

# 4223 GLENCOE AVENUE MARINA DEL REY, CA 90292

**HARD-TECH / AEROSPACE / CREATIVE FLEX  
SPACE WITH LOADING**



# SPECS

## PREMISES

B103 - 1,005 SF

C105 - 844 SF

C203 - 963 SF

C110/C115 (1,588 SF) + 1,031 SF Storage (\$1/SF) - Available May 1

## RENT

\$2.50/SF, MG

## PARKING

\$175 / Space / Month ( Unreserved )

\$225 / Space / Month ( Reserved )

## CONTACTS

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

# FEATURES

- Renovated Hard-Tech / Aerospace / Creative Flex Space
- Loading Capabilities
- HVAC - Individual Suite Package with Individual Controls
- High 12 - 17 Ft. Ceilings
- Operable Windows
- Touchless Fixtures in Restrooms
- Polished Concrete Floor
- Abundant Skylights with Natural Lighting
- Ample Gated and Secure Parking
- Abundant Outdoor Meeting Areas
- Walking Distance to Villa Marina
- All Major Freeways within a Two Mile Radius
- Only 10 Minutes from LAX

[CLICK FOR SUITE PHOTOS](#)

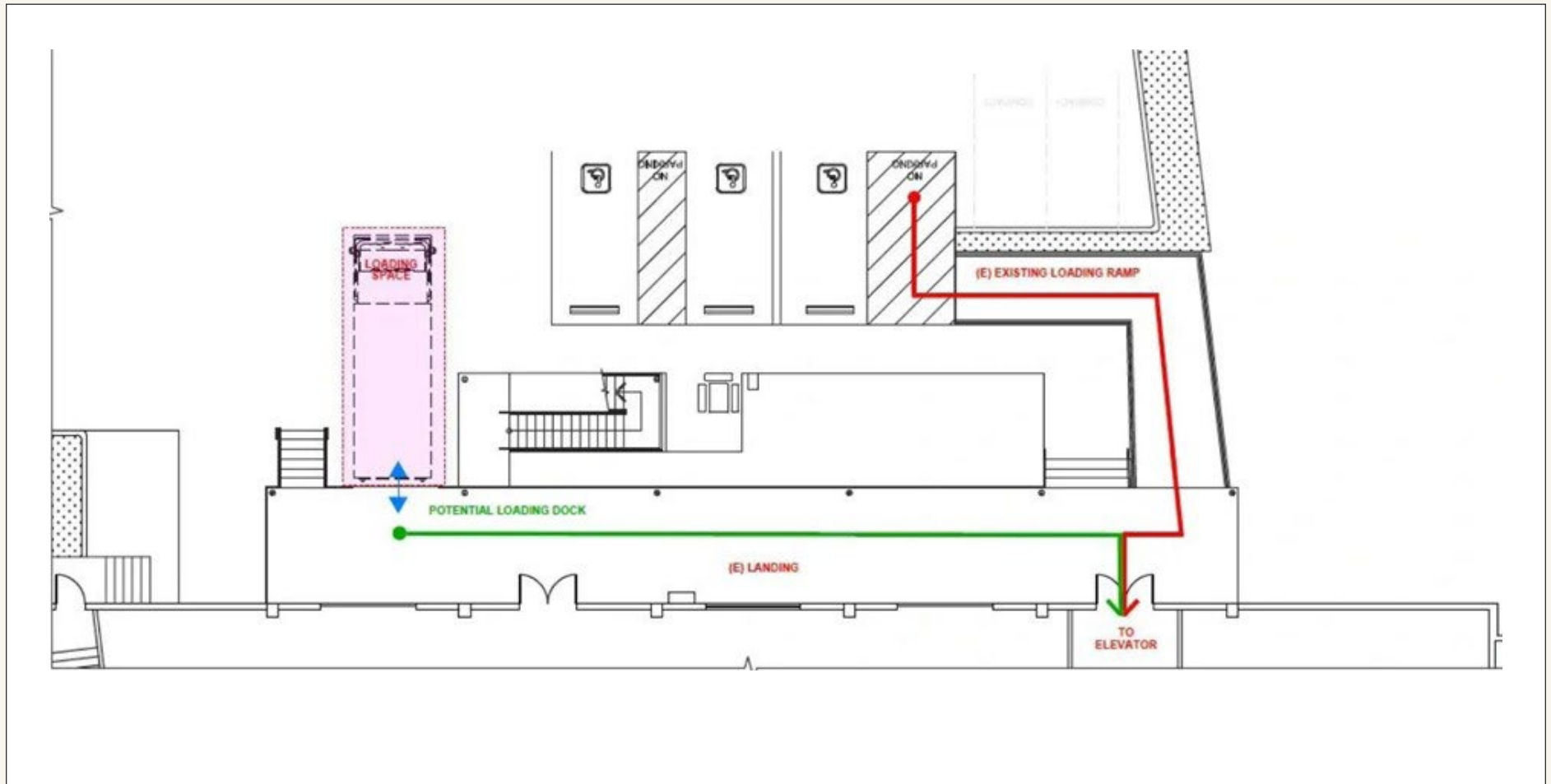
[LOADING CAPABILITIES](#)

[CLICK FOR FLOOR PLANS](#)

[WEBSITE](#)



# LOADING DIAGRAM



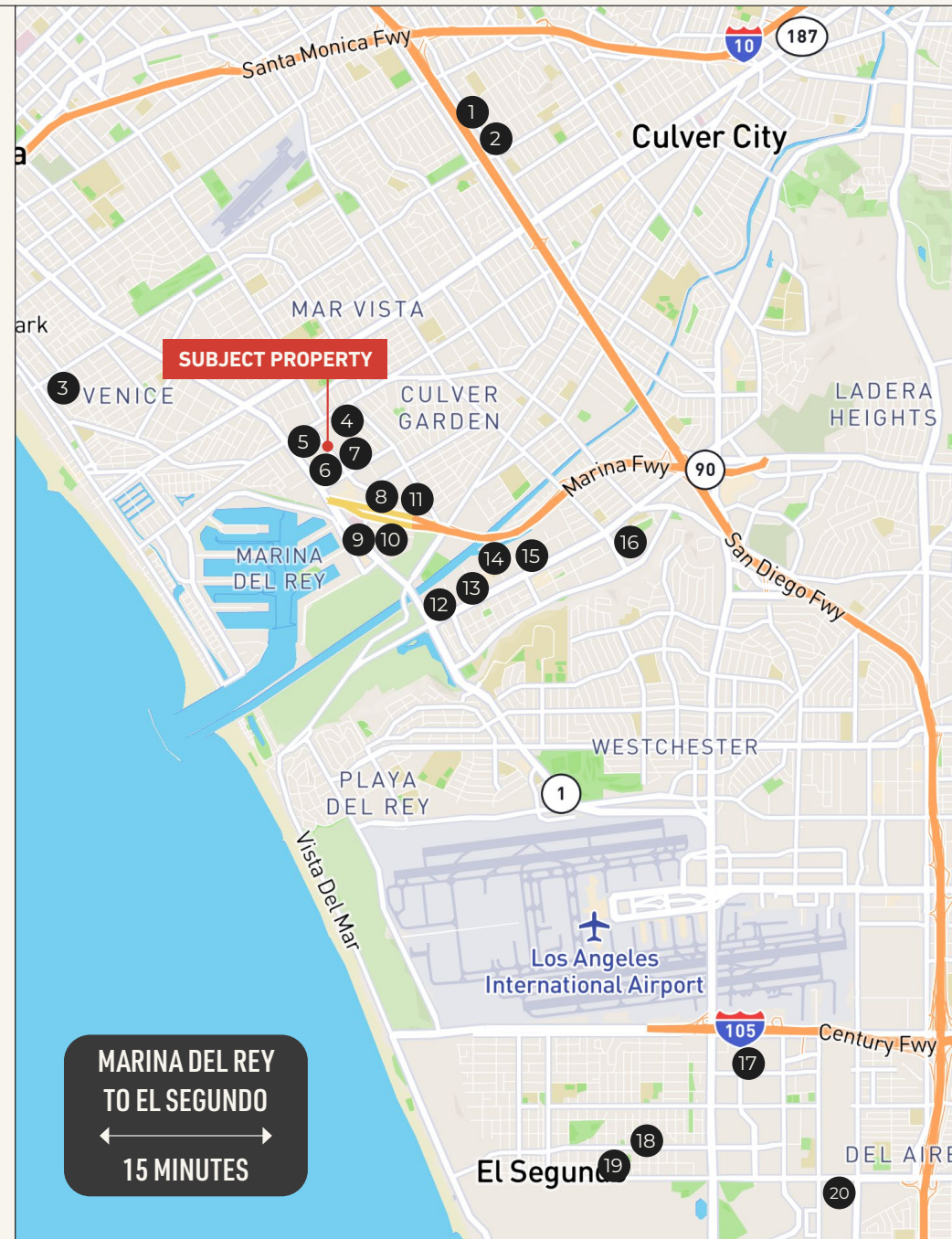
# MAJOR TENANTS IN THE AREA

The westside of Los Angeles has experienced significant growth in both the tech and aerospace industries, transforming the city into a major hub for innovation.

The tech sector has surged with the rise of start-ups and tech giants establishing a strong presence, spurred by a vibrant ecosystem of talent and investment. Concurrently, the aerospace industry has expanded, bolstered by new advancements in space exploration and defense technologies.

The city boasts the greatest concentration of hard tech talent in the country.

- |                           |                       |
|---------------------------|-----------------------|
| 1. Radiant                | 11. Collins Aerospace |
| 2. Sierra Labs            | 12. Electronic Arts   |
| 3. Google                 | 13. Microsoft         |
| 4. ZEFR                   | 14. Winc              |
| 5. Sonic Energy           | 15. Apex Space        |
| 6. Doodle Labs            | 16. Thrive Market     |
| 7. Dollar Shave Club      | 17. Skyryse           |
| 8. Armata Pharma          | 18. ABL Space Systems |
| 9. Lightspeed Innovations | 19. Cambium           |
| 10. Klugeinteractive      | 20. Varda             |



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