



JEFFERSON

CREATIVE CAMPUS

5870-5890 Jefferson Blvd
Los Angeles, CA 90016



Work in a new light.

Flexible workspaces and open-air courtyards come together in a campus shaped by light, greenery, and everyday ease.

A setting that inspires.

Open-air courtyards and landscaped
gathering spaces

Flexible interiors with character

Easy access to transit and freeways

Adjacent to Culver City



A campus elevated by vision.

Renewed through the partnership of Lincoln, Clarion,
and Lee West

Local expertise paired with institutional investment

A long-term vision focused on thoughtful design
and enduring value



Where the campus comes to life.

At the heart of the campus, The Commons brings together Jackson Cafe, open-air seating, and inviting outdoor spaces to create a place for gathering, relaxing, and connecting.

Amenities that matter.

Flexible Outdoor Areas

On-site Cafe and Market

Dedicated Drop-Off Area

Bike Racks

Open-Air Parking

EV Chargers

On-site Car Washing

An aerial perspective of a modern campus courtyard. The courtyard is filled with lush greenery, including various trees and low-lying plants. It features winding walkways, outdoor seating areas with tables and chairs, and large red umbrellas providing shade. People are seen walking and sitting throughout the space. The courtyard is bordered by a large white building with a flat roof and several skylights. A red-paved path runs along the left side of the courtyard. In the bottom right corner, there is a small white circle containing the letters 'J' and the number '7'.

By the numbers.

± 150,000 SF

Total rentable square feet

3

Buildings

344,000 SF

Campus size

3/1,000

Parking ratio



Spaces that adapt.

Efficient layouts and flexible planning options support the creation of workspaces that align with organizational needs.



Why this works for your team.

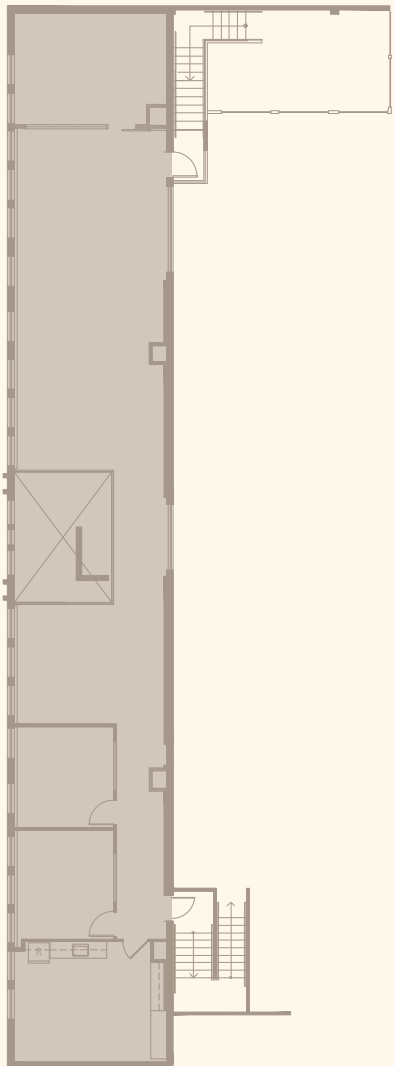
- Point 1
- Point 2
- Point 3
- Point 4
- Point 5

The campus at-a-glance.



5870 Jefferson

AVAILABILITIES



Level 2

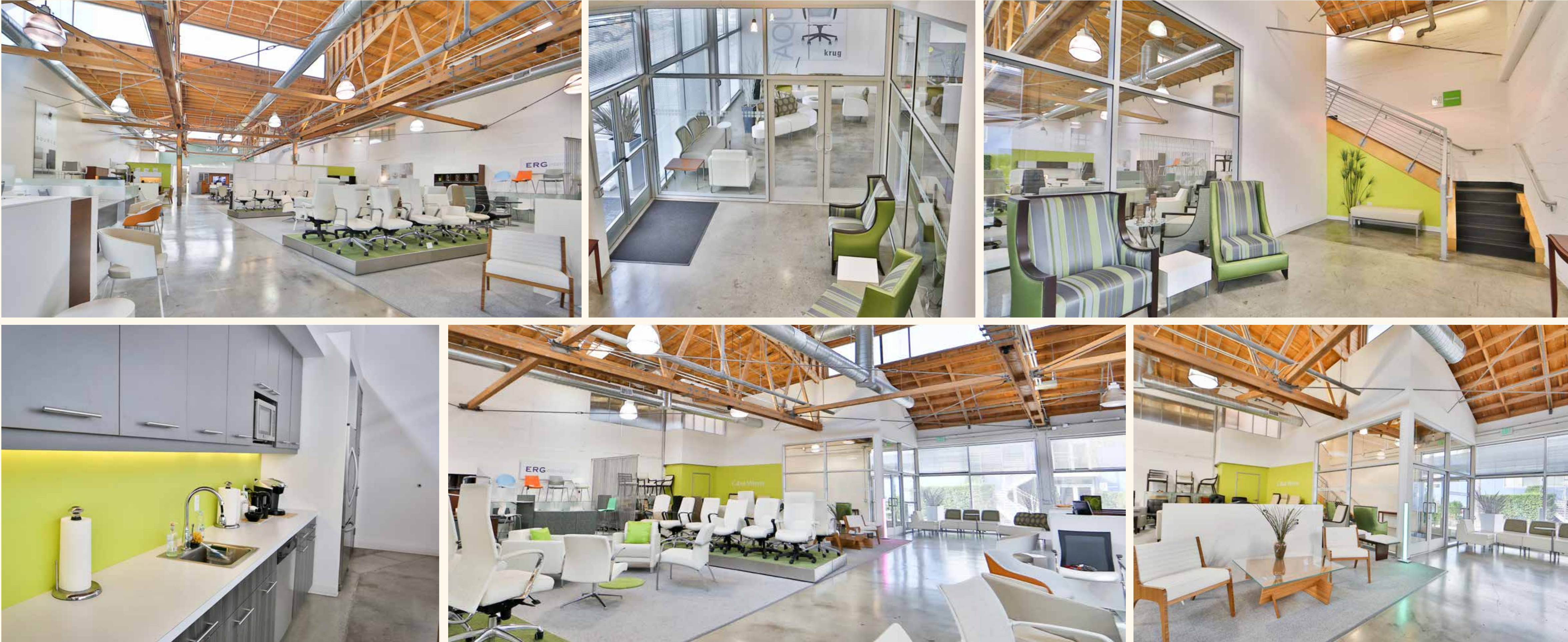


Available Leased

Interiors with flexibility.

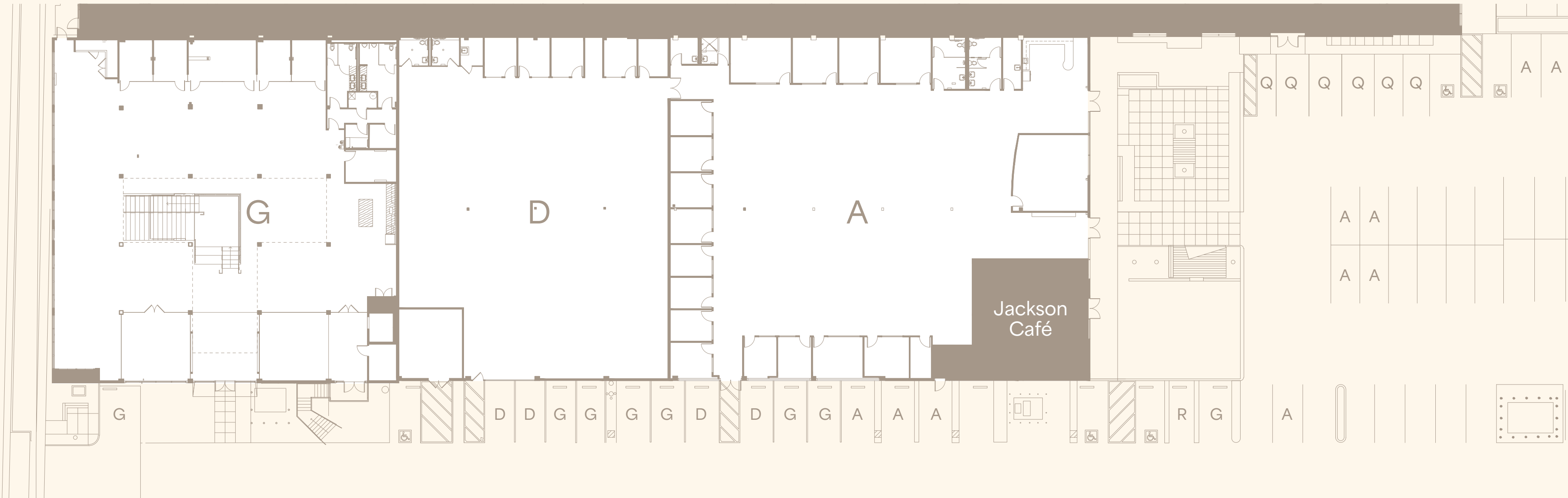
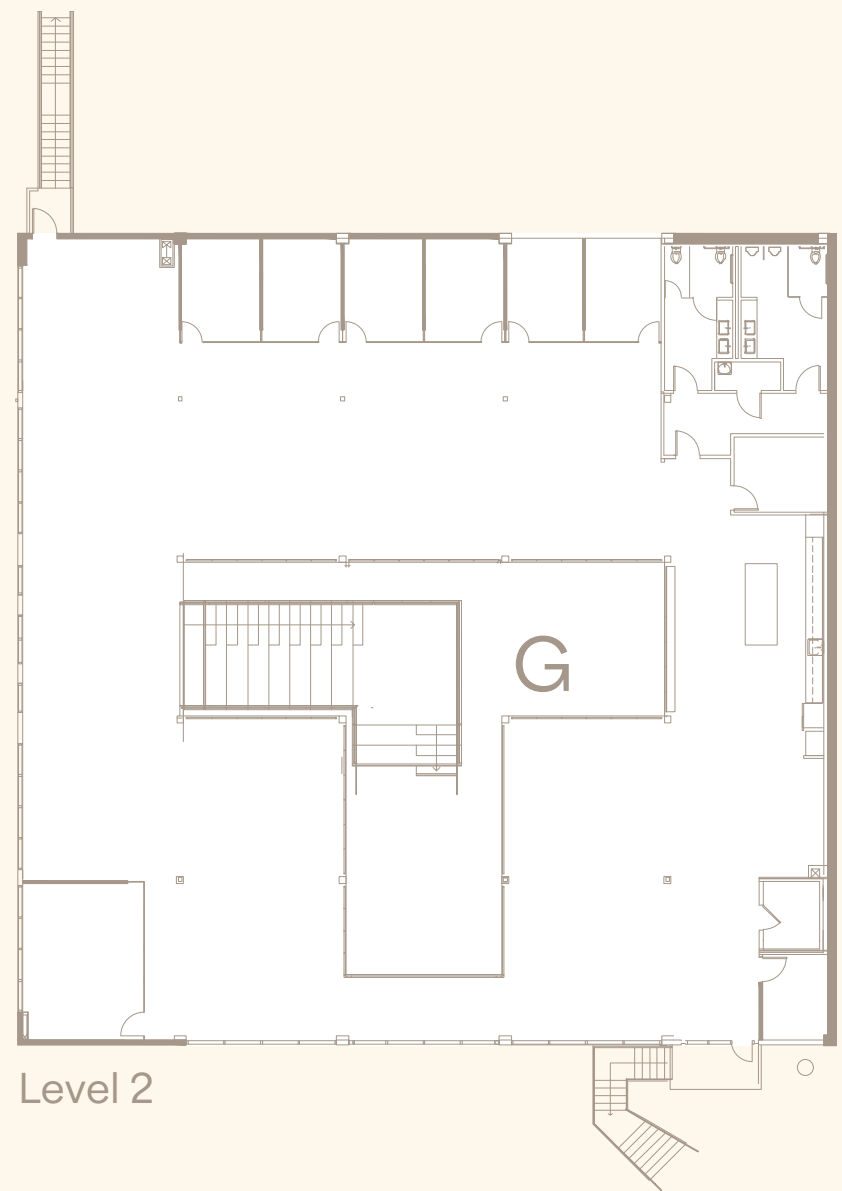
AVAILABILITIES

Studio K, a sample studio configuration within 5870 Jefferson.



5880 Jefferson

AVAILABILITIES

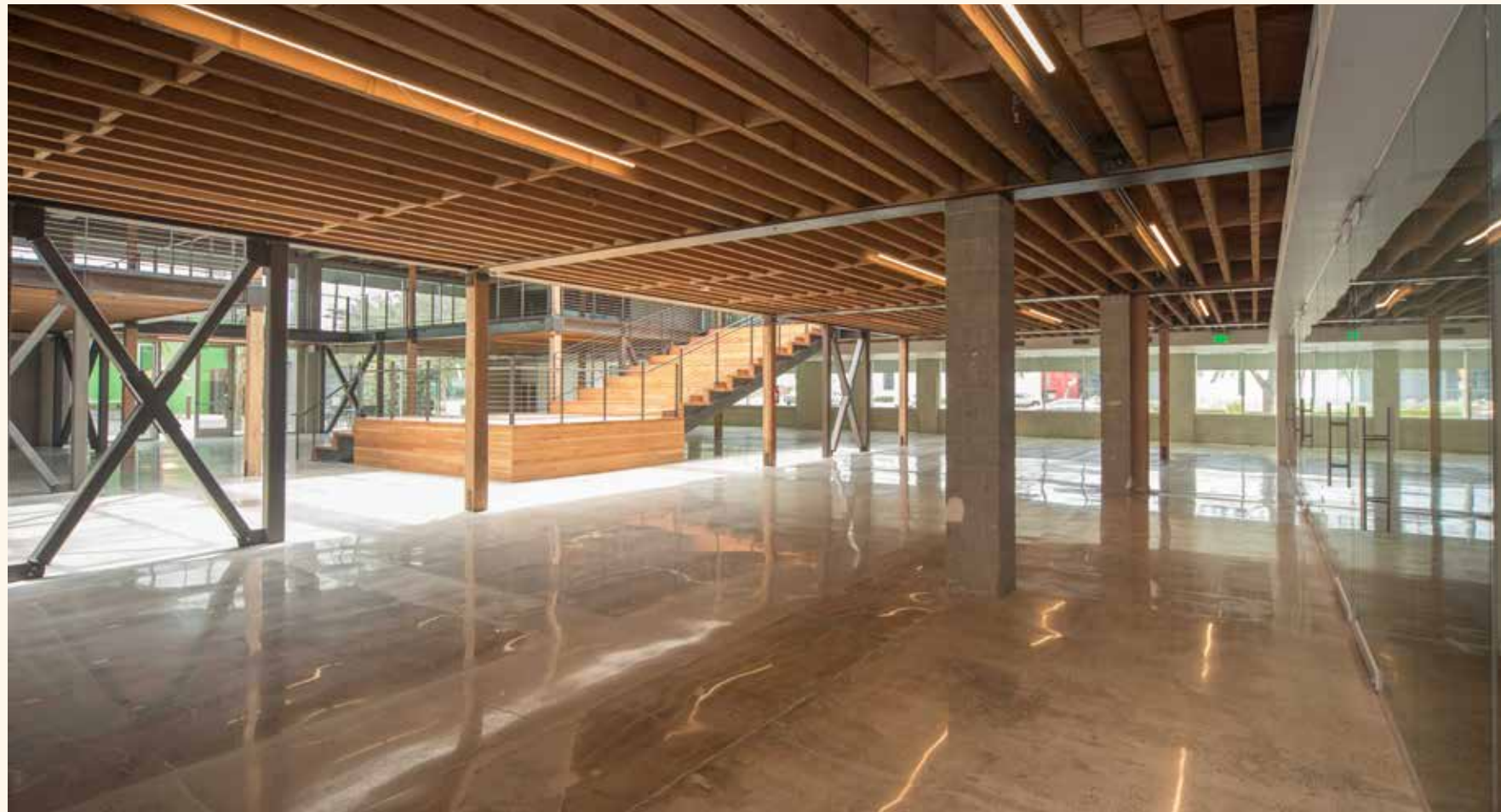


Available Leased

Spaces that offer possibility.

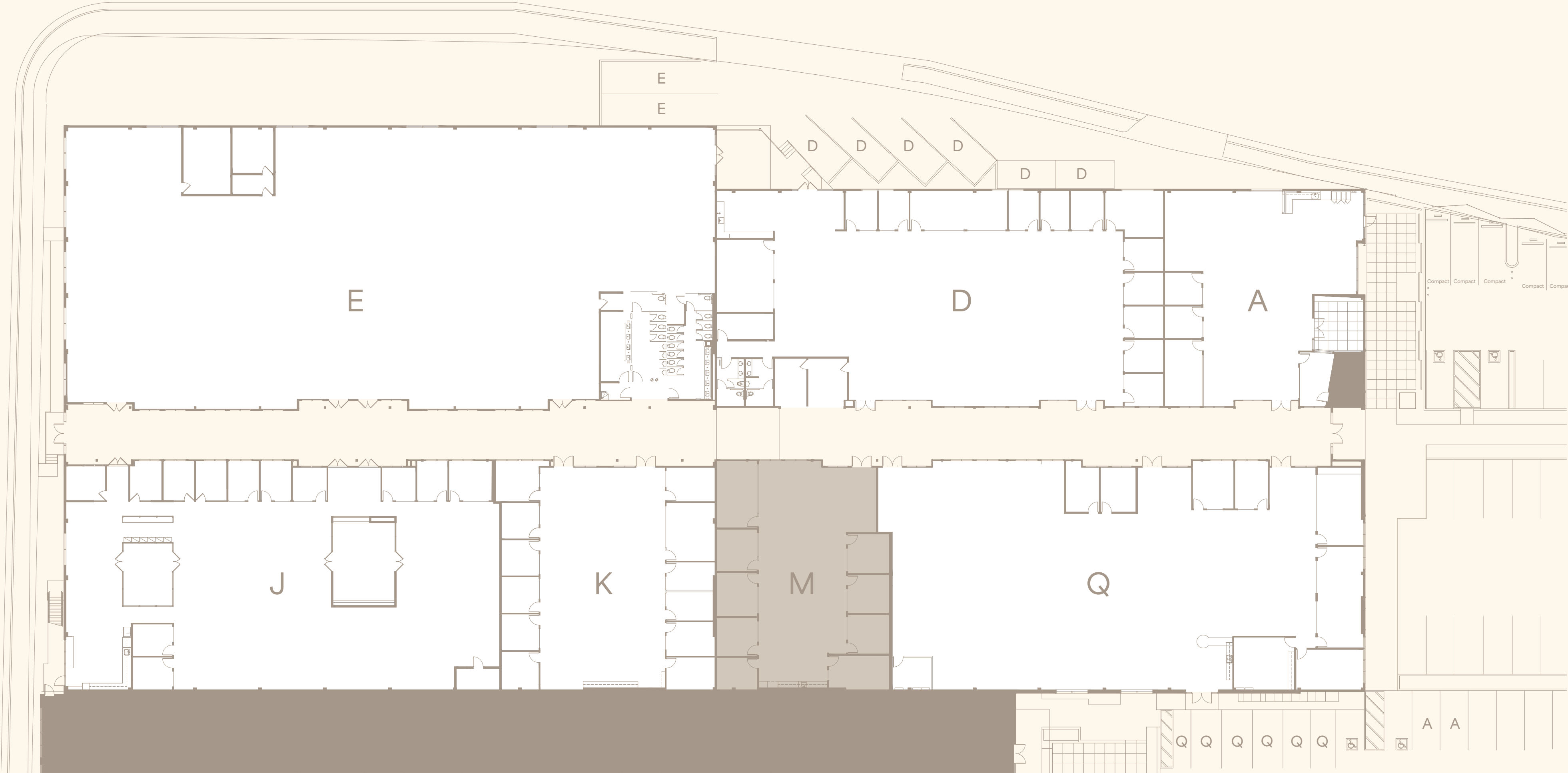
AVAILABILITIES

Studio G, one of several unique studio environments within 5880 Jefferson.



5890 Jefferson

AVAILABILITIES

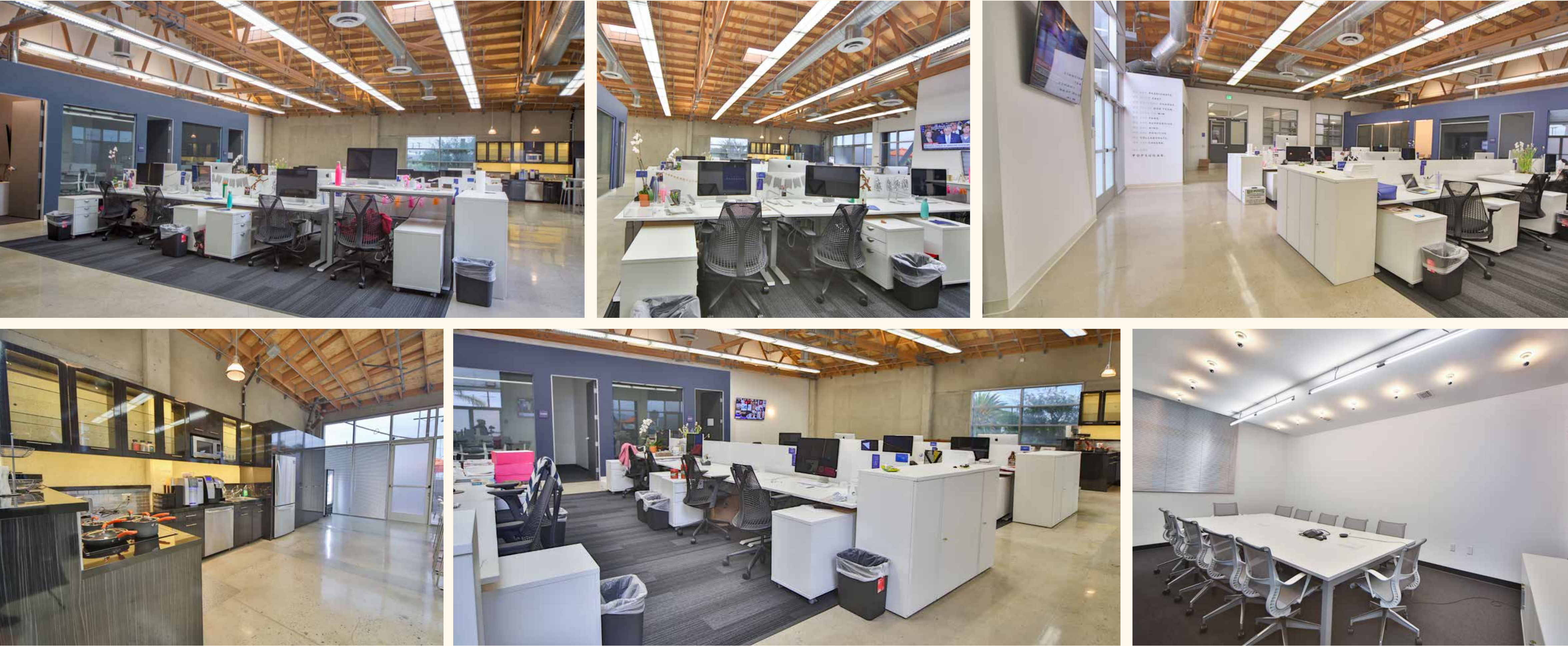


Available Leased

Where ideas take shape.

AVAILABILITIES

Studio A, one configuration among several studio layouts within 5890 Jefferson.



In good company.

Dining

- 1 Cafe Vida
- 2 Destroyer
- 3 Pasta Sisters
- 4 Mizlala
- 5 Tartine

Cafés & Bars

- 6 Simonette at Palihotel Culver City
- 7 Blue Bottle Coffee
- 8 Leilo Coffee
- 9 The Conservatory for Coffee, Tea & Cocoa
- 10 Juliet

Shopping

- 11 Platform
- 12 Whole Foods
- 13 Trader Joes
- 14 Helms Bakery District
- 15 Erewhon

Culture

- 16 Walter Maciel Gallery
- 17 Arcana: Books on the Arts
- 18 Allouche Gallery Los Angeles
- 19 Billis/Williams Gallery
- 20 Sixty29 Contemporary

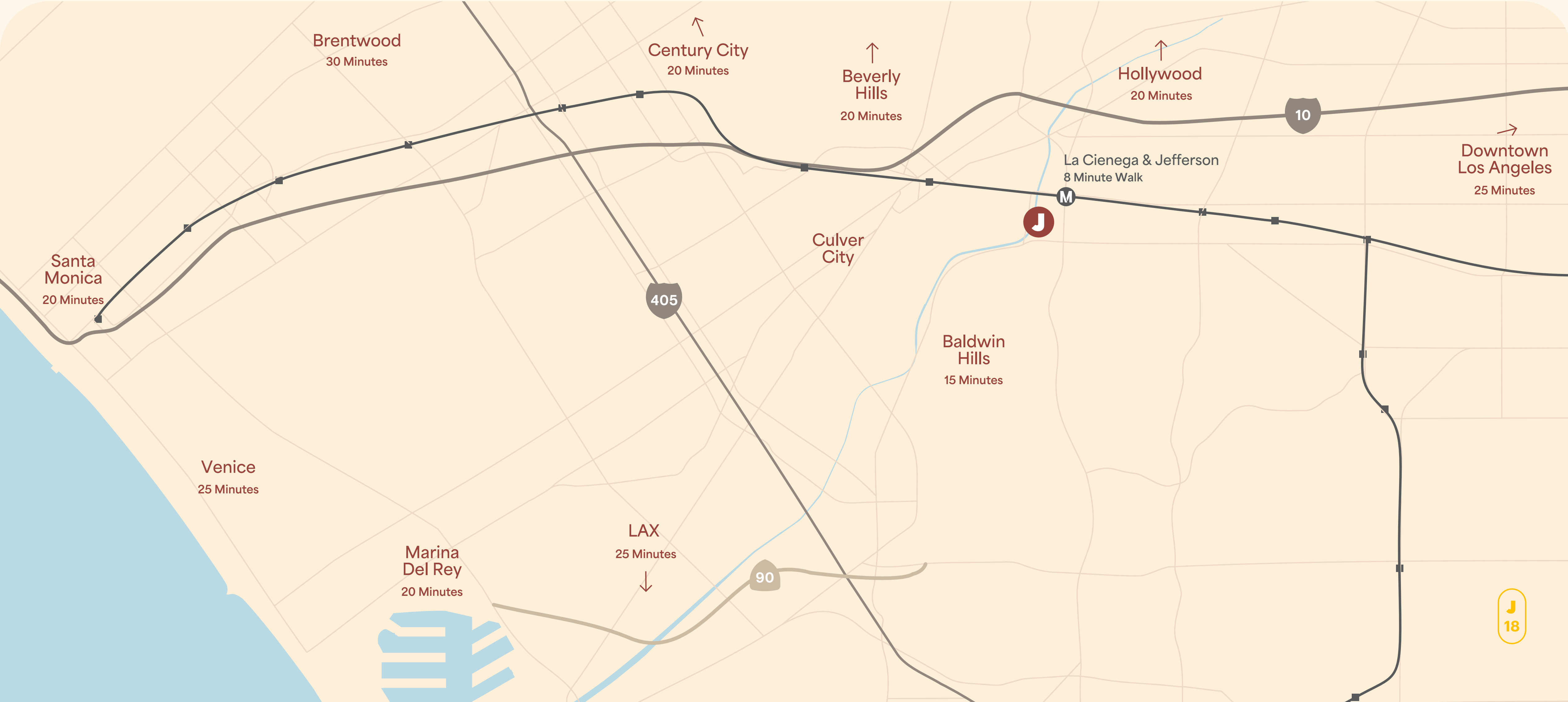
Parks & Nature

- 21 Syd Kronenthal Park
- 22 Culver Steps/ Baldwin Hills Scenic Overlook
- 23 Culver City Park
- 24 Kenneth Hahn State Recreation Park
- 25 Blair Hills Park



Getting here.

TRANSIT & ACCESS



A look at availabilities.

	SIZE	SPACE USE	CONDITION
5870 Jefferson			
Studio A	3,300 SF	Office	Full Build-Out
Studio C	5,400 SF	Office	Full Build-Out
Studio D	4,000 SF	Office	Full Build-Out
5880 Jefferson			
Studio A	10,800 SF	Office	Full Build-Out
Studio D	7,600 SF	Office	Full Build-Out
Studio G	18,200 SF	Office	Full Build-Out
5890 Jefferson			
Studio A	4,300 SF	Office	Full Build-Out
Studio D	10,200 SF	Office	Full Build-Out
Studio E	18,500 SF	Office	Warm Shell
Studio J	10,575 SF	Office	Full Build-Out
Studio K	5,400 SF	Office	Full Build-Out
Studio Q	12,000 SF	Office	Partial Build-Out

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Lincoln