

5060

JEFFERSON

# Welcome to 5868 Jefferson

## Where Visions Are Born

Defined by curved angles and enveloped by glass, which lend the building a smooth horizontal rhythm, 5868 Jefferson boasts 360 degree views and provides for a wide variety of uses including office, production studio, life science, and more.



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# Building Features

- 375,000 RSF
- Class A Creative Office Building
- 5 Stories
- Fully Customizable Office and Lobby Interiors
- Expansive 360 Degree Views
- Dual Central Cores for Flexible Space Planning
- 15,000 SF of Indoor/Outdoor Terraces
- Designed by Gensler

Ground Floor

75,000 RSF\*

16.5' Ceiling Height

Typical Office (Level 2-5)

75,000 RSF\*

13' Ceiling Height

\* Largest contiguous floorplate on the Westside

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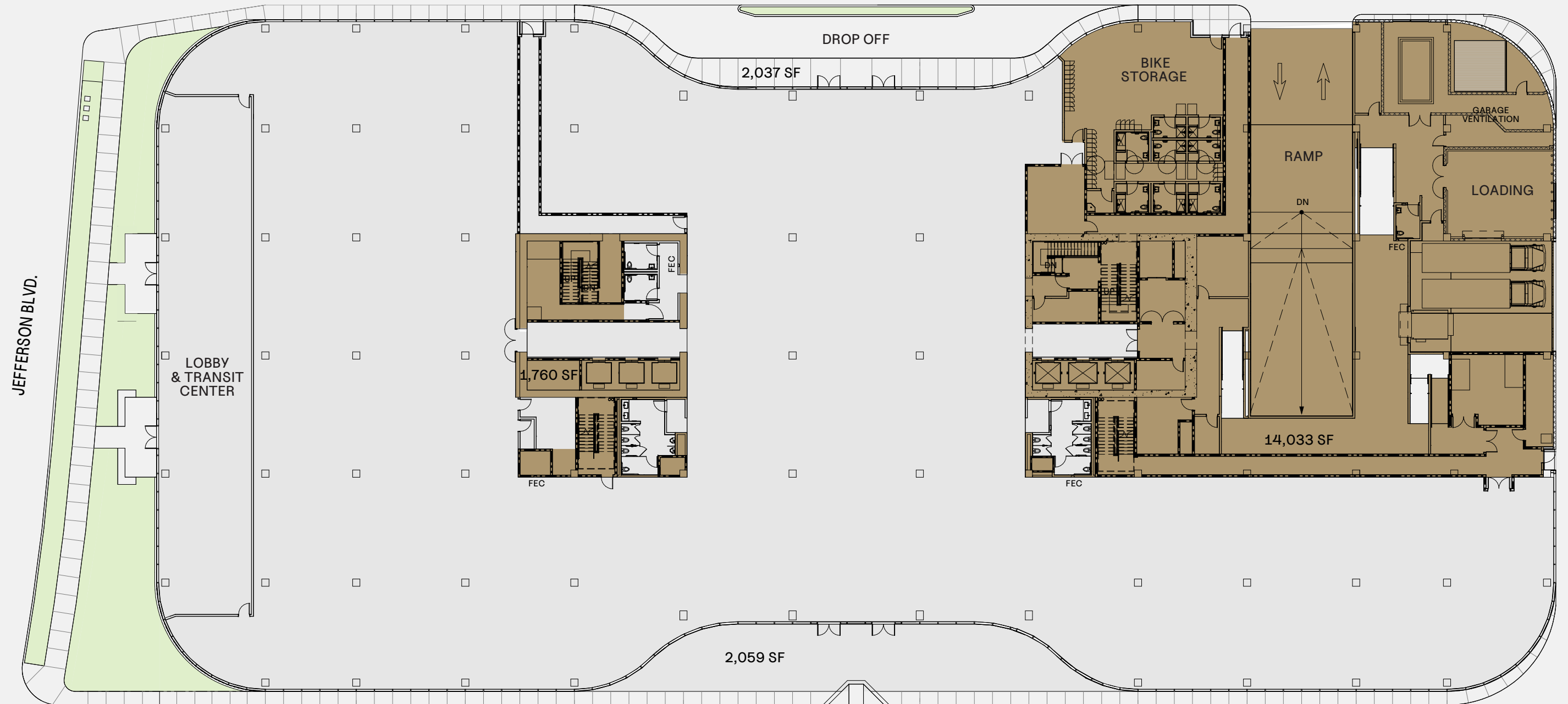
# Ground Floor

75,000 RSF

16.5' Ceiling Height

## Floor Highlights

- Fully customizable main lobby/reception
- Features bike storage and private showers
- Ramped loading area ideal for transporting production equipment and deliveries



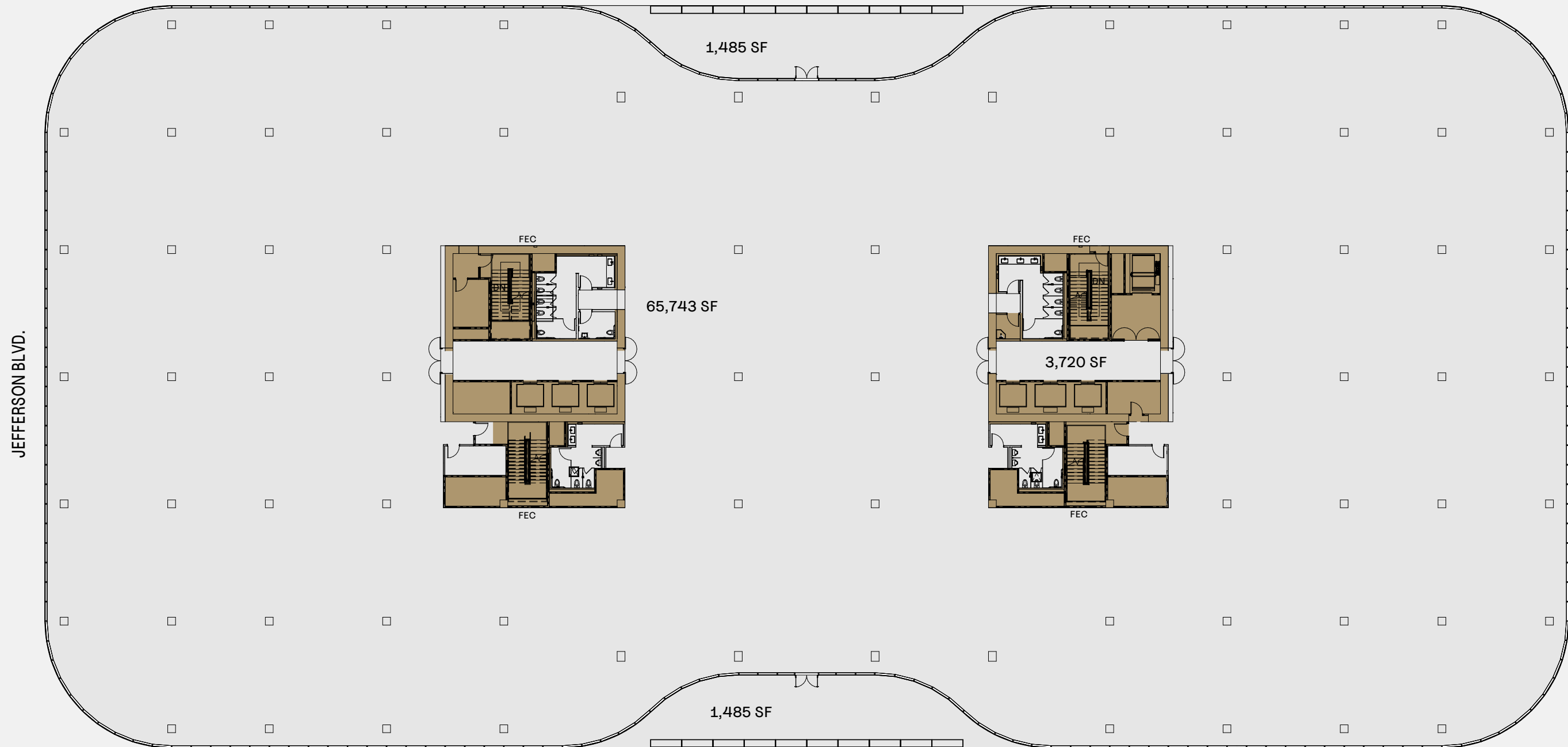
# Level 2-5 (Typical Office)

75,000 RSF

13' Ceiling Height

## Floor Highlights

- 2 recessed terraces on each floor totaling approx. 3,000 SF per floor
- Approx. 190' interior depth from North and South facing curtain walls





# Amenities

## A New Clarity

5868 Jefferson features five-levels of covered outdoor terraces that are perfect for hosting golden hour events or daily office meetings.

- On-site Jackson Café
- 3 levels of subterranean parking
- 94 EV charging stalls
- 80 clean air parking stalls
- Private showers and lockers
- Long-term bicycle storage



# Neighborhood

## Find Your Focus

5868 Jefferson boasts a prime location at the intersection of the Hayden Tract, Culver City's Arts District and the Jefferson Corridor. Connecting the Westside submarkets to DTLA, with easy access to the Expo Line.

- 1 block from the Cumulus District
- Walking distance to downtown Culver City amenities
- Immediate access to the 10 FWY and prominent Culver City thoroughfares such as La Cienega, Jefferson & National





# Surrounding Amenities



# Site Overview



Century City

Beverly Hills

Hollywood



IVY STATION  
CULVER CITY



Sweetfin  
milk + honey  
Carbon Health  
Solid Core  
Equator Coffees  
Los Angeles Ale Works  
LoveLife  
YogaSix

Hayden Tract



Cumulus District

National Blvd

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La Cienaga/  
Jefferson Expo  
Line Station

3-minute walk  
from 5868 Jefferson,  
with on-site parking



Jackson's Cafe  
(on-site)

Existing Campus  
(150k SF Total)

Existing Campus  
(150k SF Total)

Jefferson Blvd

Obama Blvd

Santa Monica



Olympic Corridor

Westwood

Century City



THE CULVER STEPS

- Erewhon
- Core Power Yoga
- Yunomi
- Sephora
- Mendocino Farms
- Salt & Straw
- Philz
- Pop's Bagels
- Afuri



IVY STATION  
CULVER CITY



- Sweetfin
- milk + honey
- Carbon Health
- Solid Core
- Equator Coffees
- Los Angeles Ale Works
- Love.Life
- YogaSix



E Line (Expo)  
La Cienaga/  
Jefferson

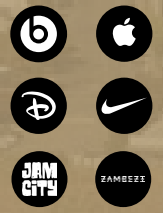
Expo Line

Platform

- Blue Bottle
- Fiish
- Sweetgreen
- Van Leeuwen
- Reformation
- Aesop



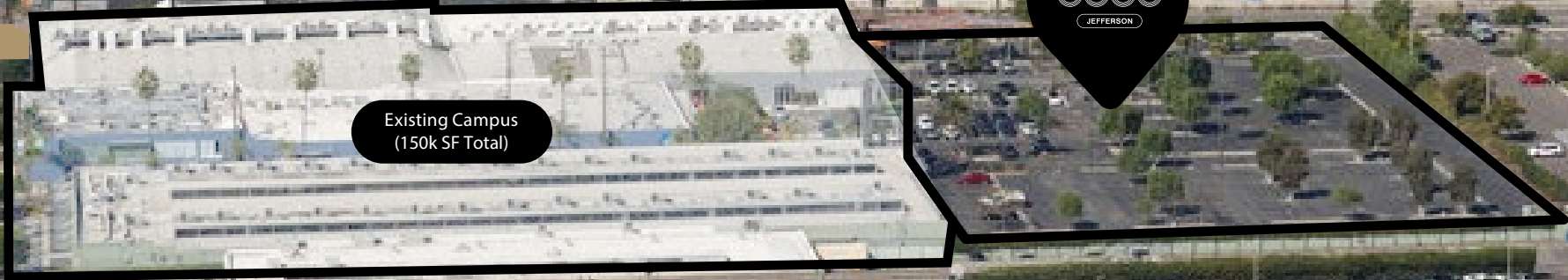
Hayden Tract



Jefferson Blvd

Higuera St

Obama Blvd



Existing Campus  
(150k SF Total)



Travel Times

LAX	_____	15 mins
Century City	_____	20 mins
Santa Monica	_____	20 mins
DTLA	_____	30 mins

# Sustainability

## A New Future

5868 Jefferson was built with both the present and future in mind. The building is LEED-certified with high efficiency glazing systems and is surrounded by drought-tolerant landscaping.

- LEED certified
- Permeable pavers
- Drought tolerant landscaping
- LED lighting throughout
- Multi-stage filtration for conditioned air
- High efficiency glazing systems



# Expansive Views & Abundant Natural Lighting



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It's All Here at 5868 Jefferson



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# Leasing Contacts

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