

  
**HAYDEN**  
PLACE



Not just an office,  
a lifestyle.





## A STATE-OF-THE-ART GROUND UP CREATIVE CAMPUS IN THE HAYDEN TRACT

Hayden Place offers a redefined workplace experience, thoughtfully grounded in nature and drawing inspiration from the unique architectural landscape of Culver City's historic Hayden Tract.

A new model of work, Hayden Place is oriented around a lush central courtyard, crowned by a soaring honeycomb canopy, with floor-to-ceiling windows infusing interiors with an abundance of natural light, and seamlessly connected to sweeping balconies effortlessly merging indoor and outdoor spaces.



An inspired  
work experience.





Hayden Place fosters collaboration and productivity by offering a variety of indoor and outdoor spaces, expansive external walkways, and interconnecting stairs. These features collectively create an enlightened and interconnected work experience.

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**±270,160 RSF**  
in total

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**13'5" - 16'5"**  
ceiling heights

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**+19,000 SF**  
secure and private  
outdoor spaces

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**29'**  
double height  
grand lobby

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**UP TO 3.4/1000**  
parking

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**LEED GOLD**  
**FITWEL**  
certified

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**PRIVATE & SECURE**  
**CAMPUS**

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**SAWTOOTH**  
**SKYLIGHTS**

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**BIKE**  
**AMENITIES**

The workspace that  
doesn't feel like work.





## EFFORTLESSLY INTEGRATE NATURE INTO YOUR WORK DAY

Meticulously curated spaces offer an ideal setting for anything from a morning team meeting over coffee in the courtyard to an evening launch event with cocktails on the sky deck.

Contiguous space, from 79,583 RSF to 96,725 RSF oriented around a lush, central courtyard

Rooftop sky deck with expansive city views

Double height volume and interconnecting stair potential

Seamless indoor-outdoor design with sliding glass doors

Floor-to-ceiling glass windows

Sawtooth skylights infuse natural light

Multiple high speed fiber options, including Culver Connect

External stairs connecting directly to the courtyard

Elevated valet arrival experience



Transform working  
into living.



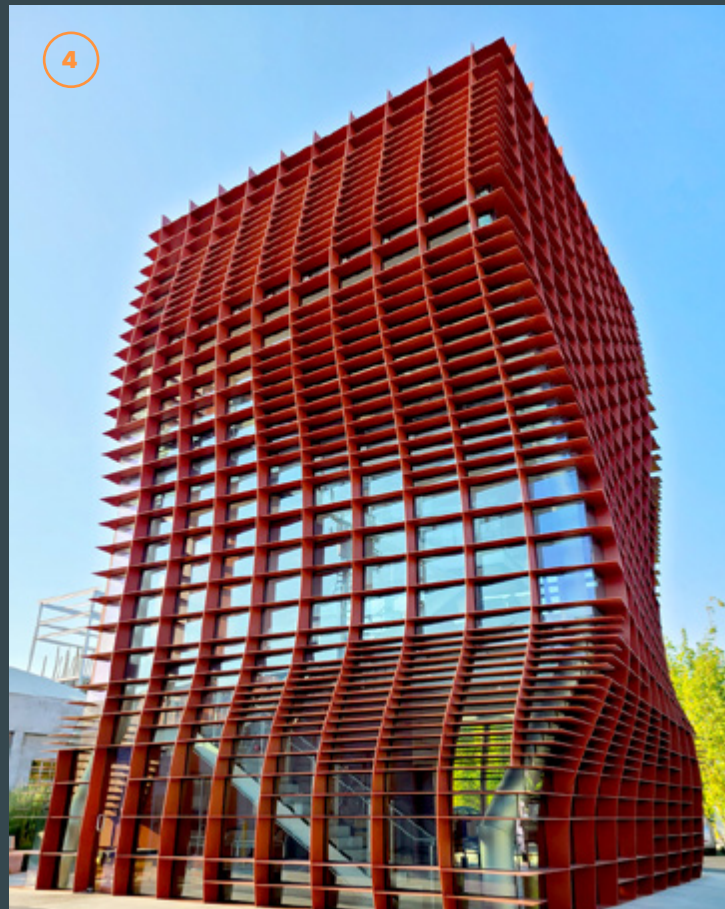


The energetic work environment integrates the beauty of the natural world while creating opportunities for organic connections between people.

OPPORTUNITY FOR FITNESS CENTER	OPPORTUNITY FOR COMMISSARY	CHANGING ROOMS WITH SHOWERS	SHORT AND LONG-TERM BIKE PARKING
ABUNDANT OUTDOOR SPACE	OPEN EVENT SPACES highly programmable for small group meetings, special events, dining and collaboration	SKY DECK with incredible views of Santa Monica, Century City and Downtown LA skylines and the Santa Monica mountains	

The crossroads of creativity  
and lifestyle.





## CULVER CITY IS THE MOST SOUGHT-AFTER OFFICE MARKET IN LOS ANGELES

Hayden Place is located in one of the world's fastest-growing global tech and media epicenters. A highly walkable and bikeable location, the neighborhood's centralized location allows employers to recruit talent from a wide range of directions, aided by the Metro Expo Line, which connects Culver City to Santa Monica and Downtown Los Angeles, and proximity to the I-10 and I-405 freeways.

With significant growth in work and lifestyle amenities, the area has exploded with trendy new cafes, chic restaurants, retail shops, boutique hotels, and new housing.

- 1 Treat yourself to some retail therapy or a unique culinary experience in downtown Culver City at the **Culver Steps** and **Culver City Town Plaza**. You can find high-end shops, tasty eateries and open green spaces that host outdoor movies, concerts, and more
- 2 Visit **Culver City's Arts District**, a community of contemporary and fine art galleries located along Washington and La Cienega Boulevards
- 3 Take your taste buds on an adventure to **Destroyer**, a breakfast and lunch spot that surprises diners with interesting pairings using local ingredients
- 4 Check out Hayden Tract's iconic **Waffle Building** and home to Michelin-starred restaurant **Vespertine**, once named best restaurant in Los Angeles

# Neighborhood

A selection of noteworthy neighborhood establishments.

## RESTAURANTS

- 1 Cevichestop
- 2 Bee Taqueria
- 3 Vespertine
- 4 Margot
- 5 Loqui
- 6 Hayden
- 7 Juliet
- 8 Lonzo's
- 9 Bianca
- 10 Yunomi
- 11 Roberta's
- 12 Pasta Sisters
- 13 Lustig
- 14 Brother's Sushi
- 15 Health Nut
- 16 Akasha
- 17 Jackson Market and Deli
- 18 Afuri Ramen

## COFFEE & COCKTAILS

- 19 Bar Nine
- 20 Father's Office
- 21 Destroyer
- 22 Blue Bottle Coffee
- 23 Des Croissants Paris
- 24 Equator Coffee
- 25 The Velvet Lounge
- 26 Rocco's Tavern
- 27 Goodboy Bob Coffee Roasters
- 28 Cognoscenti Coffee
- 29 Public School 310
- 30 Super Domestic Coffee
- 31 Bar Bohemian
- 32 Aanuko Coffee
- 33 Stanley's Wet Goods

## SHOPPING & CULTURE

- 34 Blum
- 35 Platform
- 36 Hashimoto
- 37 Black Image Center
- 38 Midland
- 39 Arcana Books
- 40 The Culver Theatre
- 41 Village Well Books & Coffee
- 42 Aldea Home & Baby
- 43 Erewhon
- 44 Janessa Leoné
- 45 Hi-Lo Liquor
- 46 Hya
- 47 Sephora

## HOTELS

- 48 The Shay
- 49 Palihotel Culver City
- 50 The Culver Hotel
- 51 Alsace Hotel City



# Level 1

±79,583 RSF (BOMA 2017)

Dual-wing configuration creates divisibility options for multi-tenant or departmental separation

The central courtyard can be accessed from all floors via external connecting stairs, and is protected by a cardkey-activated gate for added security

29' double-height lobby provides an elevated entry experience for employees and visitors coming from the courtyard and parking

An internal connecting grand stair is designed to enhance circulation between floors

Elevators are designed to securitize private spaces from common areas

Exclusive private garden terraces

## KEY

- Interior Leasing Area
- Exterior Usable Area
- Interior Building Common Area
- Interior Floor Common Area
- Vertical Penetrations and Voids



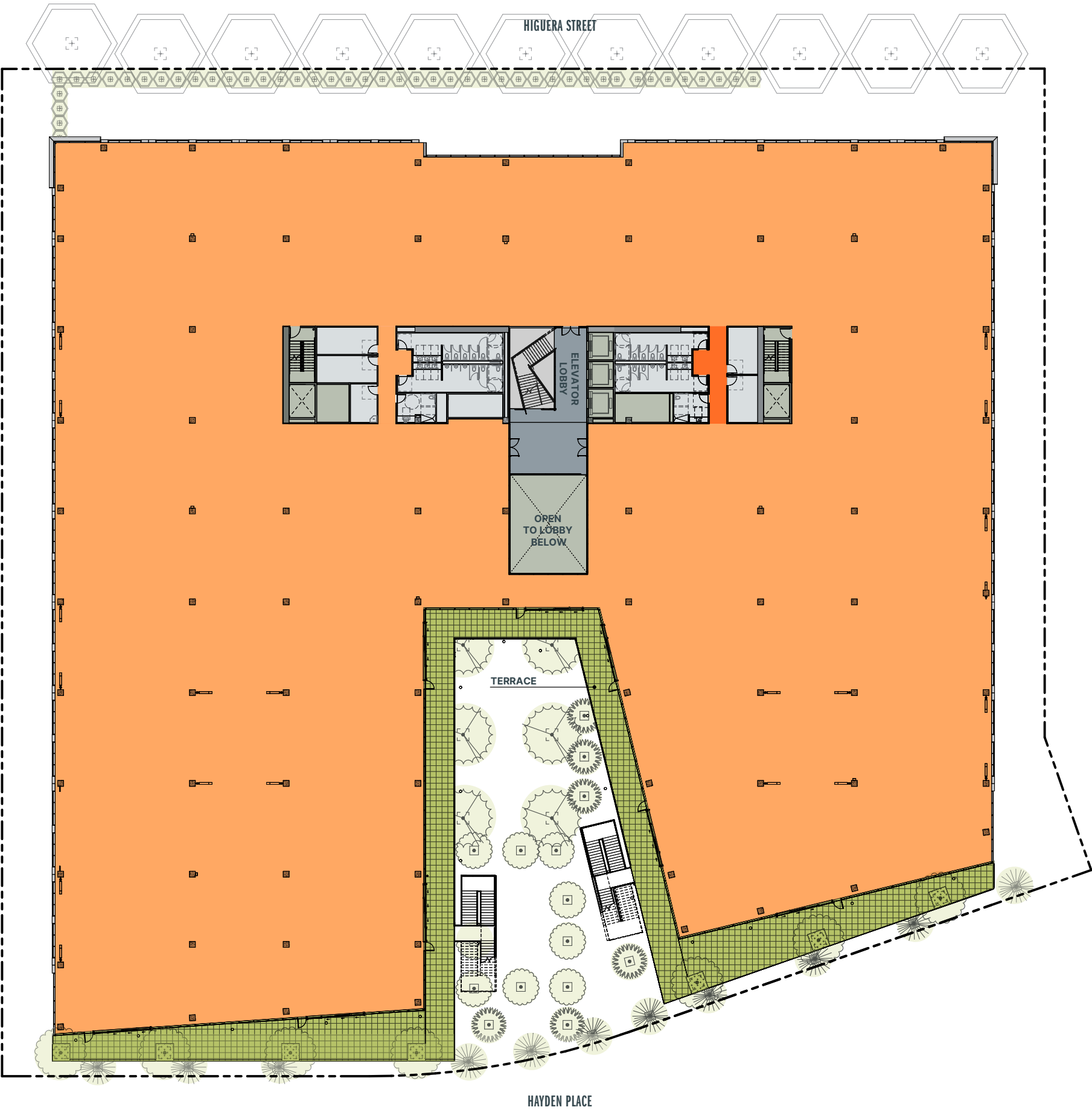
# Level 2

±96,725 RSF

Large contiguous block of highly efficient tenant space

8,007 SF of exclusive terrace spaces accessible by sliding glass doors

- KEY
- Interior Leasing Area
  - Exterior Usable Area
  - Interior Building Common Area
  - Interior Floor Common Area
  - Vertical Penetrations and Voids



# Level 3

±93,851 RSF

Dramatic sawtooth skylights provide additional natural light

Knock-out panels within the floor slab present the opportunity to create connection between the 2nd and 3rd floors. Additional openings can be added or relocated to suit tenant needs

## KEY

- Interior Leasing Area
- Exterior Usable Area
- Interior Building Common Area
- Interior Floor Common Area
- Vertical Penetrations and Voids



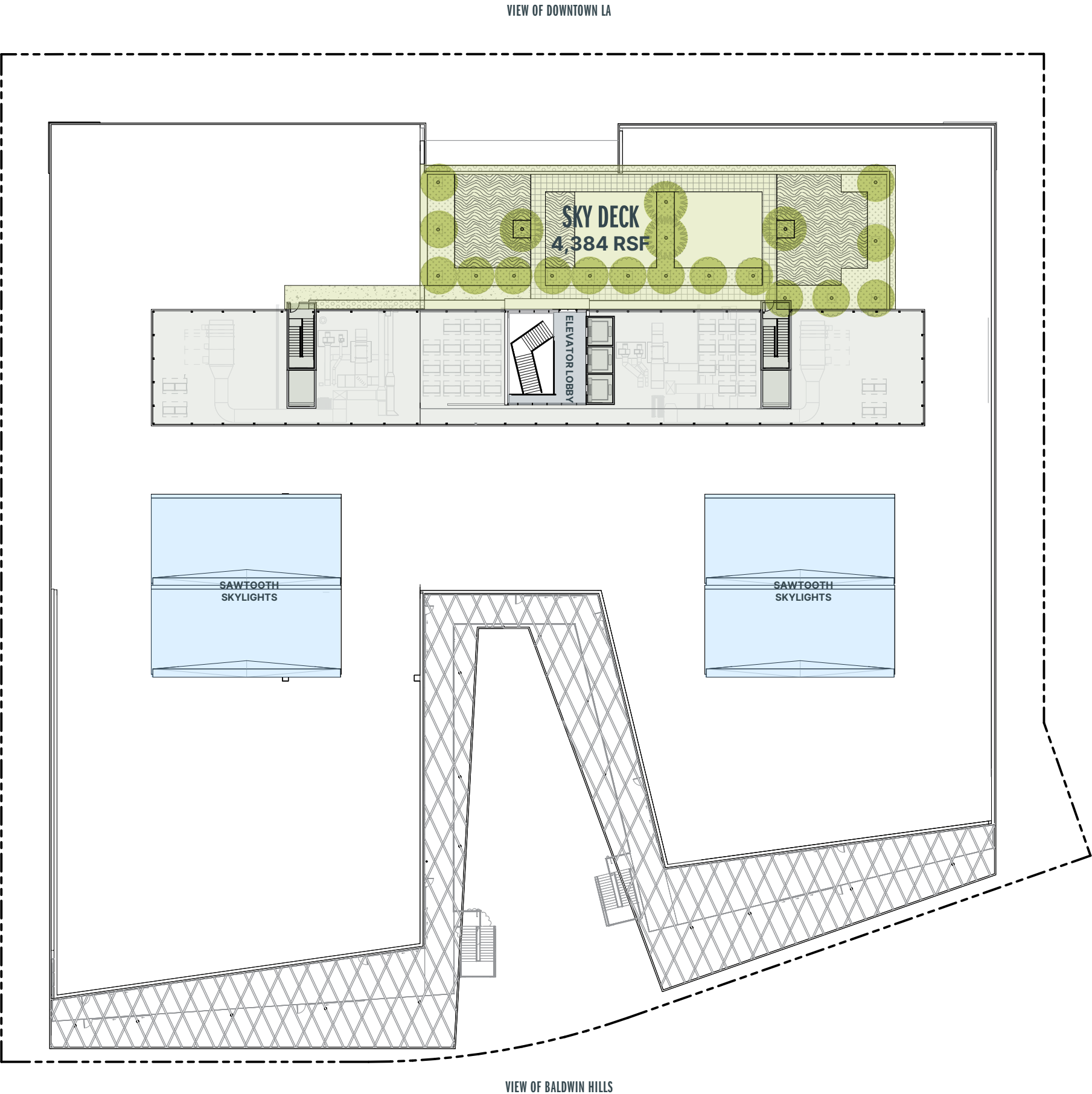
# Sky Deck

Sky deck can be programmed to include:

- fire pit
- cabanas
- putting green
- outdoor kitchen
- bar area

## KEY

- Interior Leasing Area
- Exterior Usable Area
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- 3 levels of subterranean parking
- 752 parking spaces directly beneath the building. Expandable to 927 with valet assist
- 3-lanes of access (reversible center lane)
- Lower-level, landscaped welcoming area with an open-air stair connection to the gardens above
- Dedicated pick up and drop off valet station
- Dedicated long-term bike parking for over 100 bikes
- Opportunity for 300 EV charging stations<sup>1</sup>



A STREAMLINED PARKING EXPERIENCE



Sub-Level 1

Sub-Level 2

Sub-Level 3

KEY

Interior Common Area

Bike Storage

EV Charging Station

General Parking

<sup>1</sup>75 EV charging stations installed day one with 75 EV-ready spaces and 150 EV-capable spaces



Come experience  
work with us.

## LEASING

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