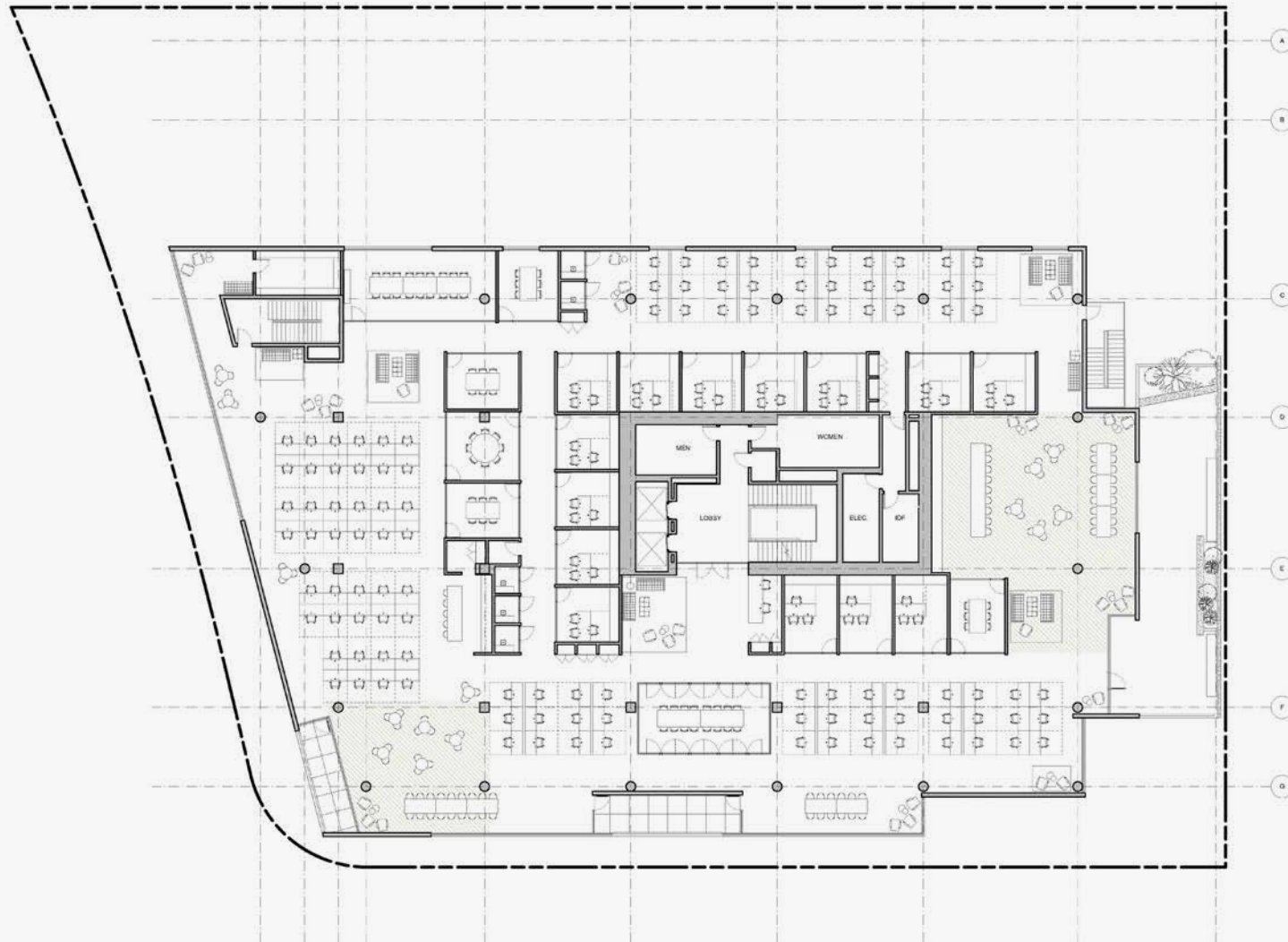


Level 1 Floor Plan

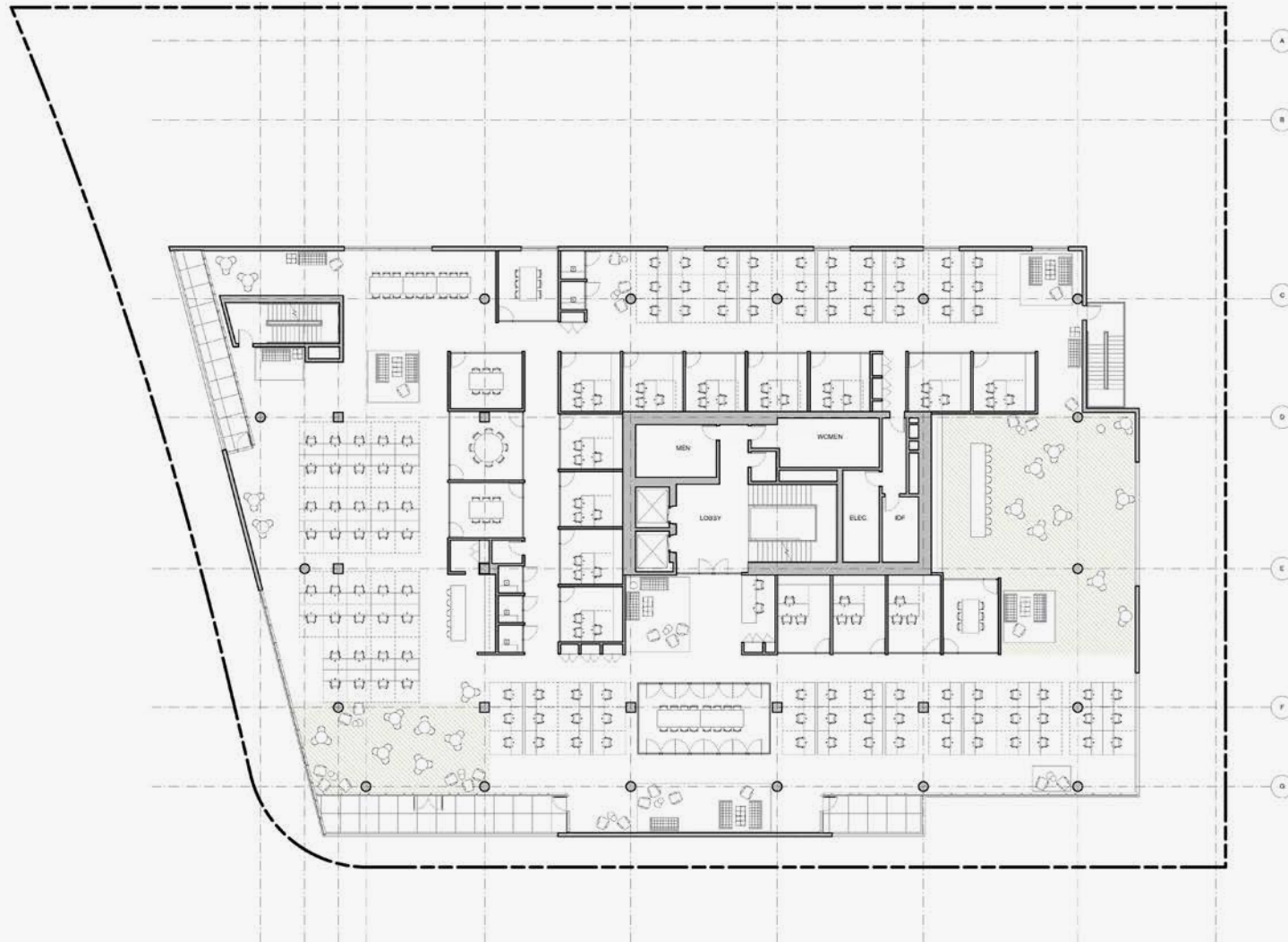


Creative Office

- Flexible floor plates of up to 25,200 sf support a wide range of office configurations.
- Floor to ceiling glass provides unobstructed views and abundant natural light.
- Terraces on every level allow for teams to assemble outdoors.



Level 2 Floor Plan



Level 3 Floor Plan



Level 4 Floor Plan



Parking Floor Plan



Health and Wellness

- Flexible outdoor terraces on each level provide fresh air and usable outdoor space
- Touchless controls in the bathrooms and elevator
- Three stair wells provide an alternative to elevator use, including a central feature stair with skylight
- Ample bicycle parking and proximity to Ballona Creek bike path and Metro Expo line
- Site gardens at the ground floor and 2nd level reconnect tenants to nature
- Wynd system monitors multiple environmental health metrics, including airborne particulates



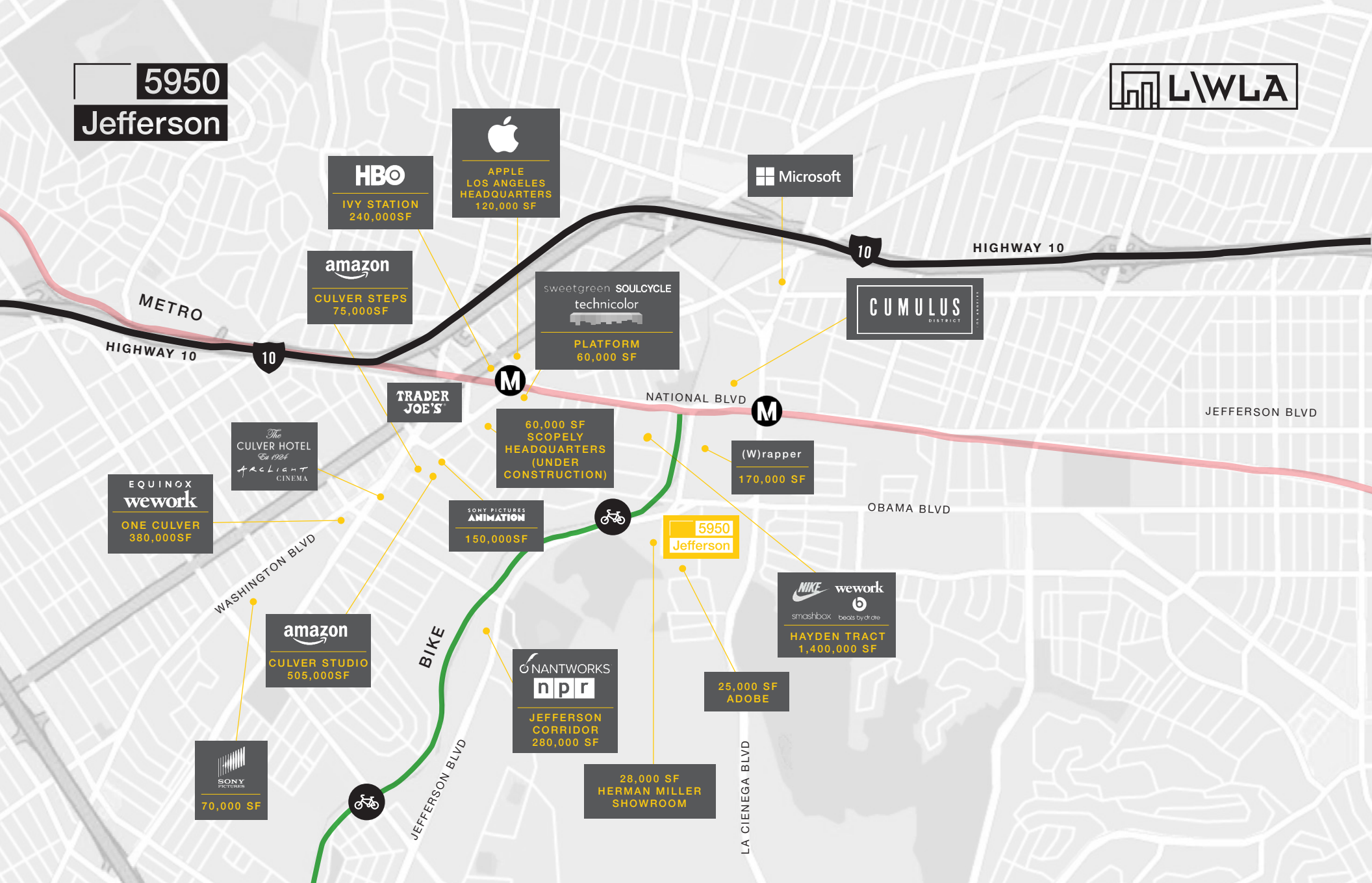
Technology and Innovation

- Valet operated state-of-the-art mechanical car stacker system
- Schindler PORT elevator technology with touchless access controls
- Electric vehicle charging stations provided
- EPIC planter systems conserve water and reduce irrigation demand
- Scooter parking provided
- Wynd air quality monitoring system in all elevator lobbies



The Neighborhood

Culver City and the Jefferson Corridor are growing tech and media hubs, attracting tenants such as HBO, Amazon, and Apple. The growing cluster of tech, media, and gaming companies is supported by myriad amenities, including Downtown Culver City's restaurant row and Platform, an indoor/outdoor destination for shopping and dining.



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