

42
XX

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	Office: 24,735 SF
BUILDING 2	Office: 53,437 SF / Retail: 2,666 SF
BUILDING 3	Office: 71,267 SF
TOTAL	152,105 SF













SITE PLAN

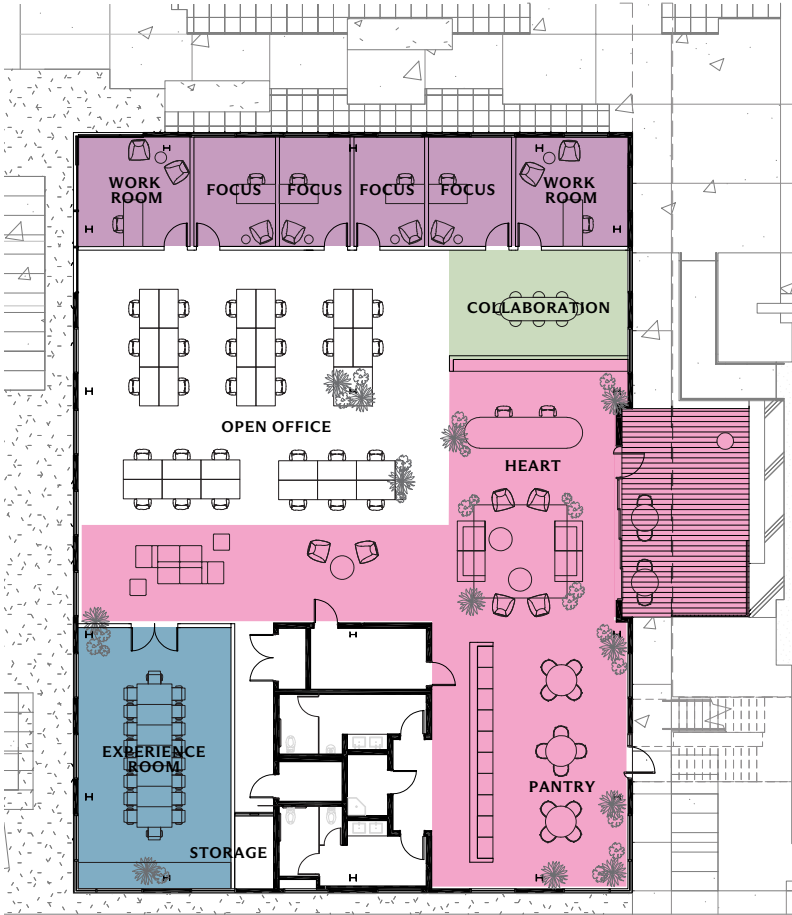
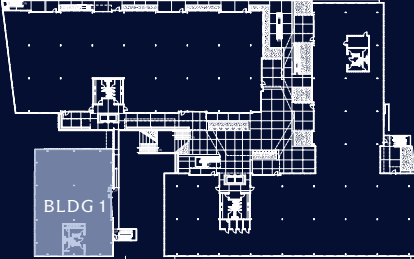
Scale: 1/16" = 10'



**SAMPLE FLOOR PLAN
BUILDING 1**

Scale: 1/16" = 10'

Building 1 Total SF	24,735
Ground Level	8,622
Second Level	8,336
Third Level	7,777

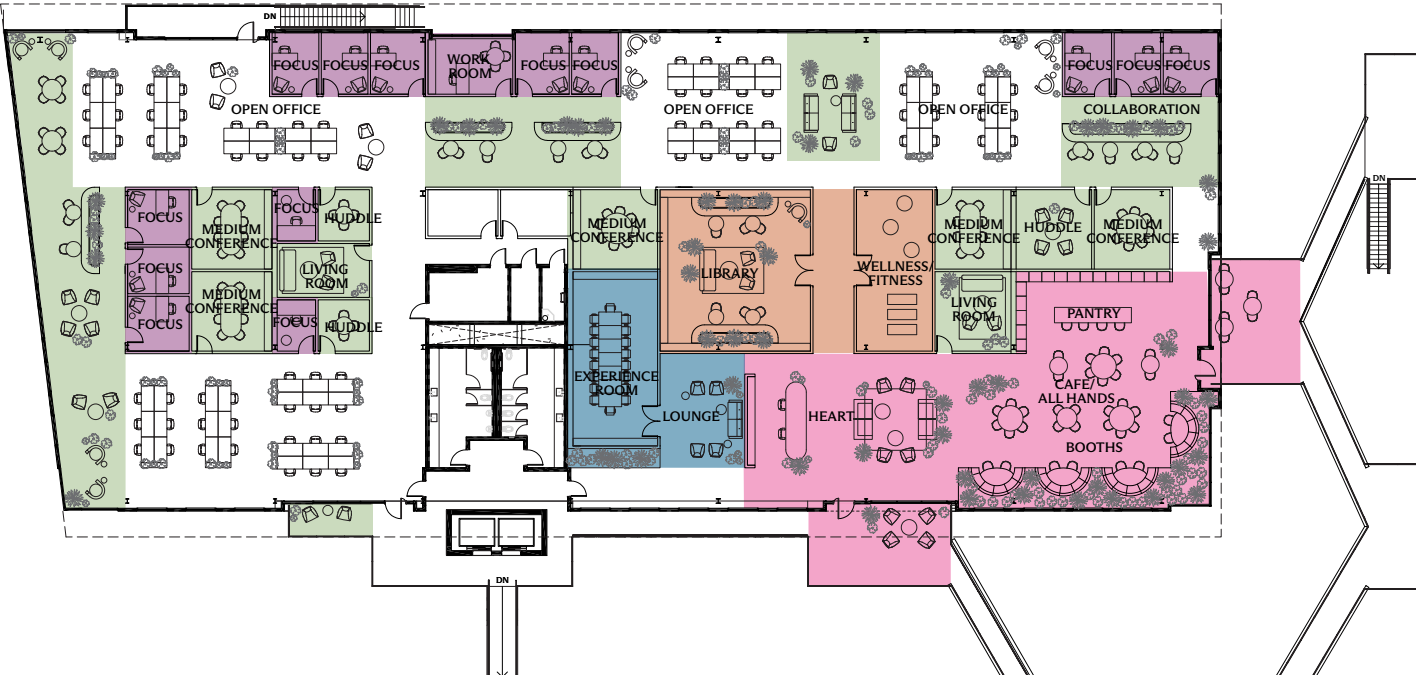
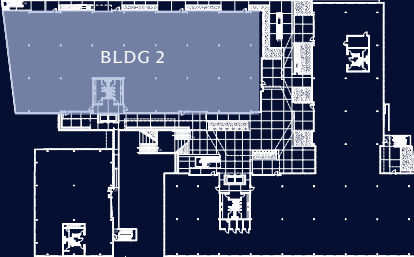


- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS

**SAMPLE FLOOR PLAN
BUILDING 2**

Scale: 3/32" = 10'

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

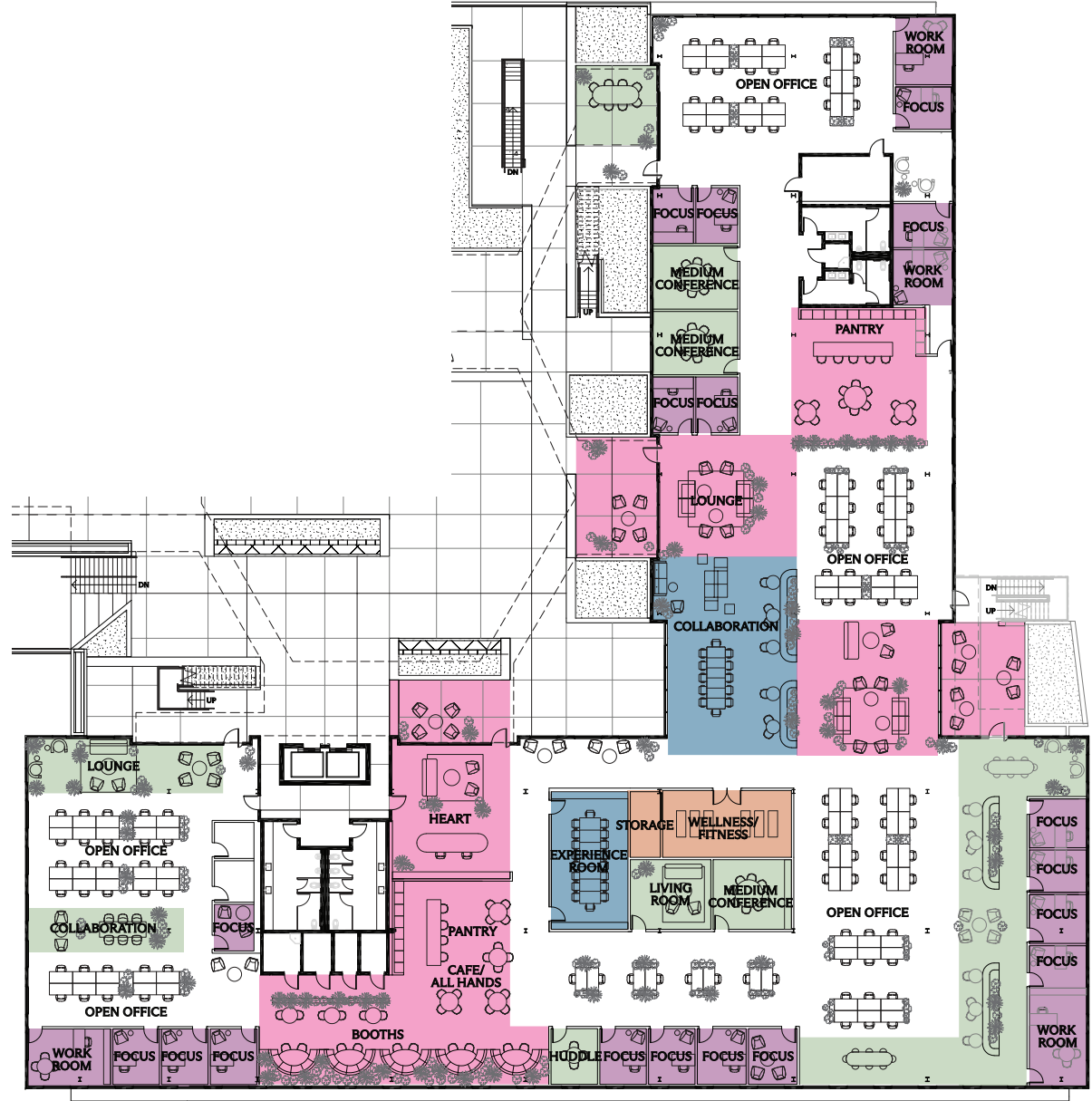
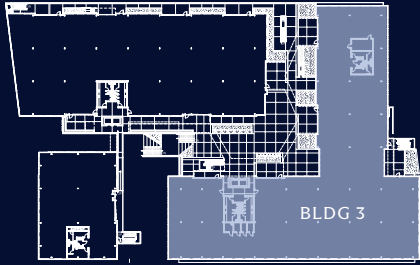


- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS

**SAMPLE FLOOR PLAN
BUILDING 3**

Scale: 3/32" = 10'

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



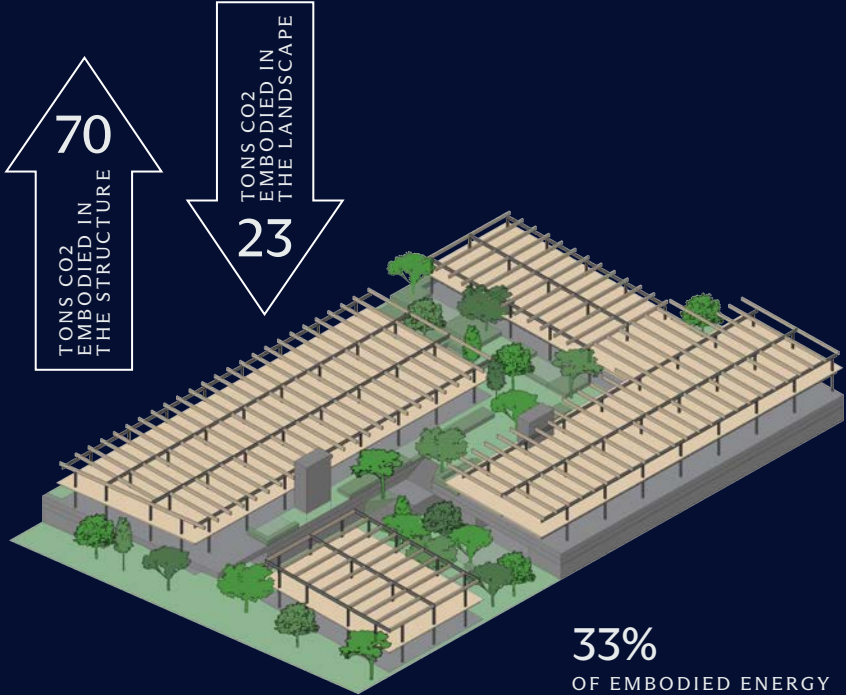
- COMMUNITY
- EXPERIENCE
- WELLNESS
- COLLABORATION
- FOCUS



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.



33%
OF EMBODIED ENERGY
IN THE BUILDING STRUCTURE
IS OFFSET BY CO2 SEQUESTERED
IN THE LANDSCAPE



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.

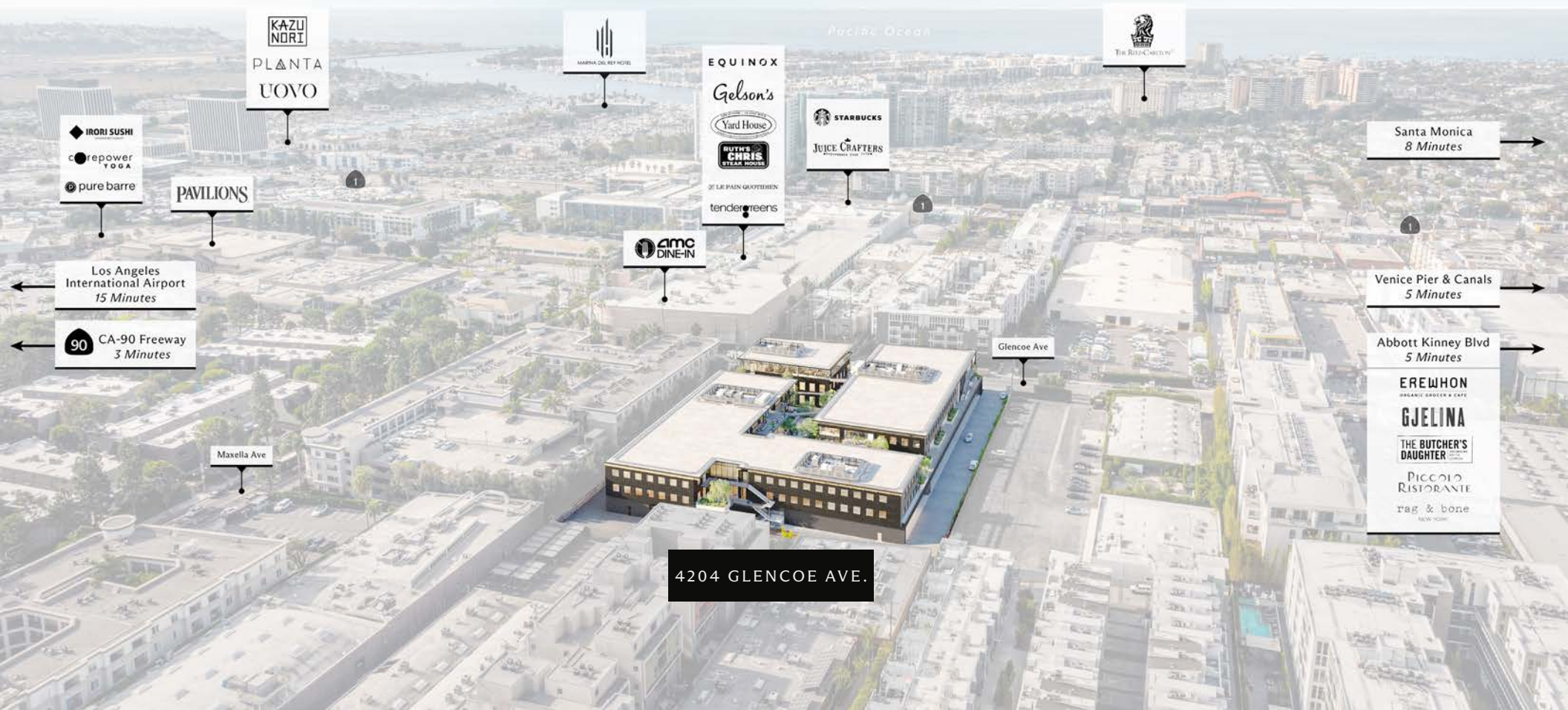
Its strategic location ensures easy connectivity to Los Angeles' main thoroughfares.

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





SURROUNDING AREA



4204 GLENCOE AVE.

IRORI SUSHI
repower YOGA
pure barre

KAZU NORI
PLANTA UOVO

MARINA DEL REY HOTEL

EQUINOX
Gelson's
Yard House
BUTY'S CHRIS STEAK HOUSE
OF LE PAIN QUOTIDIEN
tender greens

STARBUCKS
JUICE CRAFTERS

THE RITZ-CARLTON

Santa Monica
8 Minutes

Los Angeles International Airport
15 Minutes

90 CA-90 Freeway
3 Minutes

Maxella Ave

AMC DINE-IN

Glencoe Ave

Venice Pier & Canals
5 Minutes

Abbott Kinney Blvd
5 Minutes

EREWHON ORGANIC GROCER & CAFE
GJELINA
THE BUTCHER'S DAUGHTER
PICCOLO RISTORANTE
rag & bone



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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