



4204 GLENCOE AVENUE  
MARINA DEL REY





42XX

## OFFICE REIMAGINED

42XX redefines Marina Del Rey's office landscape with a sustainable, modern approach.

The hybrid design maximizes the unique properties of mass timber, steel, and concrete.





## BUILDING FEATURES

# THOUGHTFUL DESIGN

The campus consists of three low-rise buildings which seamlessly connect with exterior walkways and stairways.

The project features in-demand amenities: usable outdoor space, lush, mature landscaping, abundant natural light streaming through floor-to-ceiling windows, a cafe space, covered parking in an open air garage, valet services, and bike storage.

42XX has the ability to offer tenants adjacent expansion opportunities via other assets in the neighborhood.

|            |                                      |
|------------|--------------------------------------|
| BUILDING 1 | LEASED                               |
| BUILDING 2 | Office: 53,437 SF / Retail: 2,666 SF |
| BUILDING 3 | Office: 71,267 SF                    |
| TOTAL      | 152,105 SF                           |











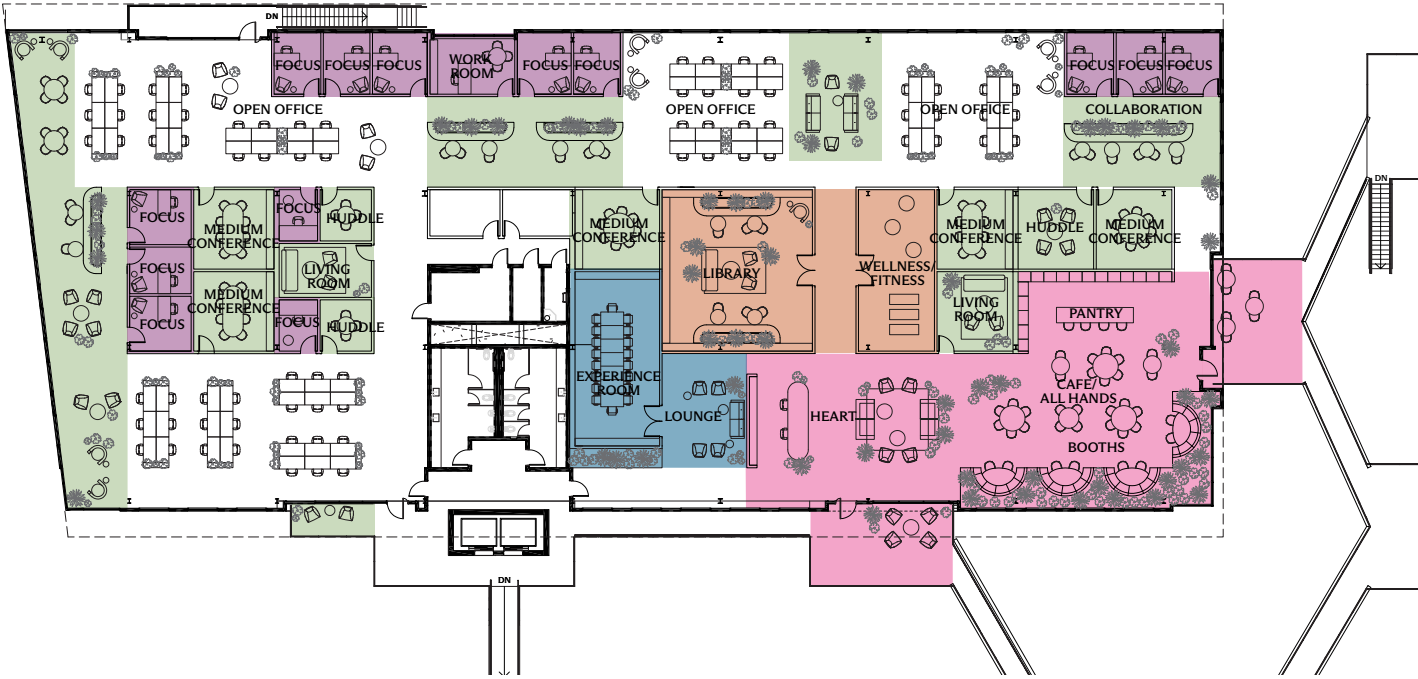
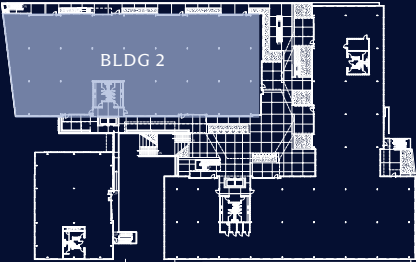


**SITE PLAN**  
Scale: 1/16" = 10'



SAMPLE FLOOR PLAN  
BUILDING 2  
Scale: 3/32" = 10'

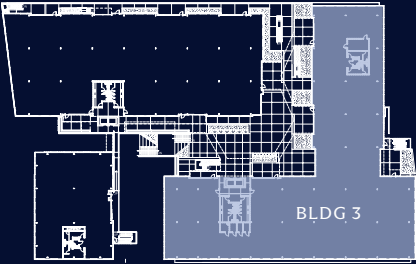
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|---------------------|---------------|
| Building 2 Total SF | 56,103        |
| Ground Level        | 2,666 *Retail |
| Second Level        | 27,332        |
| Third Level         | 26,105        |



- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS

SAMPLE FLOOR PLAN  
BUILDING 3  
Scale: 3/32" = 1'0"

|                     |        |
|---------------------|--------|
| Building 3 Total SF | 71,267 |
| Ground Level        | 3,839  |
| Second Level        | 33,937 |
| Third Level         | 33,491 |



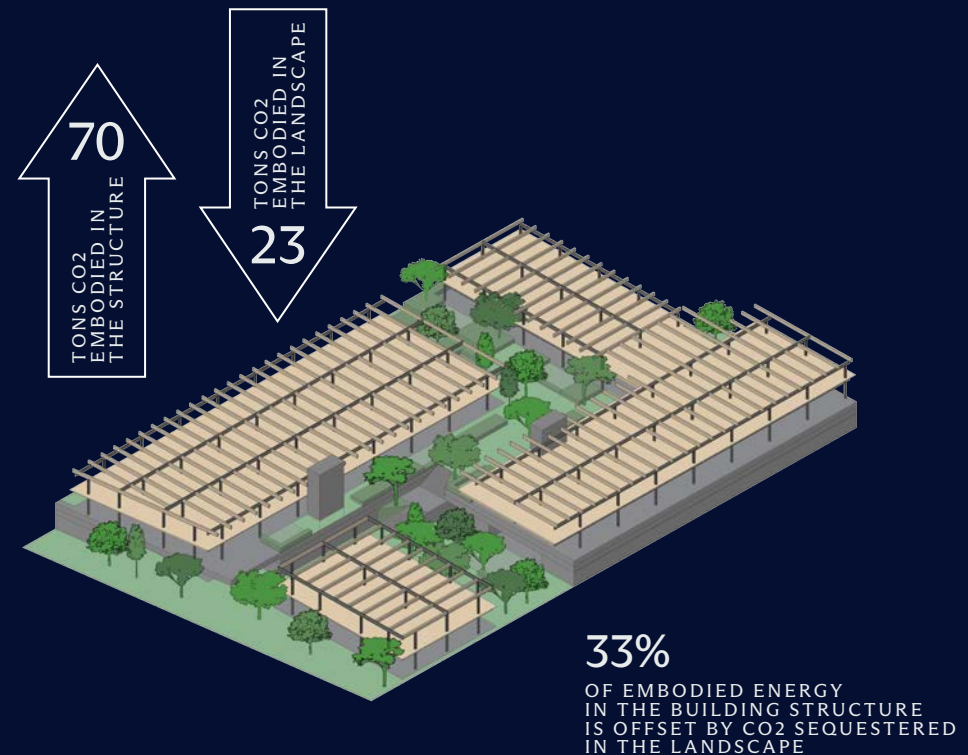
- COMMUNITY
- EXPERIENCE
- WELLNESS
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RETHINKING THE GRID

## SUSTAINABILITY

RIOS, the award winning design architect of 42XX, collaborated with The Bradmore Group to reimagine the conventional office structural grid. This innovative approach combines mass timber, steel, and concrete to reduce global warming potential. Using lightweight CLT, the project minimizes its carbon footprint and creates a warm, authentic atmosphere. Opting for a hybrid structure over concrete alone reduced the weight of the structure by half and has offset the emissions equivalent to removing 262 cars from the road for a year, resulting in a first of its kind office campus on the westside.





FULLY FEATURED

## AMENITIES

### ON CAMPUS AMENITIES

- Abundant indoor outdoor areas
- Lush landscaping with pocket parks
- Valet parking services
- Bike storage facility with adjoining locker rooms
- Modern Café space

### OFF CAMPUS AMENITIES

- Renowned restaurants
- Luxury boutiques
- Vibrant nightlife
- High end health and wellness clubs and spas
- Waterfront retail promenade with beach access and water recreation
- Five Star hotels







AMPLE PARKING FOR EMPLOYEES AND GUESTS,  
INCLUDING EXECUTIVE RESERVED SELF PARK STALLS.





NEIGHBORHOOD

## IT'S ALL HERE

42XX offers an exceptional coastal lifestyle in Marina Del Rey, providing direct access to retail, dining, nightlife, and cultural attractions.

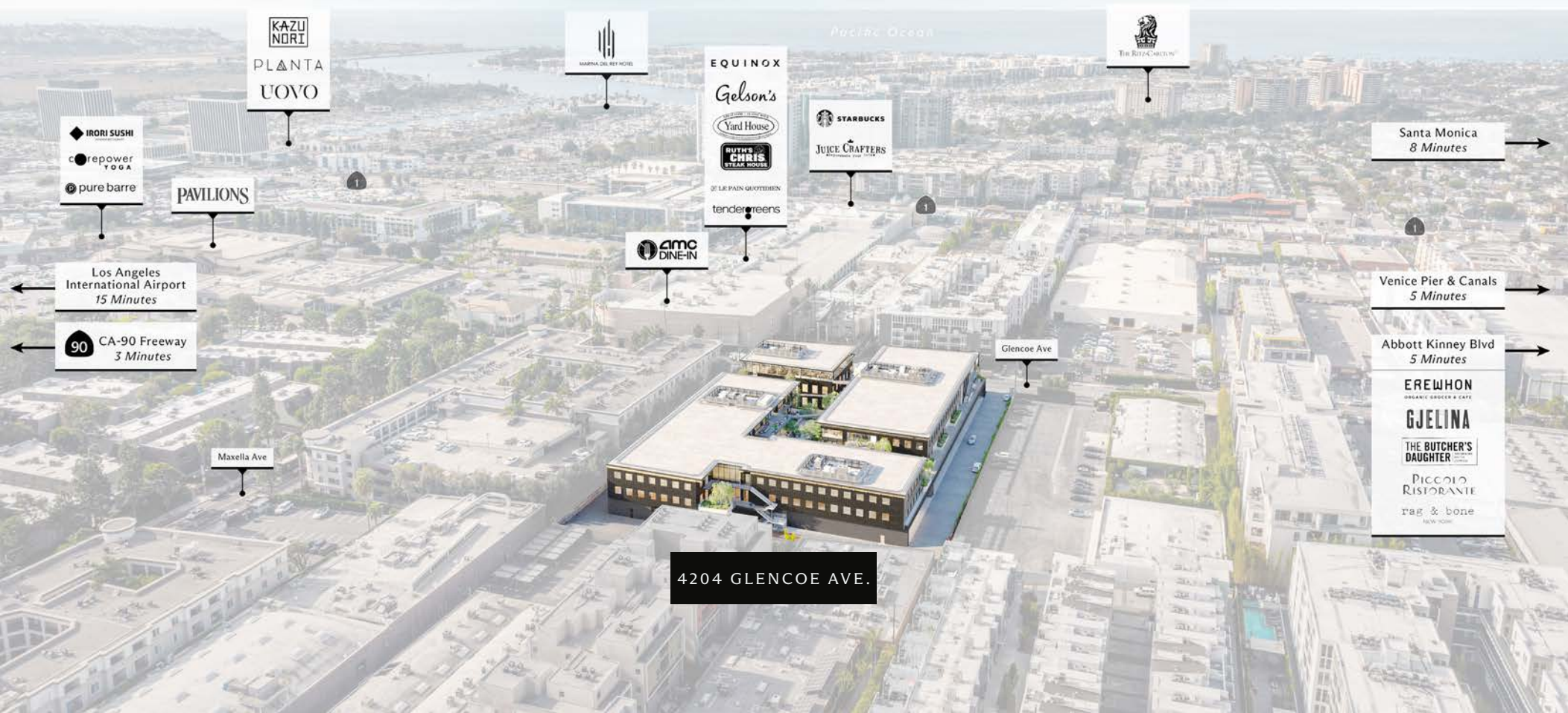
Its strategic location ensures easy connectivity to Los Angeles' main thoroughfares.

Tenants also benefit from the opportunity to expand into neighboring properties, bolstering their business presence in the area.





# SURROUNDING AREA





# GROW WITH US

MDR  
TRUSS CAMPUS  
90,000 SF

GLENCOE  
CAMPUS  
24,000 SF

42XX  
CAMPUS  
152,000 SF

REDWOOD  
CAMPUS  
70,000 SF



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