

HIGH-END CREATIVE OFFICE / STUDIO
FOR LEASE

13335
MAXELLA AVE



Turnkey Creative Office Opportunity with Private Patio in *Marina del Rey*

13335 Maxella Avenue presents a rare opportunity to lease 21,076 square feet of modern, creative office space in the heart of Marina del Rey. Designed for today's sophisticated tenants, the property features high ceilings, expansive open floor plates, and abundant natural light, creating an airy and inspiring work environment. A large private patio extends the workspace outdoors, offering a true indoor-outdoor feel ideal for collaboration, events, or everyday use. Ideally positioned in the Marina Tract, the building benefits from an abundance of walkable amenities, with restaurants, cafés, fitness, and lifestyle offerings just steps away, while also providing immediate connectivity to Marina del Rey, Venice, and Playa Vista. This is a premier Westside office environment—elevated, efficient, and ready for immediate lease.



PROPERTY OVERVIEW

Premises:	13335 Maxella Ave, Marina Del Rey, CA 90292
Property Type:	Creative Office / Mixed-Use
Lot Area:	±21,076SF
Rate:	\$3.95/SF Modified Gross
Term:	3 - 10 Years
Availability:	Immediate
Power:	800A 480/277V 3 Phase
Stories:	Single Story with Mezz Office
Ceiling:	18' Clear
Parking:	3/1000+ at \$215/car/month
Zoning:	CM (Glencoe Maxella Overlay)
APN:	4230-006-027

FEATURES

1.

±21,076 SF CREATIVE OFFICE OPPORTUNITY

Full-building leasing opportunity featuring expansive open floor plates designed to accommodate collaborative teams and flexible workspace configurations.

2.

MODERN CREATIVE BUILD-OUT

High ceilings, abundant natural light, and contemporary finishes create an inspiring, efficient environment suited for media, tech, and innovative office users.

3.

PRIVATE INDOOR-OUTDOOR PATIO

Large exclusive-use patio extends the workspace outdoors—ideal for team gatherings, events, breakout sessions, or casual day-to-day use.

4.

PRIME MARINA TRACT LOCATION

Situated in the heart of Marina del Rey's most desirable office corridor, surrounded by established creative and technology tenants.

5.

WALKABLE LIFESTYLE AMENITIES

Steps from restaurants, cafés, fitness studios, and retail amenities, supporting employee engagement and workplace convenience.

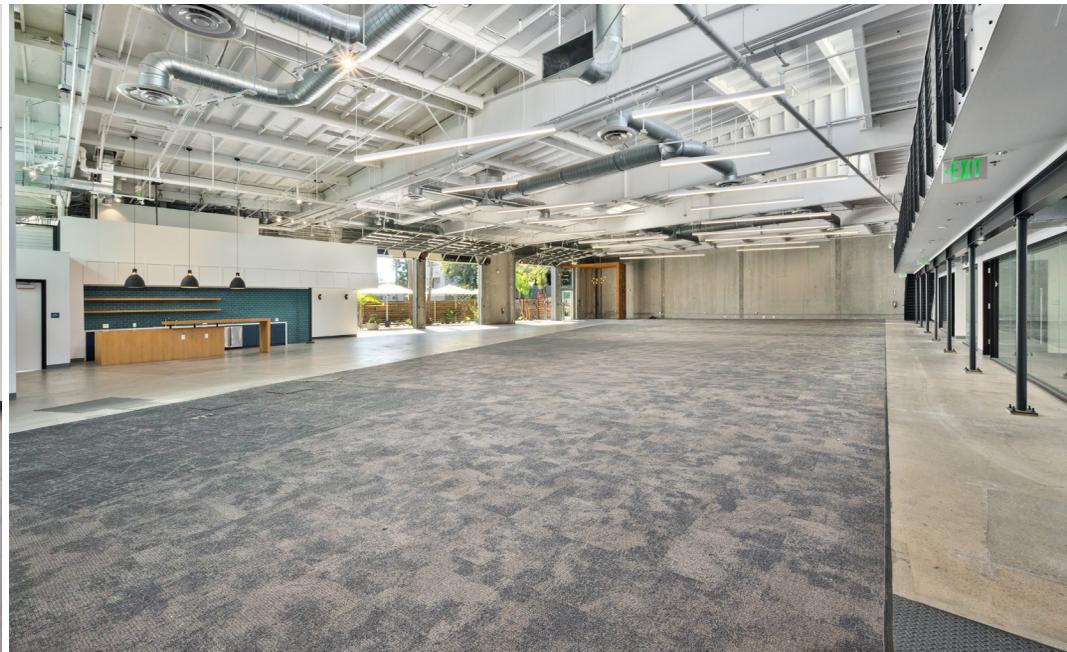
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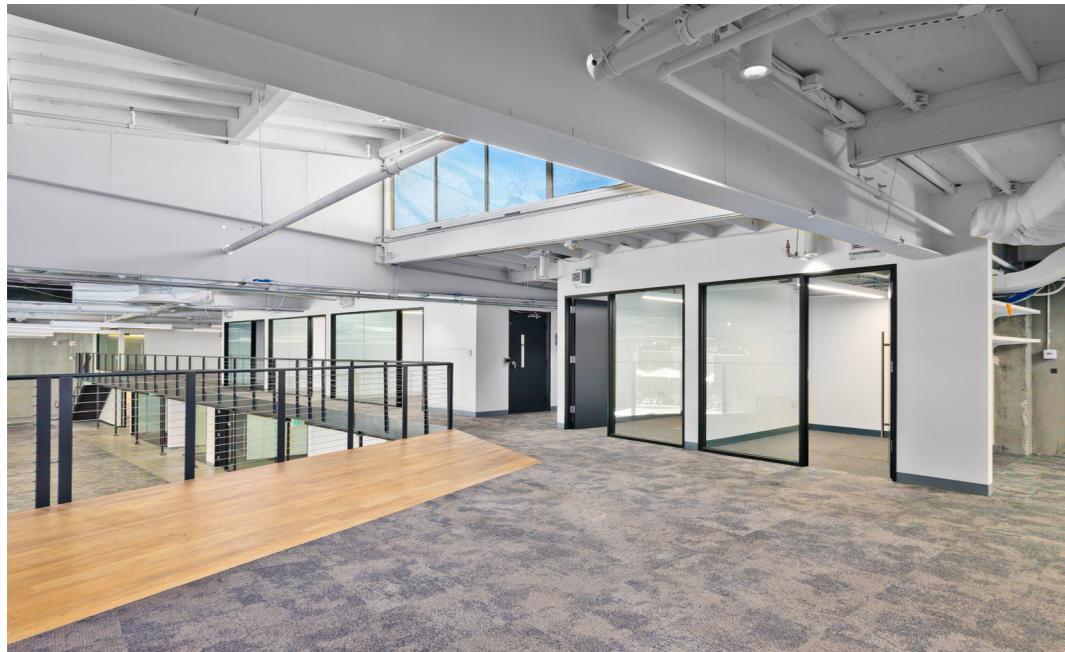
TURNKEY & AVAILABLE NOW

Move-in ready condition allows tenants to capitalize on an immediate occupancy opportunity in a premier coastal office setting.



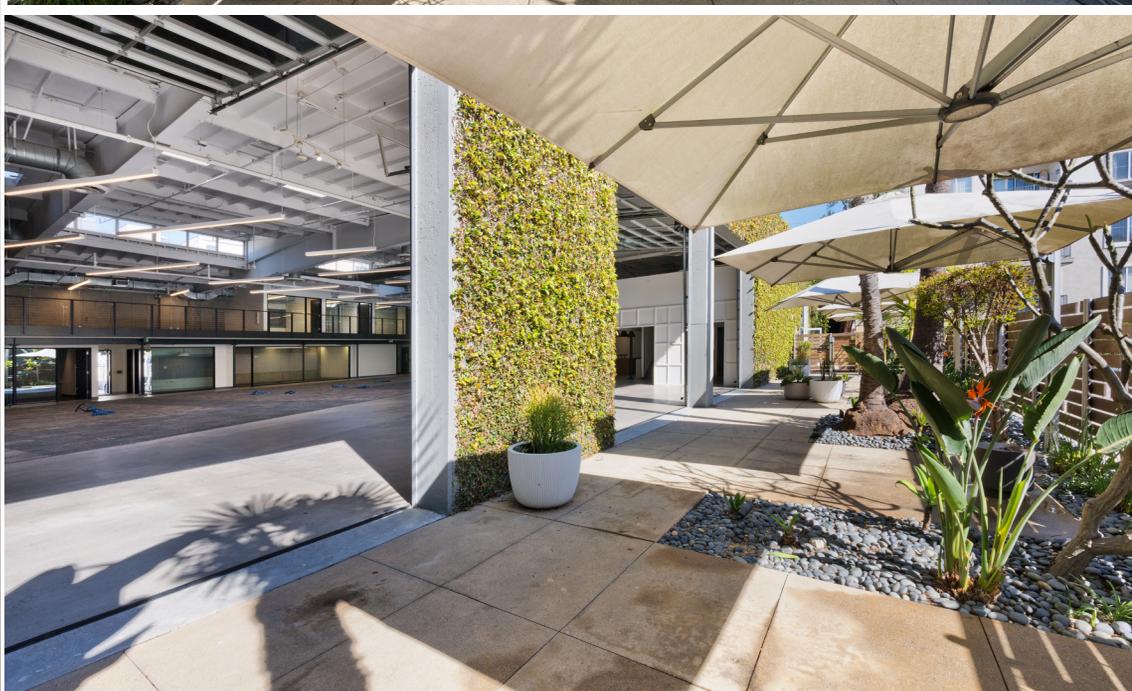
GROUND LEVEL



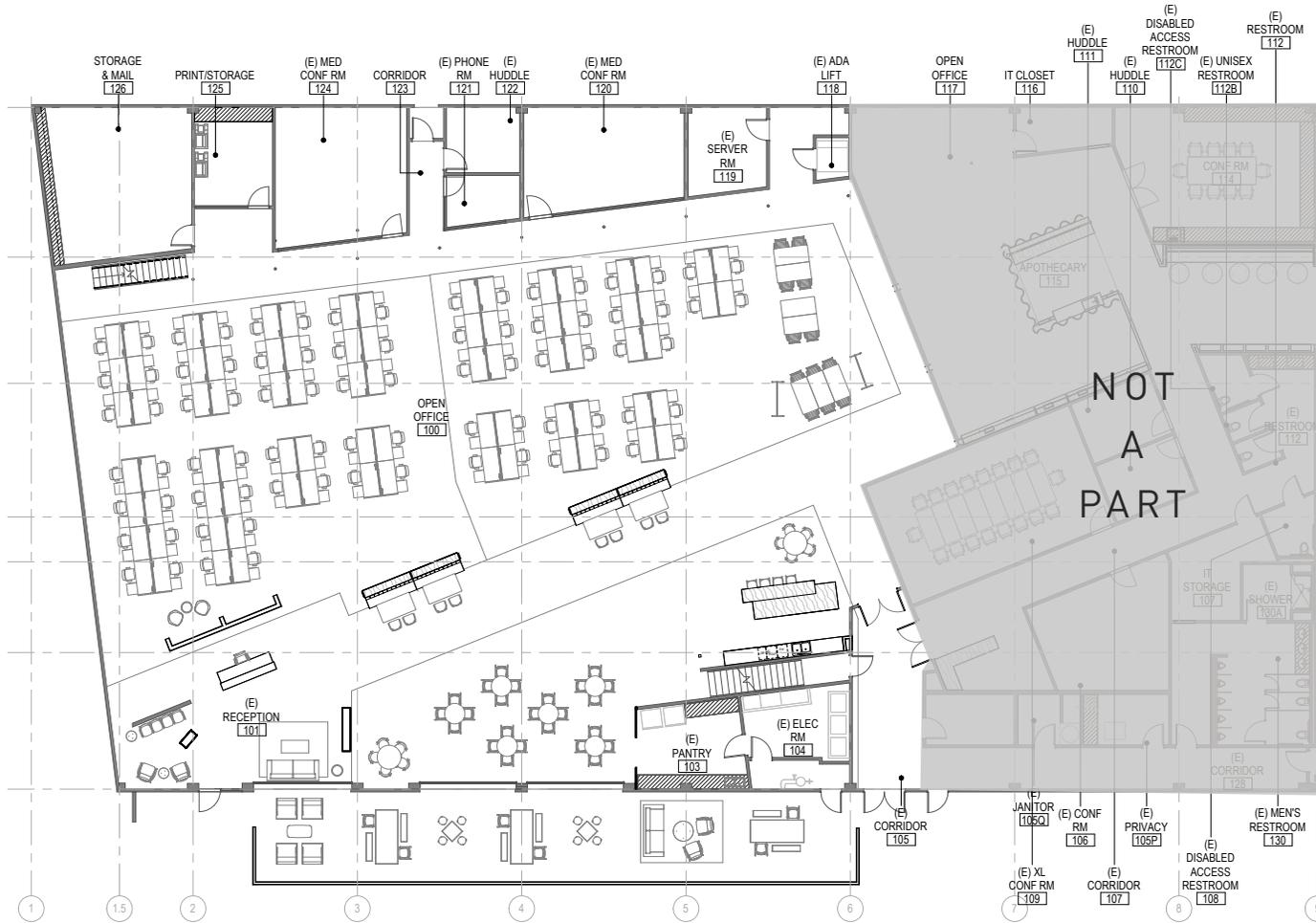


INDOOR/OUTDOOR SPACE

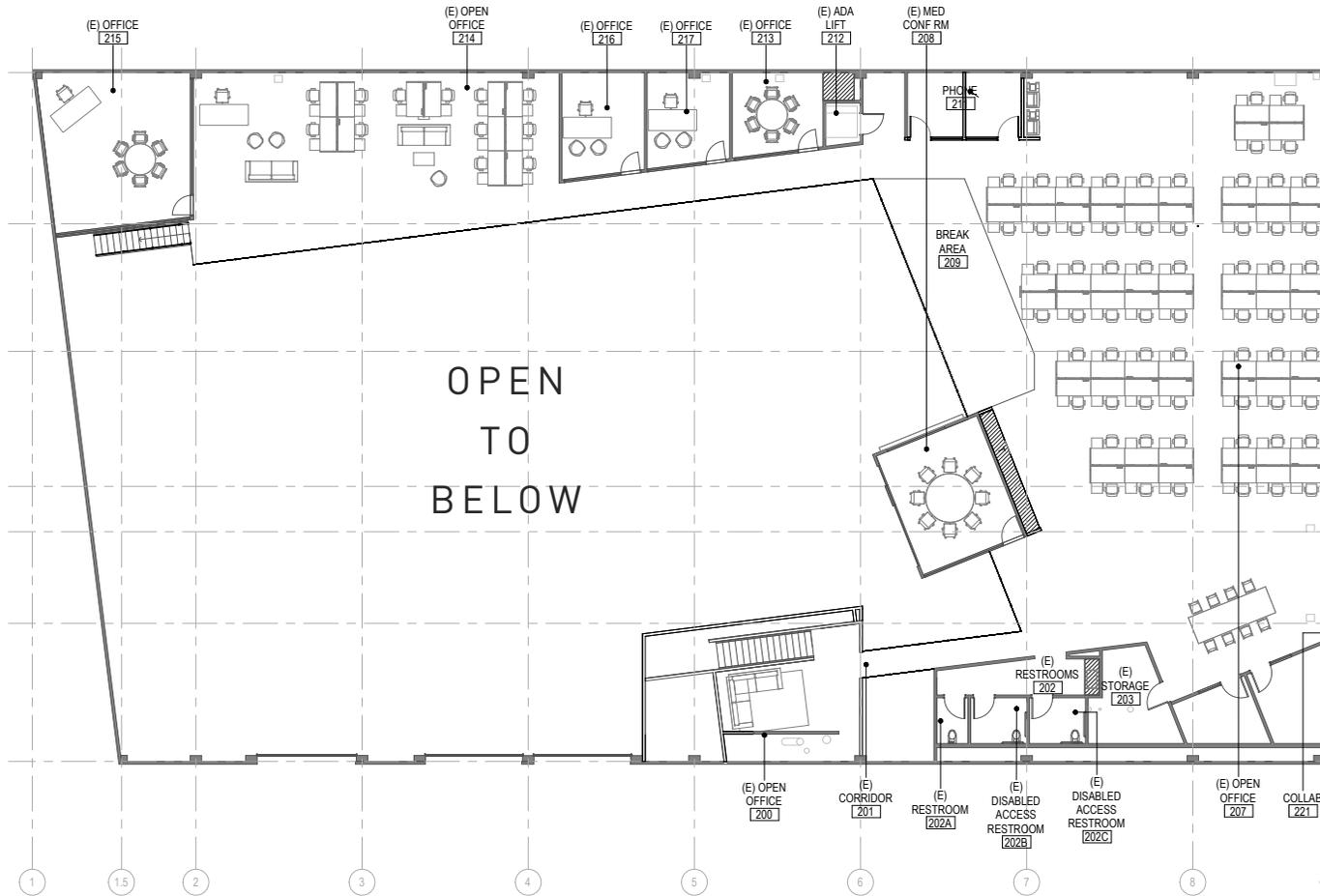
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GROUND LEVEL - FLOOR PLAN



UPPER LEVEL - FLOOR PLAN





Prime Coastal Location

Positioned in the heart of Marina del Rey's coastal commercial corridor, the property is surrounded by an energetic blend of cafés, restaurants, and boutique retail, creating a dynamic and highly walkable environment. The location also provides seamless connectivity to the 90 Freeway and LAX, offering convenience for both daily commuters and frequent travelers.





PLANTA

tendergreens



beachside
restaurant & bar



TRADER JOE'S



ALFRED

burgerlounge
PREMIUM BURGERS



UOVO
PASTA



AMC
THEATRES



corepower
YOGA

EQUINOX



PAVILIONS



pure barre



Gelson's



SACHI.LA
COFFEE SHOP



CLUB PILATES





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