



4223 GLENCOE AVE

MARINA DEL REY, CA 90292

Hard-Tech / Aerospace / Creative Flex
Space with Loading
For Lease & Sublease

PREMISES

B115 ±1,720 RSF

B117 ±1,623 RSF

OCCUPANCY

B115 Available 12/1/26

B117 Available Now

RENT

\$2.75/SF, MG

PARKING

\$175 / Space / Month (Unreserved)

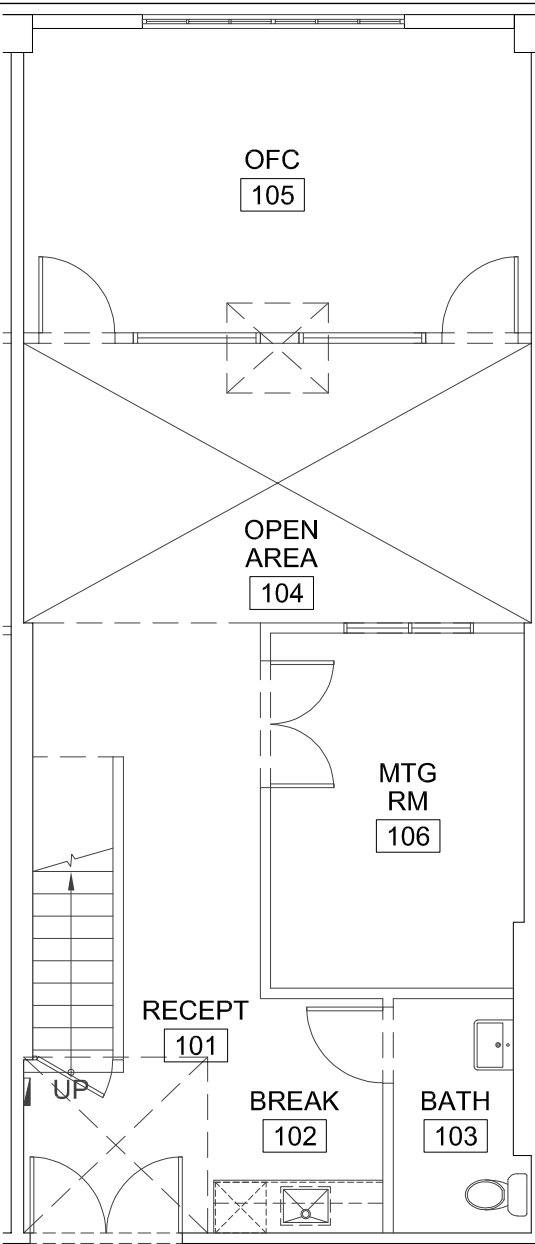
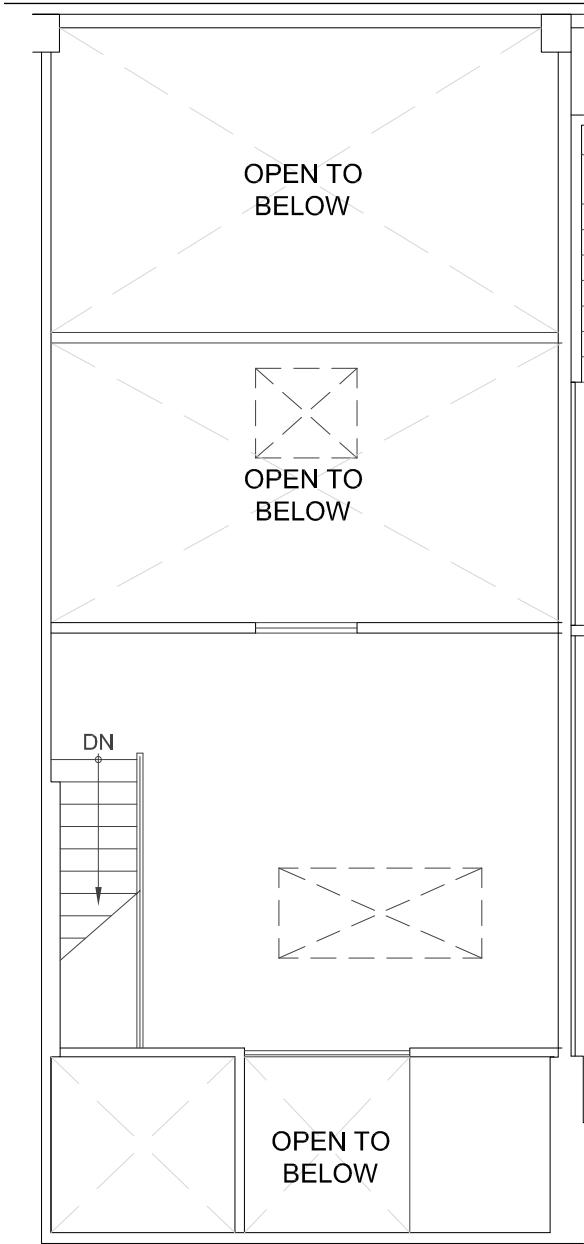
\$225 / Space / Month (Reserved)

FEATURES

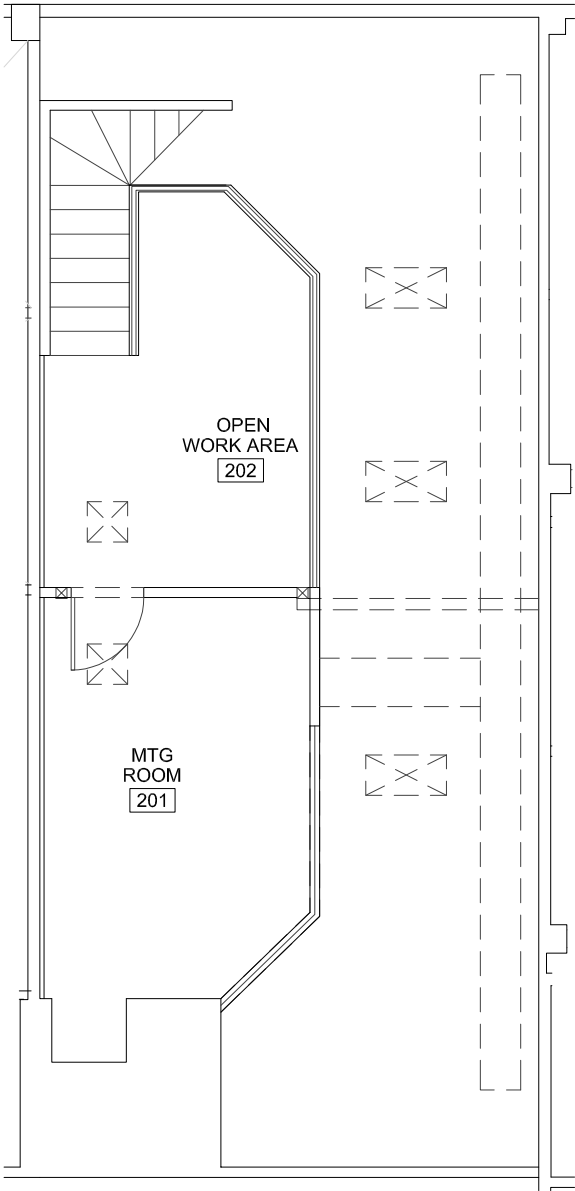
- Renovated Hard-Tech / Aerospace / Creative Flex Space
- Loading Capabilities
- HVAC - Individual Suite Package with Individual Controls
- High 12 - 17 Ft. Ceilings
- Operable Windows
- Touchless Fixtures in Restrooms
- Polished Concrete Floor
- Abundant Skylights with Natural Lighting
- Ample Gated 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

[LOADING CAPABILITIES](#)[MORE INFORMATION](#)

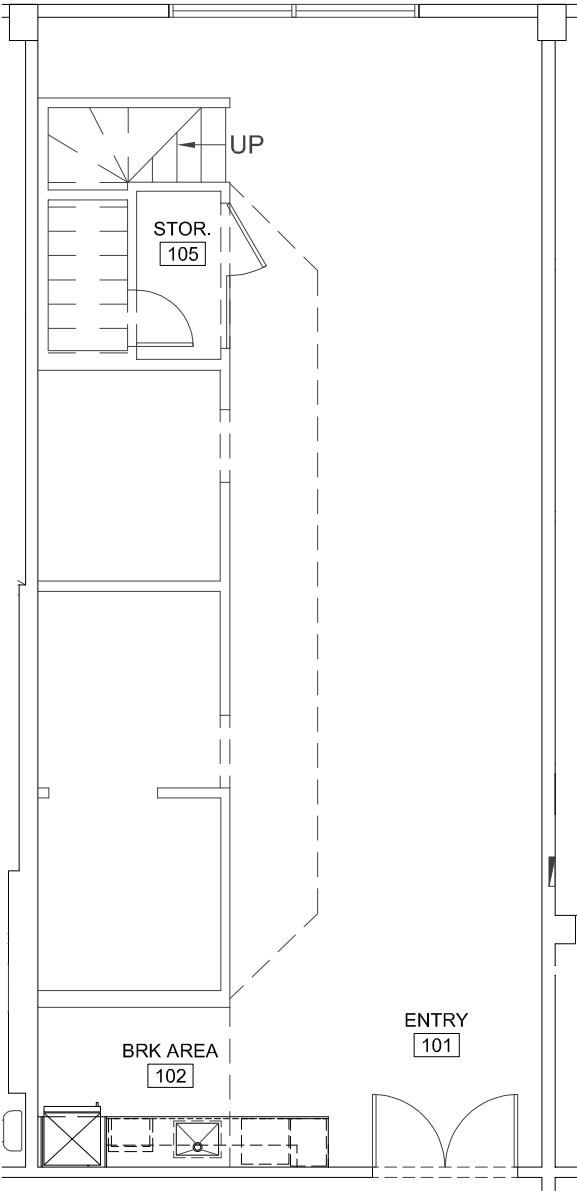








MEZZANINE



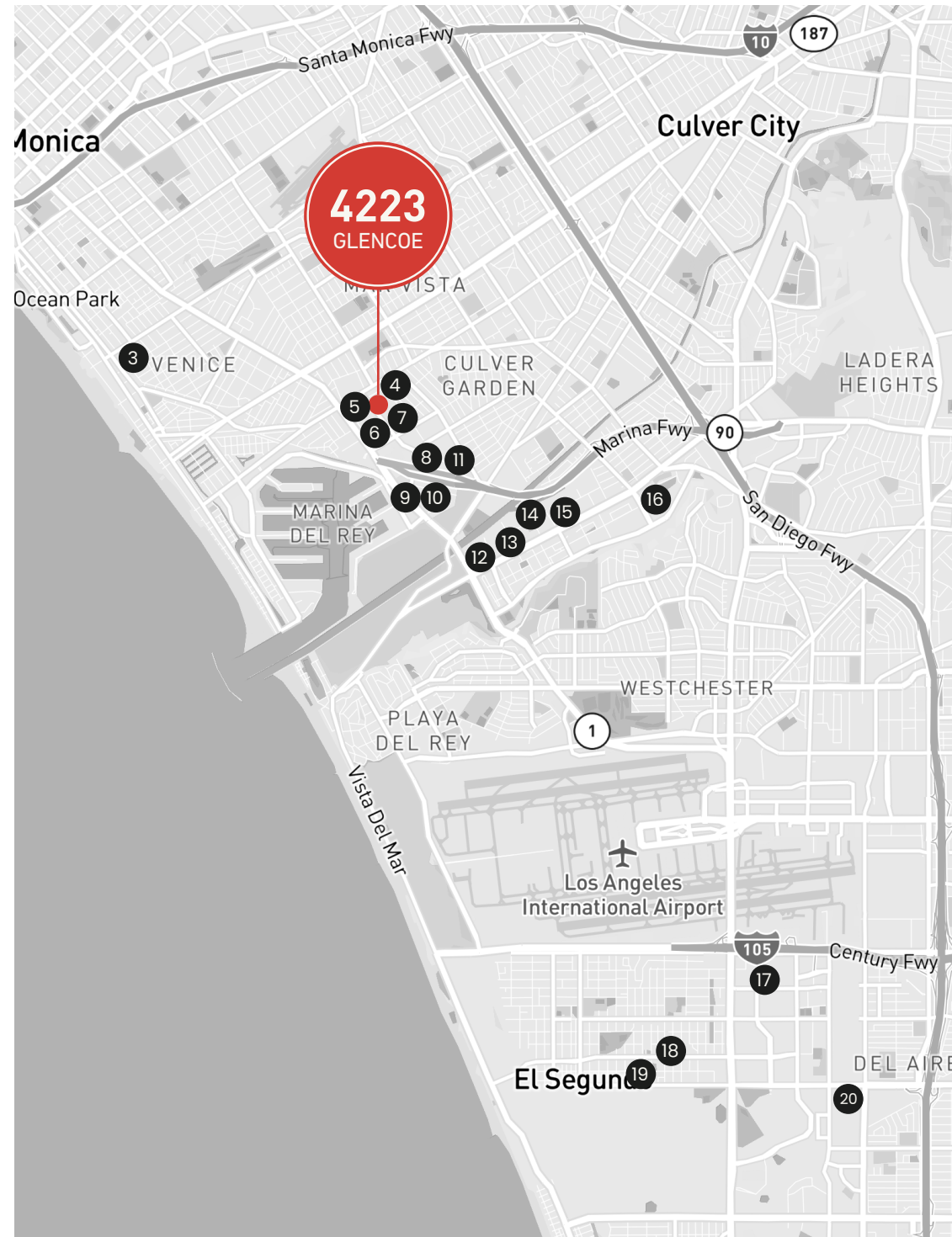
1ST FLOOR

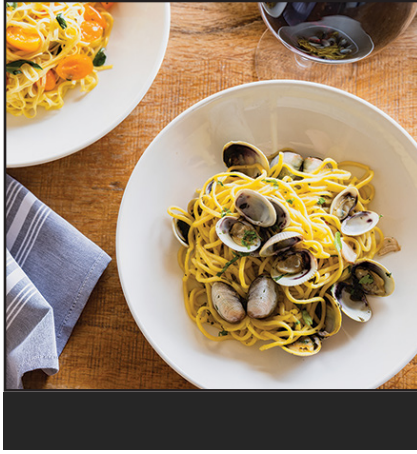
The westside of Los Angeles has experienced significant growth in both the tech and aerospace industries, transforming the city into a major hub for innovation.

The tech sector has surged with the rise of startups 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.

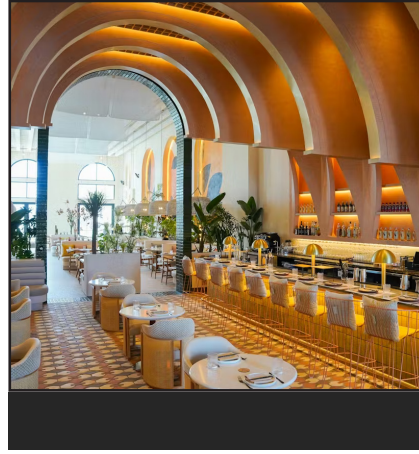
The city boasts the greatest concentration of hard tech talent in the country.

- | | |
|---------------------------|-----------------------|
| 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. Skyrise |
| 8. Armata Pharma | 18. ABL Space Systems |
| 9. Lightspeed Innovations | 19. Cambium |
| 10. Klugeinteractive | 20. Varda |





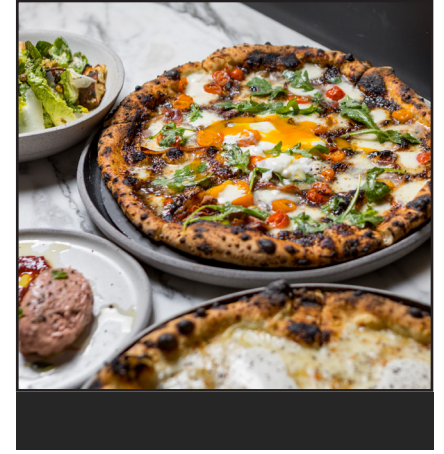
UOVO is a modern Italian eatery celebrating regional pastas, seasonal ingredients, and time-honored recipes flown fresh from Italy.



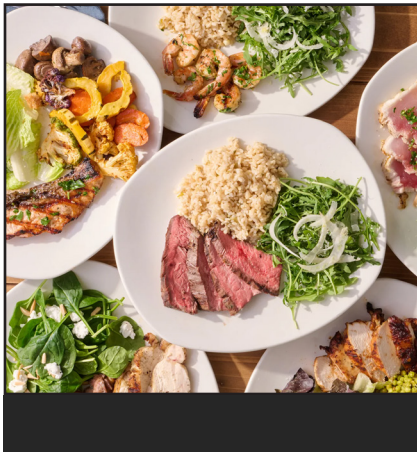
PLANTA Cocina is a vibrant, plant-based restaurant offering bold Mexican-inspired flavors with a modern, upscale twist.



Rainbow Acres is a beloved natural foods market known for organic produce, wellness essentials, and a strong community focus.



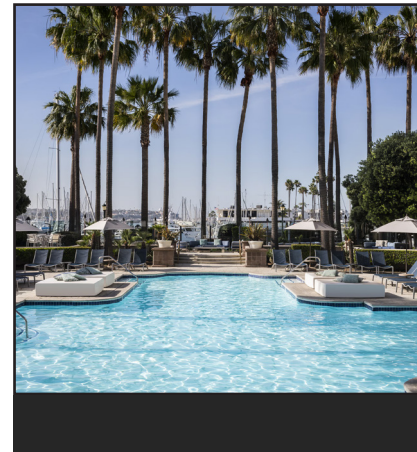
Pizzana is a neighborhood favorite serving artisan pizzas made with slow-fermented dough and premium, responsibly sourced ingredients.



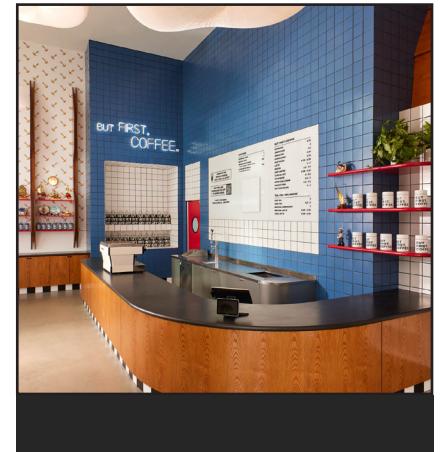
Tender Greens is a chef-driven restaurant focused on thoughtfully sourced ingredients and elevated comfort food.



Trader Joe's is a go-to specialty grocer offering curated everyday essentials, unique finds, and exceptional value.



The Ritz-Carlton, Marina del Rey is a luxury waterfront hotel offering refined dining, a serene spa, and sweeping marina views.



Alfred Coffee is a stylish café known for craft coffee, house-made beverages, and a relaxed yet polished atmosphere.



George Wilson

PRINCIPAL
gwilson@leewestla.com
310.899.2738
DRE: 02090678

David Wilson

PRINCIPAL
dwilson@leewestla.com
310.899.2707
DRE: 00822760

James Wilson

PRINCIPAL
jwilson@leewestla.com
310.899.2708
DRE: 00883324

Lindsay Shuford

ASSOCIATE
lshuford@leewestla.com
310.899.2710
DRE: 02231518