

5533 WATER'S EDGE WAY, 5510 & 5570 LINCOLN BLVD



WATER'S EDGE

AT PLAYA VISTA

CBRE



PLAYA VISTA VIEWS & FLEXIBLE CREATIVE SPACE

CAMPUS FEATURES

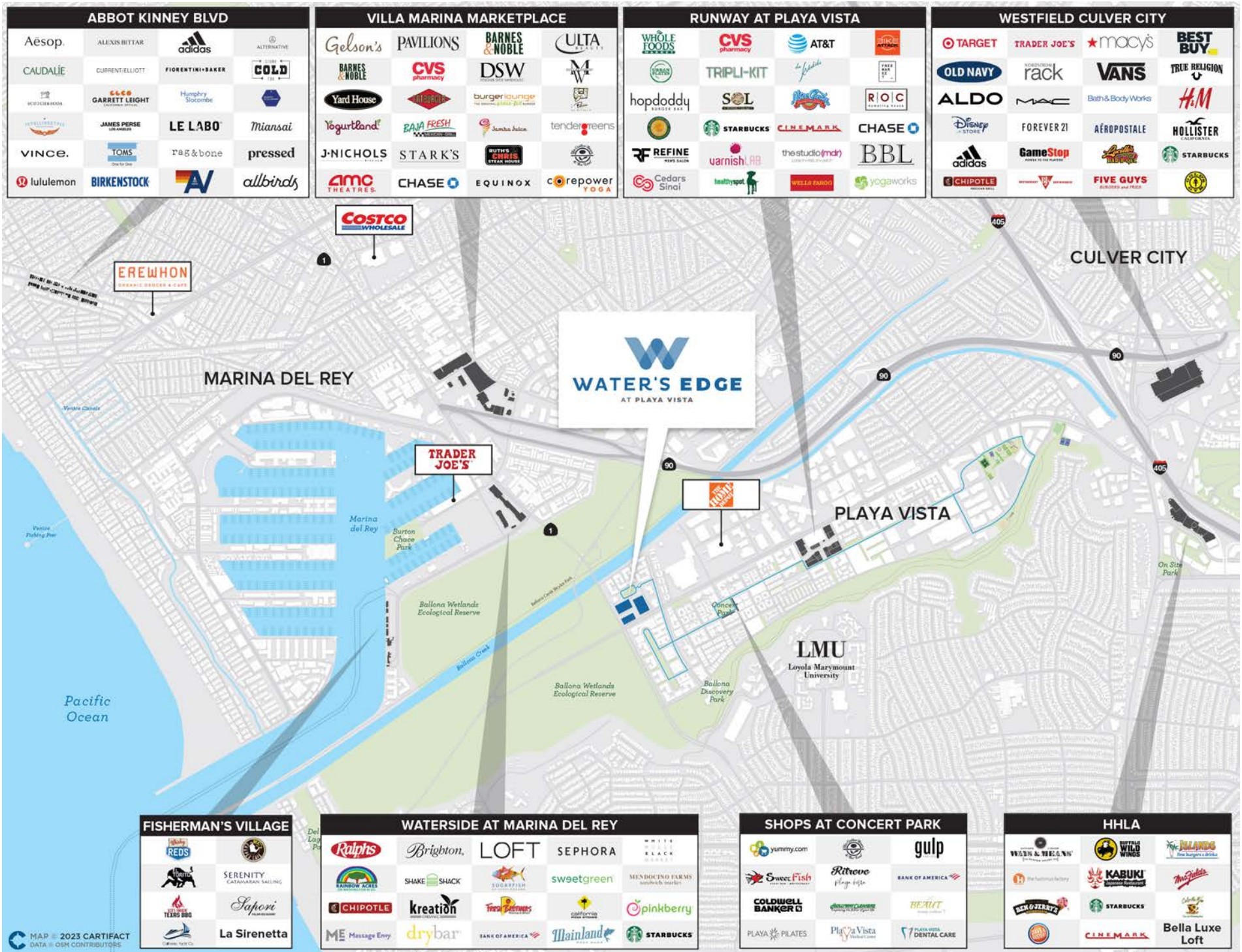
Water's Edge is a 6.5-acre creative campus with ocean views situated on the edge of the Ballona Wetlands. The campus integrates with the scenic surrounding by offering a contemporary, seamless indoor/outdoor design centered around a landscaped courtyard and seating area.

Located in Playa Vista's creative district, Water's Edge is the ideal environment for media, tech, production or creative agencies looking for a space they can truly customize.

Built to the highest quality standards for Class A buildings, Water's Edge has exceptional on-site and surrounding amenities including proximity to a café, LA Fitness gym, basketball and volleyball courts, pool and soccer field.



AMENITIES MAP





WE1
5510 LINCOLN BLVD.
FOUR STORIES
195,385 SF



SUITE 105

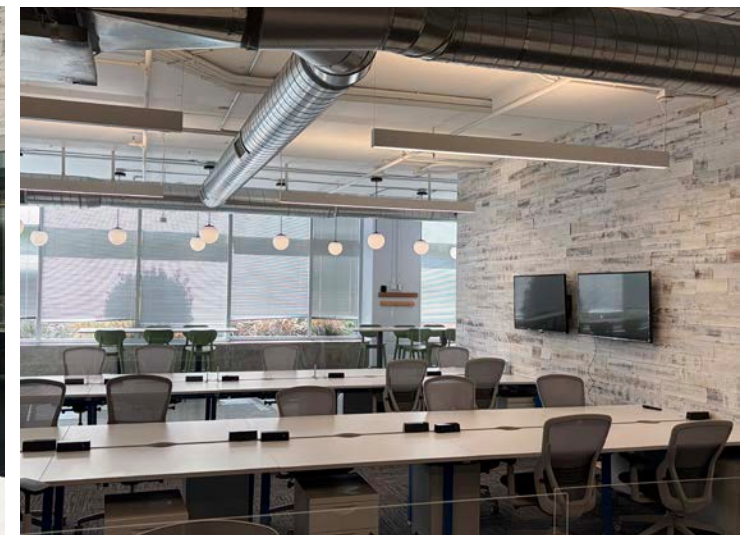
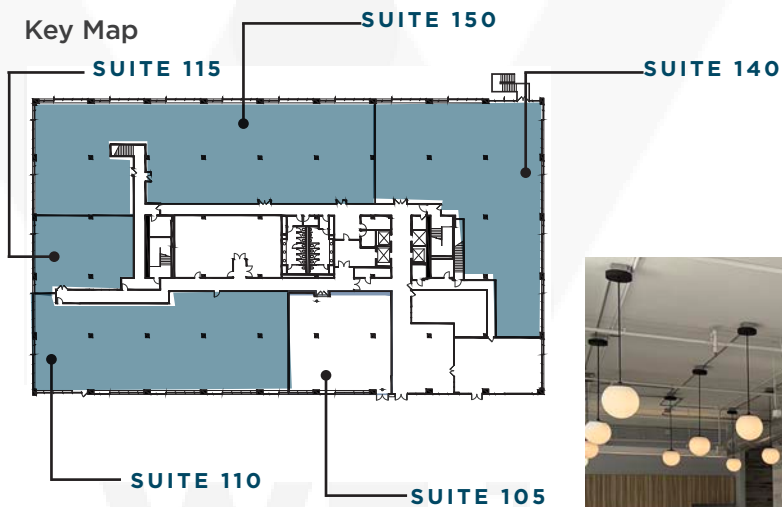
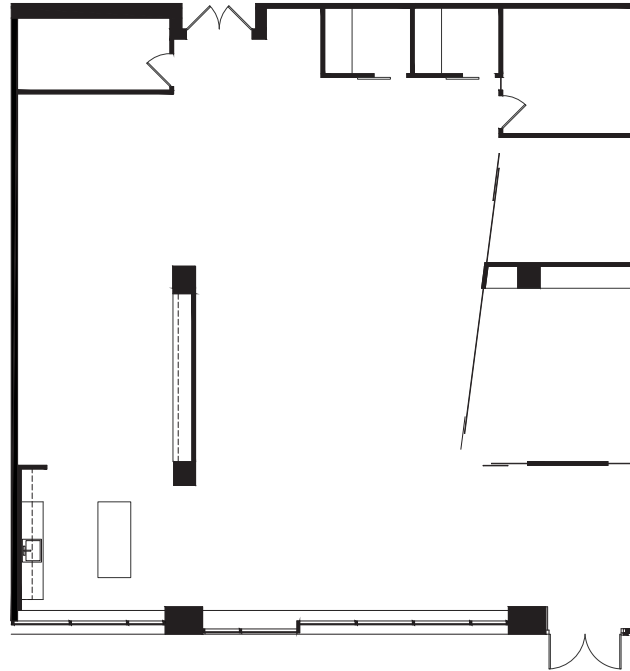
AVAILABLE SPACE

5510 LINCOLN BLVD.
FIRST FLOOR

SUITE # SIZE

105 ± 3,865 RSF

Contiguous with Suites 110,
115, 140 & 150 to ±38,899 RSF.





SUITE 110

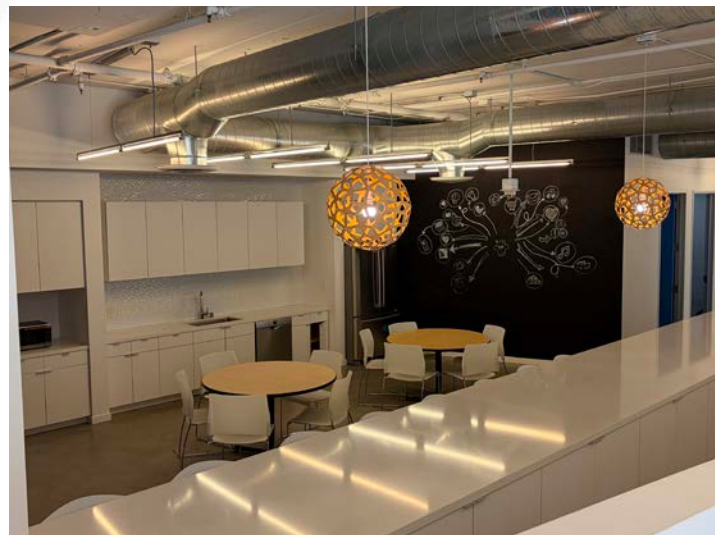
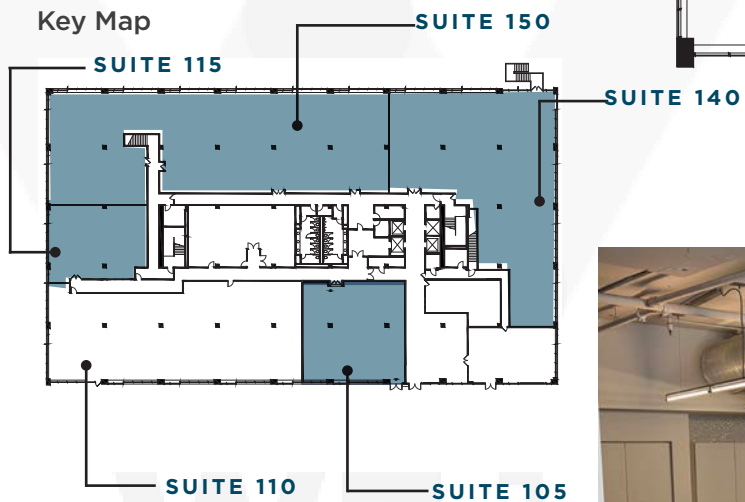
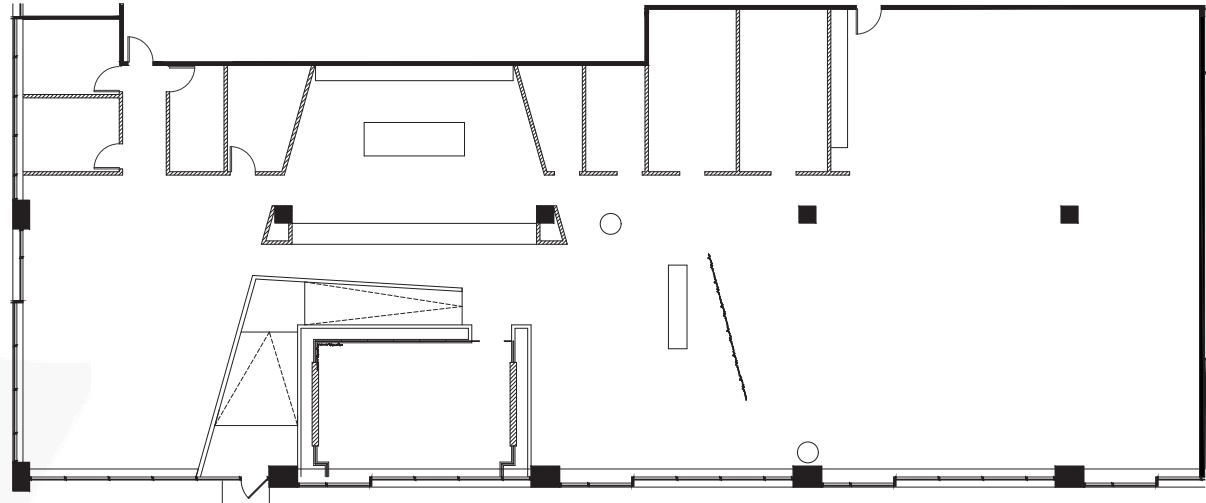
AVAILABLE SPACE

5510 LINCOLN BLVD.
FIRST FLOOR

SUITE # SIZE

110 ± 9,052 RSF

Contiguous with Suites 105,
115, 140 & 150 to ±38,899 RSF.





AVAILABLE SPACE

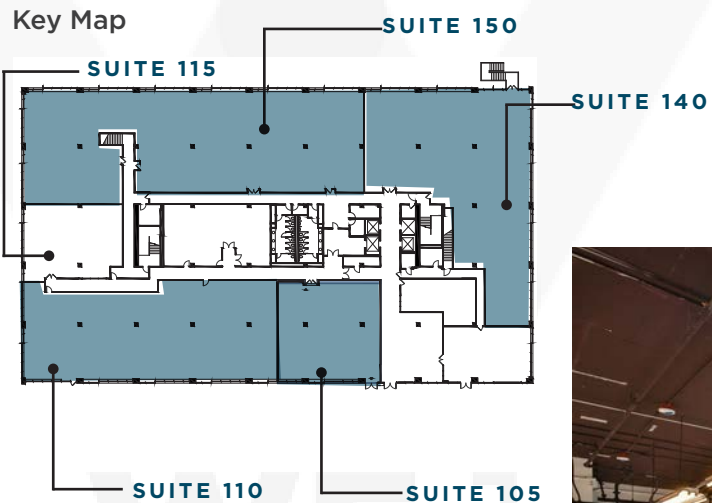
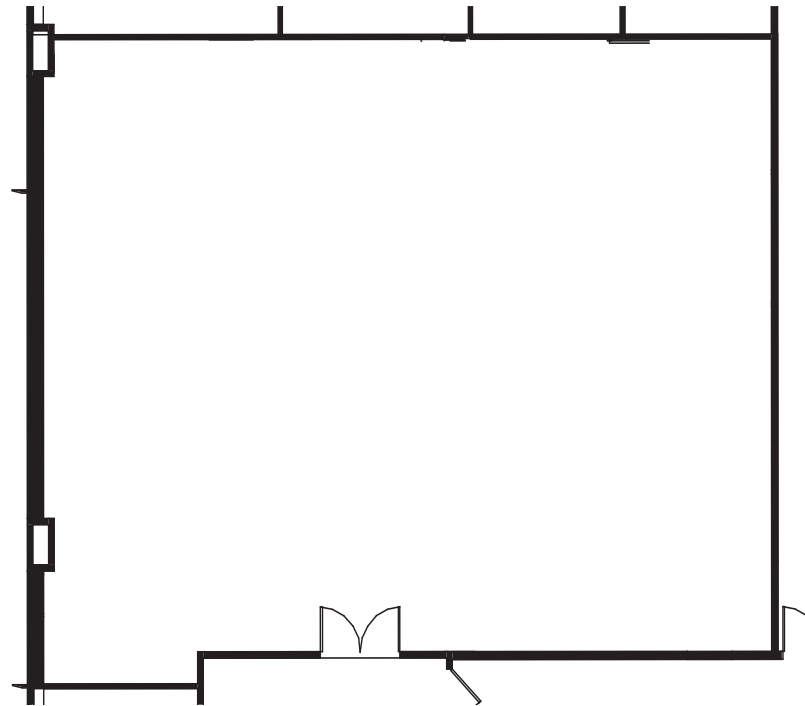
5510 LINCOLN BLVD.
FIRST FLOOR

SUITE #	SIZE
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115	±3,066 RSF
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Contiguous with Suites 105,
110, 140 & 150 to ±38,899 RSF.

SUITE 115





AVAILABLE SPACE

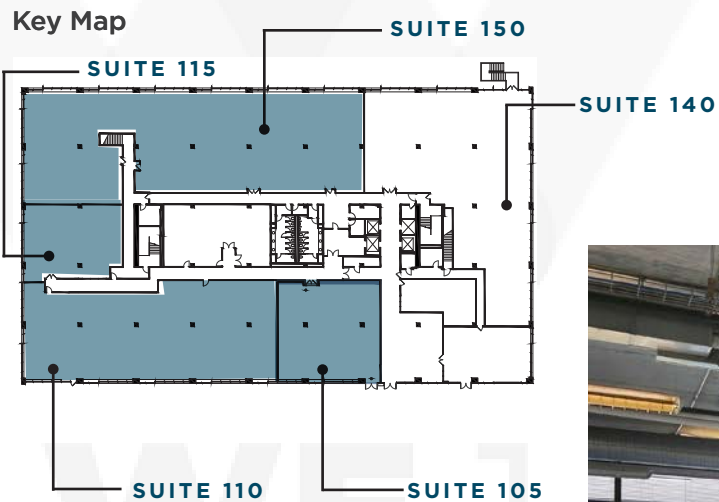
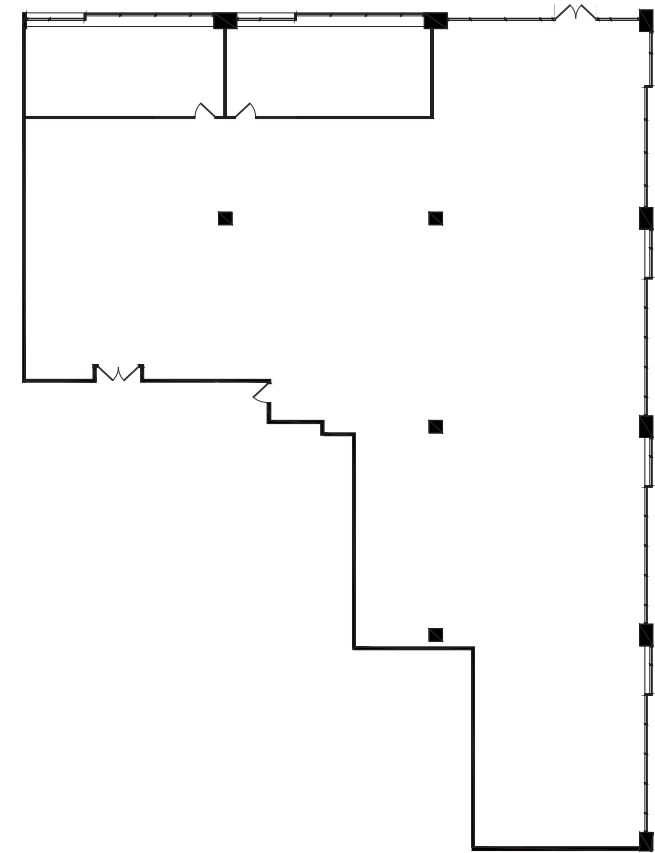
5510 LINCOLN BLVD.
FIRST FLOOR

SUITE # SIZE

140 ±9,901 RSF

Contiguous with Suites 105,
110, 115 & 150 to ±38,899 RSF.

SUITE 140





SUITE 150

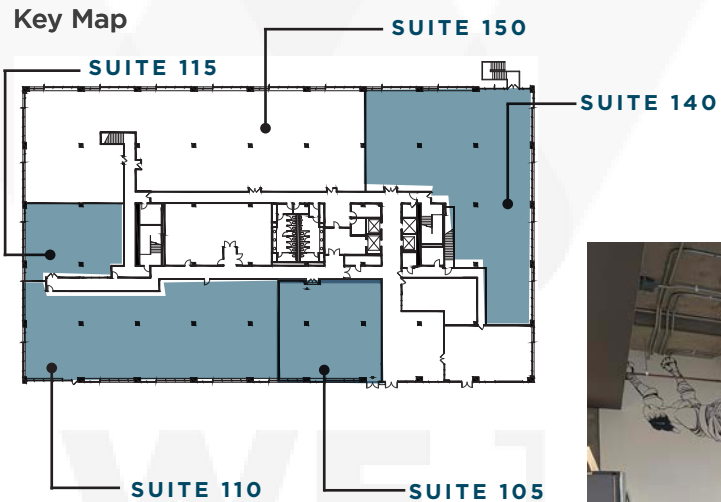
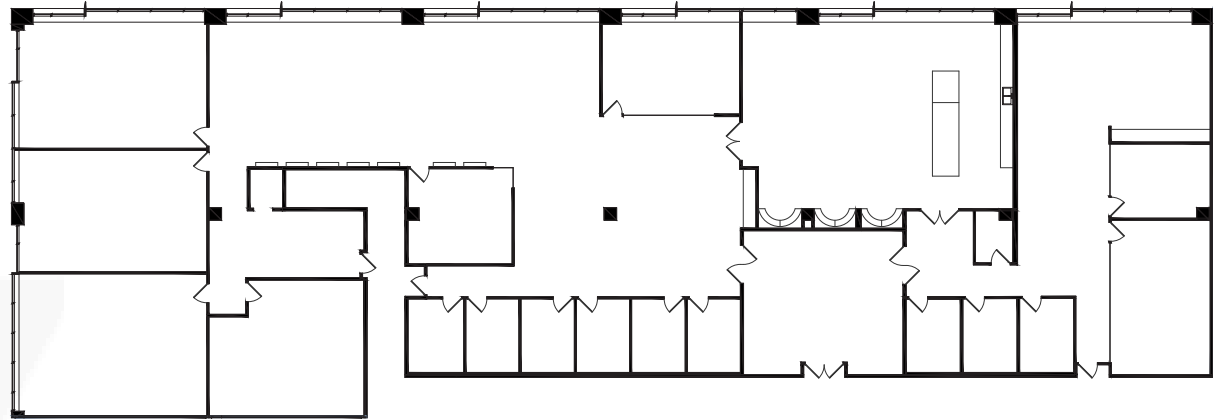
AVAILABLE SPACE

5510 LINCOLN BLVD.
FIRST FLOOR

SUITE # SIZE

150 ±13,015 RSF

Contiguous with Suites 105,
110, 115 & 140 to ±38,899 RSF.





SUITE 200

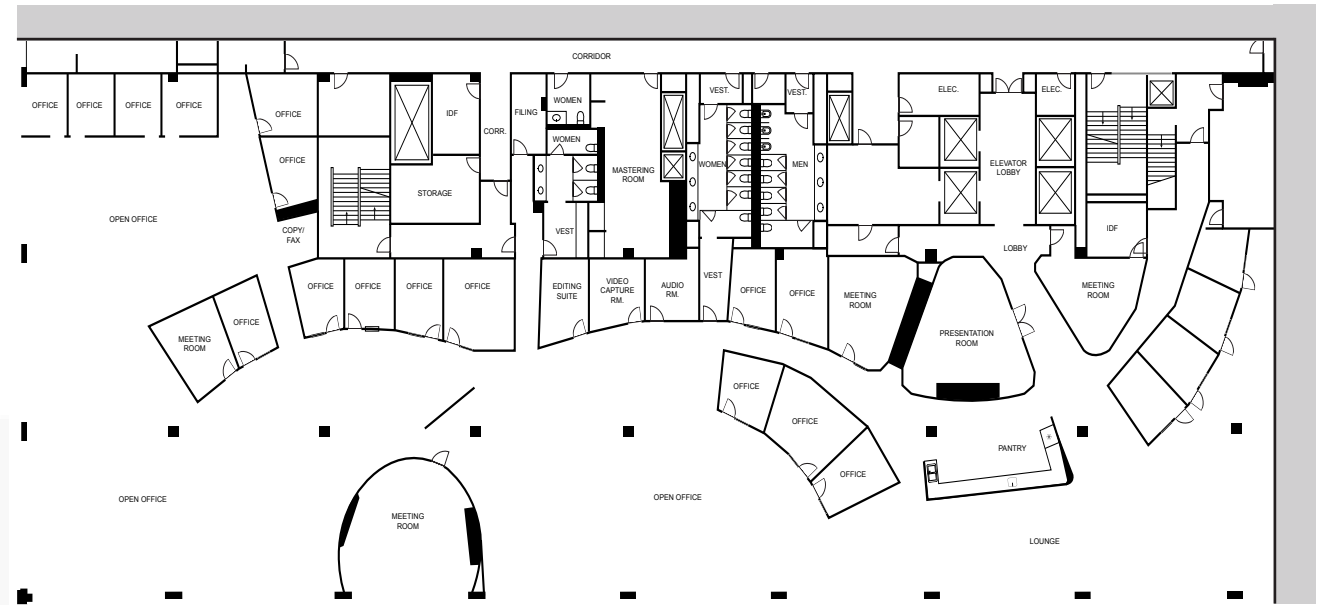
AVAILABLE SPACE

5510 LINCOLN BLVD.
SECOND FLOOR

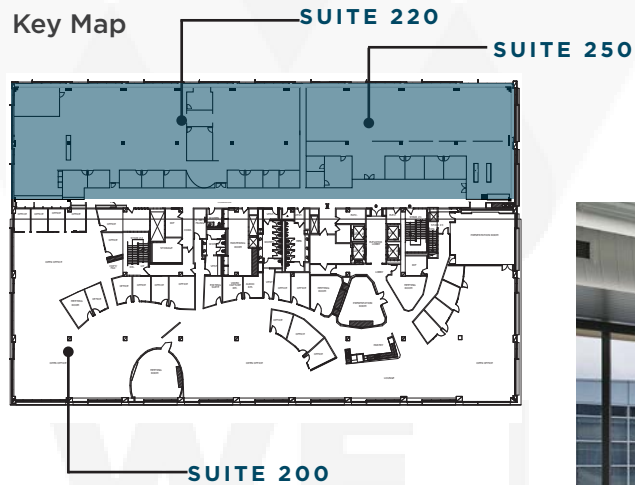
SUITE SIZE

200 ±29,995 RSF

Contiguous with Suites
220 & 250 for Full
Floor Opportunity to
±49,858 RSF



Key Map





AVAILABLE SPACE

5510 LINCOLN BLVD
SECOND FLOOR

SUITE #

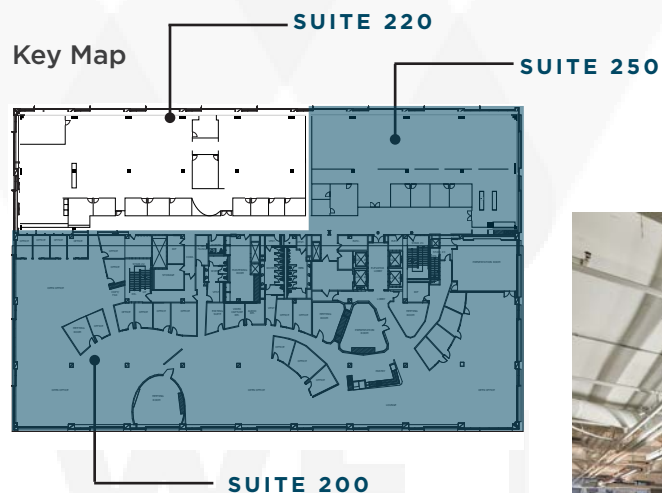
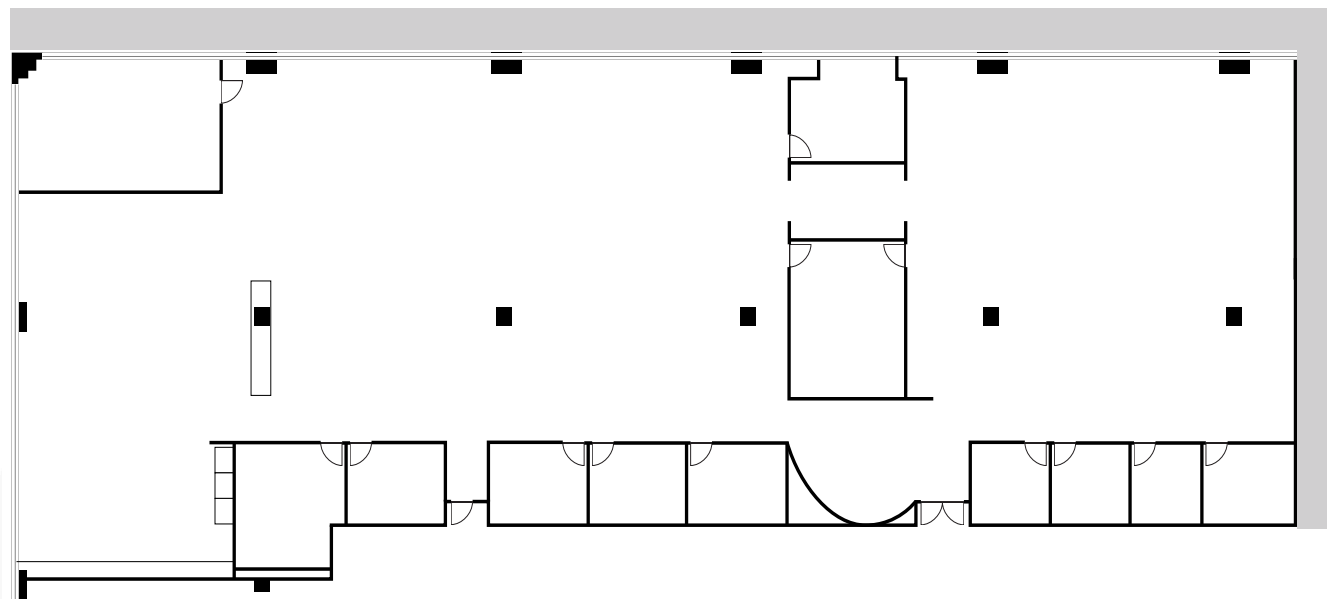
SIZE

220

±12,107 RSF

Contiguous with Suites
200 & 250 for Full Floor
Opportunity to
±49,858 RSF

SUITE 220





AVAILABLE SPACE

5510 LINCOLN BLVD.
FOURTH FLOOR

SUITE #

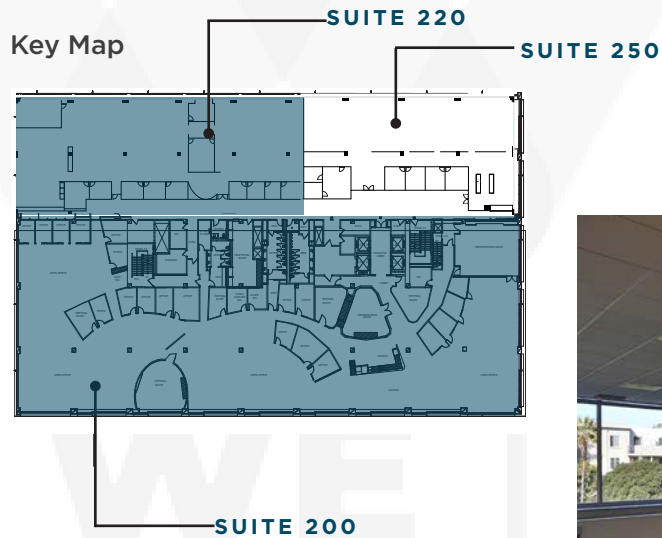
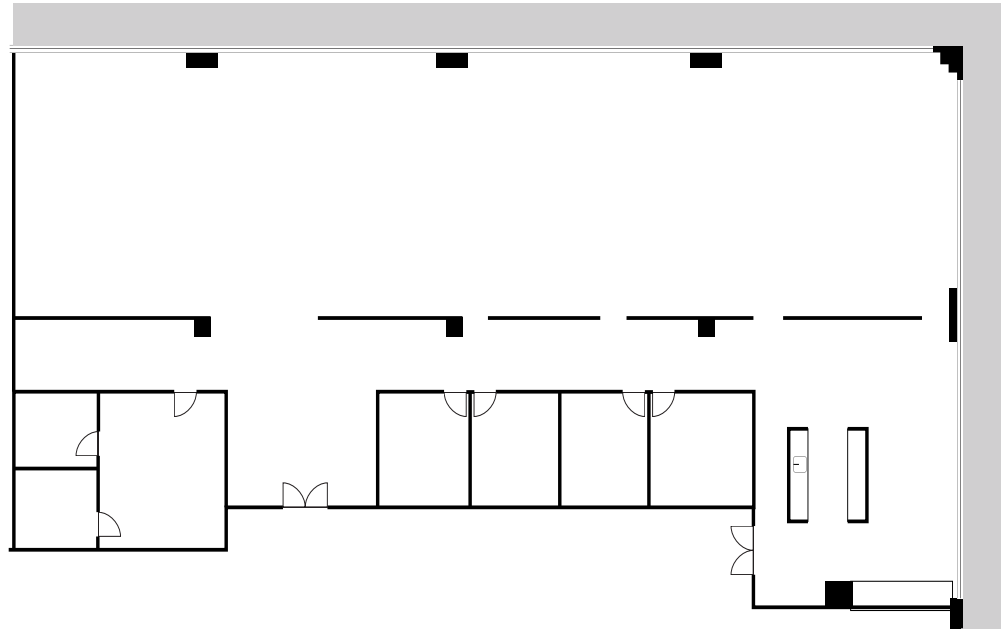
SIZE

250

±7,756 RSF

Contiguous with Suites
200 & 220 for Full Floor
Opportunity to
±49,858 RSF

SUITE 250





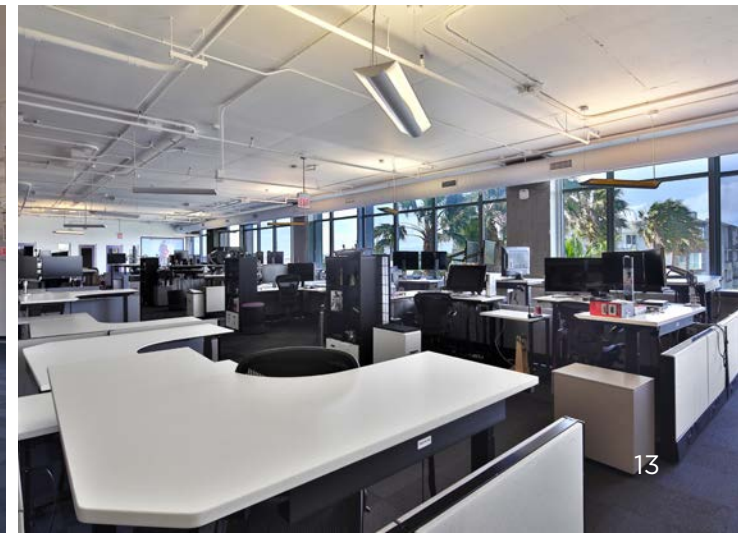
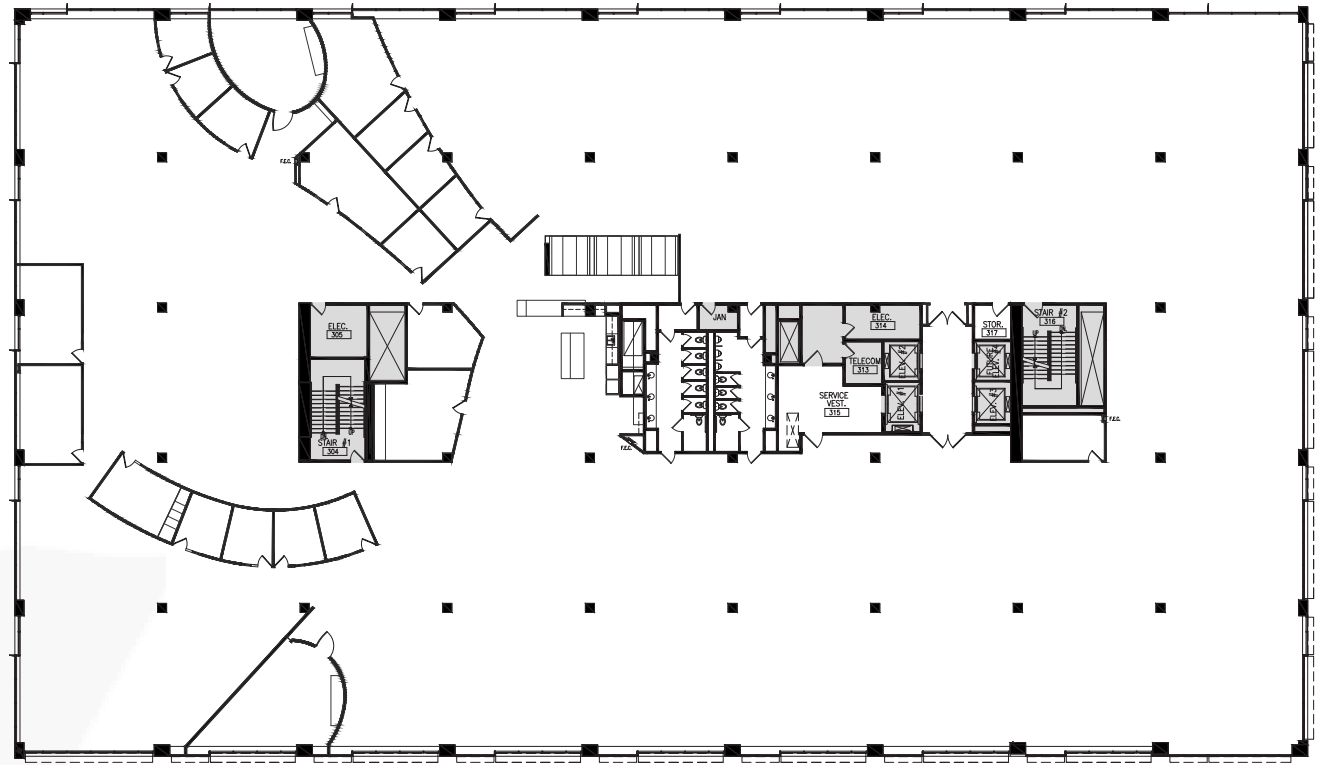
AVAILABLE SPACE

5510 LINCOLN BLVD.

FLOOR RSF

3 ±50,110 RSF

Full Floor Opportunity



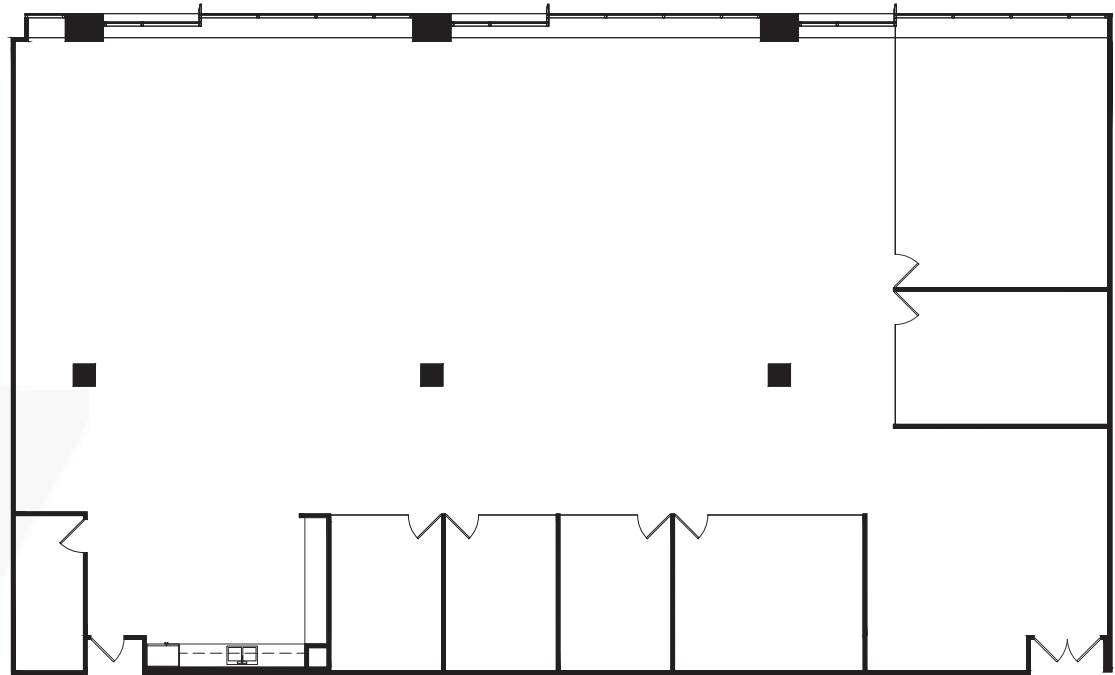


SUITE 410

AVAILABLE SPACE

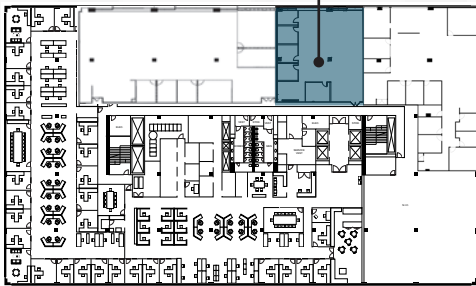
5510 LINCOLN BLVD.
FOURTH FLOOR

SUITE #	SIZE
410	±7,059 RSF



Key Map

SUITE 420



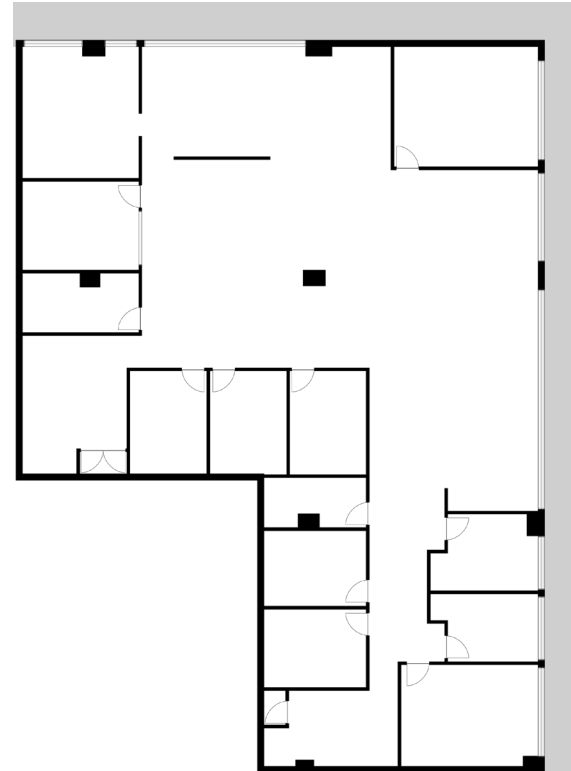


SUITE 425

AVAILABLE SPACE

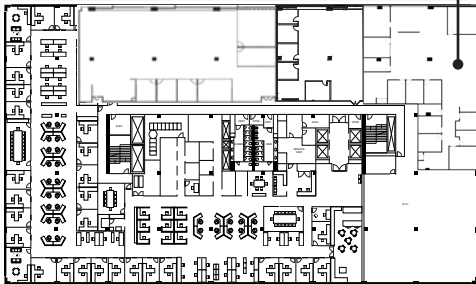
5510 LINCOLN BLVD.
FOURTH FLOOR

SUITE #	SIZE
425	±7,263 RSF



SUITE 425

Key Map



WE 2
5570 LINCOLN BLVD.
TWO STORIES
63,779 SF

Fully Leased



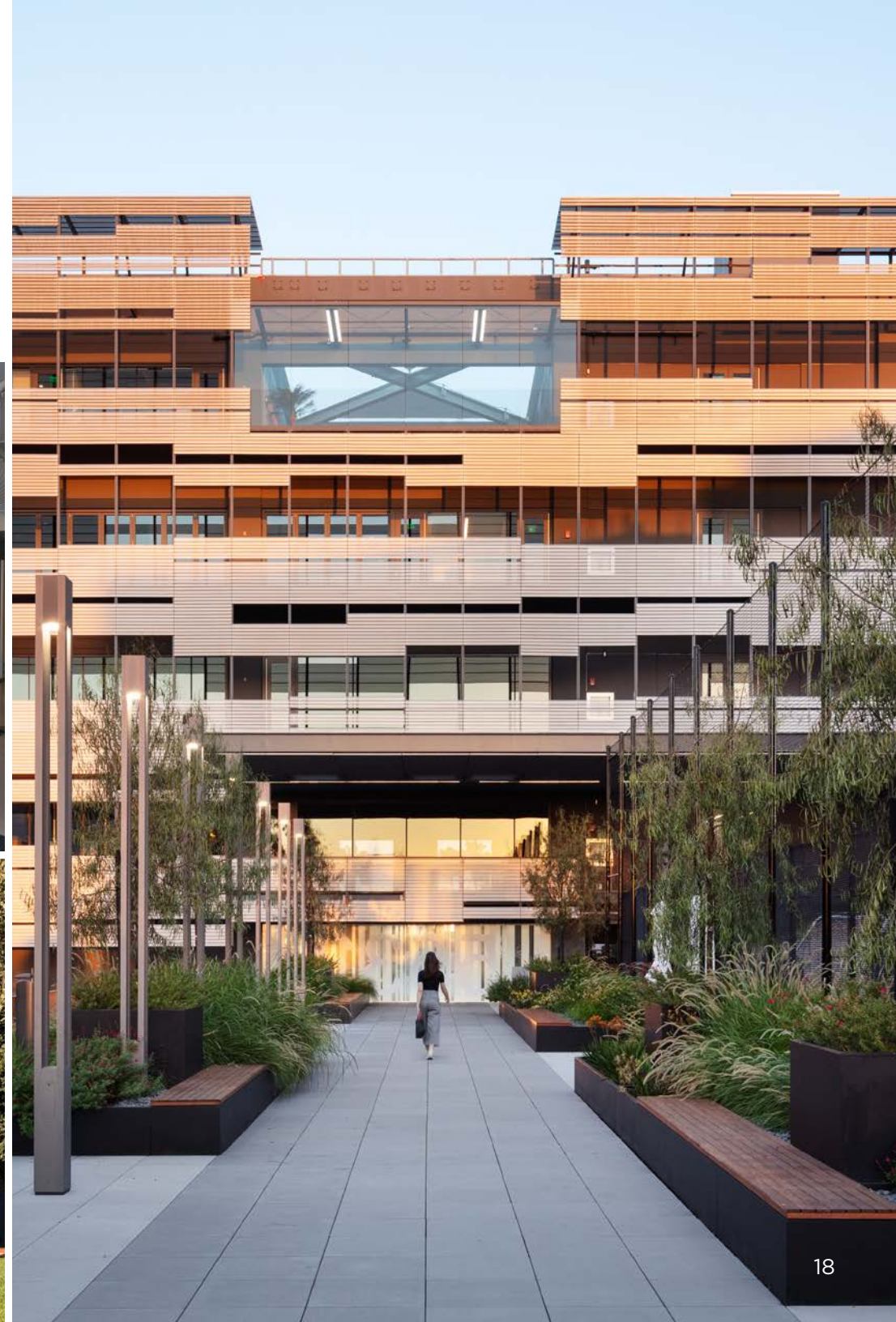
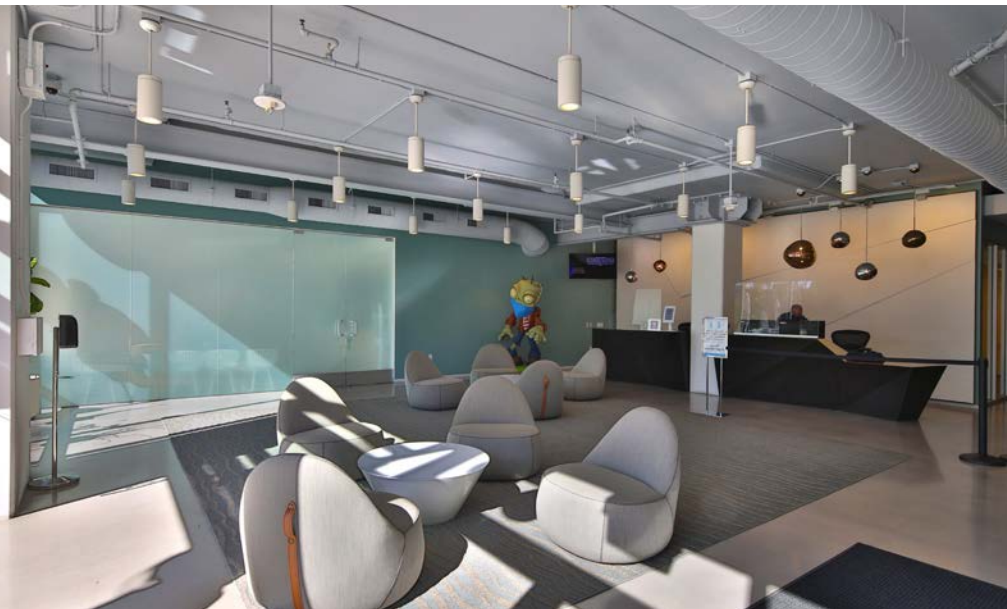


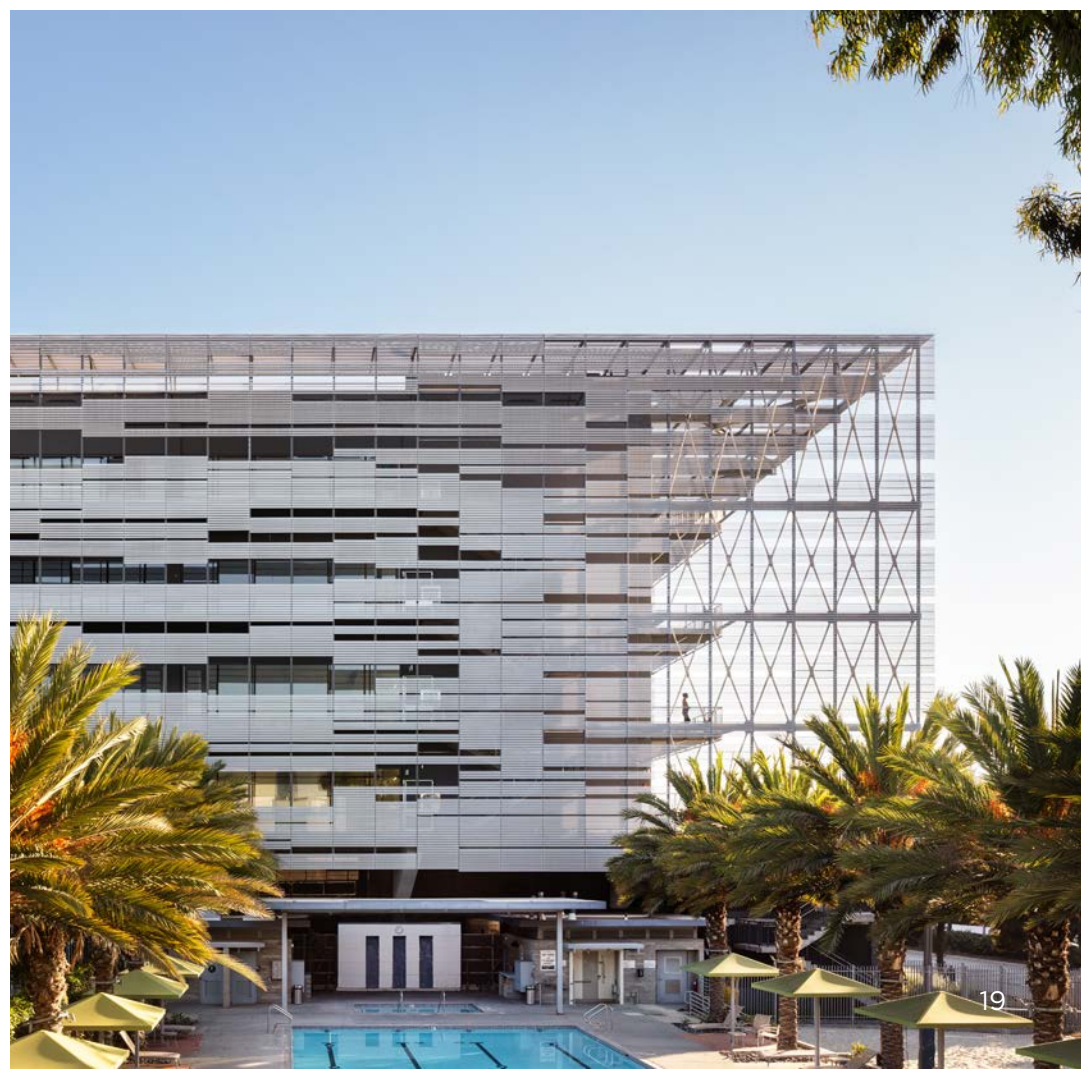
Fully Leased

WE3
5533 WATER'S EDGE WAY
FOUR STORIES
182,955 SF

WE3 – the third addition to Water's Edge – re-imagines the contemporary work space with a prominent public courtyard and soccer field. With exceptional design, WE3 welcomes the idea of flexible, yet efficient, floor plans and open space for sharing ideas. The new building boasts high ceilings; 15' clear, floor-to-ceiling windows, providing abundant natural light; polished concrete floors, exterior balconies, and vivid colors. This project has achieved LEED® for Building Design and Construction: Core and Shell Development (LEED® BD+C: Core and Shell certification at the Gold Level).

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AT PLAYA VISTA







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