

**4223 GLENCOE AVENUE
MARINA DEL REY, CA 90292**

**HARD-TECH / AEROSPACE / CREATIVE FLEX
SPACE WITH LOADING**



SPECS

PREMISES

A215 - 1,363 SF - Available Now

B127 - 1,986 SF - Available Now

C203 - 963 SF - Available January 1

RENT

\$2.50/SF, MG

PARKING

\$175 / Space / Month (Unreserved)

\$225 / Space / Month (Reserved)

CONTACTS

James Wilson

310-899-2708

jwilson@leewestla.com

AGT DRE 00883324

Dylan Mahood, CCIM

310-899-2706

dmahood@leewestla.com

AGT DRE 02027002

David Wilson

310.899.2707

dwilson@leewestla.com

AGT DRE 00822760



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FEATURES

- Renovated Hard-Tech / Aerospace / Creative Flex Space
- Loading Capabilities
- HVAC - Individual Suite Package with Individual Controls
- High 12 - 17 Ft. Ceilings
- Operable Windows
- Touchless Fixtures in Restrooms
- Polished Concrete Floor
- Abundant Skylights with Natural Lighting
- Ample Gated and Secure Parking
- Abundant Outdoor Meeting Areas
- Walking Distance to Villa Marina
- All Major Freeways within a Two Mile Radius
- Only 10 Minutes from LAX

[CLICK FOR SUITE PHOTOS](#)

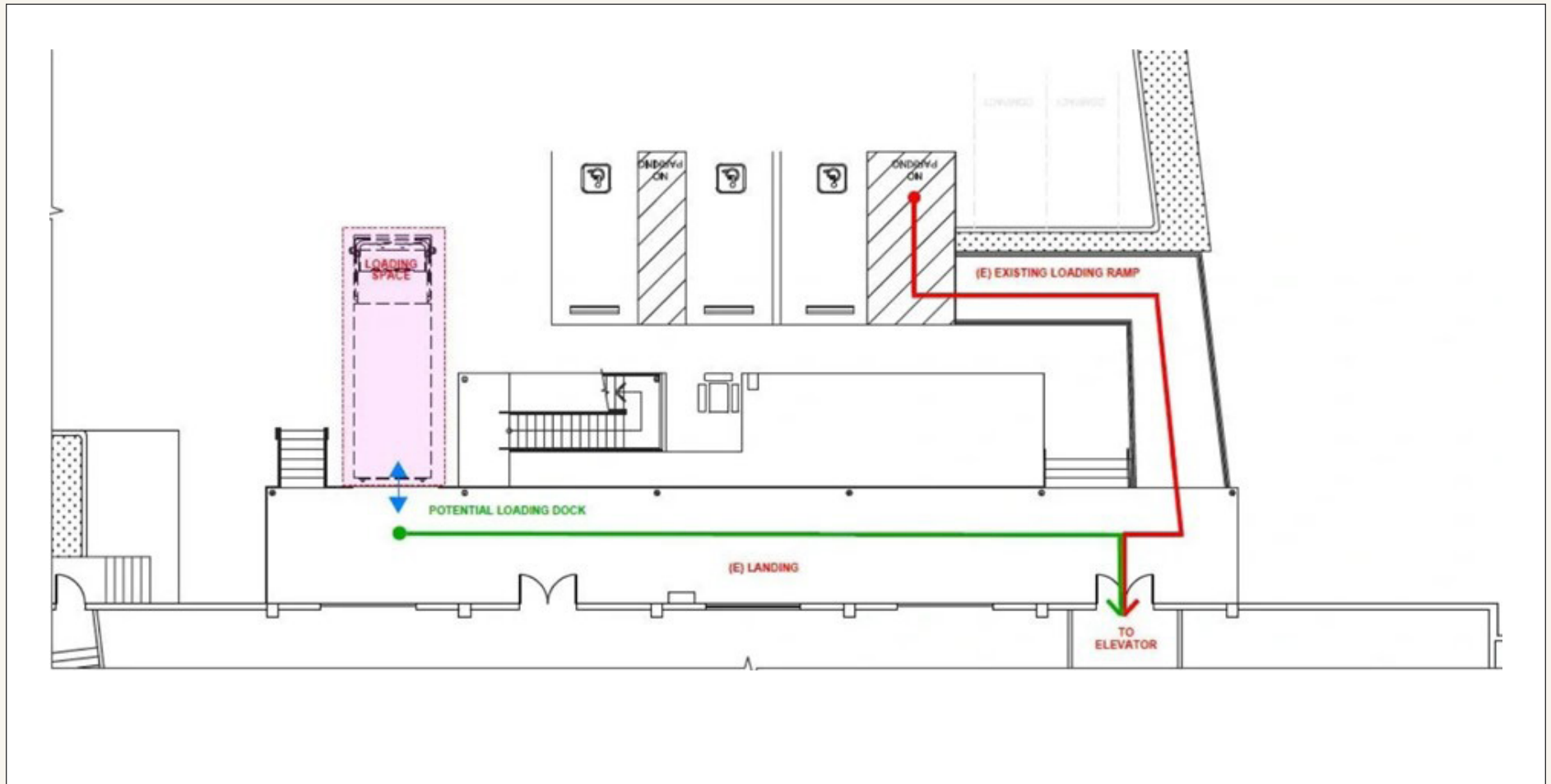
[LOADING CAPABILITIES](#)

[CLICK FOR FLOOR PLANS](#)

[WEBSITE](#)



LOADING DIAGRAM



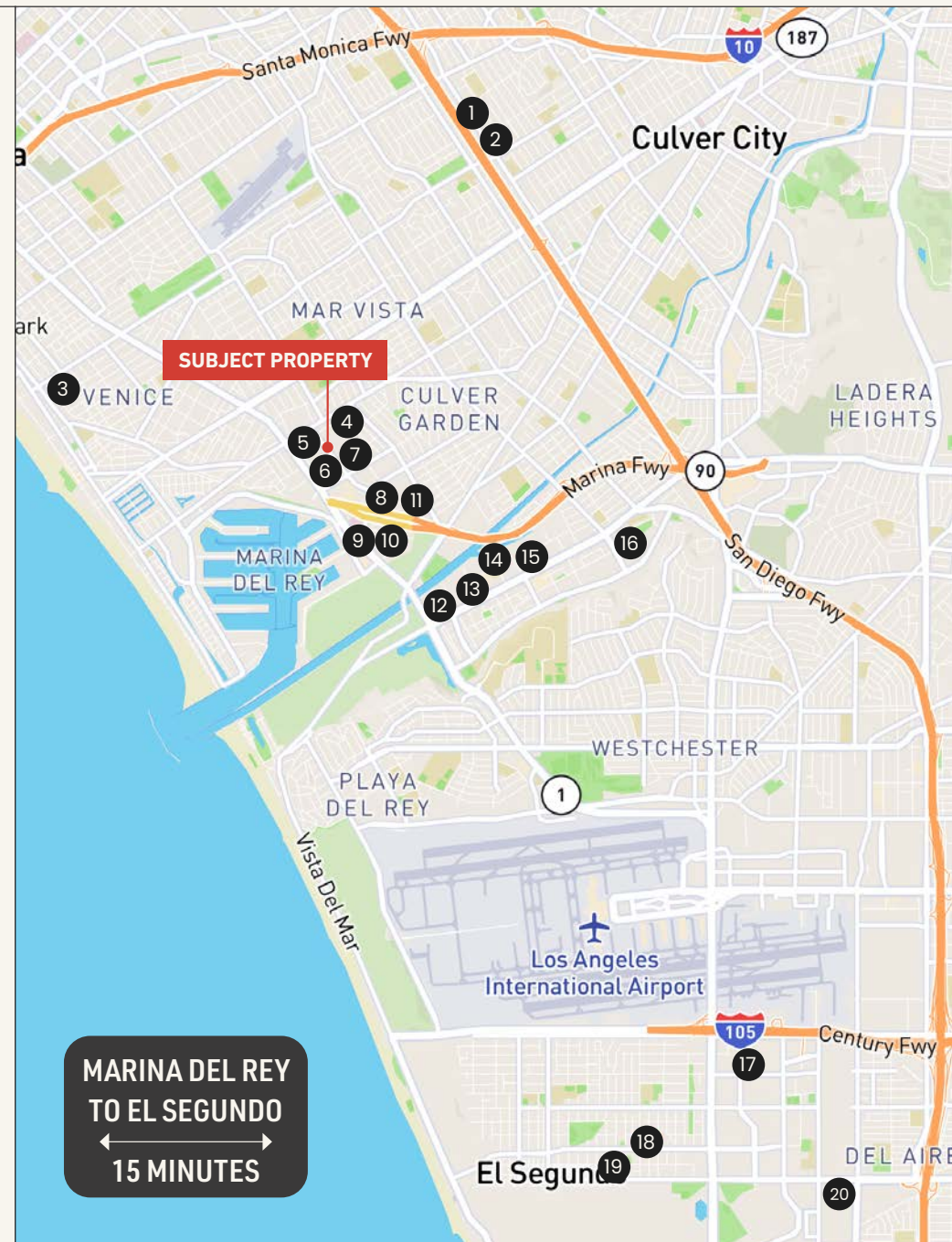
MAJOR TENANTS IN THE AREA

The westside of Los Angeles has experienced significant growth in both the tech and aerospace industries, transforming the city into a major hub for innovation.

The tech sector has surged with the rise of start-ups and tech giants establishing a strong presence, spurred by a vibrant ecosystem of talent and investment. Concurrently, the aerospace industry has expanded, bolstered by new advancements in space exploration and defense technologies.

The city boasts the greatest concentration of hard tech talent in the country.

- | | |
|---------------------------|-----------------------|
| 1. Radiant | 11. Collins Aerospace |
| 2. Sierra Labs | 12. Electronic Arts |
| 3. Google | 13. Microsoft |
| 4. ZEFR | 14. Winc |
| 5. Sonic Energy | 15. Apex Space |
| 6. Doodle Labs | 16. Thrive Market |
| 7. Dollar Shave Club | 17. Skyryse |
| 8. Armata Pharma | 18. ABL Space Systems |
| 9. Lightspeed Innovations | 19. Cambium |
| 10. Klugeinteractive | 20. Varda |



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dmahood@leewestla.com
AGT DRE 02027002

DAVID WILSON

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dwilson@leewestla.com
AGT DRE 00822760

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000



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